

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, November 20, 2012
12:30 PM

ZONING COMMISSIONERS

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

1. **12:30 PM** - Work Session – discussion of policies and administrative procedures, staff briefing on upcoming District 10 comprehensive rezoning case and any items for consideration on the agenda for November 20, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the November 6, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012183 (Council District 1):** A request for a change in zoning from “H MF-33 AHOD” Multi-Family Olmos Park Terrace Historic Airport Hazard Overlay District to “H NC AHOD” Neighborhood Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lots 105, 106 and the east 20.5 feet of Lot 107, Block 2, NCB 9004, 297 Lovera Boulevard.
7. **ZONING CASE NUMBER Z2012219 CD (Council District 6):** A request for a change in zoning from “C-3NA MAOZ-1 AHOD” General Commercial Nonalcoholic Sales Military Airport Overlay Zone-1 Airport Hazard Overlay District to “C-2 CD MAOZ-1 AHOD” Commercial Military Airport Overlay Zone-1 Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Under Roof and Screened) on Lots 20 and 21, Block 2, NCB 13953, 1819 Herbert Lane.
8. **ZONING CASE NUMBER Z2013003 (Council District 2):** A request for a change in zoning from: “C-2 AHOD” Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Nightclub without cover charge 3 or more days per week, Microbrewery, Hotel, and Studio-sound and recording on 0.209 of an acre out of Lots 1 & 2, Block 21, NCB 978; 0.482 of an acre out of Lots 7 and 8, and 0.12 of an acre out of Lot 9, Block 10, NCB 979, 500, 502 and 504 East Grayson Street and 1816, 1822 and 1900 North Alamo Street.

9. **ZONING CASE NUMBER Z2012178 (Council District 2):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on Parcel 19A, NCB 17981; Lot 3, Block 2, NCB 17981; and 1.181 acres out of Parcels 20 and 21A, NCB 17981, 5819, 5825 and 5829 East IH 10.
10. **ZONING CASE NUMBER Z2012226 CD (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Family Dwellings on 0.22 of an acre out of Block 7, NCB 2661, 503 Golondrina Avenue.
11. **ZONING CASE NUMBER Z2013001 (Council District 8):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “MF-50 AHOD” Multi-Family Airport Hazard Overlay District on Lot 5, Block 1, NCB 17108, 5240 Medical Drive.
12. **ZONING CASE NUMBER Z2013005 (Council District 2):** A request for a change in zoning from “I-1 RIO-2 AHOD” General Industrial River Improvement Overlay-2 Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Bar/Tavern without cover charge 3 or more days per week on Lots 6, 7, 8 and 9, Block 18, NCB 964, 1603 and 1611 Broadway.
13. **ZONING CASE NUMBER Z2013006 (Council District 10):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 0.7 of an acre out of Block A, NCB 8695, 3030 Eisenhower Road.
14. **ZONING CASE NUMBER Z2013007 (Council District 2):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-1” Light Commercial District on 2.48 acres out NCB 10832, 2618 (also known as 2624) Rigsby Avenue.
15. **ZONING CASE NUMBER Z2013008 S (Council District 5):** A request for a change in zoning from “HE H D AHOD” Historic Exceptional Downtown Cattleman Square Historic Airport Hazard Overlay District to “HE H C-2 S IDZ AHOD” Historic Exceptional Commercial Cattleman Square Historic Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency on 0.309 of an acre out of NCB 284, 820, 824, 828, and 830 West Commerce Street.
16. **ZONING CASE NUMBER Z2013009 (Council District 9):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 48, NCB 8644, 11210, 11214, and 11216 Disco.
17. **ZONING CASE NUMBER Z2013010 (Council District 8):** A request for a change in zoning from “C-2NA” Commercial Nonalcoholic Sales District to “C-2” Commercial District on Lot 13, Block 1, NCB 14281, 9102 Wurzbach Road.
18. **ZONING CASE NUMBER Z2013011 (Council District 1):** A request for a change in zoning from “C-3NA RIO-2 AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay-2 Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with Townhomes (Attached Single-Family Residences) not to exceed 27 units per acre on 0.974 of an acre out of Lots 4, 5, 6, 7, 8 and 9, NCB 1758, 1112, 1114, and 1126 (also known as 1120) East Quincy Street.

19. **ZONING CASE NUMBER Z2013012 (Council District 2):** A request of City of San Antonio, Planning and Community Development (John Osten), Applicant, for Multiple Owners, Owner(s), for a change in zoning from multiple zoning designations to multiple zoning designations on multiple legal descriptions. Properties generally bound by North Cherry, Dawson Street, North Palmetto, and Sherman Street.
20. **ZONING CASE NUMBER Z2013013 (Council District 6):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 3, Block 22, NCB 19300, 9827 Potranco Road.
21. **ZONING CASE NUMBER Z2013014 (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on 22.91 acres out of NCB 15826 and NCB 17738 on a portion of the 5300 and 5400 Blocks of Eisenhower Road.
22. **ZONING CASE NUMBER Z2013015 (Council District 2):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on Lot 164, Block 4, NCB 15731, 221 Dinn Drive.
23. **ZONING CASE NUMBER Z2013016 (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 27, NCB 9472, 414 Southwest Military Drive.
24. Public hearing and consideration of amendments to the Unified Development Code related to the historic district creation process.
25. Discussion and consideration related to staff briefings on code amendments and comprehensive rezoning cases.
26. **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.
27. **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-2012-183

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 9004 BLK 2 LOT 105, 106 & E 20.5 FT OF 107

Legend

- Subject Properties (0.242 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(07/27/2012 - 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 #: Z2012183

Hearing Date: November 20, 2012

Property Owner: David W. and Maria Royalty

Applicant: David W. and Maria Royalty

Representative: David & Maria Royalty

Location: 297 Lovera Boulevard

Legal Description: Lots 105, 106 and the east 20.5 feet of Lot 107, Block 2, NCB 9004

Total Acreage: 0.2429

City Council District: 1

Case Manager: Trenton Robertson, Planner

Case History: This is the third public hearing for this zoning change request. The case was continued from September 4, 2012 and October 16, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "H MF-33 AHOD" Multi-Family Olmos Park Terrace Historic Airport Hazard Overlay District

Requested Zoning: "H NC AHOD" Neighborhood Commercial Olmos Park Terrace Historic 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 August 17, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 22, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: Olmos Park Terrace Neighborhood Association; Northmoor Neighborhood Association is located within 200 feet of the subject property.

Planning Team Members: 46 - North Central Community Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed in 1941 and was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. In 2007, the Olmos Park Terrace Historic District was applied to the subject property. The lot was platted into its current configuration in 1931 (volume 980, page 282-285 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure measuring 1,204 square-feet that was built in 1946.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2", "C-2NA" and "R-4"

Current Land Uses: Auto sales, learning center, single-family residences, vacant commercial structures and restaurant

Direction: South

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

Current Land Uses: Auto sales, convenient store and single-family residences

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-family residences

Direction: West

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

Current Land Uses: Auto sales, professional office, single-family residences, vacant commercial structures

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

The surrounding properties are located in the Olmos Park Terrace Historic District, which was adopted in 2007. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: El Monte Boulevard and Lovera Boulevard

Existing Character: Local streets; one lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial Type 2; two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 4 and 204 operate along San Pedro Avenue, west of the subject property.

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

Parking Information: In accordance with Section 35-526 of the UDC: Animal-Pet Grooming-small animals only: 1 per 300 sf GFA. Maximum parking requirement: 1 per 200 sf GFA. “NC” district requires all parking to be located in the rear of the primary structure for any new construction.

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 North Central Plan, and is currently designated as “Neighborhood Commercial” in the Future Land Use Plan. The requested “NC” base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The requested “NC” district provides an appropriate transition between the single-family residences to the east and the more intense commercial uses to the west. Staff has found no likely adverse impacts on neighboring lands. San Pedro Avenue is an existing commercial corridor with a high occurrence of intense commercial zoning. The requested “NC” district is meant to accommodate small retail, service, and office uses that serve the immediate surrounding neighborhood. Less intense commercial districts like “NC” and “C-1” are appropriate for small properties along established commercial corridors.

3. Suitability as Presently Zoned:

Staff finds the requested zoning appropriate for the subject property as it conforms to the future land use plan. Neighborhood Commercial uses include low intensity commercial uses creating more accessibility for pedestrians. The current “MF-33” zoning could allow multi-family development, which is contrary to the surrounding neighborhood and the future land use plan.

4. Health, Safety and Welfare:

Approval of the zoning request will allow limited commercial uses which may cause a slight increase traffic, noise and lighting in the area. However, many of the properties located along this portion of San Pedro Avenue have transitioned to commercial uses.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.2429 of an acre in size, which should be able to reasonably accommodate neighborhood commercial uses and parking.

7. Other Factors:

The historic district designation will require that exterior changes to the property, such as signage, must be reviewed and approved by the City’s Office of Historic Preservation.



Zoning Case Notification Plan

Case Z-2012-219 CD

Council District: 6

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 13953 - BLK 002 - Lots 20 and 21

Legend

Subject Properties (0.344 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
(11/5/2012 - 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 #: Z2012219 CD
Hearing Date: November 20, 2012
Property Owner: Julio C. Rodriguez
Applicant: Julio C. Rodriguez
Representative: Julio C. Rodriguez
Location: 1819 Herbert Lane
Legal Description: Lots 20 and 21, Block 2, NCB 13953
Total Acreage: 0.34435
City Council District: 6
Case Manager: Pedro Vega, Planner
Case History: This is the second public hearing for this zoning request. The case was continued from the November 6, 2012 meeting.

Proposed Zoning Change

Current Zoning: "C-3NA MAOZ-1 AHOD" General Commercial Nonalcoholic Sales Military Airport Overlay Zone-1 Airport Hazard Overlay District

Requested Zoning: "C-2 CD MAOZ-1 AHOD" Commercial Military Airport Overlay Zone-1 Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Under Roof and Screened)

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 October 24, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 19, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 2, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: None

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

Applicable Agencies: Lackland AFB, Texas

Property Details

Property History: The subject property was annexed in 1966 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1986 City-initiated case, the property was rezoned to "B-3NA MAOZ-1" Business District Nonalcoholic Sales Military Airport Overlay Zone-1 (Ordinance 64225). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA MAOZ-1" General Commercial Nonalcoholic Sales Military Airport Overlay Zone-1. The property is 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: North

Current Base Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Current Land Uses: Single-Family Dwellings and Bar

Direction: South

Current Base Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Current Land Uses: Single-Family Dwellings

Direction: East across Herbert Lane

Current Base Zoning: "I-1" General Industrial District

Current Land Uses: Food Company and Storage - Outside

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

All surrounding properties carry the "MAOZ-1" Military Airport Overlay Zone, due to their proximity to military airport takeoff and final approach paths. The City of San Antonio has designated the military airport overlay zones in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment.

Transportation

Thoroughfare: Herbert Lane

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the number 76 and 276, which operate along Old Hwy 90 West, north of the subject property.

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

Parking Information: Storage - Outside (Under Roof and Screened) - Minimum Parking Requirement: 1 per 600 square feet of GFA. Maximum Parking Requirement: 1 per 350 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the “West/Southwest Sector Plan” and is designated as “Suburban Tier” in the future land use component of the plan. The “Suburban Tier” land use classification includes low to medium density residential uses as well as neighborhood and community commercial uses. The requested base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The majority of surrounding properties are zoned for commercial and industrial uses. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property due to the property’s location and surrounding pattern of development. The land areas below military airport take off and final approach paths are exposed to significant danger of aircraft accidents. It is, therefore, necessary to limit the density of development and intensity of uses in such areas.

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. The requested rezoning is a reduction in intensity from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use and would be appropriate at this location. Although many of the surrounding properties are single-family residences and located within Military Airport Overlay Zone-1 are subject to noise and/or aircraft accident potential which may be objectionable.

5. Public Policy:

The proposed commercial zoning is consistent with the adopted land use designation, which is a component of the City’s Master Plan. The MAOZ overlay prohibits certain uses incompatible with military runway operations. Storage - Outside (Under Roof and Screened) is permitted within the MAOZ overlay. The MAOZ area that extends approximately five thousand (5,000) feet in length and three thousand (3,000) feet in width beyond the clear zone. The military airport overlay zones are intended to guide, control, and regulate future growth and development. Prevent the establishment of any land use which would endanger aircraft operations and the continued use of military airports.

6. Size of Tract:

The subject property measures 0.34435 acres and would appear to be of sufficient size to accommodate the proposed use. The applicant has submitted a site plan in order to comply with the Conditional Use requirements. Applicant owns adjacent property immediately north and south of subject property

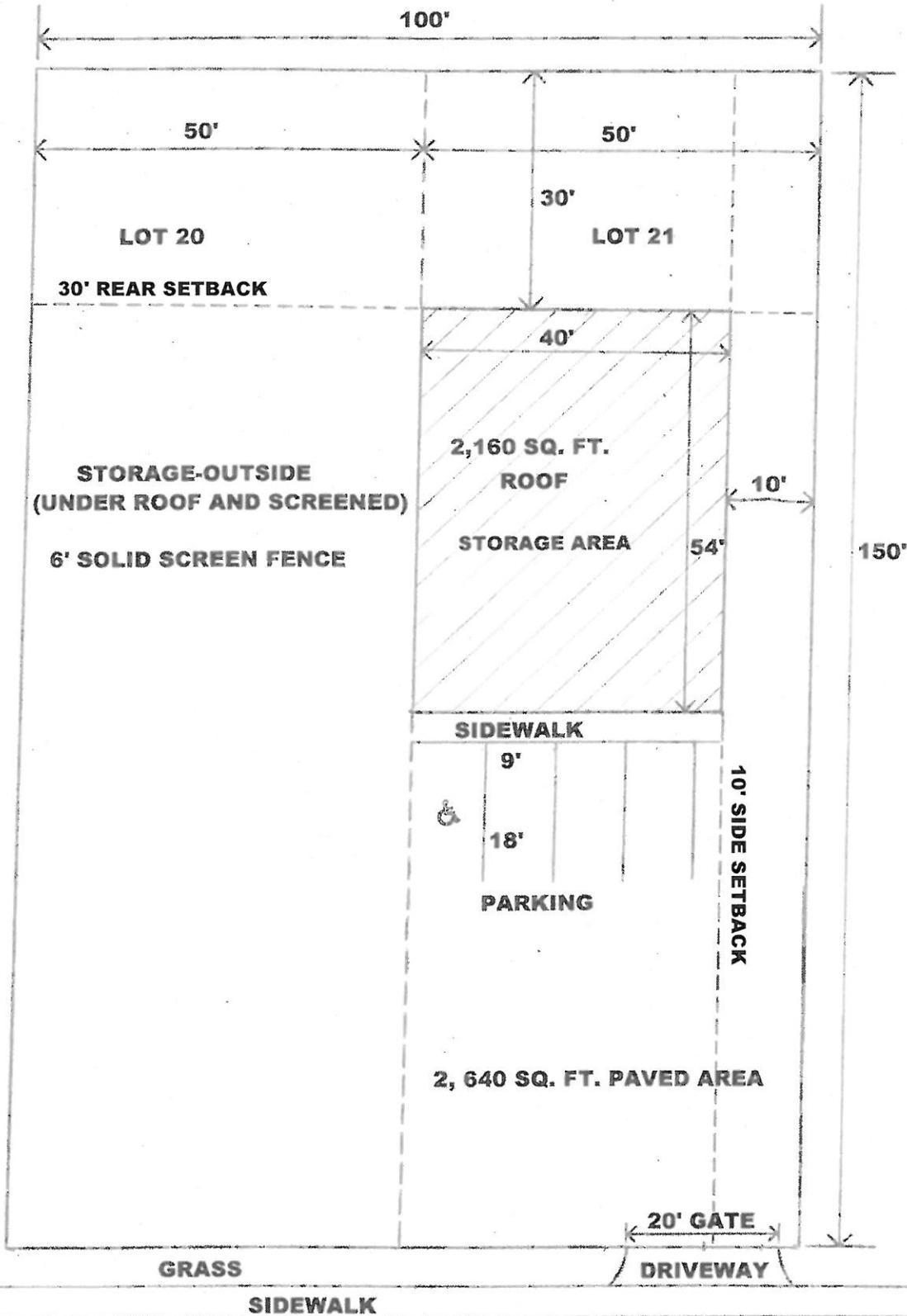
7. Other Factors:

The "C-2" Commercial District permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

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

"C-2 CDMAOZ-1 AHOD" COMMERCIAL MILITARY AIRPORT OVERLAY ZONE-1 AIRPORT HAZARD OVERLAY DISTRICT WITH
A CONDITIONAL USE FOR STORAGE-OUTSIDE (UNDER ROOF AND SCREENED)

ZONING CASE Z2012219 CD



7. The following statement: "I, Julio C. Rodriguez, 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."

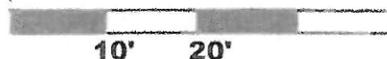
HERBERT LANE

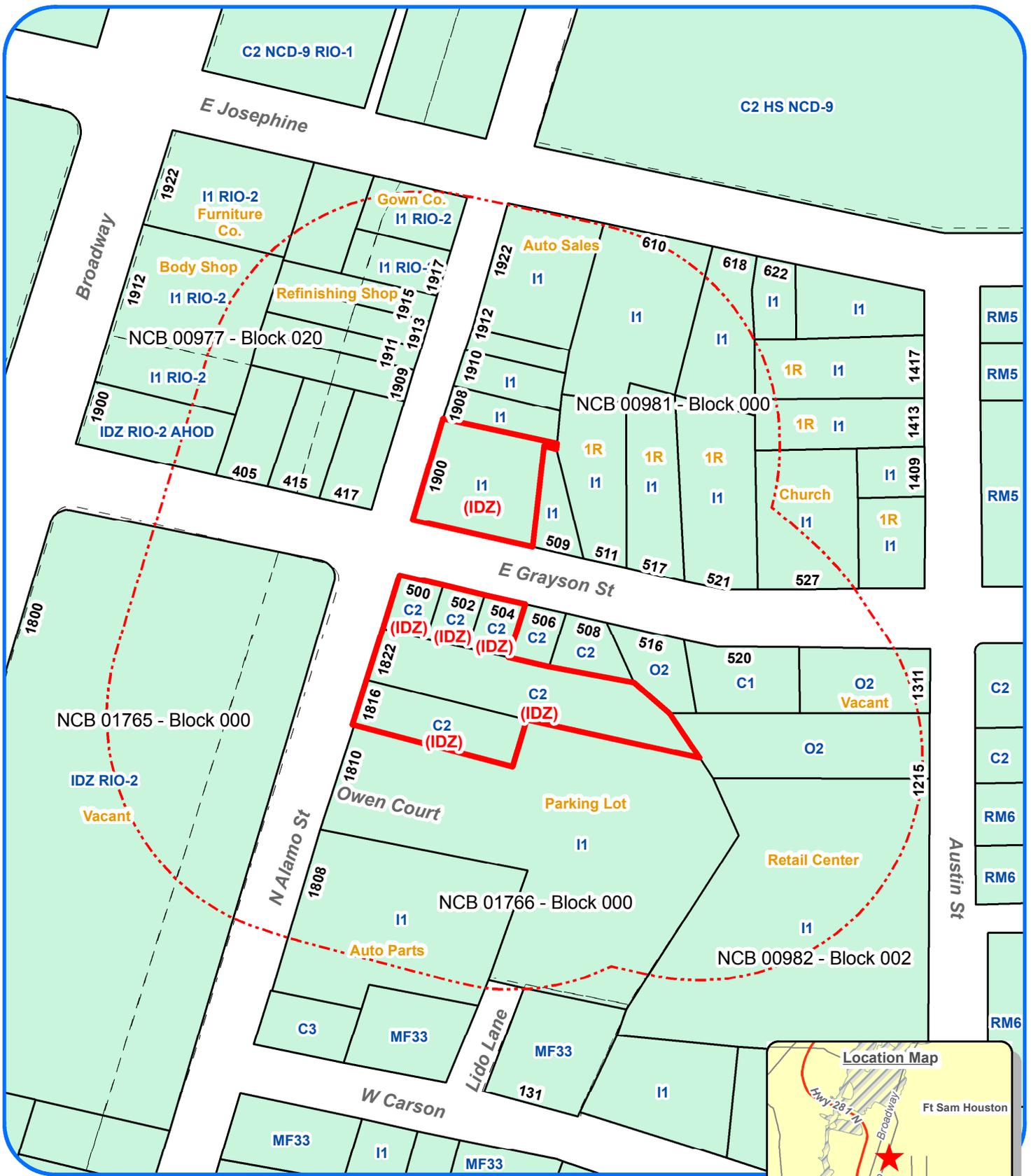
PROPERTY DESCRIPTION: LOT 20 AND LOT 21, BLOCK 2, NCB 13953

SITE PLAN

ACRES: 0.34435

SCALE: 1" = 20'





Zoning Case Notification Plan

Case Z-2013-003

Council District: 2
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00978 BLK 021 Lot W of 1 and NCB 00979 BLK 010 Lot E, w of 9, Lot 8 and Lot W of 7

Legend

- Subject Properties (0.811 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
 (10/29/2012 - 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 #: Z2013003

Hearing Date: November 20, 2012

Property Owner: Criterion Broadway, L.P. (by W. Pretlow Riddick, President, CPC GP LLC, General Partner; and by M. Timothy Clark, President, Cypress VII GPREIT LLC, General Partner)

Applicant: Criterion Broadway, L.P.

Representative: Kaufman & Killen, Inc.

Location: 500, 502 and 504 East Grayson Street and 1816, 1822 and 1900 North Alamo Street

Legal Description: 0.209 of an acre out of Lots 1 & 2, Block 21, NCB 978; 0.482 of an acre out of Lots 7 and 8, and 0.12 of an acre out of Lot 9, Block 10, NCB 979

Total Acreage: 0.811

City Council District: 2

Case Manager: Osniel Leon, Planner

Case History: This is the second public hearing for this zoning request. This case was continued from the November 6, 2012 meeting.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Nightclub without cover charge 3 or more days per week, Microbrewery, Hotel, and Studio-sound and recording

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 October 19, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 24, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 43

Neighborhood Associations: Government Hill Alliance Neighborhood Association and Downtown Residents Association

Planning Team Members: 10 – Government Hill Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject properties are located within the City Limits as they were recognized in 1938, and were originally zoned "F" Local Retail and "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District and "I-1" General Industrial District.

Four of the six subject properties are currently developed with residential structures measuring between 600 and 900 square feet in size that were built between 1920 and 1952. The northern-most property includes a small office area and a number of covered areas; while the remaining property is undeveloped. The properties are not platted in their current configurations.

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

Adjacent Zoning and Land Uses

Direction: North and South

Current Base Zoning: "I-1"

Current Land Uses: Single-family residences, undeveloped land, auto sales, refinishing shop, parking lot, auto parts, body shop, furniture store

Direction: West

Current Base Zoning: "IDZ"

Current Land Uses: Apartments (under construction)

Direction: East

Current Base Zoning: "I-1", "O-2", "C-2"

Current Land Uses: Single-family residences, bakery, undeveloped land, retail center, church

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.

Some of the surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: East Grayson Street and North Alamo Street

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

Proposed Changes: None Known

Public Transit: The nearest VIA bus line is the number 20 line, which operates along Austin and Grayson.

Traffic Impact: The traffic impact analysis (TIA) has been waived because "IDZ" requests are exempt from the requirement.

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

Dwelling – Multi-Family: Minimum vehicle spaces - 1.5 per unit. Maximum vehicle spaces - 2 per unit.

Bar, lounge, tavern, nightclub, or dance hall: Minimum vehicle spaces – 1 per 100 square feet GSF. Maximum vehicle spaces – 1 per 75 square feet GSF.

Microbrewery: Minimum vehicle spaces – 1 per 2 seats. Maximum vehicle spaces – 1 per 1.5 seats.

Hotel: Minimum vehicle spaces – 0.8 per room plus 1 per 800 square feet of public meeting area and restaurant space. Maximum vehicle spaces – 1 per room plus 1 per 400 square feet of public meeting area and restaurant space.

Studio Sound and Recording: Minimum vehicle spaces: 1 per 300 square feet GFA. Maximum vehicle spaces: 1 per 200 square feet GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject properties are located within the Government Hill Neighborhood Plan area, and are identified as Mixed Use in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

According to the Government Hill Neighborhood Plan, Mixed Use allows for a concentrated, well structured and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node.

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 "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the "IDZ" district includes design criteria intended to create infill development that is proportional to surrounding development.

3. Suitability as Presently Zoned:

The existing "I-1" zoning is not appropriate for the subject property or the surrounding neighborhood. The industrial zoning is the result of outdated zoning practices that were once common. Current zoning practices would not place industrial zoning in or near established residential neighborhoods.

The "C-2" district may be appropriate for the larger subject properties because it accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares. However, the smaller subject properties are not likely to accommodate parking required in conventional zoning districts.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

5. Public Policy:

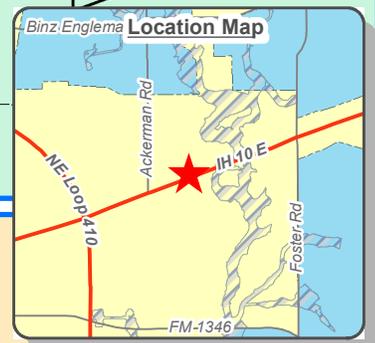
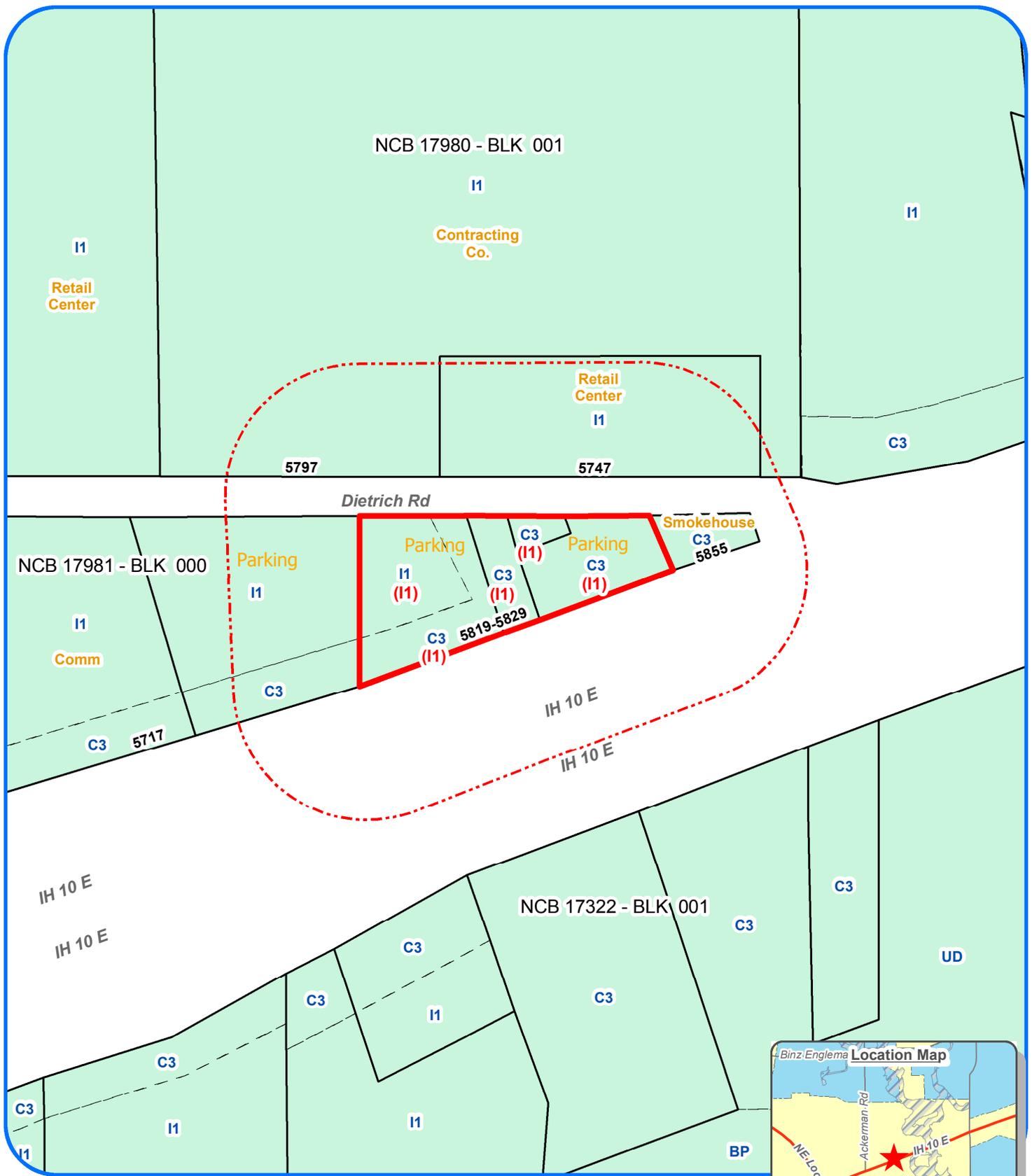
The request does not appear to conflict with any established public policy.

6. Size of Tract:

The subject properties are of sufficient size to accommodate the proposed uses with the flexibility offered by the "IDZ" district.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2012-178

Council District 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 17981 BLK 2 LOT 3, P-19A, 1.81 acres out of P-20 & 21A

Legend

- Subject Properties ——— (1.799 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
(10/18/2012 - 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 #: Z2012178

Hearing Date: November 20, 2012

Property Owner: Tytal USA, Inc; Tytal USA Properties

Applicant: Tytal USA, Inc.

Representative: Andrew C. Guerrero

Location: 5819, 5825 and 5829 East IH 10

Legal Description: Parcel 19A, NCB 17981; Lot 3, Block 2, NCB 17981; and 1.181 acres out of Parcels 20 and 21A, NCB 17981

Total Acreage: 1.799

City Council District: 2

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial 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 November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: None

Planning Team Members: 29- IH-10 East Corridor Perimeter Plan

Applicable Agencies: None

Property Details

Property History: The subject property consists of four parcels that were annexed in 1985, and originally zoned under the 1965 zoning code. In a 1989 large-area rezoning case, the properties were zoned "B-3" Business District and "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and "I-1" General Industrial District, respectively. Only one of the subject properties is platted (volume 9526, page 108). The subject properties contain a single commercial building; while the remaining areas are used for truck parking or storage.

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

Adjacent Zoning and Land Uses

Direction: North and west

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

Current Land Uses: Contractor company, parking and retail center

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Restaurant

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: Dietrich Road

Existing Character: Local street; one lane in each direction with no sidewalks

Proposed Changes: None

Thoroughfare: IH-10 East

Existing Character: Freeway; two lanes in each direction with three-lane access roads

Proposed Changes: None

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

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

Parking Information: The zoning application indicates Truck Repair and Maintenance as the proposed use for the subject properties. On-site vehicle parking requirements for auto related uses are determined by size of the structures.

Minimum requirement: 1 per 500 square feet of GFA including service bays, wash tunnels and retail areas

Maximum allowance: 1 per 375 square feet of GFA including service bays, wash tunnels and retail areas

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 I-10 East Corridor Perimeter Plan, and is designated as Industrial in the Future Land Use component of the plan. The requested "I-1" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The requested "I-1" district is appropriate due to the subject property's location on an expressway and the surrounding pattern of development. Staff has found no evidence of likely adverse impacts on neighboring properties.

3. Suitability as Presently Zoned:

Although the existing commercial and industrial zoning districts may be suitable for the subject property, split-zoning can be problematic when developing a property. The existing zoning results from out-dated zoning practices that, while once common, are no longer viewed as appropriate. In the past, industrial properties were often given commercial zoning along the street frontage in an effort to mask the industrial uses with commercial store-fronts. Today, separation of uses is encouraged.

4. Health, Safety and Welfare:

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

5. Public Policy:

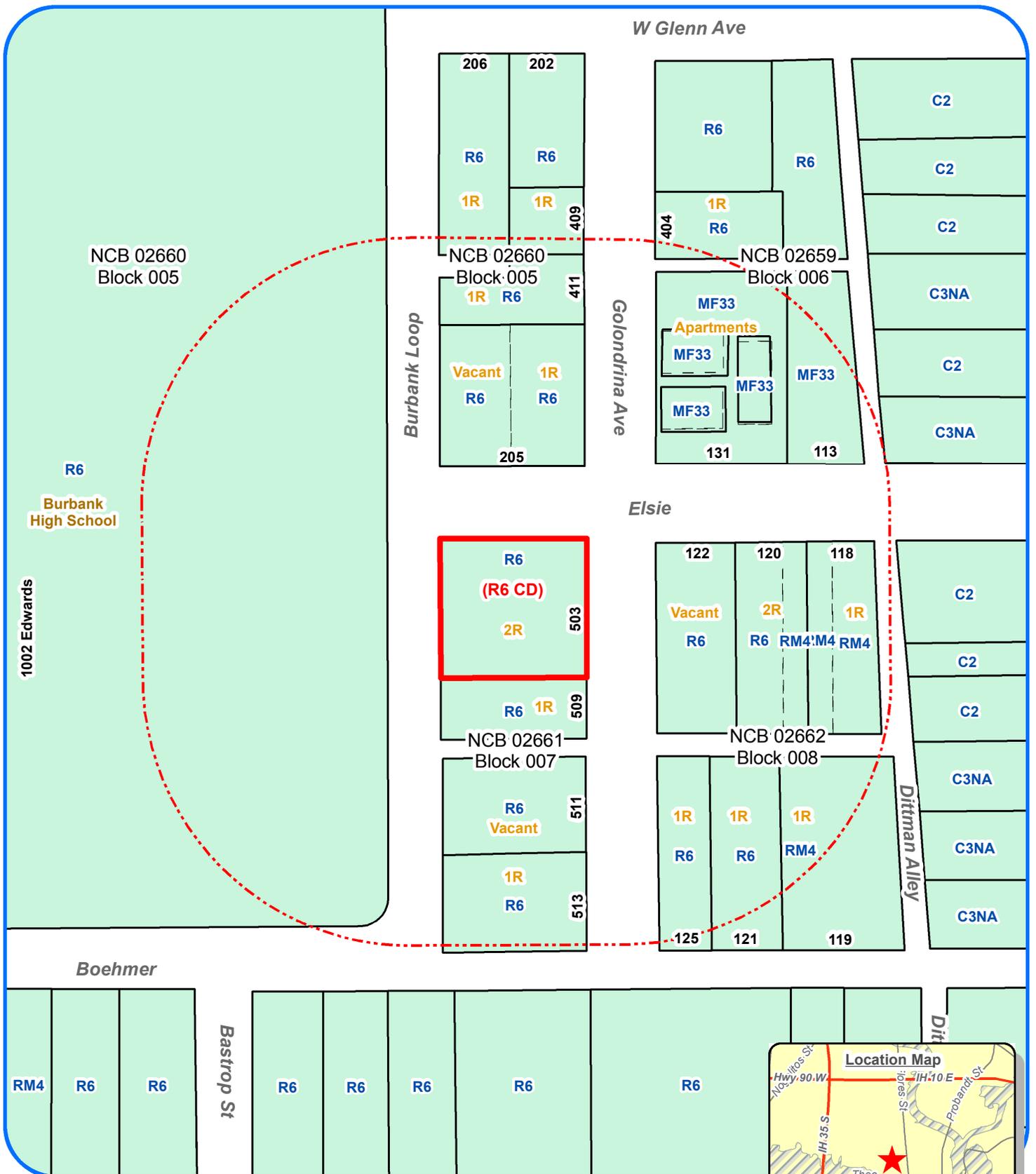
The request is consistent with the I-10 East Corridor Perimeter Plan, a component of the City's Master Plan.

6. Size of Tract:

The subject property is 1.799 of an acre in size, which should be able to accommodate the proposed industrial use and required parking.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2012-226 CD

Council District: 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 2661 BLK 7 LOT N 95 FT OF 5 & 6 ARB A5

Legend

- Subject Properties (0.218 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
(10/17/2012 - 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 #: Z2012226 CD
Hearing Date: November 20, 2012
Property Owner: Efren E. Garay
Applicant: Efren E. Garay
Representative: Efren E. Garay
Location: 503 Golondrina Avenue
Legal Description: 0.22 of an acre out of Block 7, NCB 2661
Total Acreage: 0.22
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units

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 November 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Lone Star Neighborhood Association

Planning Team Members: 17 (South Central San Antonio Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938, and was originally zoned "C" Apartment District. In a 1996 City-initiated large area case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-6" Residential Single-Family District. According to the Bexar County Appraisal District, the existing residences were constructed in 1940 and 1950 and measure approximately 630 square feet and 1,884 square feet in size, respectively.

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

Adjacent Zoning and Land Uses

Direction: North and South

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

Current Land Uses: Single-Family Residences

Direction: West

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

Current Land Uses: Burbank High School

Direction: East

Current Base Zoning: "R-6" Residential Single-Family District, "RM-4" Residential Mixed District, and "MF-33" Multi-Family District

Current Land Uses: Single-family and multi-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: Golondrina Avenue, Elsie Street, and Burbank Loop

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

Proposed Changes: None known

Public Transit: VIA bus lines 43 and 44 operate along South Flores Street, east of the subject property; while line 46 operates along Theo Avenue, south 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 – 2 Family

Minimum Parking Requirement: 1 per unit

Maximum Parking Requirement: 2 per unit

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the “South Central San Antonio Community Plan” and is designated as Low Density Residential in the future land use component of the plan. Consistency is determined by the base zoning district; therefore, the zoning request is consistent with the adopted land use designation.

The Low Density Residential land use category includes single-family homes on individual lots. The plan recognizes the varying densities historically found in these areas, but discourages the conversion of single-family residences to multiple dwelling units. The subject property is developed with two single-family dwellings that were built in 1940 and 1950. The requested conditional use would bring the existing residences into compliance, without increasing the existing density of the neighborhood.

2. Adverse Impacts on Neighboring Lands:

Granting of the conditional use will not have an adverse impact on the neighboring lands. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

3. Suitability as Presently Zoned:

The existing “R-6” Residential Single-Family District is appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare related to the zoning change request. Staff believes that two dwelling units would be an appropriate use for the subject property.

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:

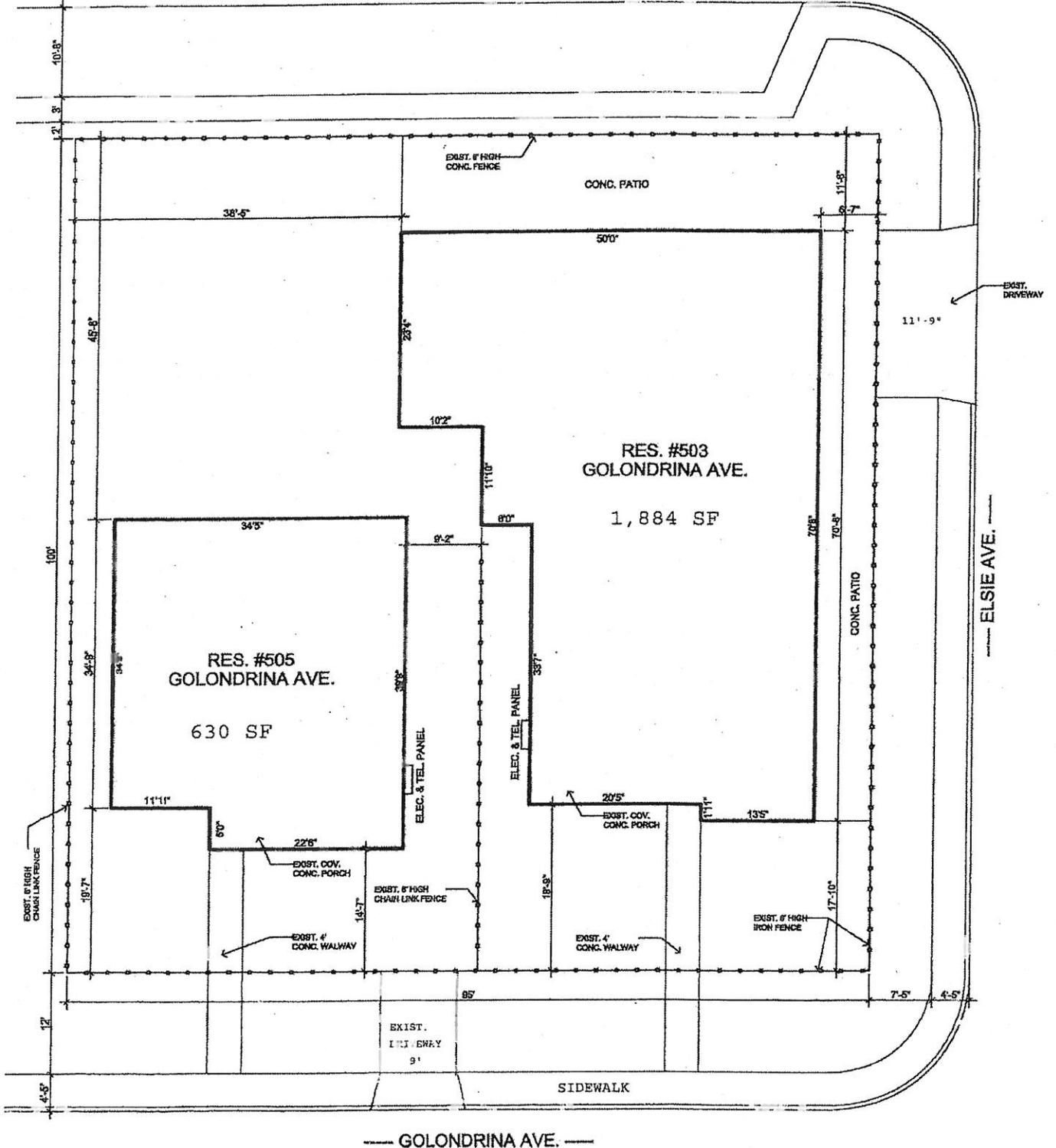
The subject property is of sufficient size to accommodate the existing dwellings. The applicant proposes no new construction on the subject property. The applicant has submitted a site plan in order to comply with the conditional use requirements.

7. Other Factors:

The applicant requests this zoning change in order to bring the two existing dwellings into compliance. The subject property was originally built as two-family dwellings under the previous “C” zoning, which allowed for both single-family dwellings. The property does not meet the requirements for a non-conforming use due to extended vacancy. While most of the properties in the area have single-family zoning, there are several duplexes and apartments in the immediate vicinity. Seeing as there is an existing mix of residential uses in the area, the requested conditional use is compatible with the surrounding neighborhood.

I, EFRAN E. GARAY, 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.

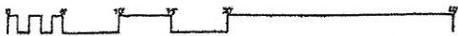
--- BURBANK LOOP ---



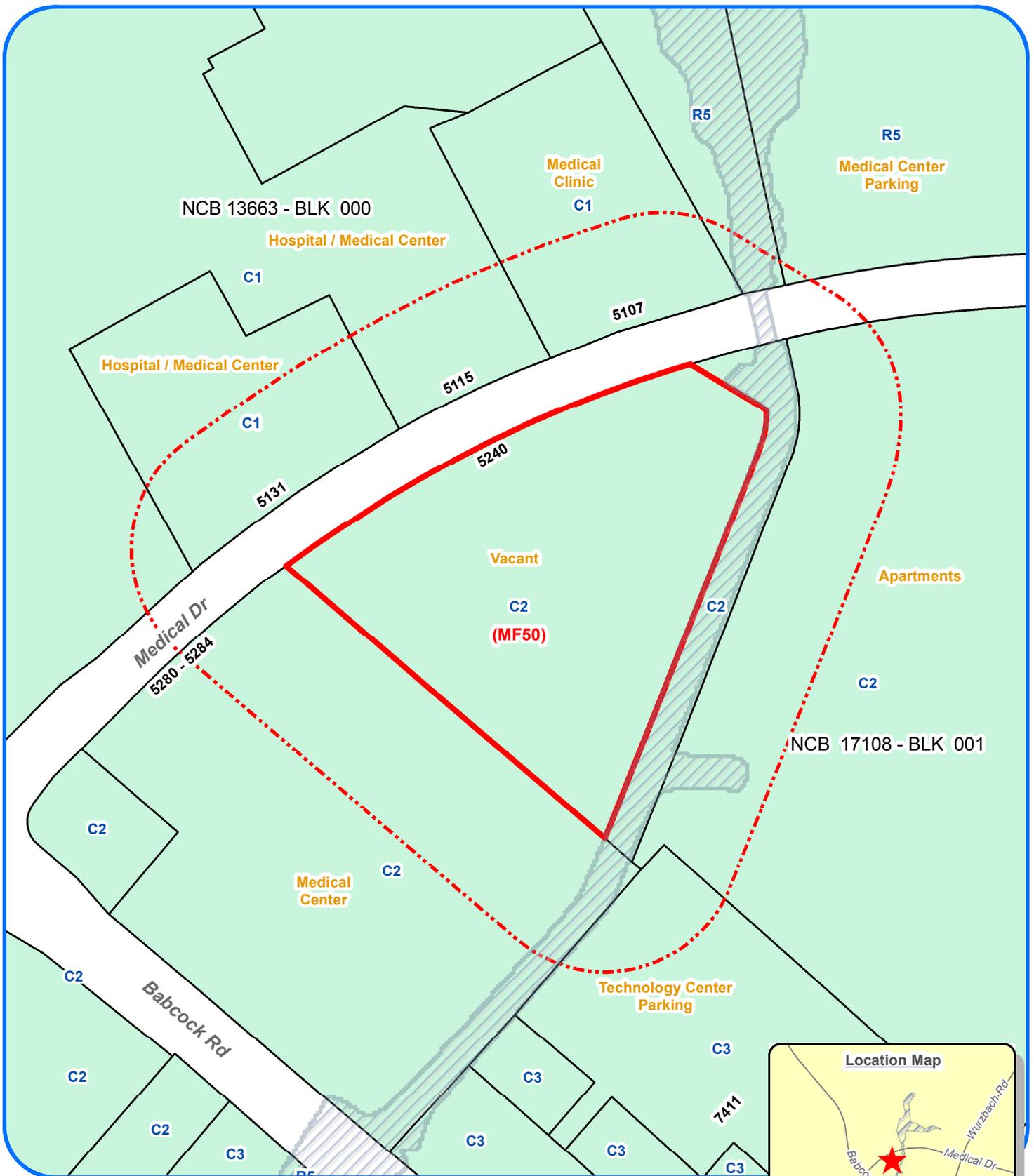
"R-6 CD" RESIDENTIAL SINGLE-FAMILY WITH A CONDITIONAL USE FOR TWO FAMILY DWELLINGS

SITE PLAN

SCALE 1" = 1/16"



Z2012226 CD



Zoning Case Notification Plan

Case Z-2013-001

Council District: 8
 Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 17108 - BLK 001 - LOT 5 (SC-MCM SUBD)

Legend

- Subject Properties (5.807 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
 (10/18/2012 - 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 #: Z2013001
Hearing Date: November 20, 2012
Property Owner: Legend San Antonio Medical Center, LLC
Applicant: S. Jason Westmoreland
Representative: P.W. Christensen, PC (Patrick Christensen)
Location: 5240 Medical Drive;
Legal Description: Lot 5, Block 1, NCB 17108
Total Acreage: 5.807
City Council District: 8
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "MF-50 AHOD" Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Neighborhood Associations: None

Planning Team Members: 41-North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed by the city in 1963, and was originally zoned "Temp A" Temporary Single-Family Residence District. In a 1976 case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property was platted into its current configuration in 1994 (volume 9529, pages 194-196 of the Deed and Plat Records of Bexar County, Texas). The subject property is currently undeveloped.

Topography: The subject property does not include an abnormal physical features such as significant slope or inclusion in a flood plain. Zarzamora Creek abuts the property to the west.

Adjacent Zoning and Land Uses

Direction: North, West, and South

Current Base Zoning: "C-3", "C-2", "C-1" and "R-5"

Current Land Uses: Medical Center and parking

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Apartment complex

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: Medical Drive

Existing Character: Secondary Arterial Type A 86'; two lanes in each direction with partial sidewalks.

Proposed Changes: None known

Thoroughfare: Babcock Road

Existing Character: Primary Arterial Type A 120'; three lanes in each direction with sidewalks.

Proposed Changes: The intersection of Babcock Road and Medical Drive is undergoing improvements including road widening, curbs, sidewalks, driveways, traffic signals, signage, striping and drainage improvements.

Public Transit: VIA bus line 604 operates along Medical Drive, north of the subject property. The new Bus Rapid Transit (BRT) hub is located to the southwest of the subject property on Medical Drive and Babcock Road.

Traffic Impact: The traffic impact analysis has been waived for the following reasons: TIA study postponed until permitting stage.

Parking Information: The on-site vehicle parking requirements for multi-family uses are determined by the number of dwelling units.

Multi-Family Dwellings

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested "MF-50" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to change the future land use designation to Mixed Use Center. Staff and Planning Commission recommend approval of the 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.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property. There are a variety of different base zoning districts adjacent to the subject property, ranging from "R-5" to "C-3". The surrounding properties are mostly developed with medical clinics, parking lots and multi-family dwellings.

4. Health, Safety and Welfare:

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

5. Public Policy:

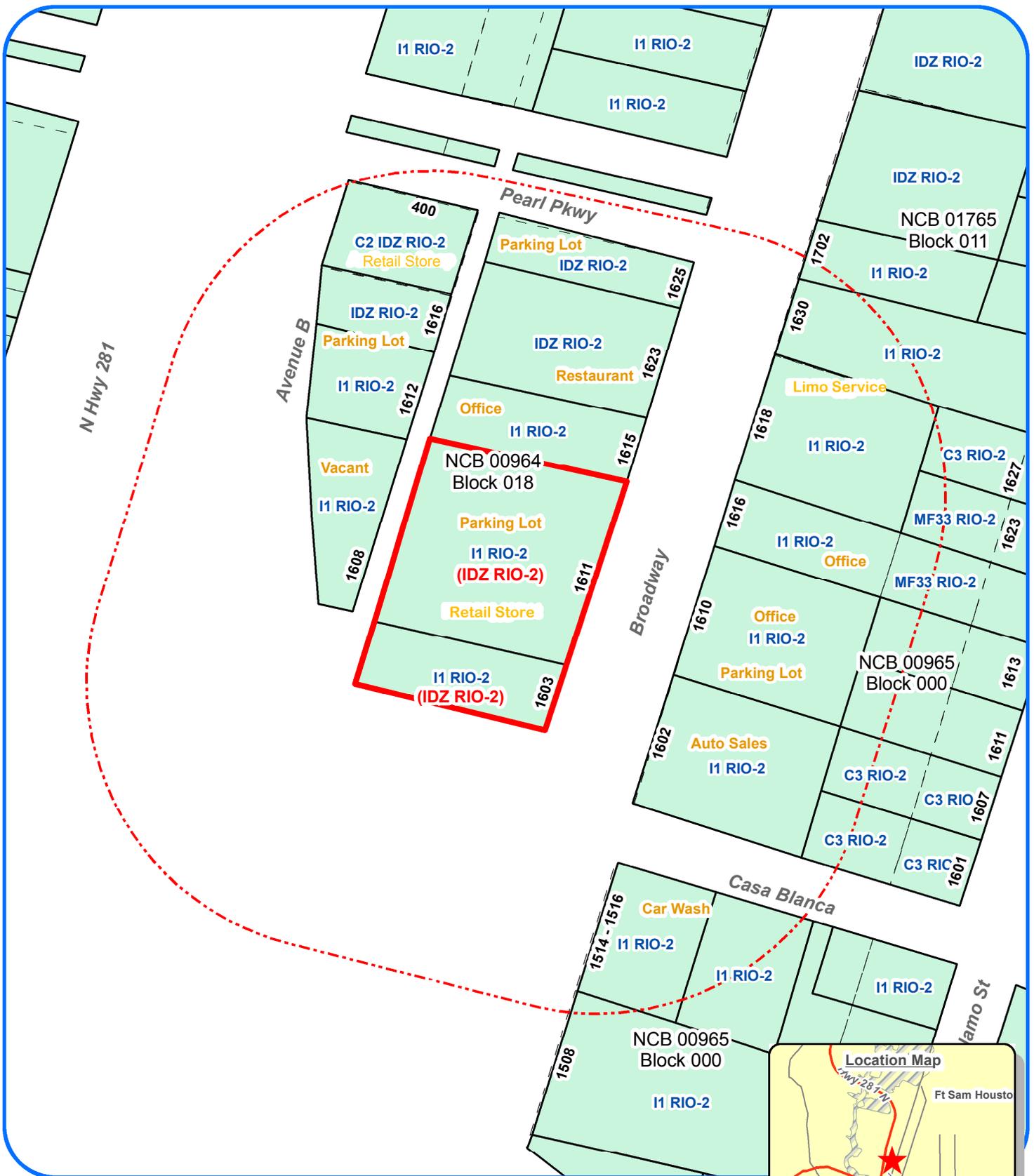
The subject property is 5.8070 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

6. Size of Tract:

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

7. Other Factors:

The current zoning allows multi-family dwellings at a maximum density of 33 units per acre, because the current "C-2" resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code. Housing is in high demand in the area surrounding the Medical Center. The subject property is one of very few undeveloped lots in the area.



Zoning Case Notification Plan

Case Z-2013-005

Council District: 2
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00964 - BLK 018 - LOTS 6, 7, 8 and 9

Legend	
Subject Properties	(0.688 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
 (10/23/2012 - 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 #: Z2013005
Hearing Date: November 20, 2012
Property Owner: Broadway Car Wash LLC (Michael Padron, Managing Member)
Applicant: Michael A. Padron
Representative: Mark Tolley
Location: 1603 and 1611 Broadway
Legal Description: Lots 6, 7, 8 and 9, Block 18, NCB 964
Total Acreage: 0.6887
City Council District: 2
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar/Tavern without cover charge 3 or more days per week

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 November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: Downtown Residents Association; Government Hill Alliance is located within 200 feet of the subject property.

Planning Team Members: Tobin Hill Neighborhood Plan (13)

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938 and was originally zoned "K" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property is currently developed as an approximately 4,512 square foot commercial structure. The property is not platted.

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: "I-1, "IDZ", "C-2 IDZ"

Current Land Uses: Office, restaurant, retail store, parking lot

Direction: East and West

Current Base Zoning: "I-1"

Current Land Uses: Car wash, auto sales, office, parking lot, limo service, vacant lot

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

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: Broadway

Existing Character: Primary Arterial Type B; 3 lanes in each direction with sidewalks.

Proposed Changes: None known

Thoroughfare: Casa Blanca

Existing Character: Local Street; 1 westbound lane and 2 eastbound lanes with a dedicated right turn lane and sidewalks

Proposed Changes: None known

Thoroughfare: Highway 281

Existing Character: Freeway; 3 lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 9, 10, and 14, which operate along Broadway.

Traffic Impact: A Traffic Impact Analysis (TIA) 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 bar use would normally be required to meet the following parking standards:

Bar/Tavern – Minimum Parking Requirement: 1 per 100 square feet of GSF. Maximum Parking Requirement: 1 per 75 square feet of GSF.

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 Tobin Hill Neighborhood Plan and is designated as High Density Mixed Use in the future land use component of the plan. The “IDZ” base zoning district is consistent with the adopted land use designation.

The subject property is also located within the Midtown Brackenridge TIRZ Master Plan, and is identified as part of the Midtown neighborhood urban core, which encourages community retail, services, offices, urban residential, restaurants, and entertainment uses. The “IDZ” base zoning district is consistent with the encouraged development pattern in the plan.

2. Adverse Impacts on Neighboring Lands:

The relatively small size of the lot will limit the amount of available parking on site. However, the existing sidewalks, bike lanes, and public transit lines in close proximity to the subject property will alleviate some of the parking concerns.

3. Suitability as Presently Zoned:

The existing “I-1” zoning district is not appropriate for the subject property. The “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses. The subject property’s location just north of downtown and in close proximity to the river encourages high intensity mixed use development similar to that experienced with the Pearl Brewery and adjoining properties. The requested “IDZ” base zoning district and requested commercial uses are appropriate for the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

The 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.

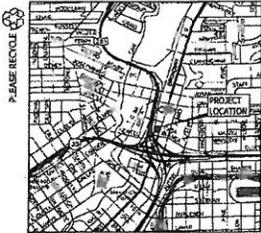
6. Size of Tract:

The property is 0.6887 acres in size and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district. The relatively small size of the lot and structure would limit any potential commercial activity to an appropriate smaller scale.

7. Other Factors:

The Midtown Brackenridge TIRZ Master Plan encourages Broadway as an active urban street with multiple modes of travel. Further promotion of sidewalks, bike lanes, and public transit lines within the plan allows for the elimination of off-street parking requirements as provided within the “IDZ” district.

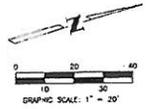
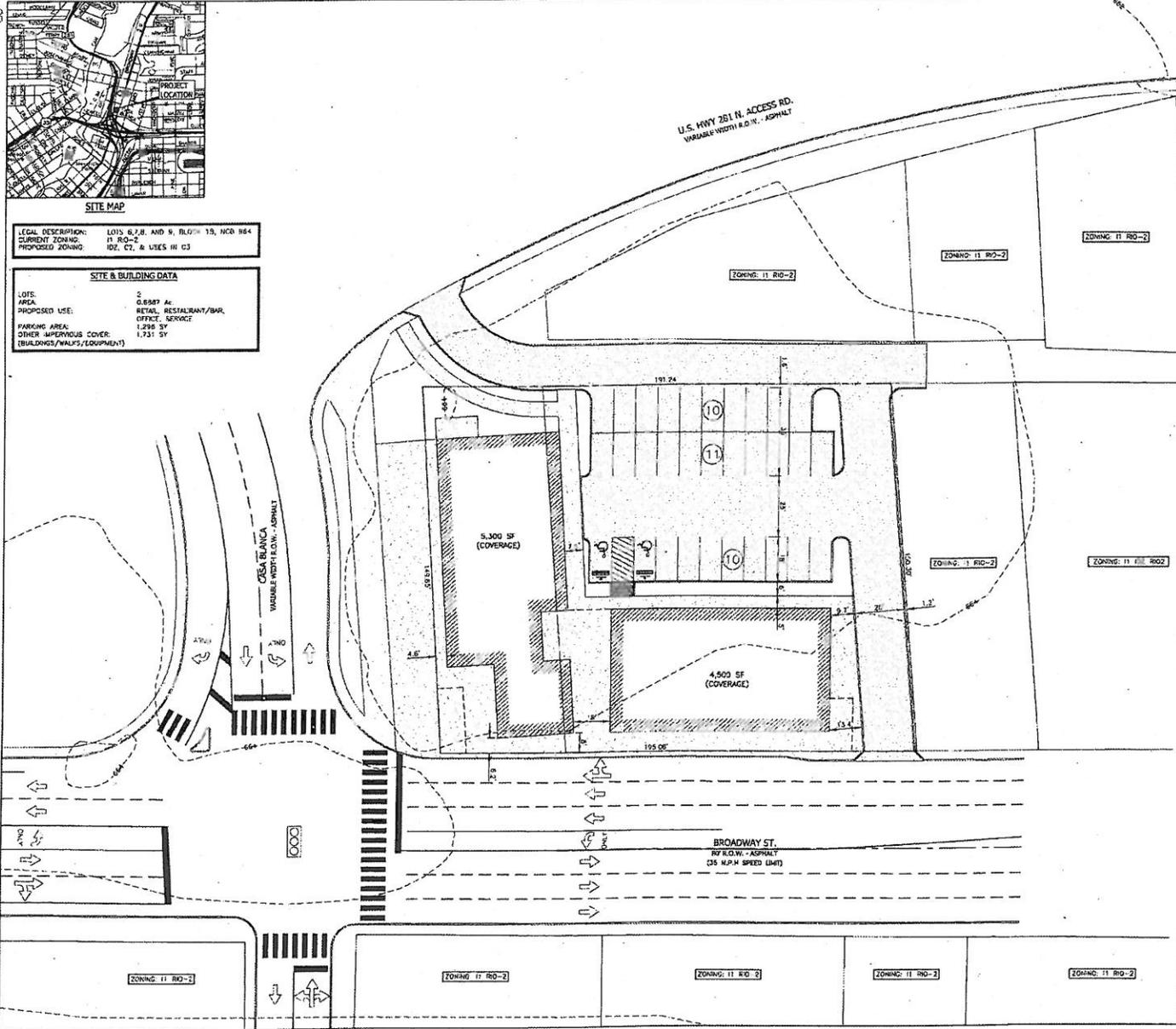
22013005



SITE MAP

LEGAL DESCRIPTION: LOTS 6, 7, 8, AND 9, BLOCK 15, NCR 984
 CURRENT ZONING: I1 RD-2
 PROPOSED ZONING: IDZ, C2, & MIXES IN C3

SITE & BUILDING DATA
 LOTS: 2
 AREA: 0.6587 AC
 PROPOSED USE: RETAIL, RESTAURANT/BAR, OFFICE, SERVICE
 PARKING AREA: 1,256 SF
 OTHER IMPERVIOUS COVER: 1,731 SF (BUILDINGS/WALKS/EQUIPMENT)



LEGEND

- BOUNDARY / RIGHT OF WAY LINE
- CURB & GUTTER
- HEAVY DUTY ASPHALT PAVEMENT
- SIDEWALK
- EASEMENT / SETBACK LINE
- ACCESSIBLE ROUTE
- FIRE LANE
- LIMITS OF CONSTRUCTION / ENCUMBRANCE
- OVERHEAD UTILITIES
- LIGHT POLES
- UTILITY POLE
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER CLEAN-OUT
- UTILITY MANHOLE
- ELECTRIC PULL BOX
- GAS METER
- BACKFLOW PREVENTER
- CURB DRAINAGE INLET
- GRATE DRAINAGE INLET
- GARBAGE BUMPSTER
- CONCRETE WHEEL STOP
- SIGN
- BICYCLE RACK
- PARKING STALL COUNT
- ACCESSIBLE PARKING
- TREE TO REMAIN
- TREE TO BE REMOVED

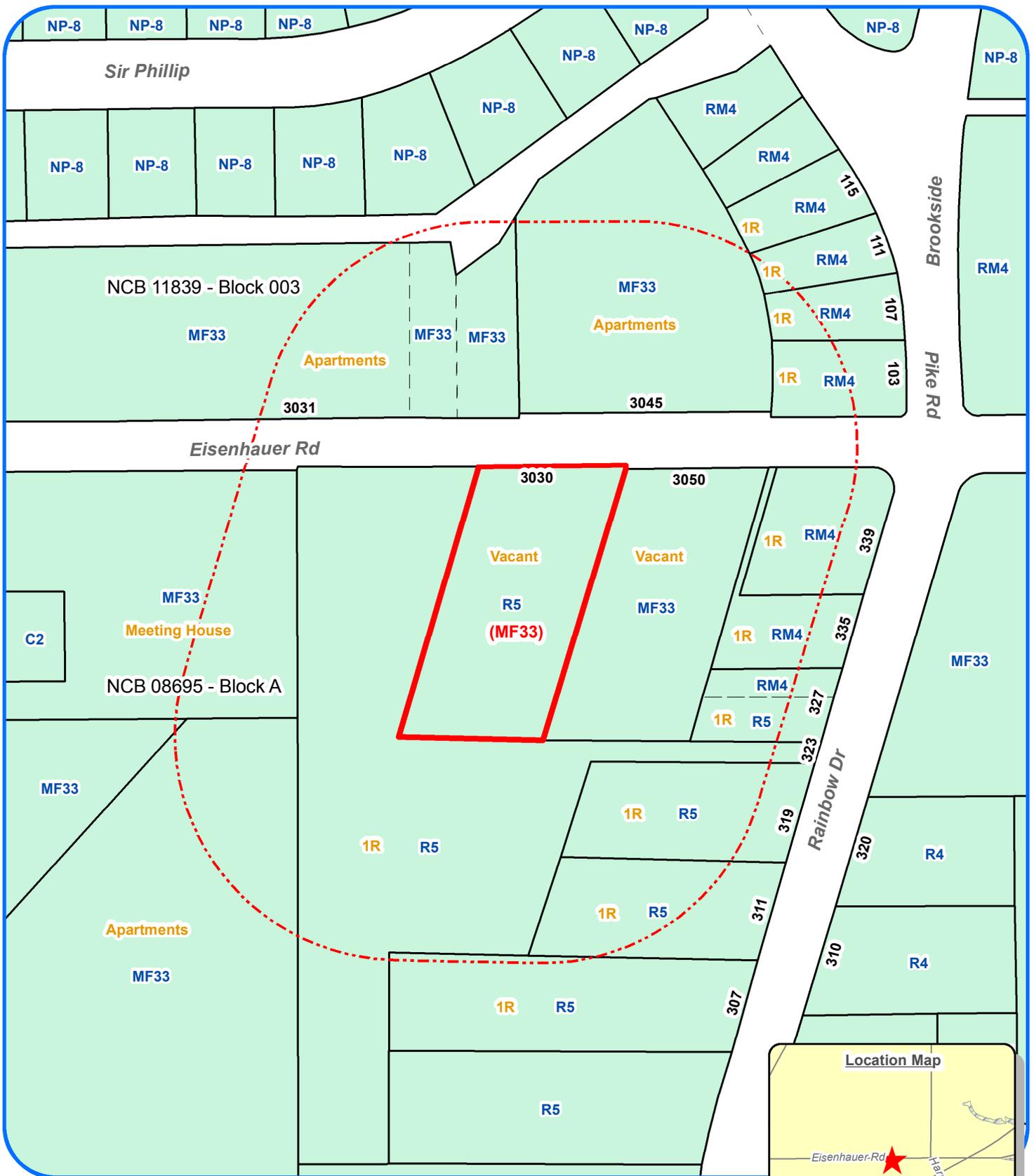
IDZ ZONING STATEMENT

I, BROADWAY CAR WASH, LLC (MICHAEL PADRON - MANAGING MEMBER), THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERING TO ANY/FULL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

www.bigreddog.com
 310.860.0374
 PRELIMINARY SITE PLAN FOR 210 DEVELOPMENT, 1603 & 1611 BROADWAY ST., SAN ANTONIO, BEXAR COUNTY, TEXAS 78215. PREPARED UNDER THE PROVISIONS OF THE UNITED DEVELOPMENT CODE. C-22013005-01. DATE: OCTOBER 27, 2017.

PRELIMINARY SITE PLAN FOR 210 DEVELOPMENT, 1603 & 1611 BROADWAY ST., SAN ANTONIO, BEXAR COUNTY, TEXAS 78215. PREPARED UNDER THE PROVISIONS OF THE UNITED DEVELOPMENT CODE. C-22013005-01. DATE: OCTOBER 27, 2017.

 BIG RED DOG ENGINEERING CONSULTING 500 AVENUE 1704 SOUTH SAN ANTONIO, TEXAS 78215	PRELIMINARY SITE PLAN FOR 210 DEVELOPMENT, 1603 & 1611 BROADWAY ST., SAN ANTONIO, BEXAR COUNTY, TEXAS 78215. PREPARED UNDER THE PROVISIONS OF THE UNITED DEVELOPMENT CODE. C-22013005-01. DATE: OCTOBER 27, 2017.
210 DEVELOPMENT 1603 & 1611 BROADWAY ST. SAN ANTONIO, BEXAR COUNTY, TEXAS 78215	IDZ SITE PLAN
SHEET EXHIBIT	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ REVISIONS: _____ SCA: _____ S.D.P. PROJECT: _____



Zoning Case Notification Plan

Case Z-2013-006

Council District: 10

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 08695 - BLK A - LOT W IRR 122.5 FT OF E 372.5 FT OF 15

Legend

- Subject Properties ——— (0.700 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
(10/29/2012 - 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 #: Z2013006
Hearing Date: November 20, 2012
Property Owner: Aloha Enterprises, LP (Harry Weiss, President)
Applicant: Michael David Komet
Representative: Stephen G. Cook
Location: 3030 Eisenhower Road
Legal Description: 0.7 of an acre out of Block A, NCB 8695
Total Acreage: 0.7
City Council District: 10
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this case.

Proposed Zoning Change

Current Zoning: "R-5 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). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 61 (44 of which are for condos with a single owner)

Neighborhood Associations: Oak Park-Northwood Neighborhood Association is located within 200 feet of the subject property.

Planning Team Members: 9 – Northeast Inner Loop Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject property is current undeveloped and is not platted. The property was annexed in 1952, and was originally zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District.

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: "MF-33"

Current Land Uses: Apartments

Direction: South, East and Northeast

Current Base Zoning: "R-5", "MF-33", "RM-4"

Current Land Uses: Single-family residences, apartments (under construction)

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

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: Eisenhower Road

Existing Character: Secondary Arterial Type B; 1 lane in each direction with sidewalks

Proposed Changes: None Known

Public Transit: The nearest VIA bus lines are numbers 505 and 647 lines, which operate along Eisenhower Road.

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

Parking Information: Parking requirements for multi-family residential uses are determined by the total number of dwelling units. Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Northeast Inner Loop Neighborhood Plan, and is currently designated as High Density Residential in the future land use component of the plan. The requested “MF-33” zoning district is consistent with the adopted land use designation.

According to the Northeast Inner Loop Neighborhood Plan, the High Density Residential designation is meant to accommodate multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. This form of development should be located along collectors, arterials, or highways.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested zoning change on neighboring properties.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts allow development that is consistent with the existing pattern of development along Eisenhower Road.

4. Health, Safety and Welfare:

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

5. Public Policy:

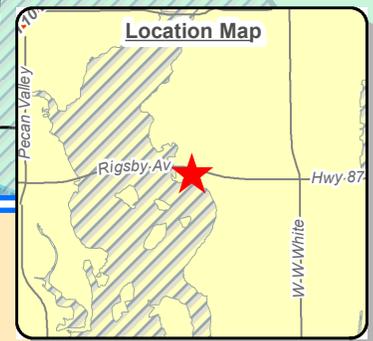
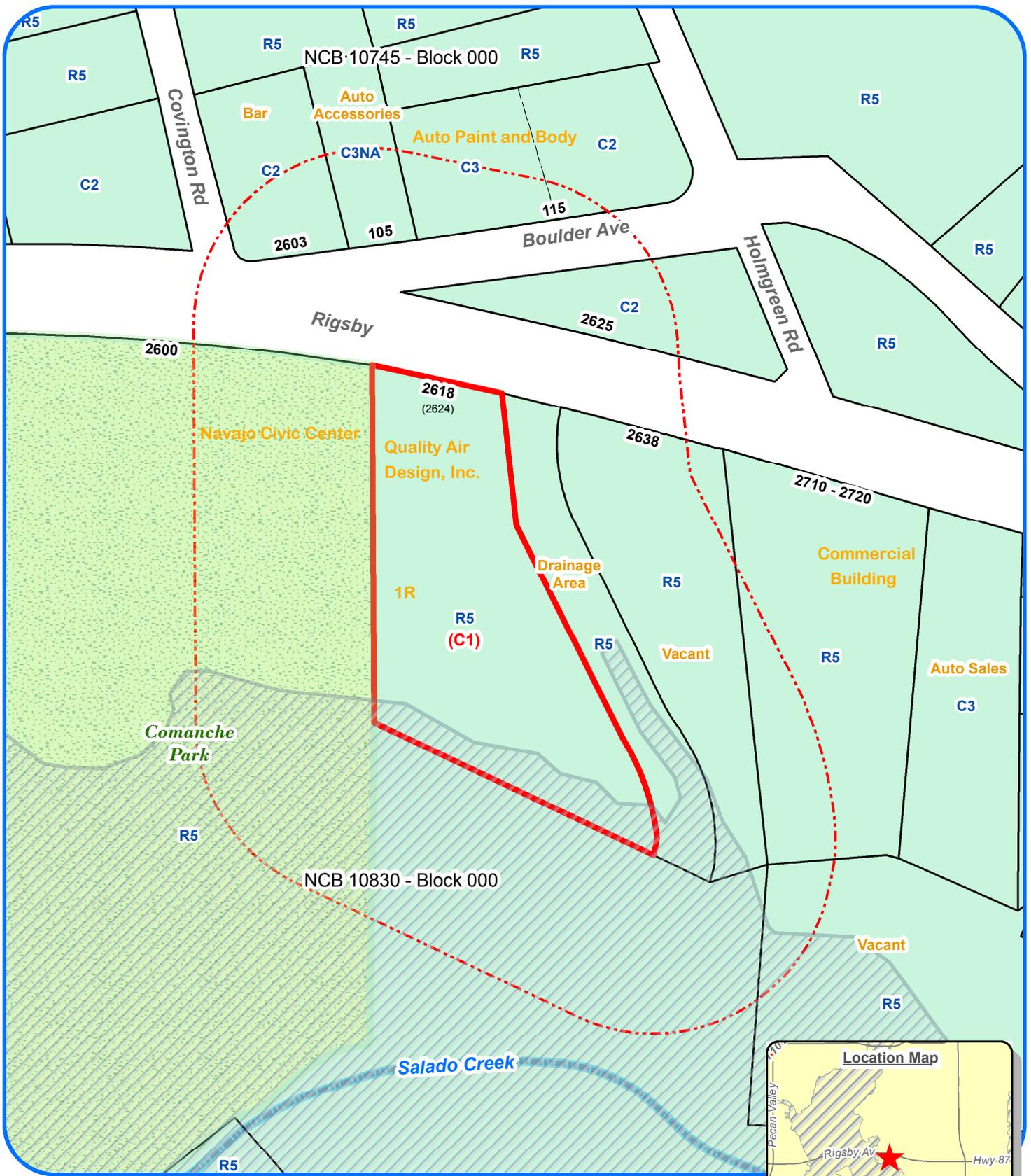
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The property is 0.7 acres, which should be able to accommodate proposed multi-family development with adequate parking. The “MF-33” district would allow as many as 23 units on the property. The applicant proposes a total of 15 units on the subject property.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-007

Council District: 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 10832 P-102 (.460), P-103 (2.190) REFER TO 80100-018-1598

Legend

- Subject Properties ——— (2.480 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
(10/30/2012 - R Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013007
Hearing Date: November 20, 2012
Property Owner: Johnny Martinez
Applicant: Roger R. Jimenez
Representative: Roger R. Jimenez
Location: 2618 (also known as 2624) Rigsby Avenue
Legal Description: 2.48 acres out NCB 10832
Total Acreage: 2.48
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "C-1" Light Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: Comanche Community Neighborhood Association

Planning Team Members: 53 (Eastern Triangle Community Plan)

Applicable Agencies: City of San Antonio Parks and Recreation Department

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned “Temp A” Temporary Single-Family Residence District. In a 1957 case, the property was rezoned to “A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-5” Single-Family Residence District. The subject property is not platted. According to the Bexar County Appraisal District three of the existing structures were built in 1953 and one in 1968.

Topography: The property is relatively flat with a small portion along the southern property line located within the floodplain.

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: “R-5” Residential Single-Family District

Current Land Uses: Drainage Easement, undeveloped land, vacant commercial structure

Direction: West

Current Base Zoning: “R-5” Residential Single-Family District

Current Land Uses: Comanche Park and Navajo Civic Center

Direction: South

Current Base Zoning: “R-5” Residential Single-Family District

Current Land Uses: Comanche Park and Salado Creek

Direction: North across Rigsby Avenue

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

Current Land Uses: Bar, Auto Accessories and Auto Paint and Body Shop

Transportation

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial Type A (120 feet); two lanes in each direction with no sidewalks.

Proposed Changes: None known

Public Transit: VIA bus line 30 operates along Rigsby Avenue.

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

Parking Information: Parking requirements for office uses are determined by the size of the use.

Professional Office:

Minimum Parking Requirement: 1 per 300 sf GFA

Maximum Parking Requirement: 1 per 140 sf GFA

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The property is located within the Eastern Triangle Community Plan, and is currently designated as Neighborhood Commercial in the Future Land Use component of the plan. The requested “C-1” base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The granting of the “C-1” Light Commercial District will not have an adverse impact on the neighboring lands. Rigsby Avenue is designated as a major arterial on the major thoroughfare plan; therefore, it is reasonable to expect commercial development in the area. The subject property is surrounded by a variety of zoning designations, ranging from single-family residential to commercial.

3. Suitability as Presently Zoned:

The existing “R-5” zoning is not appropriate for the subject property as it is not likely to be used for a single-family development due to the property’s location on a major thoroughfare. Approval of the requested “C-1” district would bring the existing office use into compliance with the UDC, while also supporting a pattern of development that is consistent with the Eastern Triangle Community Plan. Neighborhood Commercial uses are meant to serve a customer base from the immediate surrounding area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. A small portion of the subject property falls within the flood plain and is not developable for other uses. Staff supports continued use of the subject property as a light commercial use.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The zoning change request is in accordance with the City’s Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

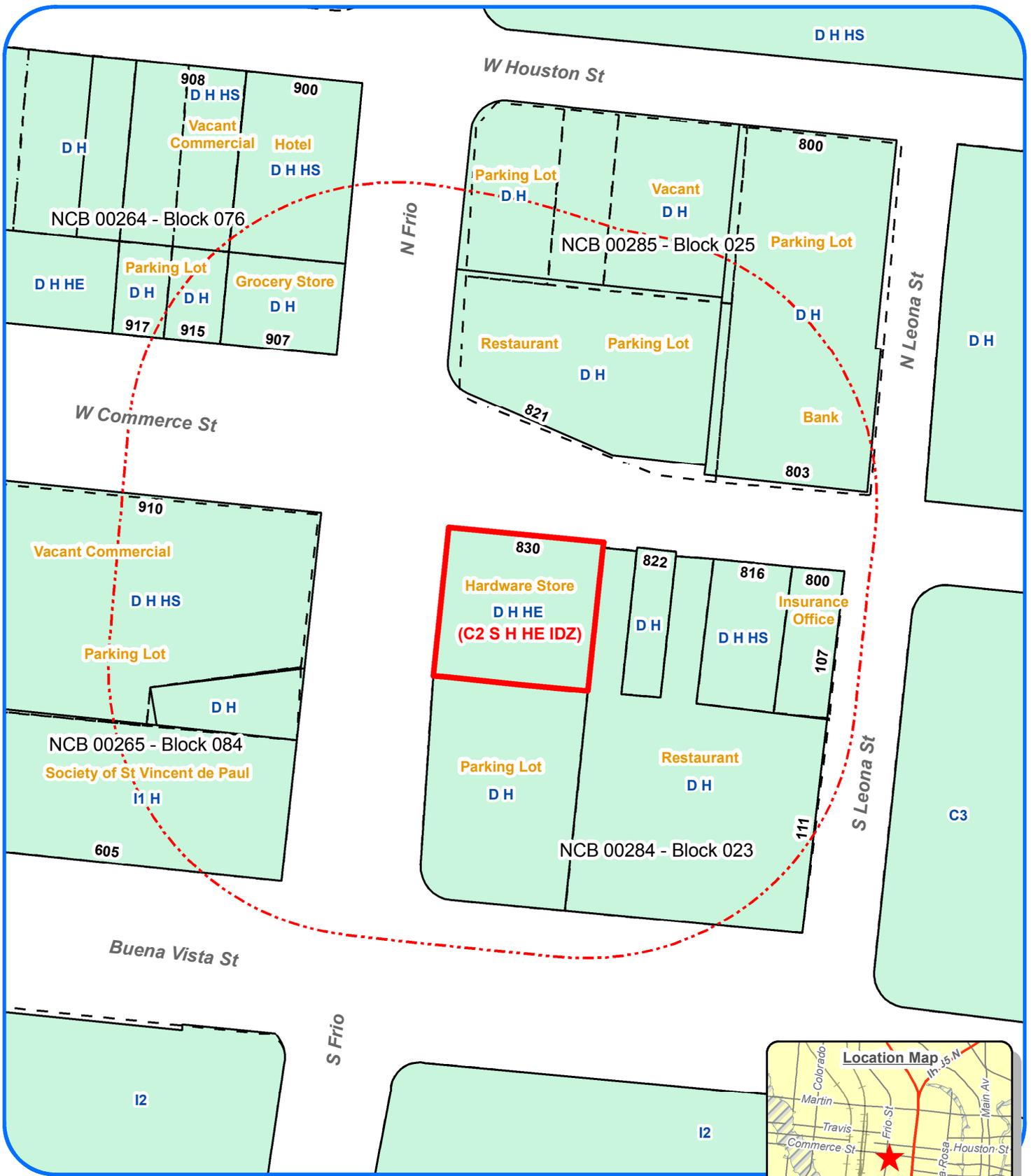
The Eastern Triangle Community Plan encourages the creation of new business development within existing commercial corridors such as Rigsby Avenue.

6. Size of Tract:

The subject property is 2.48 acres in size, which should be able to reasonably accommodate a Dispatch Office for Air Conditioning Repairs and required parking as shown on the site plan.

7. Other Factors:

“C-1” districts accommodate neighborhood commercial uses and are considered appropriate buffers between residential uses and arterial thoroughfares. No external sound systems or live music shall be allowed. No outdoor storage or display of goods shall be permitted except for outdoor dining. Individual buildings shall not exceed 5,000 square feet. New construction will be required to meet all setback and buffer requirements.



Zoning Case Notification Plan

Case Z-2013-008

Council District: 5
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 284 BLK 23 LOT E 14.2 OF 1, 2 & W 45.6 OF 3 ARB A2

Legend

- Subject Properties (0.309 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
 (10/31/2012 - 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 #: Z2013008 S
Hearing Date: November 20, 2012
Property Owner: Laura E. Gonzalez
Applicant: Jerry Arredondo
Representative: Jerry Arredondo
Location: 820, 824, 828, and 830 West Commerce Street
Legal Description: 0.309 of an acre out of NCB 284
Total Acreage: 0.309
City Council District: 5
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this case.

Proposed Zoning Change

Current Zoning: "HE H D AHOD" Historic Exceptional Downtown Cattleman Square Historic Airport Hazard Overlay District

Requested Zoning: "HE H C-2 S IDZ AHOD" Historic Exceptional Commercial Cattleman Square Historic Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency

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 November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: None

Planning Team Members: 67 – Downtown Neighborhood Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject site is currently developed with a structure measuring 11,934 square feet. According to the Bexar County Appraisal District, the structure was built in 1910.

The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1979 case, the property was rezoned to “B-4” Central Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “D” Downtown District.

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: All

Current Base Zoning: “D”

Current Land Uses: Restaurant, parking lot, bank, grocery store, vacant property, insurance office

Direction: Southwest

Current Base Zoning: “I-1”

Current Land Uses: Church

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

The subject property and a number of surrounding properties carry the “HE” Historic Exceptional or “HS” Historic Significant landmark designations, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure.

The surrounding properties are located in the Cattleman Square Historic District, which was adopted in 1985. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: West Commerce Street

Existing Character: Primary Arterial Type B; one-way with 3 lanes and sidewalks.

Proposed Changes: None Known

Thoroughfare: Frio Street

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with a center turn lane and sidewalks.

Proposed Changes: None Known

Thoroughfare: Buena Vista Street

Existing Character: Local Street; one-way with 3 lanes and sidewalks.

Proposed Changes: None Known

Thoroughfare: Leona Street

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

Proposed Changes: None Known

Public Transit: The nearest VIA bus lines are the 20, 66, 68, 70, 75, 76, and 79 which operate along Commerce Street with stops immediately adjacent to the subject property.

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

Parking Information: On-site vehicle parking requirements for office and commercial uses are determined by size of the use. The rezoning application refers to general office uses (including a bail bond agency) and multi-family residential uses. Staff cannot calculate the likely total parking requirement at this time. The “IDZ” Infill Development Zone District eliminates off-street parking requirements. The requisite site plan shows 9 existing parking spaces on the subject property.

Multi-Family Residence – Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

Loan Office – Minimum Parking Requirement: 1 per 1000 square feet of GFA. Maximum Parking Requirement: 1 per 200 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Downtown Neighborhood Plan area, and is identified as Mixed Use in the Future Land Use component of the plan. The zoning request is consistent with the adopted land use designation.

The subject property is located within the Cattleman Square area, a subarea within the Downtown Neighborhood Plan that encourages residential and commercial mixed use development.

2. Adverse Impacts on Neighboring Lands:

The granting of the "C-2 S" Commercial District with a Specific Use Authorization for a Bail Bond Agency is not likely to have an adverse impact on the neighboring lands. The zoning request will provide a mix of services and functions to the business and resident populations in the area.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are suitable for the subject property. The property's current "D" designation provides a concentrated downtown retail, service, office and mixed uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

The subject property is located within the Cattleman Square Historic District and carries the "HE" Historic Exceptional historic designation. Historic districts and designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure through standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

6. Size of Tract:

The subject property measures 13,100 square feet and would appear to be of sufficient size to accommodate the proposed uses with the flexibility offered by the "IDZ" district. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

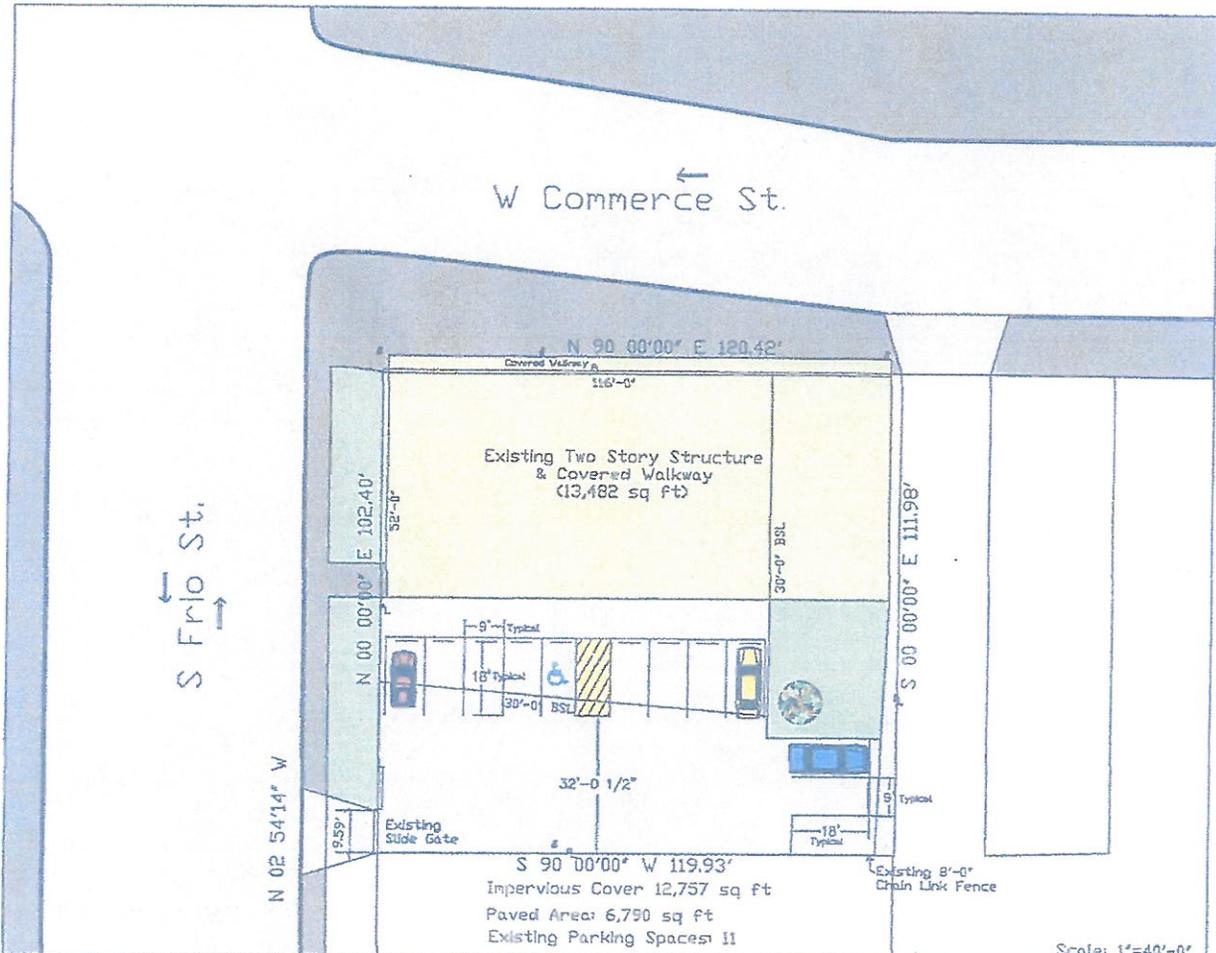
7. Other Factors:

The "C-2" district allows up to 10 residential units per acre when developed in conjunction with retail, office, or industrial uses. Section 35-381 of the UDC limits the location of such residential units; only nonresidential uses are permitted on the ground floor of the structure in a mixed use building.

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.

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.

22013008



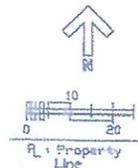
830 W. Commerce Site Plan

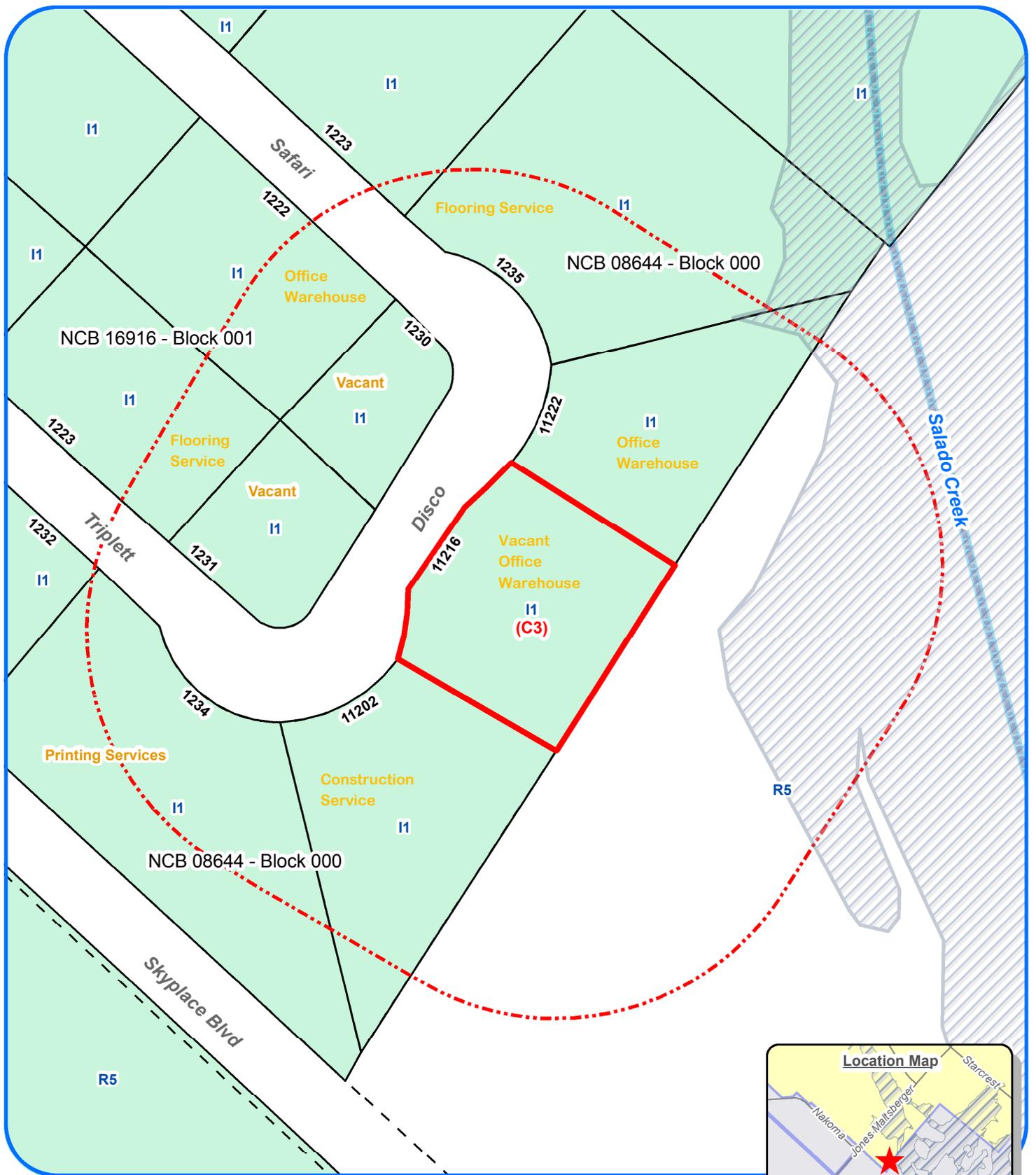
Idesign
11/8/12 RV2

NCB 284 BLK 23 LOT E 14.2 DF 1, 2 & W 45.6 DF 3 ARB A2 (0.309 acres)
Plat Volume: 9300 & Page: 77

I, Laura E Gonzalez, 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.

Neighborhood Plan: Downtown Plan
Future Land Use: Mixed Used Development
Existing Zoning: D H HE
Proposed Zoning: H HE C2-S IDZ
(S=Bail Bond Agency)





Zoning Case Notification Plan

Case Z-2013-009

Council District: 9

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 284 BLK 23 LOT E 14.2 OF 1, 2 & W 45.6 OF 3 ARB A2

Legend

- Subject Properties (0.618 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
(10/31/2012 - 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 #: Z2013009
Hearing Date: November 20, 2012
Property Owner: Ismael Robles & Chad D. Clark
Applicant: Scott M. Conway
Representative: Susie Wallis
Location: 11210, 11214, and 11216 Disco
Legal Description: Lot 48, NCB 8644
Total Acreage: 0.618
City Council District: 2
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: None

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

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The property was annexed in 1952, and was originally zoned “JJ” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial District. The property was platted into its current configuration in 1990 (volume 9522, page 171 of the Deed and Plat Records of Bexar County, Texas), and is currently developed with an approximately 7,356 square foot office/warehouse that was constructed in 1986.

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, West

Current Base Zoning: “I-1”

Current Land Uses: Vacant, office warehouse, flooring service, printing service, construction service

Direction: South and East

Current Base Zoning: “R-5”

Current Land Uses: San Antonio International Airport

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: Disco, Triplett, Safari

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

Proposed Changes: None known

Thoroughfare: Jones Maltsberger Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 3, which operates along Jones Maltsberger Road, northwest of the subject property.

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

Parking Information: Studio, Fine or Performing Arts – Minimum vehicle spaces: 1 per 300 square foot GFA. Maximum vehicle spaces: 1 per 200 square foot GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan, and is currently designated as Business Park in the future land use component of the plan. The Business Park designation calls for medium to large size buildings that house professional, administrative, light manufacturing, flex space and warehousing functions. The requested zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested "C-3" zoning district on neighboring properties. The property is located within an established business/industrial park that includes a wide range of warehouse and service uses.

3. Suitability as Presently Zoned:

The property's current "I-1" district is consistent with zoning in the surrounding area; however, it is not consistent with the adopted land use designation. The requested "C-3" district would allow several uses that remain in character with the surrounding development while maintaining consistency with the San Antonio International Airport Vicinity Land Use Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

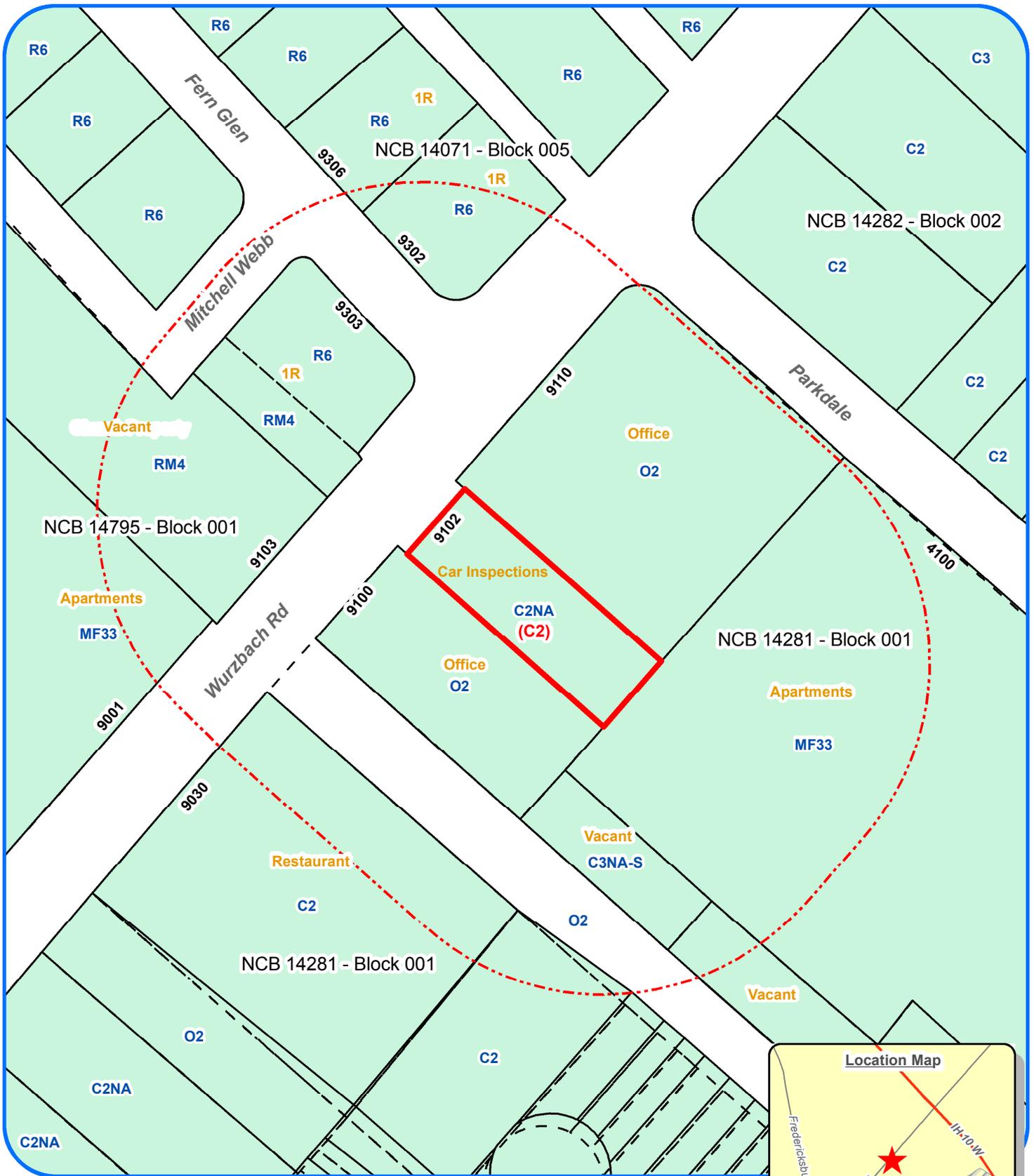
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.618 acres, which is of sufficient size to accommodate the uses permitted in "C-3".

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-010

Council District: 8

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 14281 - BLK 001 - LOT 13 (LOZANO 3 SUBD)

Legend

- Subject Properties (0.291 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
(11/01/2012 - R Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013010
Hearing Date: November 20, 2012
Property Owner: Roman One Empire, Inc. (by Daniel Lozano, President)
Applicant: Christopher Spence
Representative: Christopher Spence
Location: 9102 Wurzbach Road
Legal Description: Lot 13, Block 1, NCB 14281
Total Acreage: 0.29
City Council District: 8
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2NA" Commercial Nonalcoholic Sales District

Requested Zoning: "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 November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: Laurel Hills Neighborhood Association

Planning Team Members: 41 (North Sector Planning Team)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a commercial structure measuring 574 square feet that was built in 1987.

The property was annexed in 1972 and was originally zoned under the 1965 zoning classification. In a 1987 case, the property was rezoned from “O-1” Office District to “B-2NA” Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2NA” Commercial Nonalcoholic Sales District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “RM-4” and “R-6”

Current Land Uses: Vacant Land and Single-Family Residences

Direction: South

Current Base Zoning: “C-3”, “C-2” and “MF-33”

Current Land Uses: Vacant Land, Townhomes and Apartments

Direction: East

Current Base Zoning: “O-2”

Current Land Uses: Offices

Direction: West

Current Base Zoning: “O-2” and “C-2”

Current Land Uses: Office and Restaurant

Transportation

Thoroughfare: Wurzbach Road

Existing Character: Secondary Arterial Type “A” Street; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Parkdale

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 534 line, which operates along Wurzbach Road.

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

Parking Information: Food – Fast Food with Drive Through Lane(s) - Minimum Requirement – 1 parking space per 150 square feet of GFA. Maximum Requirement – 1 parking space per 40 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as “Mixed Use Center” which includes a range of use classifications from multi-family, office and community commercial uses. The base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The site has access from Wurzbach Road where there are heavy concentrations of commercial uses.

The applicant seeks rezoning in an effort to allow alcohol sales in conjunction with food sales on the subject property. Many other commercially zoned properties in the surrounding area do not carry zoning that prohibits the sale of alcohol. Therefore, these other properties have the potential to offer alcohol sales for on- or off-premise consumption, constituting an unnecessary hardship for the subject property.

3. Suitability as Presently Zoned:

The existing “C-2” zoning district is suitable for the subject property. The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. No outdoor storage or display of goods shall be permitted, except for outdoor dining.

5. Public Policy:

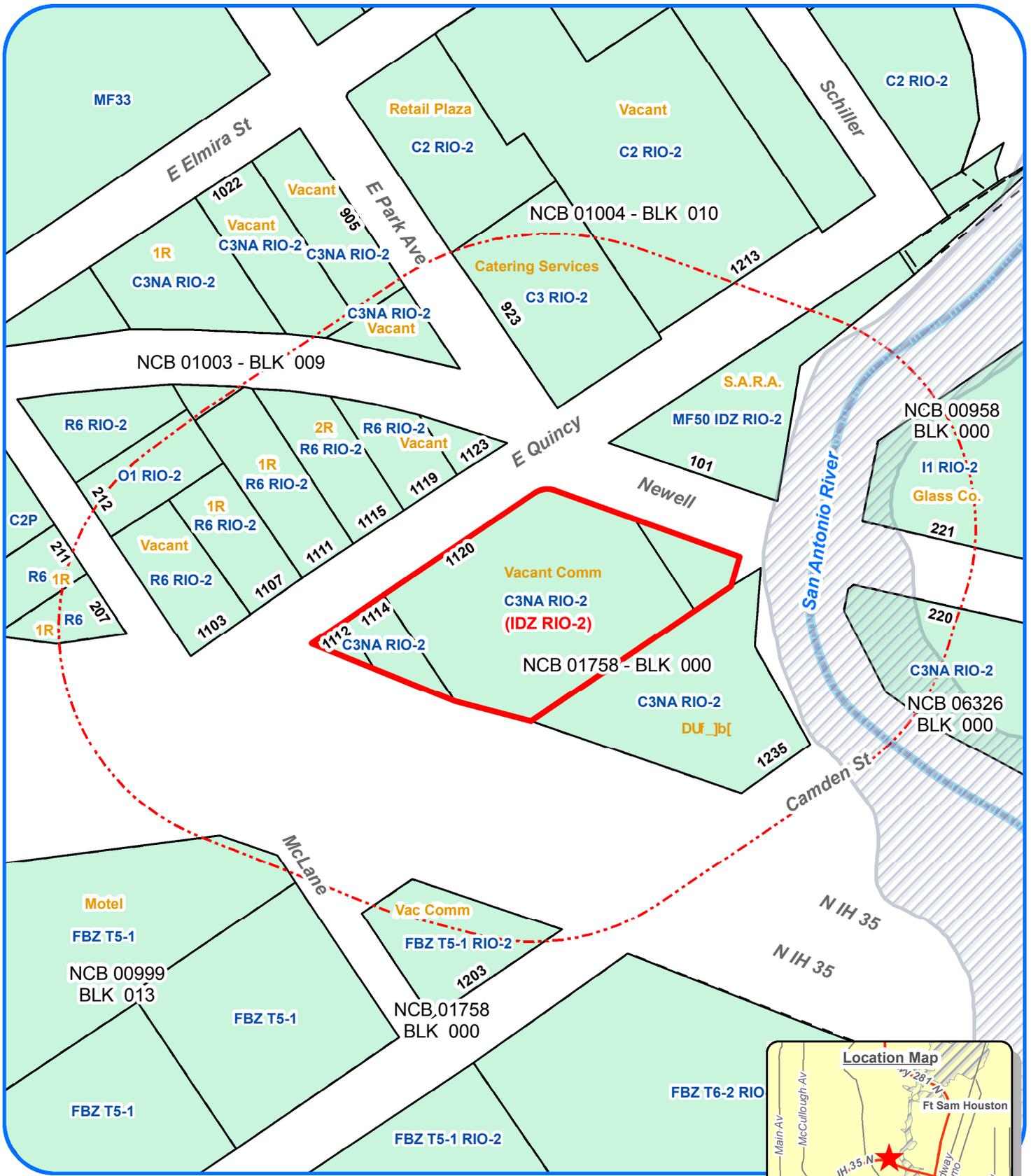
The request does not appear to conflict with any public policy objective. The request is consistent with the North Sector Plan.

6. Size of Tract:

The subject property is 0.29 acres, which should reasonably accommodate the commercial use with adequate space for parking.

7. Other Factors:

Chapter 4 of the City Code includes distance requirements for the sale of alcoholic beverages in relation to schools, churches, and hospitals. Although the subject property is located near a church, the method of measurement (front door to front door, as one would walk along and across thoroughfares) likely places the subject property outside of the 300-foot distance requirement. The applicant shall be responsible for ensuring compliance with the distance requirement.



Zoning Case Notification Plan

Case Z-2013-011

Council District: 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s) 0.974 acres out of NCB 1758

Legend

- Subject Properties (0.974 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
(11/5/2012 - 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 #: Z2013011

Hearing Date: November 20, 2012

Property Owner: Samuel N. Boldrick III and Quincy Properties, LLC (c/o Samuel N. Boldrick, III, President)

Applicant: The East Quincy Townhomes JV (c/o Stephen Yndo)

Representative: Stephen W. Yndo

Location: 1112, 1114, and 1126 (also known as 1120) East Quincy Street

Legal Description: 0.974 of an acre out of Lots 4, 5, 6, 7, 8 and 9, NCB 1758

Total Acreage: 0.974

City Council District: 1

Case Manager: Brenda V. Martinez

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

Proposed Zoning Change

Current Zoning: "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay-2 Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with Townhomes (Attached Single-Family Residences) not to exceed 27 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 November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 13 (Tobin Hill Neighborhood Plan)

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject site is currently developed with a commercial structure measuring 9,120 square feet that was built in 1950.

The property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. In a 1995 case, the property was rezoned to "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales District.

The property owner is proposing to construct approximately 25 attached townhomes that will be individually 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

Current Base Zoning: "C-3" and "R-6"

Current Land Uses: Vacant Land, Duplex, Single-Family Residences and Commercial Uses

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Parking Lot

Direction: East

Current Base Zoning: "MF-50" and "I-1"

Current Land Uses: Office and Glass Repair

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

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: East Quincy

Existing Character: Primary Arterial Type "A" Street; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: Newell

Existing Character: Collector; 2 lanes in each direction

Proposed Changes: None known.

Thoroughfare: North IH 35

Existing Character: Freeway; 8 lanes

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 8 line, which operates along North St. Mary's Street and East Elmira Street.

Traffic Impact: A Traffic Impact Analysis is not required.

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

Dwelling – 1 Family (Attached or Townhouse) cluster parking allowed - Minimum Parking Requirement: 1 per unit.
Maximum Parking Requirement: N/A.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan area, and is identified as High Density 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:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development.

The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. There is a mix of uses surrounding the subject property. This development pattern is desired along this block of East Quincy Street, as described in the Tobin Hill Neighborhood Plan. According to the Tobin Hill Neighborhood Plan Development Guidelines outlined on page 24 the River Redevelopment District (area where the subject property is located) is envisioned as a “high density mixed use district that has frontage on the river as well as along Broadway.”

3. Suitability as Presently Zoned:

The existing “C-3” zoning district is suitable for the subject property. The “C-3” General Commercial zoning district is designed to provide for more intense uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, hospitals and wholesalers, among others. The “C-3” General Commercial base zoning district is best located on large-acreage lots at intersections of highways and major arterials

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request. The “IDZ” district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

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 0.974 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

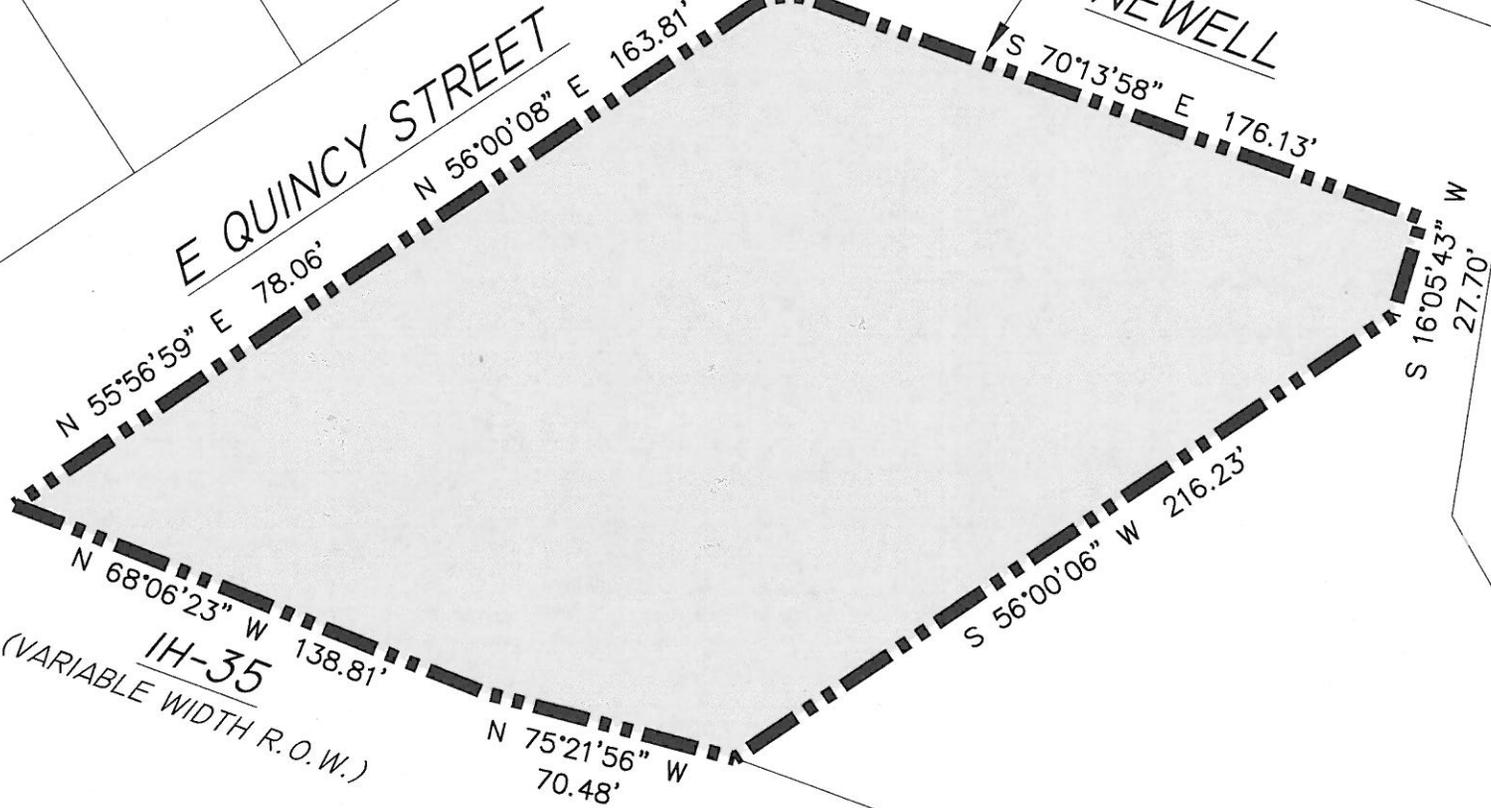
Goal 2 of the Tobin Hill Neighborhood Plan encourages improving the “quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.” It also has the objective to “promote a diverse variety of housing stock in the neighborhood that sustains all ages and economic groups.”


PARCELS TO BE ZONED IDZ WITH THE USE OF TOWNHOUSES (ATTACHED SINGLE-FAMILY RESIDENCES) NOT TO EXCEED 27 UNITS PER ACRE

NCB 1758
 LOT E. 36.7' OF N. TRIANGULAR
 53.94' OF C, NW IRREGULAR 53.94'
 OF D, & 4, 5, & 6 EXCEPT SW
 TRIANGULAR 36.7'
 OWNER
 QUINCY PROPERTIES LLC
 755 E. MULBERRY, SUITE 400
 SAN ANTONIO, TX 78212
 TYPE C-3 NA RIO-2
 0.974 ACRES

N 82°53'27" E
 CHORD 17.84'
 RADIUS 19.73'
 ARC 18.51'

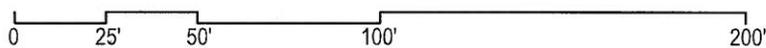
NEWELL

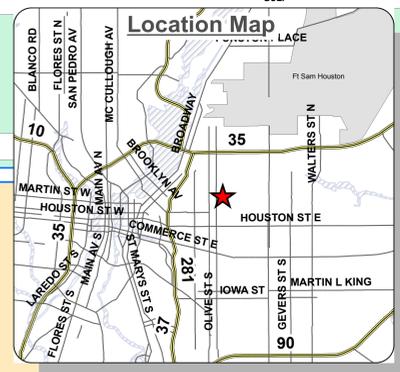
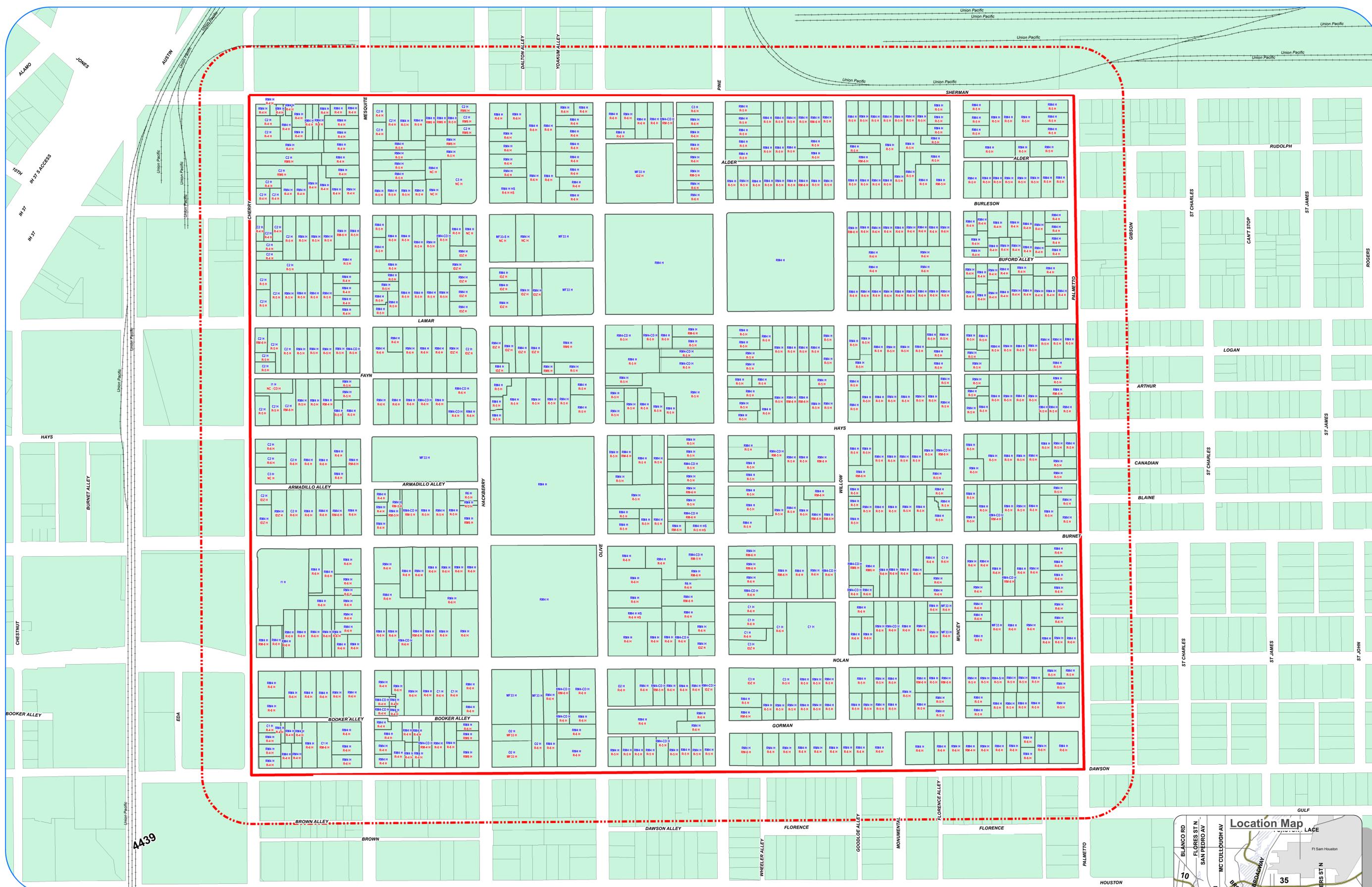


I, Quincy Properties LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provision of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with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

ZONING SITE PLAN - THE EAST QUINCY TOWNHOMES

SCALE: 1" = 50'





Zoning Case Notification Plan

Case No. Z2013012 CD

Council District 2
 Scale: 1" approx. = 130 Feet

Legend

- Subject Properties ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **TEXT**
- 100-Year DFIRM Floodplain



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



City of San Antonio

Planning and Community Development Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013012 CD

Hearing Date: November 20, 2012

Property Owner: Multiple

Applicant: City of San Antonio

Representative: Department of Planning & Community Development

Location: Multiple properties generally located on north of Dawson, east of North Cherry, south of Sheridan, and west of North Palmetto

Legal Description: Multiple

Total Acreage: 140.9

City Council District: 2

Case Manager: John Osten, Sr. Planner

Case History: This will be the first hearing

Proposed Zoning Change

Current Zoning: Please see Attachment A

Requested Zoning: Please see Attachment A

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 November 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 166

Neighborhood Associations: Dignowity Hill Neighborhood Association

Planning Team Members: 23, Dignowity Hill Neighborhood Plan Team

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: This area within the City of San Antonio's municipal boundaries in 1938. In 1984, a large-area rezoning case was initiated by the City (Ordinance No. 70785).

Topography: The subject area is located on a moderately hilly terrain and no physical characteristics that are likely to affect the development and uses.

Adjacent Zoning and Land Uses

Direction:

Current Base Zoning: Varied

Current Land Uses: Varied

Direction:

Current Base Zoning: Varied

Current Land Uses: Varied

Overlay and Special District Information: Airport Hazard Overlay District (AHOD) imposes height restriction near San Antonio International Airport, Stinson Municipal Airport, Kelly Air Force Base and Randolph Air Force Base. Historic Districts (H) areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks. Historic Significant (HS) and Historic Exceptional (HE) Districts are landmarks considered most unique in terms of historic, cultural, archeological significance. Demolition would mean an irreplaceable loss to the quality and character of the city.

Transportation

Thoroughfare: North Hackberry

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Nolan (east of N Hackberry)

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

Proposed Changes: None known

Public Transit: VIA bus lines 22 and 222 serve this area along Nolan, N Pine and Hays Streets

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

Parking Information: Proposed zoning change will not affect the parking requirement of the uses.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

With the direction from City Council, the Department of Planning and Community Development initiated this rezoning case for properties generally located on north of Dawson, east of North Cherry, south of Sheridan, and west of North Palmetto. The subject area is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low Density Residential in the interior of the rezoning area boundaries and Low Density Mixed Use along Cherry Street and other locations, mainly at the intersections of local streets in the area. The principal purpose of this rezoning case is to reclassify the subject properties in order to make the zoning consistent with the Dignowity Hill Neighborhood Future Land Use Plan.

The subject area consists of 760 properties totaling 140.9 acres. This area is predominantly characterized by single-family residences with the exemption of few high density multi-family structures as well moderate amount of medium density multi-family residences spread out in the area. A study of this area was conducted and found that most of the residential lots have zoning that allows mixed residential uses of greater density than is recommended by the future land use plan. In addition, there are existing commercial lots with overly intense commercial zoning adjacent to, and encroaching into, the surrounding low density residential neighborhoods. Staff is recommending this rezoning proposal in order to be compatible with the surrounding residential uses while also allowing the continuation of established commercial uses.

Staff and the City Council District 2 Office conducted a community open house on May 10, 2012 at Ella Austin Community Center to inform affected property owners of the rezoning proposal. 31 citizens were in attendance. The proposed zoning exhibits were presented to the attendees, along with general information about the rezoning process.

The current proposal is Phase 1 of a three-phase rezoning effort to correct zoning deficiencies in the Dignowity Hill historic neighborhood. The next phases will likely to be considered by Zoning Commission and City Council next year.

2. Adverse Impacts on Neighboring Lands:

Staff found no evidence of likely adverse impacts on neighboring lands in relation to this proposed rezoning case.

3. Suitability as Presently Zoned:

The requested zoning districts would preserve the existing character of single family uses in the neighborhood and promote redevelopment and mixed-use flexibility at strategic locations.

4. Health, Safety and Welfare:

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

5. Public Policy:

The intent of this rezoning case is to implement the future land use plan for this neighborhood.

6. Size of Tract:

Total is 140.9 acres with various sizes of 760 parcels.

7. Other Factors:

None.

Attachment A

Site	Owner	Current ZoneCode	PropZoneCo
100 ALDER	HEADLEY DEBORAH A	RM4 H	R-5 H
1001 BURNET ST	LUIS ANICETO & ROSA	RM4 H	R-5 H
1001 HAYS ST	JUAREZ REYNALDO & FRANCISCA	RM4 H	R-5 H
1002 BURNET ST	RUCKER BEN E EST OF C/O DANIEL RUCKER	RM4-CD H	R-6 H
1002 HAYS ST	SAUCEDO JESSE J	RM4 H	R-5 H
1002 NOLAN	WILLIAMS VERNA	RM4 H	R-5 H
1003 N HACKBERRY ST	CAUNDER JANIE ET AL	RM4 H	IDZ H
1003 NOLAN	WICKER ESTHER	RM4 H	R-6 H
1005 BURNET ST	RICHARDSON JOHN J	RM4 H	R-5 H
1005 HAYS ST	BROWN ETHEL B EST OF C/O JETTIE SIMS SULLIVAN	RM4 H	R-5 H
1005 NOLAN	WELLS FARGO BANK NA MAC# X7801-014	RM4 H	R-6 H
1006 HAYS ST	SAUCEDO JESSE J & LYDIA A	RM4 H	R-5 H
1007 N HACKBERRY ST	GARCIA TOMAS Y & MARGARET G	RM4 H	IDZ H
1008 BURNET ST	ACUCHE VICTOR MANUEL & DEBORAH	RM4-CD H	R-6 H
1008 N MESQUITE LN	DELGADO HENRY CADENA	RM4 H	R-5 H
1008 NOLAN	DOTSON JACQUELINE E	RM4 H	R-5 H
1009 BURNET ST	ESPINOZA MANUEL J	RM4 H	R-5 H
1009 N MESQUITE LN	ASSOCIATES FINANCIAL SERVICES COMPANY INC	RM4 H	R-4 H
1009 NOLAN	DUHART H & AUDREY LEE	RM4 H	R-6 H
101 ALDER	WALKER GLORIA PEREZ	RM4 H	R-5 H
101 MUNCEY	HANNAH ISADORE & PATRICIA INN	RM4 H	R-5 H
101 WILLOW	ROCHA HERMINIO & JUANITA	RM4 H	R-5 H
1010 BURNET ST	SANCHEZ MELITON D & IRMA M	RM4 H	R-6 H
1010 N CHERRY	SALAS ALICE M	C2 H	R-4 H
1010 N HACKBERRY ST	GUEVARA HECTOR C & IRENE M	RM4 H	IDZ H
1011 DAWSON ST	MARIN FERNANDO	RM4 H	R-6 H
1011 HAYS ST	HARVANTO GLENN & FERRON	RM4 H	R-5 H
1011 N HACKBERRY ST	CAVAZOS OLIVIA	RM4 H	R-5 H
1011 N MESQUITE LN	RAMIREZ NAOMI H & SALAZAR EVELIO	RM4 H	R-4 H
1012 HAYS ST	DANIELS DWAYNE & CHANELL	RM4 H	R-5 H
1012 N CHERRY	GARZA JOSEPH H	RM4 H	R-4 H
1012 N HACKBERRY ST	GOMEZ JOSIE S	RM4 H	IDZ H
1012 N MESQUITE LN	GAITAN MARGARET	RM4 H	R-5 H
1013 N PALMETTO	TOBAR DOMINGO C & ANTONETTE MENDOZA	RM4 H	R-4 H
1014 BURNET ST	MARIN FERNANDO	RM4 H	R-6 H
1014 N CHERRY	GARZA JOSEPH H	RM4 H	R-4 H
1015 BURNET ST	ROJAS EVANGELINA D	RM4 H	R-5 H
1015 DAWSON ST	CARABIN PARTNERS LIMITED	RM4 H	R-6 H
1015 HAYS ST	AREVALO DAVID & PATRICIA	RM4 H	R-5 H
1015 N MESQUITE LN	DELGADO JUSTINO JR	RM4 H	R-4 H
1015 N PALMETTO	COLLINS VELMA J	RM4 H	R-4 H
1015 NOLAN	AGUIRRE SAMUEL A & CASTILLO PHILLIP	RM4 H	R-6 H
1016 N MESQUITE LN	WHITE DOUGLAS W & ERNST PATRICIA J	RM4 H	R-5 H
1016 NOLAN	SANTOY ANTONIO & ERLINDA	RM4 H	R-5 H
1017 HAYS ST	PEREZ HOPE O	RM4 H	R-5 H
1017 N HACKBERRY ST	RENDON ROY	RM4-CD H	R-5 H
1017 N PALMETTO	GRIER ROBERT	RM4 H	R-4 H
1018 BURNET ST	REYES GREGORY V	RM4 H	R-6 H
1018 HAYS ST	HERNANDEZ RUBEN U & EVANGELINA A	RM4 H	R-5 H
1018 N CHERRY	SWENDSEID ESTHER G	RM4 H	R-4 H
1018 N MESQUITE LN	DELGADO MARCELINA EST OF	C2 H	R-4 H
1019 BURNET ST	MEJIA MAGDALENA GUERRERO	RM4 H	R-5 H
1019 N PALMETTO	CASTILLO JOHN R	RM4 H	R-4 H
1019 NOLAN	VALADEZ JUAN M & ROSALINA T	RM4 H	R-6 H
102 ALDER	CHARLES FRANCISCO G	RM4 H	R-5 H
102 BUFORD ALLEY	MOLINA HENRY C EST OF MOLINA LEONORA L/E	RM4 H	R-4 H
102 MUNCEY	BETANCOURT JOEL	RM4 H	R-5 H
1020 BURNET ST	GUERRA SARAH D	RM4 H	R-6 H
1020 NOLAN	SANTOY ANTONIO & ERLINDA	RM4 H	R-5 H
1021 DAWSON ST	SALAZAR INVESTMENT GROUP LLC	RM4 H	R-6 H
1021 N HACKBERRY ST	RODRIGUEZ ROSA PEREZ	RM4 H	NC H
1021 N PALMETTO	CASTILLO JOHN R	RM4 H	R-4 H
1022 HAYS ST	COCHRAN JOSEPH & ALNEDA	RM4 H	R-5 H
1022 N MESQUITE LN	LAGINSKI ROBERT M & VICKI	C2 H	R-4 H
1022 NOLAN	ALI NIGERIA K	RM4 H	R-5 H
1023 BURNET ST	REYNA JOSEPHINE	RM4 H	R-5 H
1023 HAYS ST	GONZALEZ LAURA K TRST ETAL EQUITY TRST CO #64617	RM4 H	RM-6 H

Attachment A

1023 N MESQUITE LN	FONSECA ANA M V	RM4 H	R-4 H
1023 NOLAN	SHEPPARD MARY I	RM4 H	R-6 H
1024 BURNET ST	HELLMAN TRINIE	RM4 H	R-6 H
1024 N CHERRY	HERNANDEZ YOLANDA	RM4 H	R-4 H
1025 DAWSON ST	GLAS TEACH INVESTMENTS LLC	RM4 H	R-6 H
1025 HAYS ST	ZUNIGA EUSTACIO A & ORALIA	RM4 H	RM-6 H
1026 HAYS ST	LOREDO JESUSA ET AL	RM4 H	R-5 H
1026 N CHERRY	ARIZMENDI JUANA	C2 H	R-4 H
1026 NOLAN	ARISPE CAROLINA	RM4 H	R-5 H
1027 BURNET ST	GUERRA RANDY J	RM4 H	R-5 H
1027 N MESQUITE LN	HERNANDEZ ANTONIO & IMELDA CERBANTES	RM4 H	R-4 H
1027 NOLAN	BRYANT HELEN DORIS FAGAN ROOSEVELT	MF33 H	R-6 H
1029 DAWSON ST	DELACRUZ GUADALUPE & OLGA BARA	RM4 H	R-6 H
1029 HAYS ST	COCHRAN NATHANIEL & LOUISA	RM4 H	RM-6 H
1029 NOLAN	MR LINLEY REAL ESTATE INVESTMENTS LLC	MF33 H	R-6 H
103 MUNCEY	EASLEY MINNIE L EST OF C/O LOIS EASLEY	RM4 H	R-5 H
1030 BURNET ST	LUNA ADELA ANN	RM4 H	R-6 H
1030 HAYS ST	STEWART VICTOR	RM4 H	R-5 H
1033 DAWSON ST	SPEARS ELDIE C/O LEROY MOORE	RM4 H	R-6 H
1033 HAYS ST	STEWART GLORIA M & MANUELA	RM4 H	RM-6 H
1034 HAYS ST	PETERGAL JOE & SALLY	RM4 H	R-5 H
1037 DAWSON ST	JACKSON ANNIE G	RM4 H	R-6 H
104 MUNCEY	PRESSWOOD IRMA ETAL	RM4 H	R-5 H
105 MUNCEY	ROBERTSON WILLIAM J & MARY	RM4 H	R-5 H
1101 BURNET ST	ORTIZ DORA S L/E CORONADO EDWARD & MARY	RM4 H	R-5 H
1101 NOLAN	GRADY MEMORIAL CHURCH OF GOD IN CHRIST INC	MF33 H	R-6 H
1102 BURNET ST	ACOSTA JO ANN	RM4 H	R-6 H
1102 N HACKBERRY ST	HINTON NETTIE PATRICIA	RM4 H	R-6 H
1102 NOLAN	GRADY MEMORIAL CHURCH OF GOD IN CHRIST INC	RM4 H	R-5 H
1103 N OLIVE ST	MORAN CARLOS JESUS SR & GUADALUPE D	RM4 H	R-6 H
1104 NOLAN	DUKE CALVIN M	RM4 H	R-5 H
1106 BURNET ST	HERRERA MARTHA D	RM4 H	R-6 H
1107 BURNET ST	MONARCH LUMBER CO INC	RM4 H	R-5 H
1107 N OLIVE ST	REYES MARIA V	RM4 H	R-6 H
1107 N PINE	SANCHEZ RONALD ALVA C/O ELIDA A URESTI	RM4 H	RM-5 H
1109 BURNET ST	TURNER TROY	RM4-CD H	RM-4 H
1109 N PINE	ALONZO DOLORES H & GEORGE C	RM4 H	RM-5 H
1109 NOLAN	HICE RICHARD & CAROLYN	RM4 H	R-6 H
111 GORMAN ST	REYES JUAN M & HELEN	RM4 H	RM-6 H
1110 BURNET ST	SCOTT MICHAEL D & BEALE REGINA S	RM4-CD H	RM-6 H
1110 NOLAN	NOBLE SUMMER	RM4 H	R-5 H
1111 N HACKBERRY ST	M & M HACKBERRY LLC	C3 H	NC H
1112 BURNET ST	HAMMONDS DAN R	RM4-CD H	RM-6 H
1114 N HACKBERRY ST	ESPARZA ALICIA	RM4 H	R-6 H
1114 NOLAN	JACKSON MARY ETHEL	RM4 H	R-5 H
1115 BURNET ST	MUNOZ OFELIA	RM4-CD H	RM-4 H
1115 N OLIVE ST	GUERRERO MARCO A	RM4 H	R-6 H
1115 N OLIVE ST	GUERRERO MARCO A & DALIA	RM4 H	R-6 H
1115 N PALMETTO	BEXAR COUNTY	RM4 H	R-5 H
1115 N PINE	ZIGA FELIX J JR	RM4 H	RM-5 H
1115 NOLAN	WASHINGTON LLOYD & NATTIE	RM4 H	R-6 H
1116 N PINE	RODRIGUEZ MARIO ALBERTO & ADRIANA	RM4 H	R-5 H
1117 N HACKBERRY ST	DELGADO FRANCES	C3 H	NC H
1117 N PALMETTO	BARBA JESS A & IRENE C	RM4 H	R-5 H
1118 N HACKBERRY ST	RIVERA JO ANN	RM4 H	R-6 H
1118 N PINE	PARAMO JOSE F & BASILIA	RM4 H	R-5 H
1118 NOLAN	STAFFORD JESSIE	RM4 H	R-5 H
1119 BURNET ST	WIZ INVESTMENTS	RM4 H	R-5 H
1119 N OLIVE ST	MCCARTHY TIMOTHY	RM4 H	R-6 H
1119 N PALMETTO	BARBA JESSE A & RACHEL	RM4 H	R-5 H
1119 N PINE	RODRIGUEZ JOAQUIN LUIS	RM4 H	R-6 H
1120 BURNET ST	OLAUSON KELLY	RM4-CD H	RM-6 H
1121 N HACKBERRY ST	RAMIREZ ROGELIO	C2 H	RM6 H
1121 N OLIVE ST	MEREDITH GLENN C	RM4 H	R-6 H
1122 BURNET ST	ANTHONY GEORGE	RM4 H	R-6 H
1122 N HACKBERRY ST	GUADIANA VIRGINIA	RM4 H	R-6 H
1122 N PINE	TREVINO ROSENDA G	RM4 H	R-5 H
1122 NOLAN	LOUD CARMEN & DONALD RAY	RM4 H	R-5 H

Attachment A

1123 BURNET ST	FURMAN PROPERTIES INC	RM4 H	R-5 H
1123 N HACKBERRY ST	HARDEE MARY ELLEN & MANUEL I CAMPAS	C2 H	RM6 H
1123 N PINE	SALAZAR JUANITA	RM4 H	R-6 H
1123 NOLAN	JONES ARNELL C	RM4 H	R-6 H
1124 N OLIVE ST	GARCIA VINCENT DEPAUL	RM4 H	R-6 H
1124 N PINE	MCCRACKEN PATRICIA H	RM4 H	R-5 H
1125 N OLIVE ST	BROWN MARY E	RM4 H	R-6 H
1126 NOLAN	TORRES MARIA F	RM4 H	R-5 H
1127 BURNET ST	NEGRETE ELIAS	RM4 H	R-5 H
1127 N HACKBERRY ST	GUAJARDO J ANTHONY EST OF GUAJARDO ROZI P	C2 H	RM6 H
1127 N PINE	SANCHO PETRA R	RM4 H	R-6 H
1127 NOLAN	VIDAL CARLOS J & CHRISTINE J	RM4 H	R-6 H
1127 PALMETTO	GARCIA LUPE G	RM4 H	R-5 H
1129 N HACKBERRY ST	CERVERA JESUS	C2 H	RM6 H
1130 N PINE	RIVERA ABELINO & ERNESTINA	RM4 H	R-5 H
1131 NOLAN	VIDAL CARLOS J & CHRISTINE J	RM4 H	R-6 H
1133 BURNET ST	MURPHY MARIA M	RM4 H	R-5 H
1133 N PINE	SAUCEDO SERGIO	RM4 H	R-6 H
1135 NOLAN	JOYCE CHRISTINE	RM4 H	R-6 H
115 GORMAN ST	LOUREY TERESA & ROSA OWENS	RM4 H	RM-6 H
116 BUFORD ALLEY	EMBREY BRUCE E	RM4 H	R-4 H
116 GORMAN ST	OWENS ELISHA SR	RM4 H	R-6 H
117 BUFORD ALLEY	KIRK LARRY E	RM4 H	R-4 H
118 BUFORD ALLEY	GUTIERREZ MARCELINO R & LINDA	RM4 H	R-4 H
119 BUFORD ALLEY	BEXAR COUNTY	RM4 H	R-4 H
119 GORMAN ST	GUTIERREZ DOLORES	RM4 H	R-5 H
121 BUFORD ALLEY	EMBREY BRUCE E	RM4 H	R-4 H
122 GORMAN ST	GHAMARIAN YUSEF	RM4 H	R-6 H
123 BUFORD ALLEY	BALDERRAMA ALICIA	RM4 H	R-4 H
123 GORMAN ST	CASTILLO DORA ELENA	RM4 H	R-5 H
124 BUFORD ALLEY	LOPEZ TRINIDAD T	RM4 H	R-4 H
125 BUFORD ALLEY	CANO MANUEL & AGUSTINA	RM4 H	R-4 H
127 GORMAN ST	HUIZAR CRECENCIO B REV/TR	RM4 H	R-5 H
131 GORMAN ST	THOMAS MARY WALKER	RM4 H	R-5 H
132 GORMAN ST	SAPENTER RICHARD H & ET UX	RM4 H	R-6 H
136 GORMAN ST	ROCHA HERMINIO R	RM4 H	R-6 H
203 GORMAN ST	CARTER CHARLES & MOUNTAIN RIVER PROPERTIES LLC	RM4 H	R-5 H
204 GORMAN ST	ROCHA PABLO P & SUSANA J	RM4 H	R-6 H
206 SHERMAN ST	PENA MARY	C2 H	R-4 H
206 WILLOW	MENDOZA PALOMA ALEJANDRA	RM4 H	R-6 H
207 GORMAN ST	HERNANDEZ RAIMUNDO	RM4 H	R-5 H
208 SHERMAN ST	HANSEN JERRY & WILHELMINA	C2 H	R-4 H
210 MUNCEY	OLIVARES CARLOS R & GUADALUPE G	MF33 H	R-6 H
210 SHERMAN ST	CHARIS INVESTMENTS INC	C2 H	R-4 H
211 GORMAN ST	GUEVARA FRANCISCO JAVIER	RM4 H	R-5 H
212 SHERMAN ST	PATINO FELIPE M & JESUSA G	RM4 H	R-4 H
212 SHERMAN ST 1	GOMEZ RAFAEL & ROSALVA S	RM4 H	R-4 H
214 MUNCEY	REYNA CARLOS	MF33 H	R-6 H
214 SHERMAN ST	MARTINEZ HIPOLITO & MARGARITA CECILIA	RM4 H	R-4 H
214 SHERMAN ST 1	MACIAS ALEJANDRO	RM4 H	R-4 H
215 ALDER	PEREZ OMAR GABRIEL	RM4 H	R-5 H
215 GORMAN ST	SANTOY ANTONIO & ERLINDA	RM4 H	R-5 H
215 MUNCEY	RAYGOZA JAQUELINE	MF33 H	R-6 H
216 SHERMAN ST	CARDENAS CYNTHIA	RM4 H	R-4 H
218 SHERMAN ST	BEXAR COUNTY	RM4 H	R-4 H
219 GORMAN ST	SANTOY ANTONIO & ERLINDA	RM4 H	R-5 H
220 MUNCEY	GLORIA JESUS D & NANCY I	RM4 H	R-6 H
221 MUNCEY	JANANTO LESTER	RM4 H	R-6 H
222 SHERMAN ST	SURA FAMILY INVESTORS LLC	RM4 H	R-4 H
223 GORMAN ST	BEXAR COUNTY	RM4 H	R-5 H
225 MUNCEY	COLLINS TALFRED C ETAL	RM4 H	R-6 H
228 SHERMAN ST	HERNANDEZ RUDY RAMIREZ	RM4 H	R-4 H
232 SHERMAN ST	GARCIA FILOMENO C C/O CRISPINA G BURCIAGA	RM4 H	R-4 H
234 WILLOW	TOSCANO GENE	RM4-CD H	R-6 H
301 BURLESON ST	FRANCO GEORGE & ANITA D	C2 H	R-4 H
301 LAMAR	SORIANO OSCAR & ROSA	C2 H	R-5 H
302 BURLESON ST	GONZALEZ MAURO C	C2 H	R-4 H
302 LAMAR	CAMPELL JAMES R & SHAWN M	C2 H	RM-6 H

Attachment A

302 SHERMAN ST	GONZALES TERESD	C2 H	R-4 H
305 BURLESON ST	MURGUIA RICHARD	C2 H	R-4 H
305 LAMAR	CASIAS RICKY G	C2 H	R-5 H
306 BURLESON ST	GUERRERO BERTHA B	C2 H	R-4 H
306 LAMAR	GARCIA SIXTO & JUANA	C2 H	RM-6 H
306 SHERMAN ST	MI CASA-TU CASA PROPERTIES	C2 H	R-4 H
306 WILLOW	SWAPS II INC	RM4 H	R-5 H
307 MUNCEY	ESPARZA MARICELA & MARIA EUGENIA RODRIGUEZ	RM4 H	R-5 H
308 BURLESON ST	GUERRERO BERTHA B	C2 H	R-4 H
308 LAMAR	ALANIS GERARDO M	C2 H	R-5 H
308 WILLOW	JENKINS JAMES EUGENE	RM4 H	R-5 H
309 GORMAN ST	PRESSWOOD IRMA ETAL	RM4 H	R-5 H
309 WILLOW	ALONZO REMIGIO V & ROSALINDA P	RM4 H	R-5 H
310 SHERMAN ST	FONSECA ANA MARIA	RM4 H	R-5 H
311 BURLESON ST	ALLEN MARTIN	C2 H	R-4 H
311 GORMAN ST	CARROLL DORA F	RM4 H	R-5 H
311 LAMAR	CASIAS MARY	RM4 H	R-5 H
311 MUNCEY	ROCHA CYNTHIA A & TERESA M	RM4 H	R-5 H
312 BURLESON ST	CHAPMAN DANNY R JR & ANNA C SIFUENTES	C2 H	R-4 H
312 WILLOW	SANCHEZ LUIS & CAROLINA	RM4 H	RM-6 H
314 LAMAR	CARVAJAL DANIEL C	C2 H	R-5 H
314 MUNCEY	PEREZ ANTONIO	RM4 H	R-5 H
314 SHERMAN ST	CASILLAS JOHNNY	RM4 H	RM6 H
315 GORMAN ST	ABELAR CARLOS	RM4 H	R-5 H
315 LAMAR	CASIAS RICKY G	RM4 H	R-5 H
316 BURLESON ST	UNKNOWN	RM4 H	R-5 H
316 GORMAN ST	ACOSTA ROSA L	RM4 H	R-6 H
317 GORMAN ST	REYES HERLINDA & ROBERT	RM4 H	R-5 H
317 LAMAR	GUERRA ADOLPH O JR & MANUELA Z	RM4 H	R-5 H
318 LAMAR	GONZALES REYMUNDO T L/E GONZALES ISABEL S	RM4 H	R-5 H
318 SHERMAN ST	STAGECOACH LLC	RM4 H	RM6 H
319 BURLESON ST	GARZA JOE H	RM4 H	R-4 H
320 BURLESON ST	TREVINO WILLIE S	RM4 H	R-5 H
320 GORMAN ST	NERIO FRANCISCO F & IRMA P	RM4 H	R-6 H
321 BURLESON ST	MALDONADO ROBERTA & PUENTE RENO JOSEPH	RM4 H	R-4 H
321 LAMAR	BARBA CONSUELO R	RM4 H	R-4 H
321 MUNCEY	DE LA ROSA JOSE C & ANGELA	RM4-CD H	RM-6 H
322 LAMAR	MAYES ISABEL C	RM4 H	R-5 H
322 SHERMAN ST	STAGECOACH LLC	RM4 H	RM6 H
323 BURLESON ST	MALDONADO ROBERTA & PUENTE RENO JOSEPH	RM4 H	R-4 H
324 BURLESON ST	ALVARADO DAVID SANCHEZ	RM4 H	R-5 H
325 BURLESON ST	OLIVARES CARMEN J & AQUILES	RM4 H	R-4 H
326 LAMAR	FOUNTANO JOHNNY C	RM4-CD H	R-5 H
326 MUNCEY	SANDOVAL ORALIA	RM4 H	R-5 H
326 SHERMAN ST	HARDEE MARY ELLEN & MANUEL I CAMPAS	RM4 H	RM6 H
328 BURLESON ST	CHAUVIN MARIA D	RM4 H	R-5 H
330 LAMAR	CARLIN SUSAN & KILIC UGUR	RM4-CD H	R-5 H
331 BURLESON ST	MARTINEZ MICHAEL	RM4 H	R-4 H
334 BURLESON ST	LOZOYA MARIA D	RM4 H	R-5 H
402 BURLESON ST	SANCHEZ JAQUELINE M	RM4 H	R-5 H
402 LAMAR	ORTA JESSE	RM4 H	R-6 H
402 SHERMAN ST	HANSEN JERRY E & WILHELMINA	RM4 H	R-6 H
403 BURLESON ST	LOPEZ MARIA A	RM4 H	R-5 H
403 LAMAR	SURMAN RONALD W & DARRYL R	RM4 H	R-5 H
405 HAYS ST	PEREZ ALICE R	C2 H	R-5 H
406 LAMAR	ORTA JESSE	RM4 H	R-6 H
407 BURLESON ST	DELGADO ESTELLA	RM4 H	R-5 H
407 LAMAR	GARCIA ESTEPHAN JR	RM4 H	R-5 H
408 BURLESON ST	FLORES JEANETTE	RM4 H	R-5 H
408 MUNCEY	PONCE PETER & DEPONCE LELIN MABEL	RM4 H	R-5 H
409 HAYS ST	SAUCEDA ROSALIA VARGAS	C2 H	R-5 H
410 SHERMAN ST	FONSECA CHANTELL	RM4 H	R-6 H
411 BURLESON ST	DELGADO SOFIA	RM4 H	R-5 H
411 LAMAR	ORTA JESSE	RM4 H	R-5 H
411 MUNCEY	KOLMANSBERGER MARIA E	RM4 H	R-5 H
412 BURLESON ST	FRAIRE OSCAR ESTEVAN JR	RM4 H	R-5 H
412 HAYS ST	MATCHMAKER PROPERTIES LLC	C2 H	R-6 H
412 MUNCEY	BROWN MICHAEL G	RM4 H	R-5 H

Attachment A

414 BURLESON ST	HLR RESTORATION	RM4 H	R-5 H
414 LAMAR	SORIANO ROSA	RM4 H	R-6 H
414 SHERMAN ST	POLK CLAUDE CLIFTON L/TR	RM4 H	R-6 H
415 BURLESON ST	DELGADO SOFIA	RM4 H	R-5 H
415 HAYS ST	ACEVEDO BENITO & SONIA IVONNE	RM4 H	R-5 H
415 WILLOW	WATSOR DALTON L	RM4 H	R-5 H
416 LAMAR	THOMPSON MAGGIE MAE	RM4 H	R-6 H
416 SHERMAN ST	ALMANZA MICHAEL & ELDA	RM4 H	R-6 H
416 WILLOW	RIVAS RAUL & MARY C	RM4 H	R-5 H
417 LAMAR	SURMAN RONALD W & DARRYL R	RM4 H	R-5 H
417 WILLOW	ESPINOZA RAFAEL	RM4 H	R-5 H
418 BURLESON ST	MCNEEL LEWIS M & STOLHANDSKE BEKAH A	RM4-CD H	R-5 H
418 HAYS ST	VALADEZ BEATRICE P	C2 H	R-6 H
418 MUNCEY	GARZA JOSE H & MARIA A	RM4 H	R-5 H
418 WILLOW	JAMES HELON	RM4 H	R-5 H
419 BURLESON ST	M & M HACKBERRY LLC	C3 H	NC H
419 BURLESON ST 1	M & M HACKBERRY LLC	C3 H	NC H
419 HAYS ST	VERA RODOLFO & GUILLERMINA L/E ACEVEDO SONIA	RM4 H	R-5 H
419 LAMAR	ALFARO CARLOS & PAULA G	RM4 H	R-5 H
419 MUNCEY	MUNOZ SATURNINO	RM4 H	R-5 H
420 LAMAR	LAWSON BESSIE MAE	RM4 H	IDZ H
421 HAYS ST	ALCARAZ ANDRES L & MARIA R	RM4 H	R-5 H
422 HAYS ST	NEWMAN STEVE & JODY	RM4 H	R-6 H
422 MUNCEY	LEIJA JUAN	RM4 H	R-5 H
422 SHERMAN ST	CORRALES ELIZABETH T & JOHNNY	RM4 H	R-6 H
423 LAMAR	CHAVEZ JOSE RODRIGUEZ	RM4 H	IDZ H
423 MUNCEY	DELA CRUZ GUDALUPE	RM4 H	R-5 H
424 BURLESON ST	JACOB FABIEN	RM4 H	R-5 H
424 LAMAR	SAN TEX LUMBER CO LTD	C2 H	IDZ H
426 HAYS ST	CAVAZOS OLIVIA F	RM4 H	R-6 H
427 ARMADILLO ALLEY	ESPINOZA GUADALUPE	RM4 H	R-6 H
427 HAYS ST	HOPE DAVID	RM4 H	R-5 H
428 BURLESON ST	PERUSQUIA BEATRIZ G & MARIO R	RM4 H	NC H
430 LAMAR	EXPRESS ENTERPRISE INVESTMENTS INC	C2 H	IDZ H
431 HAYS ST	HOPE DAVID	RM4 H	R-5 H
432 BURLESON ST	RODRIGUEZ CHRISTINA	RM4 H	NC H
432 HAYS ST	ARROYO ALBERTO G & ORTIZ ELIZABETH M	RM4 H	R-6 H
434 SHERMAN ST	ELIZALDE ABEL M	RM4 H	R-6 H
501 HAYS ST	BROWN EVELYN A	RM4 H	R-6 H
502 BURLESON ST	IGLESIA PRINCIPE DE SALEM-GOD IS LOVE INC	MF33-S H	NC H
502 BURNET ST	CITY OF SAN ANTONIO	RM4 H	R-6 H
502 LAMAR	GARCIA FRANCISCO J & TEODORA VARELA	RM4 H	IDZ H
502 N CHERRY	LARA ALICE L	RM4 H	R-4 H
502 SHERMAN ST	GARCIA VINCENT DEPAUL	RM4 H	R-6 H
503 BURNET ST	ST JOSEPHS CHURCH (FATIMA CENTER)	RM4 H	IDZ H
503 N MESQUITE	GUERRA ANGELA	RM4 H	R-6 H
503 NOLAN	CITY OF SAN ANTONIO	RM4 H	R-6 H
504 LAMAR	MCNEAL WILLIE M ETAL C/O PAUL V MCNEAL JR	RM4 H	IDZ H
504 N CHERRY	CITY OF SAN ANTONIO	RM4 H	R-4 H
506 LAMAR	GOMEZ ALICIA F	RM4 H	IDZ H
506 N CHERRY	DOMINIQUE KENNETH G	RM4 H	R-4 H
506 N CHERRY 1	CITY OF SAN ANTONIO	RM4 H	R-4 H
506 N MESQUITE LN	WILLIAMS OLIVER R	RM4 H	R-4 H
506 NOLAN	HILLIARD GEORGE D & YVONNE	RM4 H	R-6 H
506 SHERMAN ST	GONZALES DANTE H & ESDRA	RM4 H	R-6 H
507 BURNET ST	ST JOSEPHS CHURCH (FATIMA CENTER)	C2 H	R-6 H
507 HAYS ST	MCCRAY MONIQUE	RM4 H	R-6 H
507 N MESQUITE LN	GALVEZ RODOLFO	RM4 H	R-6 H
507 NOLAN	CITY OF SAN ANTONIO	RM4 H	R-6 H
507 NOLAN	MARINO TOM	RM4 H	R-6 H
508 BOOKER ALLEY	RODRIGUEZ RUBEN L	C1 H	R-4 H
508 LAMAR	CORTEZ VALERIE	RM4 H	IDZ H
508 N CHERRY	SORRELL WILLIE B	C1 H	R-4 H
508 N CHERRY 1	CITY OF SAN ANTONIO	C1 H	R-4 H
509 BURLESON ST	HINTON NETTIE PATRICIA	RM4 H HS	R-6 H HS
509 DAWSON ST	SERRATA MARCUS A	RM4 H	R-4 H
509 LAMAR	MALDONADO JULIA	RM4 H	IDZ H
509 NOLAN	MARINO TOM	RM4 H	R-6 H

Attachment A

510 BOOKER ALLEY	QUALITY HOMES LLC	RM4 H	R-4 H
510 MUNCEY	ESPERICUETA ANTONIO & OLGA	RM4 H	R-4 H
510 N CHERRY	CITY OF SAN ANTONIO	C1 H	R-4 H
510 NOLAN	CARTER ALETHA D	RM4 H	R-6 H
510 SHERMAN ST	GONZALEZ MARIA E	RM4 H	R-6 H
511 BURNET ST	BARBA EFRAIN	C2 H	R-6 H
511 DAWSON ST	RANGEL ELSA	RM4 H	R-4 H
511 HAYS ST	MCCRAY MONIQUE L	RM4 H	R-6 H
511 LAMAR	GOMEZ J JAIME	RM4 H	IDZ H
512 BOOKER ALLEY	GUAJARDO JOE A	RM4 H	R-4 H
512 N CHERRY	YOUNG STEVEN P	C1 H	R-4 H
512 N MESQUITE LN	DAVIS-BISHOP LLC	RM4 H	R-4 H
514 N MESQUITE LN	DAVIS-BISHOP LLC	RM4 H	R-4 H
514 SHERMAN ST	LOZOYA ARNULFO & MARIA	RM4-CD H	RM-5 H
515 BURLESON ST	RODRIGUEZ GUSTAVO	RM4 H	R-6 H
515 BURNET ST	SALAS STELLA LOUISE	C2 H	R-6 H
515 DAWSON ST	VICTORY PCH LLC	RM4 H	R-4 H
515 HAYS ST	FRANKLIN ELIZABETH A & SMITH DONALDA	RM4 H	R-6 H
515 MUNCEY	TRUJILLO PEDRO V	RM4 H	R-6 H
515 N MESQUITE LN	WORLD CUP INVESTMENTS LLC	C1 H	RM-6 H
515 NOLAN	WRENWOOD PROPERTIES L P	RM4 H	R-6 H
516 NOLAN	FARINO JETHER C	RM4 H	R-6 H
516 WILLOW	HERNANDEZ ERNEST	RM4 H	R-6 H
517 BURLESON ST	SIFUENTES SANTIAGO M III	RM4 H	R-6 H
517 BURNET ST	MARTINEZ CARLOS CISNEROS	RM4 H	RM-6 H
518 BURNET ST	CITY HOUSING LTD	RM4 H	R-6 H
518 N CHERRY	HILLIARD GEORGE D & YVONNE	RM4 H	R-6 H
518 N CHERRY	CITY OF SAN ANTONIO	RM4 H	R-6 H
518 N MESQUITE LN	KOB MELODY	RM4 H	R-4 H
518 SHERMAN ST	LOZOYA ARNULFO M & MARIA DE JESUS	RM4-CD H	RM-5 H
518 WILLOW	PLATA IRMA	RM4 H	R-6 H
519 MUNCEY	MILLER WILLIAM DEREK	RM4 H	R-6 H
519 NOLAN	GOMEZ MIGUEL	RM4 H	R-6 H
520 NOLAN	BARBA GLORIA D & DELEON ESTEVAN & ANTONIO	RM4 H	R-6 H
521 DAWSON ST	QUALITY HOMES LLC	RM4 H	R-6 H
521 HAYS ST	VEGA ELOISA	RM4-CD H	R-6 H
522 BURNET ST	MARTINEZ CARLOS S & MITZI	RM4 H	R-6 H
522 N MESQUITE LN	MARSH DAVID & MESLISSA	RM4 H	R-4 H
523 BURNET ST	WAGNER TRAVIS & STEPHANIE L	RM4 H	RM-6 H
523 HAYS ST	CASTILLEJA VERONICA FLORES	RM4-CD H	R-6 H
524 NOLAN	BARBA FELIX JR & GLORIA	RM4 H	R-6 H
525 NOLAN	IBG ENTERPRISES LLC C/O LK O'NEILL	RM4 H	R-6 H
525 NOLAN 1	IBG ENTERPRISES LLC C/O LK O'NEILL	RM4 H	R-6 H
527 BURNET ST	BROWN EVELYN A	RM4 H	RM-6 H
527 HAYS ST	PRYOR FRANCES R	RM4-CD H	R-6 H
528 MUNCEY	HERNANDEZ MARTHA BERENICE	RM4 H	R-4 H
528 NOLAN	HEDGES WALLACE A V	RM4 H	R-6 H
529 NOLAN	STEVENS SYNGMAN R	RM4 H	R-6 H
530 BURNET ST	HEWETT JANNIE M	RM4 H	R-6 H
530 MUNCEY	ESQUIVEL RICHARD A & MARIA	RM4 H	R-4 H
533 NOLAN	TEASE MICHAEL J	RM4 H	R-6 H
601 BURNET	BOWMAN WALTER G	RM4 H	RM-5 H
601 DAWSON ST	HODGES BLANCHE P EST OF C/O JAMES ETTA MALDONADO	RM4 H	R-4 H
601 N HACKBERRY ST	STERLING TRUST CO FBO VICTORIA FUNSTON IRA 080371	RM4 H	RM6 H
601 N MONUMENTAL	MALDONADO HERLINDA M	RM4 H	R-6 H
601 N OLIVE ST	RAMIREZ JOSE A & ZARINA	RM4 H	R-6 H
601 NOLAN	SAN ANTONIO CATHOLIC WORKER COMMUNITY HOUSING TRUS	RM4 H	R-6 H
602 BURNET ST	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	R-6 H
602 N MONUMENTAL	CASIAS TONY	RM4 H	R-6 H
602 NOLAN	DEHOYOS FERNANDO S	RM4 H	R-4 H
603 N HACKBERRY ST	GARCIA LEONARDO & ANTONIA	RM4 H	RM6 H
605 NOLAN	JACOB FABIEN DENIS & MICHELE	RM4 H	R-6 H
606 BOOKER ALLEY	SCHAEFFER HERBERT A EST OF C/O KEVIN KENNEDY	RM4 H	R-4 H
606 NOLAN	ESTRADA ALEJANDRINA	RM4 H	R-4 H
607 BURNET ST	BOWMAN WALTER G	RM4 H	RM-5 H
607 DAWSON ST	RODRIGUEZ JOSE	RM4 H	R-4 H
609 HAYS ST	PRUITT ANDREA	RM4 H	R-5 H
609 N PALMETTO	UGALDE JUAN N & ROSA T	RM4 H	R-6 H

Attachment A

609 NOLAN	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	R-6 H
610 BOOKER ALLEY	MOSBEY DOC JR	RM4 H	R-4 H
610 BURNET ST	STEVENS SYNGMAN R	RM4 H	R-6 H
610 NOLAN	CASTEEL RUBY	RM4 H	R-6 H
611 BURNET ST	DOMINGUEZ JULIO A &	RM4 H	RM-5 H
611 DAWSON ST	RAMOS ARMANDO & FABIOLA M	RM4 H	R-4 H
611 N MESQUITE LN	SAENG-ON CHARASSRI	RM4 H	R-6 H
611 N OLIVE ST	PICKARD VIVIAN L	RM4 H	R-6 H
612 N PINE	GREEN KATE	RM4 H	R-5 H
612 SHERMAN ST	BATSON GENEVA R EST OF	RM4 H	R-5 H
614 BURNET ST	STEVENS SYNGMAN & CHARASSRI	RM4 H	R-6 H
614 LAMAR	CANTU MANUELA O & RUBEN C	RM4-CD H	R-5 H
614 WILLOW	VASQUEZ MIGUEL F	RM4 H	RM-6 H
615 HAYS ST	PENA EUFRASIA	RM4 H	R-5 H
615 MUNCEY	CORONADO JONATHAN J	RM4 H	RM-5 H
615 N MESQUITE LN	FOSTER CARLOS B	RM4 H	R-6 H
615 N PINE	JOHNSON MARY ELLEN	RM4 H	R-6 H
615 NOLAN	ESTRADA ALEJANDRINA	RM4-CD H	R-6 H
615 WILLOW	GONZALES F C	RM4 H	R-5 H
616 N OLIVE ST	BRISSETTE RALPH C/O GARY HOUSTON	RM4 H	R-6 H
616 NOLAN	RUVALCABA DORA LUZ	RM4 H	R-6 H
616 SHERMAN ST	JIMENEZ GREGORIO	RM4 H	R-5 H
616 WILLOW	CEJA SOCORRO	RM4 H	RM-6 H
617 BURNET ST	GOODALE MICHAEL GUY	RM4-CD H	RM-5 H
617 DAWSON ST	SAN ANTONIO CATHOLIC COMMUNITY HOUSING TRUST OF 1992	RM4 H	R-4 H
617 MUNCEY	GUAJARDO J ANTHONY CHILD TR	RM4 H	R-5 H
617 N OLIVE ST	PICKARD VIVIAN	RM4 H	R-6 H
617 N PINE	GIBSON LEON L	RM4 H	R-6 H
618 BURNET ST	PEREZ DORA ELIA	RM4 H	R-6 H
618 LAMAR	CANTU MANUELA O	RM4 H	R-5 H
618 MUNCEY	VITRANO RICK	RM4 H	R-5 H
618 N HACKBERRY ST	SAN ANTONIO HOUSING AUTHORITY	O2 H	R-6 H
618 N MESQUITE LN	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	R-6 H
619 DAWSON ST	BEXAR COUNTY	RM4 H	R-6 H
619 MUNCEY	FARIAS ALBERT EUGENE JR & ANDY ALEXANDER	RM4 H	R-5 H
619 N HACKBERRY ST	TORRES HERLINDA	RM4 H	R-6 H
619 N MESQUITE LN	MENDOZA JONATHAN	RM4 H	R-6 H
619 N MESQUITE LN 1	IBG ENTERPRISES LLC C/O LK O'NEILL	RM4 H	R-6 H
619 NOLAN	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	RM-6 H
619 WILLOW	CEJA SOCORRO	RM4 H	R-5 H
620 SHERMAN ST	CAMPION BERNARD	RM4 H	R-5 H
620 WILLOW	BREWER MARY ALICE	RM4 H	R-5 H
621 BURNET ST	COCHRAN NATHANIEL	RM4 H	R-5 H
621 HAYS ST	RAMIREZ SAMUEL S & MARY LOIS	RM4 H	R-5 H
621 N PALMETTO	LEYVA LUCY LINDA	RM4 H	R-5 H
621 NOLAN	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	R-6 H
622 BURNET ST	HERNANDEZ JULIAN SR	RM4 H	R-6 H
622 MUNCEY	MEJIA ORLANDO	RM4 H	R-5 H
622 NOLAN	SAN ANTONIO CATHOLIC WRKR CMNTY HSNG TRUST ERIN GRAF	RM4 H	R-6 H
622 SHERMAN ST	LUNA FRANCISCO JAVIER	RM4 H	R-5 H
623 MUNCEY	HUIZAR CRECENCIO B REV/TR	RM4 H	R-5 H
625 BURLESON ST	ESPINOZA JUAN D & ELOISA C	RM4 H	R-6 H
625 BURNET ST	VADILLO PAUL S & ERLINDA N	RM4 H	R-5 H
625 DAWSON ST	MINOR CLAUDIAS M EST OF	RM4 H	RM6 H
625 HAYS ST	VANCE EVA	RM4 H	R-5 H
625 N PALMETTO	INGRAM JAMES	RM4 H	R-5 H
626 BURNET ST	SALAZAR THOMAS B	RM4 H	R-6 H
626 NOLAN	SAN ANTONIO CATHOLIC WORKER COMMUNITY HOUSING TRUST	RM4 H	R-6 H
627 MUNCEY	MORENO JOSE A & SYLVIA	RM4 H	R-5 H
627 N MESQUITE LN	MONCIVAIS JUAN E JOSE ANGEL & EMILIO F	RM4 H	R-6 H
628 SHERMAN ST	RAMIREZ SAMUEL S & ETAL	RM4 H	R-5 H
629 BURNET ST	BERLEE LUMBER CO ETAL	RM4 H	R-5 H
629 DAWSON ST	STERLING TRUST CO FBO VICTORIA FUNSTON IRA 080371	RM4 H	RM6 H
629 N PALMETTO	PEREZ TIANO P & MEZA ANA L	RM4 H	R-5 H
629 NOLAN	GARCIA JUAN R & OLGA M	RM4 H	R-6 H
630 MUNCEY	GARCIA ARTURO	RM4 H	R-5 H
630 NOLAN	DIAZ ERASMO	RM4 H	R-6 H
630 SHERMAN ST	HERNANDEZ JULIAN JR EST OF HERNANDEZ MARIA J L/E ETAL	RM4 H	R-5 H

Attachment A

631 MUNCEY	GARZA JOSE R & MARIA A	RM4 H	R-5 H
634 MUNCEY	VEGA SERGIO LUIS & ORALIA ALONZA	RM4 H	R-5 H
636 BURNET ST	COLON JOSE L & SUSANA	RM4 H	R-6 H
701 BURLESON ST	LOPEZ ROBERTO CAMPA C/O FRED ROEL JR	RM4 H	R-5 H
702 HAYS ST	RAMIREZ SAMUEL S	RM4 H	R-5 H
702 N PINE	GONZALEZ RAMON	C3 H	IDZ H
702 SHERMAN ST	SAN ANTONIO HOUSING FACILITY CORPORATION	RM4 H	R-5 H
703 HAYS ST	CAMPBELL JAMES R & SHAWN M	RM4 H	R-5 H
704 SHERMAN ST	ZALENSKI JOHN ANTHONY	RM4 H	R-5 H
705 BURLESON ST	CDER LLC	RM4 H	R-5 H
705 N PINE	JASSO GUADALUPE L & WILLIE ALLEN FRANCOIS JR	RM4 H	R-6 H
706 HAYS ST	POLK CLAUDE C LIVING TRUST POLK CLAUDE CLIFTON TRUSTEE	RM4 H	R-5 H
706 N PINE	GONZALEZ RAMON	C3 H	IDZ H
707 DAWSON ST	GARCIA JOSE A	O2 H	R-6 H
707 N PINE	ANDERSON RICHARD P	RM4 H	R-6 H
708 N MESQUITE LN	MIZRACHI CARMEN & RUEL	RM4 H	RM-5 H
709 BURLESON ST	DE LA CRUZ RENE C & GRACE MUSQUIZ	RM4 H	R-5 H
709 HAYS ST	RAMOS SANTIAGO M & ROSA T	RM4 H	R-5 H
710 HAYS ST	PEREZ JIMMY & MARY L	RM4 H	R-5 H
710 N CHERRY	ARCHDIOCESE OF S A CHANCERY OFF	RM4 H	IDZ H
710 N OLIVE ST	HAUGH GERALD G & SUE ANN PEMBERTON-HAUGH	RM4 H HS	R-6 H HS
710 N PINE	GONZALEZ RAMON	C3 H	IDZ H
710 SHERMAN ST	RUSS A M	RM4 H	R-5 H
711 HAYS ST	SANTO JAMES P	RM4 H	R-5 H
711 N PALMETTO	LAXSHMI PROPERTIES INC & R K MAHBUBANI	RM4 H	R-6 H
711 N PINE	MILLER DAVID P & LISA K	RM4 H	R-6 H
712 LAMAR	WHITE JOHN	RM4 H	R-5 H
712 N MESQUITE LN	VILCHIS JORGE O	RM4 H	RM-5 H
713 BURLESON ST	LOPEZ LADISLAO	RM4 H	R-5 H
713 DAWSON ST	VILCHIS JORGE O	O2 H	R-6 H
714 N PINE	MCNEIL ERMA L JOHNSON C/O ST PAULS METHODIST L/E	C1 H	R-6 H
714 SHERMAN ST	LEOS JOSE	RM4 H	R-5 H
715 HAYS ST	JAMES WILLIE L & LOIS	RM4 H	R-5 H
715 N HACKBERRY ST	STEVENS SYNGMAN R	RM4 H	R-6 H
715 N PALMETTO	RICE ELIZABETH M	RM4 H	R-6 H
716 HAYS ST	CUATRO KINGS LLC	RM4 H	R-5 H
716 LAMAR	PECHE LEE R & MARIA TERESA	RM4 H	R-5 H
716 NOLAN	SAN ANTONIO HOUSING AUTHORITY	O2 H	R-6 H
716 SHERMAN ST	LEOS JOE & GLORIA	RM4 H	R-5 H
717 BURLESON ST	MAZZELLA MARCO L	RM4 H	R-5 H
718 N CHERRY	RAMIREZ ROLAND JOSEPH	C2 H	R-6 H
718 N PINE	LEAL DORA & ETAL	RM4 H	R-6 H
718 NOLAN	HERNANDEZ LINDA R &	O2 H	R-6 H
719 DAWSON ST	SUAREZ ARTURO & RAMONA	O2 H	R-6 H
719 N PALMETTO	BEVERLY PHILLIP C/O GERSDORFF, MYRTHA	RM4 H	R-6 H
719 N PINE	LITOFISKY ANA & LITOFISKY MICHAEL	RM4 H	R-6 H
720 LAMAR	SAN ANTONIO HOUSING FINANCE CORPORATION	RM4 H	R-5 H
720 N OLIVE ST	TAYLOR RODNEY & IVY R	RM4 H	R-6 H
720 NOLAN	ELIZADE JOSE A & CARMEN M	RM4 H	R-6 H
720 SHERMAN ST	CASTILLO JOSEFINA	RM4 H	R-5 H
721 BURLESON ST	ASSOC FNCL SVCS CO INC	RM4 H	R-5 H
721 HAYS ST	WILKINS JOHN M	RM4 H	R-5 H
722 LAMAR	PEREZ DAVID S	RM4 H	R-5 H
724 LAMAR	BARBA ROBERT & GUADALUPE	RM4 H	R-5 H
724 N CHERRY	MORENO SOPHIE ETAL	C2 H	R-6 H
724 N OLIVE ST	SHEROUSE LEONARD B & BETTY P LIVING TRUST	RM4 H	RM-6 H
724 N PINE	O NEAL OLA MAE	RM4 H	R-6 H
724 NOLAN	DIAZ ERASMO	RM4 H	R-6 H
724 SHERMAN ST	CASTILLO JOSEFINA	RM4 H	R-5 H
725 BURLESON ST	LOPEZ CARMEN D	RM4 H	RM-6 H
727 N PALMETTO	PUMPKIN HOLDINGS LLC	RM4 H	R-6 H
727 N PINE	BOWYER JUDITH C	RM4 H	RM-6 H
728 N CHERRY	GARZA BEATRIZ	C2 H	R-6 H
728 N PINE	GRACE COMMUNITY CHURCH	RM4 H	R-6 H
729 BURLESON ST	BARBA GUADALUPE M & ROMUALDO O ORTA	RM4 H	R-5 H
729 N PALMETTO	PACHECO MARTHA	RM4 H	R-6 H
729 N PINE	CASIAS THOMAS A & AUDREY	RM4-CD H	RM-5 H
731 BURLESON ST	VASQUEZ ROLANDO MORALES	RM4 H	R-5 H

Attachment A

731 N PALMETTO	HODGES DAVIE RAY	RM4 H	R-6 H
731 N PINE	ALI NIGERIA K	RM4-CD H	RM-5 H
732 LAMAR	BROWN PATRICIA ANN	RM4 H	R-5 H
732 N OLIVE ST	NARURKAR NEELESH S & BELINDA T	RM4 H	R-6 H
732 N PINE	HARTFIELD STELLA B & ALI NIGERIA	RM4 H	RM-6 H
800 LAMAR	PENA IGNACIO M & ALICE C	RM4 H	R-5 H
800 N CHERRY	GONZALEZ BEATRIZ	C2 H	R-5 H
801 DAWSON ST	GIPSON JAMES JR & CAROLEE	RM4 H	R-5 H
801 LAMAR	CONTRERAS ALEX	RM4 H	R-6 H
801 N PINE	TULLY CHARLA CHERIE & TYLER	RM4-CD H HS	RM-6 H HS
802 BURLESON ST	RAMIREZ BENNY M & BEATRICE	RM4 H	R-6 H
802 N OLIVE ST	ORTIZ HORTENCIA	RM4 H	R-5 H
802 N PINE	HAWKINS CHARLES L	RM4 H	R-5 H
802 NOLAN	DIAZ ERASMO	O2 H	R-6 H
803 BURLESON ST	JACKSON DAVID J & VIRGIE	RM4 H	RM-6 H
805 BURLESON ST	CORTEZ MARIA DELIA	RM4 H	RM-6 H
805 LAMAR	ESPINOZA NICOLAS G & HOPE M	RM4 H	R-6 H
805 N PINE	SHEROUSE BYRON	RM4 H	R-5 H
805 NOLAN	CLAY-FLORES JOSE D	RM4 H	R-6 H
806 BURLESON ST	BEUHLER WILLIAM W JR	RM4 H	R-6 H
806 LAMAR	CRUZ RANDOLPH & PURIFICACION P	RM4 H	R-5 H
806 N OLIVE ST	HARTFIELD STELLA B & ALI NIGERIA	RM4 H	R-5 H
806 SHERMAN ST	GARCIA RICHARD C	RM4 H	R-5 H
807 DAWSON ST	CUNNINGHAM CRYSTAVELL M	RM4 H	R-5 H
808 BURLESON ST	FARIAS HECTOR & MARIA CRUZ	RM4 H	R-6 H
808 N PINE	CASTRO ANTONIO R JR & SONYA R	RM4 H	R-5 H
808 NOLAN	LUNA FELIPA	RM4-CD H	RM-5 H
808 SHERMAN ST	MORISAK IRENE EST OF C/O KATHY M BUENTELLO	RM4 H	R-5 H
809 BURLESON ST	VASQUEZ ROLAND	RM4 H	RM-6 H
809 DAWSON ST	RODRIGUEZ JOSE ANTONIO	RM4 H	R-5 H
809 LAMAR	LITOFISKY ANA	RM4 H	R-6 H
809 N MESQUITE LN	BARBA CONSUELO R	RM4 H	R-5 H
809 N PALMETTO	HERNANDEZ DANIEL V & MARIA	RM4 H	R-5 H
810 LAMAR	COOK WILMA	RM4 H	R-5 H
810 N CHERRY	S & D REAL ESTATE LLC	C2 H	R-5 H
810 N OLIVE ST	GREEN WILLIAM T & BETTY J	RM4 H	R-5 H
810 NOLAN	MARTINEZ CELIA M	RM4-CD H	RM-5 H
810 SHERMAN ST	RAMOS CARLOS E	RM4 H	R-5 H
811 BURNET ST	GONZALEZ JUAN JOSE & ROSEMARY	RM4 H	R-5 H
811 LAMAR	IVORY ERNEST J	RM4 H	R-6 H
811 N MESQUITE LN	RANGEL MARIA A	RM4 H	R-5 H
811 N PINE	GREEN BETTY J	RM4 H	RM-6 H
812 BURLESON ST	LANDEROS MARCOS	RM4 H	R-6 H
812 HAYS ST	WILLIAMS DAVID E	RM4 H	R-5 H
813 BURLESON ST	CONTRERAS JOHN G & AMELIA D	RM4 H	R-5 H
813 HAYS ST	JAIME JESUS & EUDELIA	RM4 H	R-5 H
814 BURNET ST	MALLEY ENTERPRISES INC	R6 H	R-6 H
814 LAMAR	ALI NIGERIA K	RM4 H	R-5 H
814 N PINE	WORD WESLEY & MARGARET A C/O JEAN MOORE	RM4 H	R-5 H
815 BURNET ST	PALMER JOY	RM4 H	R-5 H
815 DAWSON ST	RODRIGUEZ JULIANA	RM4 H	R-5 H
815 N HACKBERRY ST	CASIAS EDWARD	RM4 H	R-5 H
815 N PINE	HANSEN JERRY E & WILHELMINA	RM4 H	RM-6 H
815 NOLAN	GRIEGO HERMINIO & HERRERA MICHELLE	RM4 H	R-6 H
816 BURLESON ST	MATA PABLO & JULIANA	RM4 H	R-6 H
817 HAYS ST	ZUNIGA JUAN MANUEL ETAL	RM4 H	R-5 H
817 LAMAR	ARGUELLO ROBERT GRIEGO & EVON M ARGUELLO	RM4 H	R-6 H
817 N PALMETTO	SANCHEZ ADRIAN RIOS	RM4 H	R-5 H
817 NOLAN	FRANCOIS WILLIE A & GUADALUPE I JASSO	RM4 H	R-6 H
818 LAMAR	BEXAR COUNTY	RM4 H	R-5 H
818 N CHERRY	CASAS MAGDALENA RODRIGUEZ & SAMUEL MARTINEZ CASAS	C2 H	R-5 H
818 N OLIVE ST	WESCOTT ESTER	RM4 H	R-5 H
819 BURLESON ST	DELGADO JESSIE & UDELIA R	RM4 H	R-5 H
819 BURNET ST	TUCK NED W & DARR KATHLEEN A	RM4-CD H	RM-6 H
819 DAWSON ST	FLORES RUBEN	RM4 H	R-5 H
819 LAMAR	PATEL BALUBHAI	RM4 H	R-6 H
820 BURLESON ST	GUTIERREZ LUIS	RM4 H	R-6 H
820 HAYS ST	PORTER ELLA MAE	RM4 H	R-5 H

Attachment A

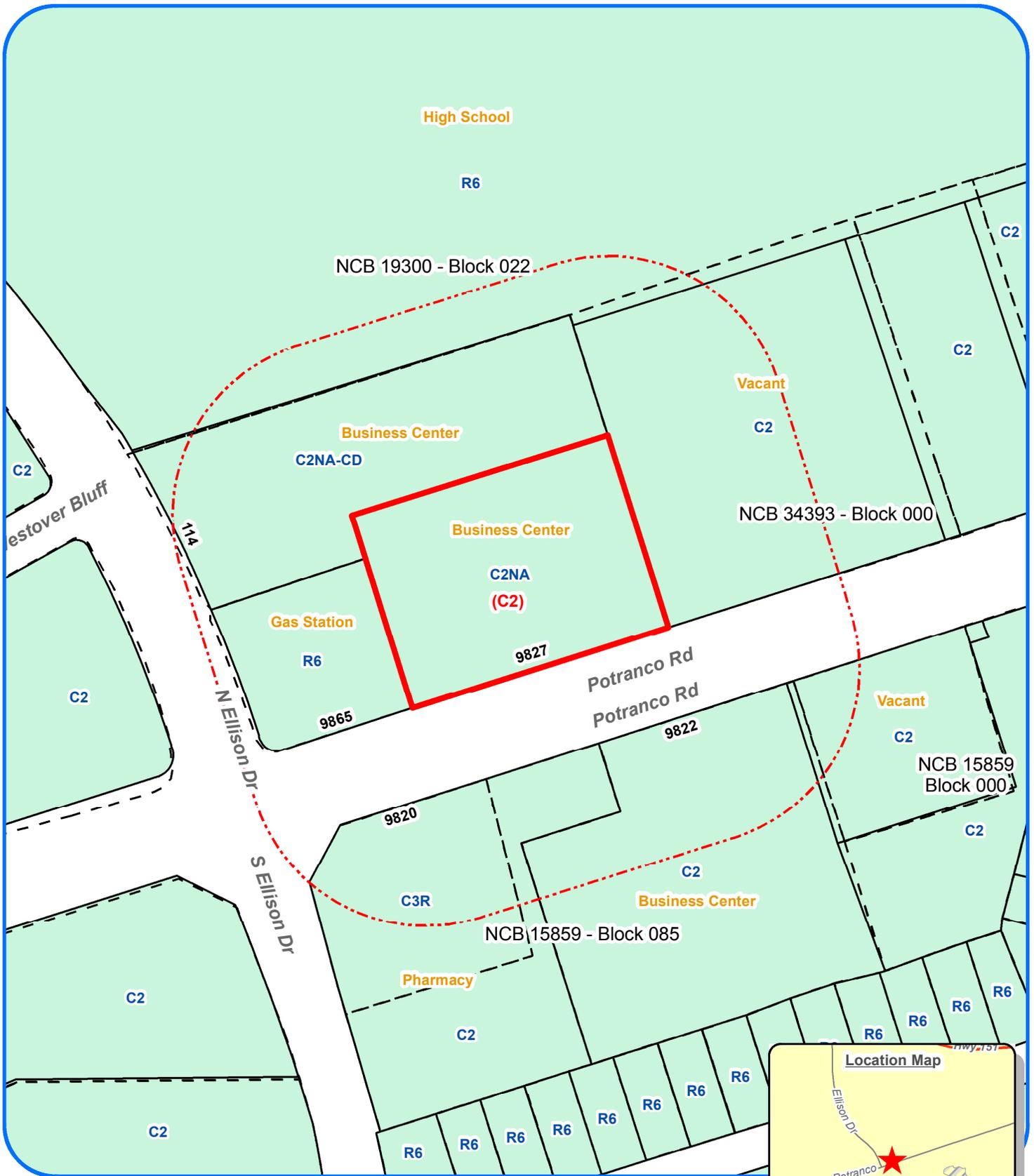
820 NOLAN	CARRANZA MAX & MARIA	RM4-CD H	RM-5 H
821 BURLESON ST	DIAZ HERLINDO C/O MICHELLE RODRIGUEZ	RM4 H	R-5 H
821 DAWSON ST	RATCLIFFE JOHN M & SHARON	RM4 H	R-5 H
821 N PALMETTO	SOLIS ISRAEL JARED	RM4 H	R-5 H
821 N PINE	LEE QUDELLA	RM4 H	R-5 H
822 LAMAR	IVORY ERNEST J	RM4 H	R-5 H
822 N CHERRY	ARROYO ALBERTO G & ELIZABETH M & ANA M	C2 H	RM-6 H
822 N PINE	GARCIA MARIA DEL CARMEN	RM4 H	R-5 H
823 N PALMETTO	ALI NIGERIA K & BRIWN-MILLER STELLA	RM4 H	R-5 H
824 BURLESON ST	VASQUEZ ERNESTO	RM4 H	R-6 H
824 HAYS ST	LOZANO ROQUE JR & TINA T	RM4 H	RM-6 H
824 N PINE	LOPEZ TOMASA S	RM4 H	R-5 H
824 NOLAN	KINNISON ABIGAIL RUTH	RM4 H	R-6 H
825 BURLESON ST	VASQUEZ PERFECTO & YOLANDA	RM4 H	RM-5 H
825 DAWSON ST	MILLER DAVID P & LISA K	RM4 H	R-5 H
825 HAYS ST	DELAROSA FRANK JR & MARY O	RM4 H	R-5 H
825 N PINE	SUTTON RITA J	RM4 H	R-5 H
826 LAMAR	DYER JOSE A	RM4 H	R-5 H
826 PINE	DAVENPORT REBA	RM4 H	R-5 H
827 DAWSON ST	HAMILTON EARLYNE DOROTHY C/O LELA HAMILTON	RM4 H	R-5 H
827 LAMAR	STRICKLAND KATHERINE	RM4 H	R-6 H
828 BURLESON ST	K & R HOWE CORPORATION	RM4 H	R-6 H
828 NOLAN	SCOTT LILLIAN I	RM4 H	R-6 H
829 HAYS ST	PROCTOR JONATHAN D ORTIZ VIRGINIA R	RM4 H	R-5 H
829 N PINE	SHURGOT SYLVIE	RM4 H	R-5 H
830 BURLESON ST	FARIAS ARTURO O & MARIA G	RM4 H	R-6 H
830 HAYS ST	HICE LEROY	RM4 H	RM-6 H
830 LAMAR	MCNAIR VANCE MARROU	RM4 H	R-5 H
830 N PINE	WIDJAJA SOFIA	RM4 H	R-5 H
830 NOLAN	830 NOLAN TRUST SANJOSE ELLIS TRUSTEE	RM4 H	R-6 H
831 BURLESON ST	GARCIA LUPE G	RM4 H	RM-5 H
831 LAMAR	ORTIZ MARCO ANTONIO	RM4 H	R-6 H
833 HAYS ST	GALLEGOS JOHN M & DARRYL D HOFFMAN	RM4 H	R-5 H
835 DAWSON ST	BEXAR COUNTY	RM4 H	R-5 H
835 LAMAR	HODGE WILLIE A III	RM4 H	R-6 H
901 HAYS ST	CASTILLO JOHN R	RM4 H	R-5 H
901 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-4 H
901 N PINE	CHILDRRESS MEMORIAL CHURCH OF GOD IN CHRIST	RM4 H	R-5 H
902 BURLESON ST	GARCIA LAUREN	RM4 H	R-4 H
902 HAYS ST	MARTINEZ CELIA	RM4 H	RM-6 H
902 LAMAR	LOPEZ AMELIA	RM4 H	R-5 H
902 N HACKBERRY ST	GARZA CECILIA & JESUS	RM4 H	R-5 H
902 N PINE	ESPARZA MARYANN C	RM4 H	R-5 H
903 BURLESON ST	MAZZELLA MARCO L	RM4 H	R-5 H
903 DAWSON ST	FERRO JEFFREY E & WILLIAM K HAVINS	RM4 H	RM-6 H
903 LAMAR	MARTINEZ GUADALUPE REY	RM4 H	R-4 H
903 N OLIVE ST	WATTS LAWRENCE	RM4 H	R-5 H
904 HAYS ST	ALCALA ROSALINDA	RM4 H	RM-6 H
904 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-5 H
904 N PINE	ZUNIGA DAVID S & MARIA NORMA	RM4 H	R-5 H
905 LAMAR	MERIDA ELISEO	RM4 H	R-4 H
905 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-4 H
906 BURLESON ST	HERNANDEZ MARIA ISaura	RM4 H	R-4 H
906 LAMAR	MONART LTD	RM4 H	R-5 H
906 N HACKBERRY ST	906 HACKBERRY LAND TRUST FERGUSON LINNARD TRUSTEE	RM4 H	R-5 H
907 BURLESON ST	QUINN JOHN J & KATHLEEN F REV TRUST	RM4 H	R-5 H
907 DAWSON ST	FERRO JEFFREY E & WILLIAM K HAVINS	RM4 H	RM-6 H
907 HAYS ST	JONES ARTHUR M & AMELIA M	RM4 H	R-5 H
907 N OLIVE ST	WATTS LAWRENCE	RM4 H	R-5 H
908 BURLESON ST	QUESADA RODOLFO P & SANDRA	RM4 H	R-4 H
909 HAYS ST	MARTINEZ VIOLA OVALLE	RM4 H	R-5 H
909 LAMAR	HERNANDEZ JESUS R	RM4 H	R-4 H
909 N HACKBERRY ST	ROBINSON MILTON O P & EUGINIA T	RM4-CD H	R-6 H
909 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-4 H
909 N PALMETTO	STEWART VICTOR	RM4 H	RM-6 H
910 LAMAR	ESCOBAR JUAN P	RM4 H	R-5 H
910 N CHERRY	QUIARA JOSE RICARDO EST OF C/O MARY H & HENRY J	C2 H	R-5 H
910 N HACKBERRY ST	GILLETTE HOLDINGS LTD	RM4 H	R-5 H

Attachment A

910 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-5 H
910 N OLIVE ST	OLIVAREZ RUBEN & OLGA L	RM4 H	R-5 H
910 N PINE	TORRES MARIO A	RM4 H	R-5 H
910 NOLAN	GRUENE FUND LP	RM4 H	R-5 H
911 BURLESON ST	VILLARREAL ANTHONY R	RM4 H	R-5 H
911 DAWSON ST	NICHOLS BARBARA ANN DAVIS & SAMUEL E	RM4 H	R-6 H
912 BURLESON ST	QUESADA SANDARA C & BRANDON A & CANDICE L & BRIAN L	RM4 H	R-4 H
912 HAYS ST	MARITZA APACHE ENTERPRISES LP PMB 300	RM4 H	R-5 H
913 BURLESON ST	ESTRADA GABRIEL C & MARIA I	RM4 H	R-5 H
913 HAYS ST	YARBOROUGH ESTELLA	RM4 H	R-5 H
913 N MESQUITE LN	QUINONEZ ROSENDO JR & CLAUDIA C	RM4 H	R-5 H
914 HAYS ST	LANDEROS MICHAEL & JUANITA V	RM4 H	R-5 H
914 LAMAR	DELEON JUAN & ORALIA	RM4 H	R-5 H
914 N CHERRY	SAYAGO HUMBERTA R & RAFAEL SAYAGO	RM4 H	R-5 H
914 N MESQUITE LN	SALAZAR LEROY & RAMOS PETER R JR	RM4 H	R-5 H
914 N OLIVE ST	CHILDRESS MEMORIAL CHURCH OF GOD IN CHRIST	RM4 H	R-5 H
914 N PINE	GLAS TEACH INVESTMENTS LLC	RM4 H	R-5 H
914 N PINE 1	GLAS TEACH INVESTMENTS LLC	RM4 H	R-5 H
915 BURLESON ST	HERNANDEZ VICTOR	RM4 H	R-5 H
915 N PALMETTO	SAN ANTONIO FFI LLC C/O FIRST FUNDING GROUP	RM4 H	RM-6 H
916 BURNET ST	EVANS WILMA JEAN	RM4 H	R-6 H
916 N HACKBERRY ST	MALLEY ENTERPRISES INC	RM4 H	IDZ H
916 N MESQUITE LN	FRAIRE CARLOS G	RM4 H	R-5 H
917 BURNET ST	HAWKINS CHARLES L	RM4 H	R-5 H
917 DAWSON ST	CHAVEZ LEONOR RAMIREZ	RM4 H	R-6 H
917 HAYS ST	STEEN GARLETTA	RM4 H	R-5 H
917 NOLAN	DOBBS JOHN PHILIP ET AL	C3 H	IDZ H
918 HAYS ST	REICHEL LYDIA E	RM4 H	R-5 H
918 LAMAR	GOODLEY MARION & GRADY	RM4 H	R-5 H
918 N OLIVE ST	CHILDRESS MEMORIAL CHURCH OF GOD IN CHRIST	RM4 H	R-5 H
918 N PINE	GLAS TEACH INVESTMENTS LLC	RM4 H	R-5 H
918 NOLAN	HENDERICKS JAMES	RM4 H	R-5 H
919 LAMAR	SALAZAR REBECCA T& ABEL	RM4 H	R-4 H
919 N MESQUITE LN	VALDEZ JESSE RIVERA JR	RM4 H	R-5 H
919 N PALMETTO	MARTINEZ ELVIRA CANO	RM4 H	R-5 H
919 N PINE	OLIVER EILEEN C	RM4-CD H	R-5 H
920 BURLESON ST	FONSECA THOMAS M & LYDIA P	RM4 H	R-4 H
920 LAMAR	LOZANO RAUL MORENO & ELENA C	RM4 H	R-5 H
920 N CHERRY	GARCIA HECTOR & GUADALUPE	C2 H	R-4 H
920 N MESQUITE LN	BEATTY MICHAEL	RM4 H	R-5 H
921 BURLESON ST	FONSECA THOS M & LYDIA P	RM4 H	R-5 H
921 BURNET ST	HAWKINS CHARLES L	RM4 H	R-5 H
921 LAMAR	CARVAJAL DANIEL C	RM4 H	R-4 H
922 BURNET ST	RICHARDSON LEE ANDREW & VIRGIE MAE	RM4 H	RM-6 H
922 HAYS ST	HAYS TRUST	RM4 H	R-5 H
922 N PINE	GARCIA JUAN & BARBARA	RM4 H	R-5 H
922 NOLAN	VERA REYNALDO S & CONSUELO U	RM4 H	R-5 H
923 BURLESON ST	GONZALES PAULA I	RM4 H	R-5 H
923 HAYS ST	WHITE ISHMAEL D	RM4 H	R-5 H
923 LAMAR	MONART LTD	RM4 H	R-4 H
923 N PINE	SHURGOT JOSEPH & SYLVIE	RM4 H	R-5 H
925 BURLESON ST	MANN WILLIAM M II & CARMEN M	RM4 H	R-5 H
925 BURNET ST	COLLINS LARRY	RM4 H	R-5 H
925 LAMAR	LUNA SERAFIN	RM4 H	R-4 H
926 BURLESON ST	MASCORRO MARTHA L	RM4 H	R-4 H
926 HAYS ST	PINEDA EMILIO JR & ROSARIO M	RM4-CD H	RM-6 H
926 LAMAR	GARZA JOSE H & MARIA A	RM4 H	R-5 H
926 N PINE	HERNANDEZ JULIAN & MINNIE	RM4 H	R-5 H
926 NOLAN	GAMBOA RAUL SR & SOCORRO P	RM4 H	R-5 H
927 HAYS ST	MUNIZ SANJUANITA	RM4 H	R-5 H
927 N OLIVE ST	LOPEZ ARTURO	RM4 H	R-5 H
927 N PINE	BROWN SANDRA ELAINE	RM4 H	R-5 H
928 N CHERRY	CRUZ LUZ SANTA	C2 H	R-4 H
928 N OLIVE ST	MARIN FERNANDO	RM4-CD H	R-5 H
929 BURNET ST	OLVERA OLGA M	RM4 H	R-5 H
929 LAMAR	COLLINS LUCY	RM4 H	R-4 H
930 BURNET ST	ROTH MARY	RM4 H	R-6 H
930 HAYS ST	REALCOR LLC	RM4-CD H	RM-6 H

Attachment A

930 LAMAR	MILLER ALICE	RM4 H	R-5 H
930 NOLAN	HINES HENRY NELSON	RM4 H	R-5 H
931 HAYS ST	SALAZAR LAURA P	RM4 H	R-5 H
931 N OLIVE ST	LOPEZ GREGORIO UBALDO	RM4 H	IDZ H
931 N OLIVE ST 1	LOPEZ GREGORIO UBALDO	RM4 H	IDZ H
931 N PINE	MCINTYRE ROBERT L	RM4 H	R-5 H
932 BURNET ST	MCINTOSH NTANDO A	RM4 H	R-6 H
932 N PINE	GARCIA JUAN A & BARBARA L	RM4 H	R-5 H
933 BURNET ST	NELIUS EDVIN	RM4 H	RM-6 H
933 LAMAR	DAVALOS VICTOR M & MARIA	RM4 H	R-4 H
934 LAMAR	GARCIA CONNIE	RM4 H	R-5 H
N MESQUITE ST	MONCIVAIS JUAN E JOSE ANGEL & EMILIO F	RM4 H	R-6 H
N OLIVE ST	MINDES INVESTMENTS	MF33 H	IDZ H



Zoning Case Notification Plan

Case Z-2013-013

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

Subject Property Legal Description(s): NCB 19300 - BLK 022 - LOT 3 (POTRANCO-GARCIA SUBD)

Legend	
Subject Properties	(1.554 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
 (11/5/2012 - 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 #: Z2013013
Hearing Date: November 20, 2012
Property Owner: Potranco Center Partners, LP (by R.L. "Dick" Wade, General Partner)
Applicant: Potranco Center Partners, LP (by R.L. "Dick" Wade, General Partner)
Representative: Andrew C. Guerrero
Location: 9827 Potranco Road
Legal Description: Lot 3, Block 22, NCB 19300
Total Acreage: 1.554
City Council District: 6
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: None

Planning Team Members: 35 – West/Southwest North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with a commercial structure measuring 14,560 square feet. According to the Bexar County Appraisal District, the structure was built in 2005.

The property was annexed in 2000 and was originally zoned "Temp-R1" Temporary Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In a 2004 case, the property was rezoned to the current "C-2NA" Commercial Nonalcoholic Sales District. The property was platted into its current configuration in 2005 (volume 9223; page 1670 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, West and East

Current Base Zoning: "C-2NA", "R-6", "C-2"

Current Land Uses: Business center, school, gas station, undeveloped land

Direction: South

Current Base Zoning: "C-2", "C-3R"

Current Land Uses: Business center, pharmacy, 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: Potranco Road

Existing Character: Primary Arterial Type A; 2 lanes in each direction with a center lane for turns and sidewalks.

Proposed Changes: None Known

Thoroughfare: Ellison Drive

Existing Character: Secondary Arterial Type B; 2 lanes in each direction with sidewalks and a median center.

Proposed Changes: None Known

Public Transit: The nearest VIA bus lines are the 613 and 620, which operate along Potranco Road with stops immediately adjacent to 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: Restaurant – Minimum parking requirement: 1 vehicle space per 100 square feet GFA. Maximum parking requirement: 1 vehicle space per 40 square feet GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the 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:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change.

3. Suitability as Presently Zoned:

The surrounding area includes commercially-zoned properties, both with and without alcohol restrictions. Both the existing and requested zoning districts are consistent with the surrounding zoning pattern.

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:

Chapter 4 of the City Code includes distance requirements for the sale of alcoholic beverages in relation to schools, churches, and hospitals. The subject property is located within 300 feet of Stevens High School; therefore the property owner will be required to obtain a variance from the distance requirements before alcohol sales will be permitted on the property. The school property is more than 75 acres in size and the school's main entrance is located more than 1000 feet from the subject property's entrance, and the school facilities are separated from the subject property by a 7.5-acre storm water drainage area.

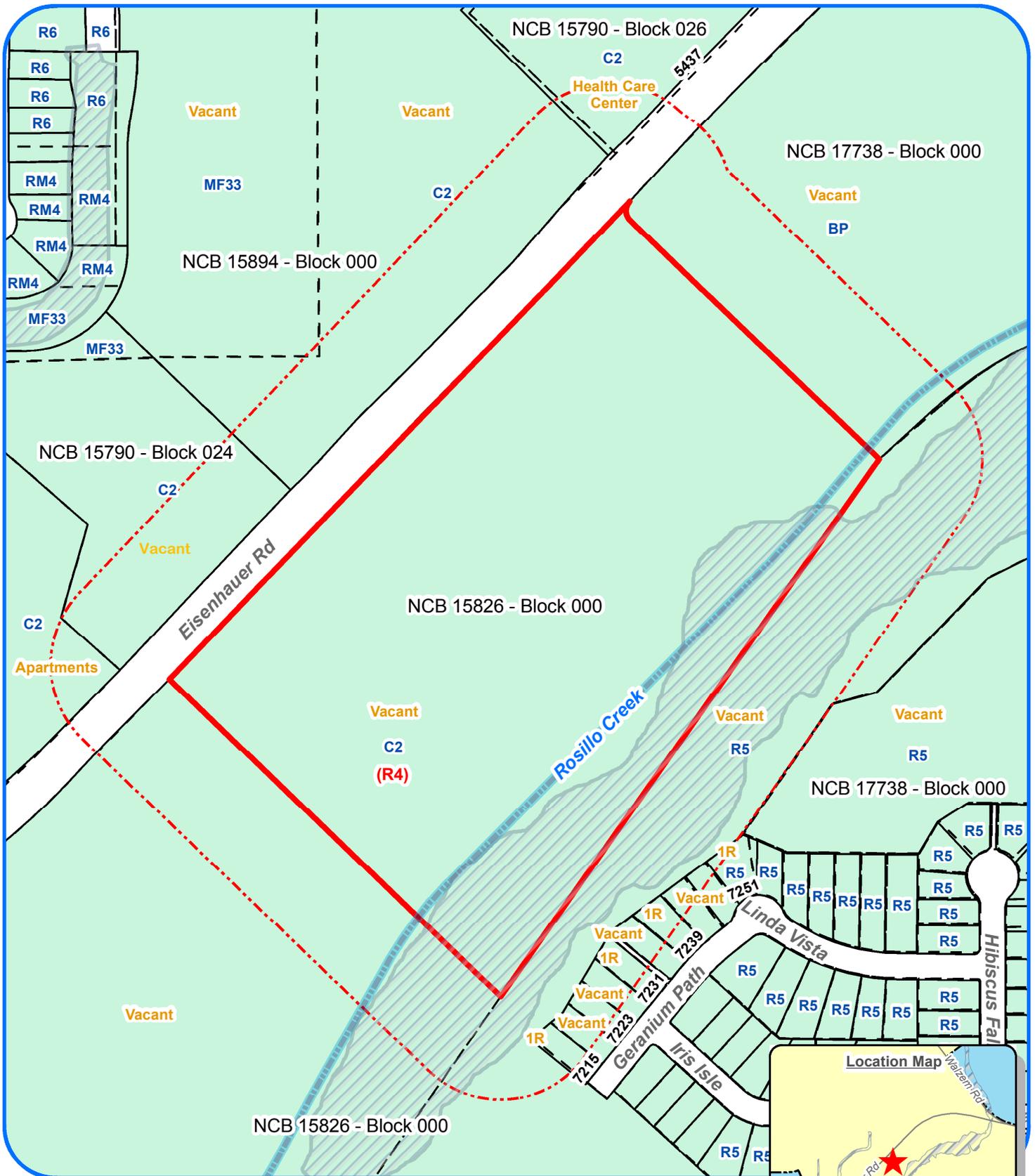
Potranco Road is a commercial corridor and its intersection with Ellison Drive includes established commercial developments on all corners. The properties south of the subject property are located more than 300 feet from the school's property line. Therefore, these other properties have the potential to offer alcohol sales for on- or off-premise consumption, constituting an unnecessary hardship for the subject property.

6. Size of Tract:

The subject property is 1.554 of an acre in size, which is of sufficient size to accommodate the uses permitted in the "C-2" district. The property is already developed, and no new construction is planned.

7. Other Factors:

The "C-2" Commercial District permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.



Zoning Case Notification Plan

Case Z-2013-014

Council District: 2

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 15826 & 17738 BLK 000 LOT: 22.91 acres out of a 443.91 acre tract

Legend

- Subject Properties ——— (22.910 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
(11/5/2012 - 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 #: Z2013014
Hearing Date: November 20, 2012
Property Owner: Neighborhood Revitalization Initiative, Ltd – Gordon Hartman
Applicant: Neighborhood Revitalization Initiative, Ltd – Gordon Hartman
Representative: KFW Engineers (c/o Blaine Lopez)
Location: A portion of the 5300 and 5400 Blocks of Eisenhower Road
Legal Description: 22.91 acres out of NCB 15826 and NCB 17738
Total Acreage: 22.91
City Council District: 2
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: East Camelot 1 Neighborhood Association and East Village Neighborhood Association are both located within 200 feet of contiguous property owned by the subject property owner.

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District (Ordinance 41431). In a 1984 case, the property was rezoned to "B-2" Business District (Ordinance 58693). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property was platted into its current configuration in 1991 (volume 9524, page 4 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

Topography: A portion of the subject property is located within the floodplain.

Adjacent Zoning and Land Uses

Direction: North, East, West

Current Base Zoning: "C-2", "BP", "MF-33"

Current Land Uses: Health care center, apartments, vacant

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-family residential

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: Eisenhower Road

Existing Character: Secondary Arterial Type B; two lanes in each direction with a center turn lane

Proposed Changes: None known

Thoroughfare: Geranium Path, Linda Vista, Iris Isle

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 630, which operates along Midcrown Drive far 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, 1 Family – Minimum vehicle spaces: 1 per unit. Maximum vehicle spaces: N/A

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within any neighborhood or future land use plan. The requested "R-4" zoning district is generally consistent with the surrounding land uses. Although much of the zoning in the immediate vicinity is commercial, many of the existing uses are both residential and commercial in nature.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested "R-4" district on neighboring properties.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate as the surrounding land uses are both commercial and residential in nature. The property is located in an area that is predominately undeveloped.

4. Health, Safety and Welfare:

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

5. Public Policy:

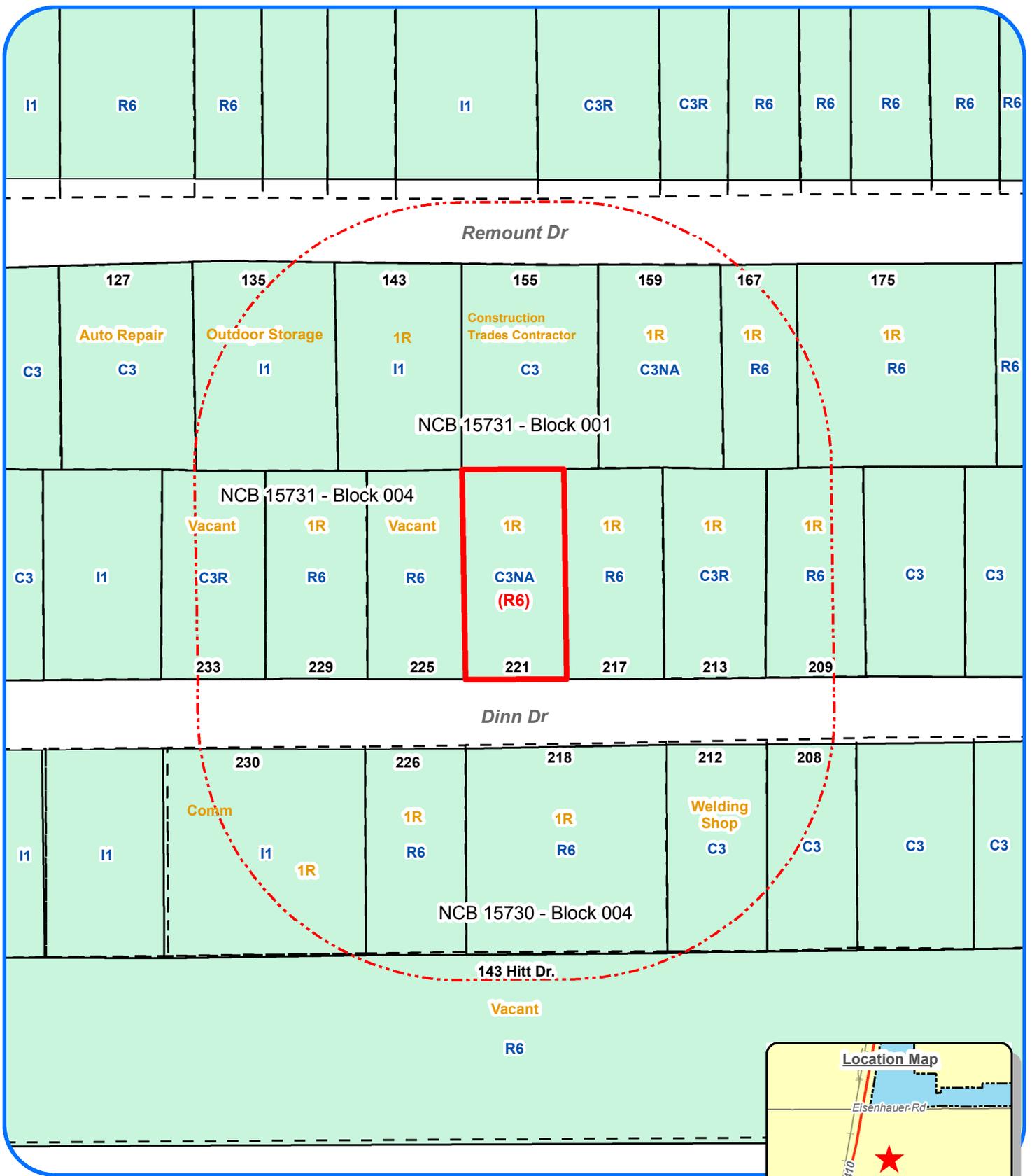
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The property is large enough (22.91 acres) to accommodate the uses permitted in the "R-4" district.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-015

Council District: 2

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15731 - BLK 004 - LOT 164

Legend

- Subject Properties (0.258 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
(11/5/2012 - 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 #: Z2013015
Hearing Date: November 20, 2012
Property Owners: Jesus & Margaret Agredano
Applicant: Jesus & Margaret Agredano
Representative: Jesus & Margaret Agredano
Location: 221 Dinn Drive
Legal Description: Lot 164, Block 4, NCB 15731
Total Acreage: 0.2583
City Council District: 2
Case Manager: Brenda V. Martinez
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District
Requested Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20
Neighborhood Associations: None
Planning Team Members: None
Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a residential structure measuring 960 square feet that was built in 1953.

The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 2000 case, the property was rezoned to "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales District.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Outdoor Storage, Single-Family Residences and a Construction Trades Contractor Facility

Direction: South

Current Base Zoning: "I-1", "C-3" and "R-6"

Current Land Uses: Single-Family Residences, Commercial Use and a Welding Shop

Direction: East and West

Current Base Zoning: "C-3" and "R-6"

Current Land Uses: Single-Family Residences 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: Dinn Drive

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: Northeast Loop 410

Existing Character: Freeway; 8 lanes

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 8 line, which operates along Fratt Road.

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

Parking Information: Single-family residential uses are generally required to provide at least one parking space per dwelling unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

A denial of the zoning request could lead to future development of intense commercial uses on the subject property. Staff supports this request in order to further protect adjacent uses.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The current commercial zoning is the result of out-dated zoning practices that were once common. Current zoning practices would not place intense commercial zoning in or near established residential neighborhoods.

The "C-3" General Commercial zoning district is designed to provide for more intense uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, hospitals and wholesalers, among others. Due to its classification, the "C-3" General Commercial base zoning district is best located at intersections of major arterials and within commercial nodes.

4. Health, Safety and Welfare:

Staff has found no indication of a 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 established public policy.

6. Size of Tract:

The subject property measures 0.2583 acres and would appear to be of sufficient size to accommodate the proposed use.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-016

Council District: 3

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 09472 - BLK - 000 - LOT 12 & W 66.3 FT OF 13

Legend

- Subject Properties ——— (1.027 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
(11/5/2012 - 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 #: Z2013016

Hearing Date: November 20, 2012

Property Owner: Marcus Crassus Land, Ltd. (by Barrett Moursund, CEO of Harlandale Management LLC, Managing Partner)

Applicant: Barret Moursund

Representative: Rick Thompson

Location: 414 Southwest Military Drive

Legal Description: Lot 27, NCB 9472

Total Acreage: 1.027

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Neighborhood Associations: Harlandale Park Neighborhood Association

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

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1947 (per Ordinance 4745), and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "I-1" General Industrial District. The subject property was platted in 2012 (volume 7481, page 146). According to the Bexar County Appraisal District, the existing commercial building was constructed in 1982 and measures approximately 1,363 square feet in size.

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: West

Current Base Zoning: "I-1" General Industrial District

Current Land Uses: Computer Repair and Restaurant

Direction: East

Current Base Zoning: "I-1" General Industrial District

Current Land Uses: Restaurant

Direction: South across Emilie Street

Current Base Zoning: "I-1" General Industrial District

Current Land Uses: Apartments

Direction: North across Southwest Military Drive

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

Current Land Uses: Retail Strip Center

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: Southwest Military Drive

Existing Character: Primary Arterial Type A (120 feet); three lanes in each direction with sidewalks and center turn lanes.

Proposed Changes: None known

Public Transit: VIA bus lines 550 and 551 operate along Southwest Military Drive.

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

Parking Information: Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

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 “Stinson Airport Vicinity Land Use Plan”, and is currently designated as “Community Commercial” in the Future Land Use Plan. The requested zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the “C-2” Commercial District will not have an adverse impact on the neighboring lands. The property is located in an area that is predominately commercial in character. Denial of the request could allow industrial uses on the subject property.

3. Suitability as Presently Zoned:

The existing “I-1” zoning district is not appropriate for the subject property. The “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which may be suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

The existing industrial zoning district does not typically allow retail or service uses; therefore, denial of the zoning change request will likely lead to long-term commercial vacancy or the establishment of new industrial uses that are not compatible with the surrounding community.

4. Health, Safety and Welfare:

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

5. Public Policy:

The existing industrial zoning is not consistent with the adopted land use designation, which is a component of the City’s Master Plan.

One key theme of the plan is to encourage compatible commercial uses along corridors that serve the neighborhoods, more intense commercial uses located at major intersection nodes.

6. Size of Tract:

The subject property is of sufficient size (1.027 acres) to accommodate commercial uses, as well as required parking.

7. Other Factors:

Overall, reducing the intensity of zoning along Southwest Military Drive will reduce the potential for conflicts with the abutting neighborhoods; allowing uses that will better serve the surrounding community. The industrial zoning is the result of outdated zoning practices that were once common.

The property is a nonconforming use (Bank with drive thru tellers) due to the adoption of the 2001 Unified Development Code. Today, nonconforming use registrations apply only to individual uses and terminate if the individual use stops operating for a period of twelve months or more. Although legal nonconforming uses are recognized by the City of San Antonio, having, the proper zoning or bringing the uses into compliance with existing zoning is preferred.

IDENTIFIER: Historic District Creation Process Revision
ADDRESS: All future local historic districts
APPLICANT: Office of Historic Preservation
TYPE OF WORK: Amendment to UDC

REQUEST:

The Office of Historic Preservation (OHP) has been requested by members of City Council to revise the current policy for the creation of local historic districts. The City's Unified Development Code (UDC) was amended in June 2010 setting the current district designation process.

RECOMMENDATION:

The Office of Historic Preservation currently uses the policy set forth in the UDC Chapter 35, Article VI Historic Preservation and Urban Design, Division 2 Historic Preservation, Section 35-605 for the creation of local historic districts. The current process for designation can be initiated by any person owning property within the proposed area, the Historic Preservation Officer (HPO), the Historic and Design Review Commission (HDRC), the Zoning Commission, or City Council. After request for initiation, the OHP will hold at least one public meeting to announce the designation effort. Affected property owners and registered neighborhood associations are invited to attend via written notice from the OHP. Notified property owners have at least 90 days following the public meeting to provide written notice (signature form) in favor or opposition to the proposed district. Signature forms are provided to property owners by the OHP in the mailed public meeting notice and at the public meeting. Additional public meetings may be held. After a minimum of 90 days, the designation moves forward through the public hearing process unless the OHP receives written notice of 51% or more of property owners who oppose the designation. The public hearing process includes review by the HDRC, the Zoning Commission, and City Council. Property owners are notified by mail of the final district approval.

One concern with the current process is that it emphasizes the negative: the process moves forward *unless stopped* by the opposition. Another concern is a misunderstanding about abstention from voting. Because the process moves forward unless stopped by 51% or more in opposition, there has been a perception that not voting may be perceived as a "yes" or that those in favor of designation do not need to vote. Additional concerns include issues with the voting counts involving individual persons, individual parcels, land trusts, corporations, businesses, etc. The current policy allows each individual property owner one vote regardless of the number of properties owned. This has led to difficulties in verifying ownership and the number of individual property owners within a boundary.

Policies for local historic district creation in a number of other cities, including Dallas, Philadelphia, and Chicago, among others, were researched. Based on this data, five proposed alternatives to the district designation process were presented at the Quality of Life Council Committee Meeting on September 18, 2012. The recommendation by the Committee was to proceed with Option 2 which is outlined below as the “proposed changes.”

The proposed changes to the district designation process involve greater neighborhood participation. Following the request for initiation and the initial public meeting, a neighborhood must submit a petition representing support for starting the public hearing process from the owners of at least 30% of the properties in the proposed district. Provisions in the UDC will outline the minimum required information to be submitted in the petition from property owners. After receipt of the petition, the OHP will send written notice of the scheduled HDRC hearing to all affected property owners at least 30 days prior to the meeting date. Included with the notice will be comment cards for owners to return indicating favor or opposition to the district designation.

Staff finds that the proposed changes focus on *support* of designation rather than opposition. The proposed changes require owners to demonstrate sufficient support prior to starting the public hearing process. This should encourage communication among neighbors and demonstrate that the neighborhood is in support before additional staff time and resources are invested in the process. Staff recommends approval of the proposed changes to the current local historic district designation process. The proposed changes were recommended for approval by the Historic and Design Review Commission (HDRC) on October 17, 2012.

AN ORDINANCE

AMENDING CHAPTER 35 OF THE MUNICIPAL CODE (UNIFIED DEVELOPMENT CODE) OF THE CITY OF SAN ANTONIO, TEXAS TO IMPLEMENT THE CITY'S STRATEGIC HISTORIC PRESERVATION PLAN.

* * * * *

WHEREAS, the City of San Antonio ("City") has twenty-seven (27) historic districts; six River Improvement Overlay (RIO) Districts, over 1,200 individually designated local landmarks and more than 2,000 recorded archaeological sites; and

WHEREAS, on September 18, 2012, the Quality of Life Council Committee recommended changes to the city of San Antonio Unified Development Code historic district creation process; and

WHEREAS, the Historic and Design Review Commission has recommended approval of these amendments; and

WHEREAS, the Zoning Commission has recommended approval of these amendments; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Code of San Antonio, Texas is hereby amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article VI, Section 35-605 is amended as follows:

Sec. 35-605. Designation Process for Historic Districts.

(b) Processing Applications for Designation of Historic Districts.

(1) Initiation. Any person owning property within the proposed area, the historic preservation officer, the historic and design review commission, the zoning commission or the city council may initiate a historic district designation by filing an application with the historic preservation officer. Properly submitted applications shall remain valid for two years and thereafter shall be expired. Requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for review and processing as applicable. ~~Requests for historic district~~

~~designation shall not be processed by the office of historic preservation if the owners representing at least fifty one (51) percent of the property or fifty one (51) percent of the property owners located within the boundaries of the proposed historic district oppose the designation in writing and present such opposition to the historic preservation officer unless a request for historic district designation is authorized by the city council. To the extent that this paragraph conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites.~~

In addition to any other conditions established by section 35-605, applications for historic designation shall meet the following criteria:

A. ~~Informational Meeting Submittal Deadline~~ and Notice. Provided that the historic preservation officer agrees that the proposed area indicated in the application is appropriate for designation, the office of historic preservation staff shall hold at least one public meeting to provide information to property owners in the proposed designation area regarding the application and historic designation process. ~~announce the effort to obtain historical designation.~~ Prior to the required public meeting, the historic preservation officer shall send notice by mail of the receipt initiation of an application for a proposed designation by mail to the owner or owners of ~~affected~~ property within the proposed historic boundary as well as stating the purpose, date, time and place of the public meeting. This notice shall be in addition to notice given prior to public hearing as set forth under the city's zoning code. The historic preservation officer shall also send notice of the public meeting to any registered neighborhood associations located within the proposed district boundary.

B. Owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they would like for the historic preservation officer to consider for designation as non-contributing to the historic district. Such submission shall be treated in accordance with Section 35-619.

(2) Completeness Review. See section 35-402 of this chapter. For purposes of this section and subsection 35-402(c), the historic preservation officer is the administrative official with original jurisdiction to review applications and submitted written support ~~opposition~~ for completeness.

(3) Decision. ~~Provided that at least 90 days have passed since the public meeting and~~ When the historic preservation officer has received written support from the owners of at least 30% of the properties in the proposed designated area ~~not received written opposition from at least 51% of the property owners in the proposed designated area,~~ the historic preservation officer shall forward the application to the historic and design review commission for a public hearing and recommendation. The historic preservation officer shall not accept written support for an expired application, however previous support that is verifiable may be resubmitted to support a new application. Property

ownership shall be verified utilizing the last certified tax rolls of the appropriate county tax assessor collector for the proposed area. For purposes of calculating the support of 30% of the property owners, each property as listed on the tax rolls shall be counted individually, regardless of whether an individual or group owns multiple properties within the proposed area. Properties owned by governmental entities shall not be counted in the 30% support requirement, although their written preference may be submitted to any board, commission or to City Council for their consideration. Additionally, for properties owned by more than one party, only one property owner need submit written support in order for the historic preservation officer to count the property in the calculation. The historic preservation officer shall notify all property owners within a proposed historic district boundary of the date, time, place and purpose of the historic and design review commission hearing at least 30 days prior to the historic and design review commission hearing on the historic district designation. The historic and design review commission shall make its recommendation for either approval or denial within thirty (30) days from the date of submittal of the designation request by the historic preservation officer. Upon recommendation of the historic and design review commission, the proposed historic district designation shall be submitted to the zoning commission with the historic and design review commission recommendation. The zoning commission and the city council shall process the application as prescribed in section 35-421 of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission's recommendation to be held within forty-five (45) days of receipt of the historic and design review commission's recommendation and shall forward its recommendation for either approval or denial to the city council. The city council shall schedule a hearing to be held within forty-five (45) days of its receipt of the zoning commission's recommendation. The city council shall review and shall approve or deny the proposed historic district. Upon passage of any ordinance designating an area or landmark as historic, or removing the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Chapter 35, Article IV, Section 35-403 is amended as follows:

Sec. 35-403. Notice Provisions.

**Table 403-1
Notice Requirements**

TABLE INSET:

Table 403-1
Notice Requirements

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(k)
Type of notice	Amendments to Master Plan	Rezoning	Master Development Plan	Items Requiring Public Hearing Before the Board of Adjustment	Subdivision Plat, Major	Subdivision Plat, Minor	Certificate of Appropriateness (Not Including Administrative Approval Certificates)	Permits, Orders or Approvals Not Mentioned Requiring Public Hearing	Request for Demolition of a Historic Landmark or Potential Historic Landmark	Historic Designation Application Approved by Historic Preservation Officer
Publication: Publication in an official newspaper of general circulation before the 15th day before the date of the hearing.	*	*	—	*	*(6)	*(6)	—	*	—	—
Mail: Written notice of the public hearing shall be sent.	—	*(1)(2)(3)	—	*(1)(2)	*(6)	*(6)	—	*(1)	*(1)(2)	*(2)
Internet: Post notice on the city's Internet website until the process has been completed.	*(7)	*	*(7)	*	*(7)	*(7)	*	*	*	—
Signage: Post a sign on the property subject to the application. Signs to be installed and provided by the city	—	*(4)(5)	—	—	—	—	*	—	*	—



**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
APPLICATION FOR LANDMARK or
HISTORIC DISTRICT DESIGNATION**

DATE/TIME
STAMP

I. LOCATION AND CLASSIFICATION

Property Address:

Is this request for the formation of a Historic District? _____

If so, this must be accompanied by a letter and a map of the proposed boundary.

Proposed Landmark/Historic District Name (Common Name):

Parcel Identification: NCB _____ Block _____ Lot _____

Current Zoning _____

Private Property River Improvement Overlay Public Property

Other

II. OWNER /APPLICANT INFORMATION

Owner Name: _____

Mailing Address: _____

Business Phone: _____ Home Phone: _____

Fax: _____ E-Mail: _____

Applicant Name: _____

Mailing Address: _____

Business Phone: _____ Home Phone: _____

Fax: _____ E-Mail: _____

Historic Preservation Officer

Historic and Design Review Commission

Zoning Commission

City of San Antonio City Council

The Office of Historic Preservation designates landmarks on the basis of historical, architectural, and cultural significance. Section 35-607 of the Unified Development Code outlines the Designation Criteria for Historic Districts and Landmarks. Please provide a **Statement of Significance** for why the property meets the criteria as outlined by the Unified Development Code:

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO REQUEST HISTORIC DESIGNATION OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature _____

Date: _____

PLEASE SUBMIT THIS FORM ALONG WITH:

- **Photographs of all four sides** of the building
- Relevant historic items
- Architectural description, history of the property, and people associated with the property – Please provide references and sources for research.
- **Copy of the current tax appraisal details**, available from Bexar County Appraisal District or www.bcad.org
- **Copy of the current Warranty Deed**, on file with the County Clerk or available online at www.countyclerk.bexar.landata.com
- Signed Authorization form from the zoning application granting the Office of Historic Preservation permission to act as the applicant for the Historic zoning overlay (see attached).
- For districts, letter requesting historic district formation
- For districts, map of proposed boundaries

ALL INFORMATION MUST BE SUBMITTED IN PERSON TO THE:

Office of Historic Preservation
Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78283-3966
Telephone: (210) 207-7991

[The rest of this page intentionally left blank]

SECTION 3. All other provisions of Chapter 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

SECTION 4. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 5. The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to format and number paragraphs to conform to the existing code.

SECTION 6. The City Clerk is directed to publish notice of these amendments to Chapter 35, Unified Development Code of the City Code of the City of San Antonio, Texas. Publication shall be in an official newspaper of general circulation in accordance with Section 17 of the City Charter.

SECTION 7. This ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this ___th day of _____, 2012.

M A Y O R
Julián Castro

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Michael D. Bernard, City Attorney