

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, November 2, 2010
12:45 PM

ZONING COMMISSIONERS

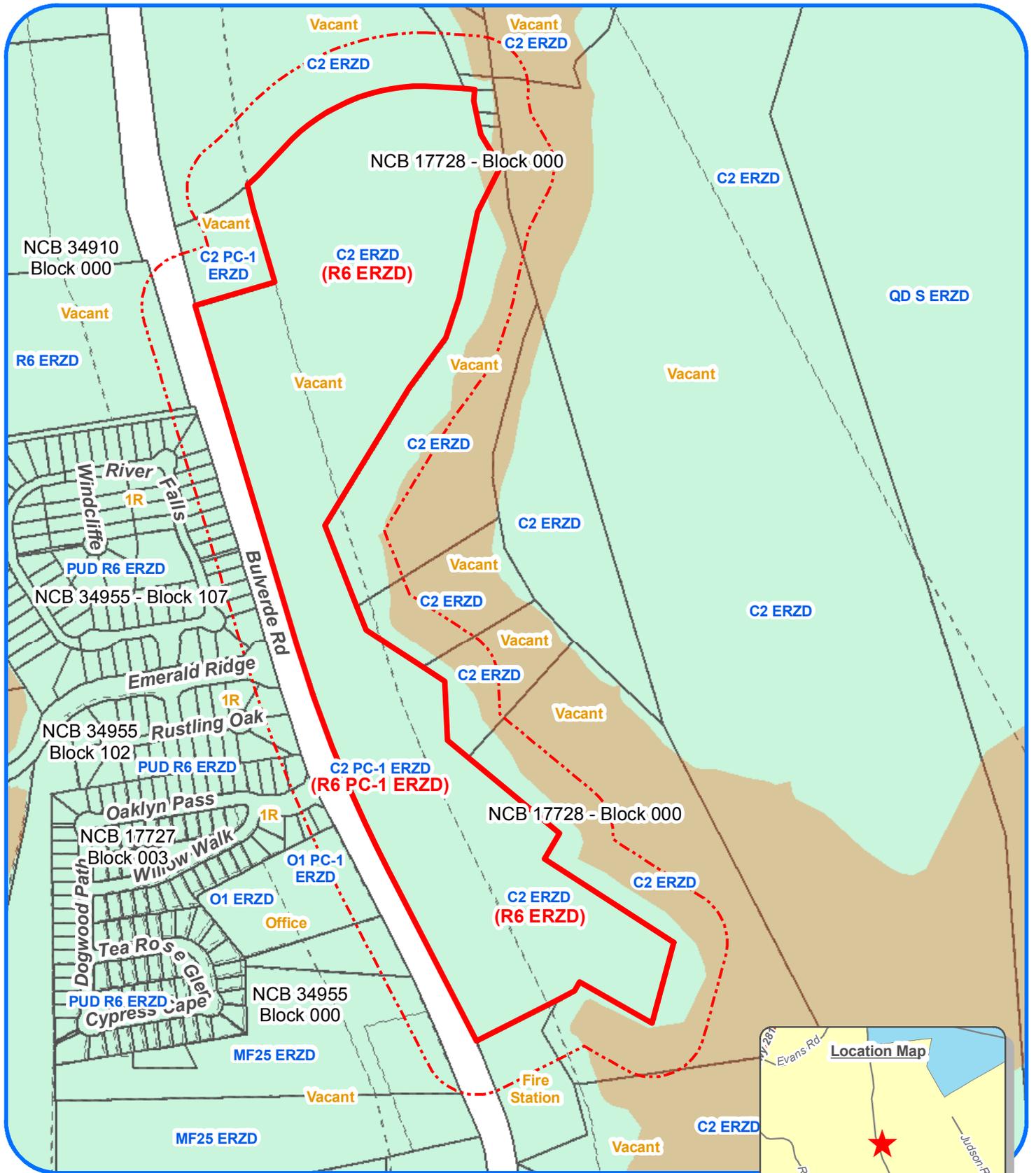
Mariana Ornelas – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Vacant – District 5	Brenna Nava– District Mayor
Susan Wright – District 9 Chair	

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for November 2, 2010.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of October 19, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010114 ERZD:** A request for a change in zoning from “C-2 ERZD” Commercial Edward Recharge Zone District and “C-2 PC-1 ERZD” Commercial Bulverde Road Preservation Corridor Edward Recharge Zone District to “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District and “R-6 PC-1 ERZD” Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District on 48.652 acres out of NCB 17728 on a portion of the 19000 Block of Bulverde Road. (Council District 10)
7. **ZONING CASE NUMBER Z2010159:** A request for a change in zoning from “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District and “MF-50” Multi-Family District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District and Multi-Family units not to exceed 70 per acre on Lots 1 through 8; Lots 23 and 24; the east 36.05 feet of Lot 9 and the east 36.05 feet of Lot 22, Block 19, NCB 976, 1915 and 1921 Broadway. (Council District 2)
8. **ZONING CASE NUMBER Z2010161 CD:** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “R-4 AHOD CD” Residential Single Family Airport Hazard Overlay District with a Conditional Use for an Antique Store on the South 132.5 feet of Lot 9, Block 59, NCB 7193, 1106 and 1108 Fresno Drive. (Council District 1)

9. **ZONING CASE NUMBER Z2010163 S:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-3R AHOD” Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-3 AHOD S” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment (Without cover charge 3 or more days per week) on Lot 4, Block 6, NCB 9486, 910 S. E. Military Drive. (Council District 3)
10. **ZONING CASE NUMBER Z2011001:** A request for a change in zoning from “MR AHOD” Military Reserve Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 1 and 2, Block 6, NCB 10879, 3803 and 3839 Lyster Road. (Council District 3)
11. **ZONING CASE NUMBER Z2011002 S:** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Bulk Plant or Terminal on 6.849 acres out of Lot 7, NCB 12201 on a portion of 4312 North Interstate 35. (Council District 2)
12. **ZONING CASE NUMBER Z2011003:** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 27 through 44, Block 21, NCB 3815; Lots 1 through 18 and Lots 27 through 44, Block 25, NCB 3819 on multiple properties generally bound by Greer Street, Channing, South Gevers Street, South Mittman Street. (Council District 3)
13. Discussion regarding neighborhood association notification process.
14. **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.
15. **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-2010-114

Council District 10

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): NCB 17728 - Block 000 - Parcels P-30B, P-3B, P-28 & P-31

Legend

- Subject Property (48.652 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
(10/14/2010 - E Hart)

CASE NO: Z2010114 ERZD

Final Staff Recommendation - Zoning Commission

Date: November 2, 2010

Council District: 10

Ferguson Map: 518 B2

Applicant Name:
Andrew C. Guerrero

Owner Name:
Capital Foresight LP c/o Coursen - Koehler
Engineering & Associates

Zoning Request: From "C-2 ERZD" Commercial Edward Recharge Zone District and "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edward Recharge Zone District to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District and "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District.

Property Location: 48.652 acres out of NCB 17728

A portion of the 19000 Block of Bulverde Road

On the east side of Bulverde Road, approximately 1,500 feet south of Roseheart

Proposal: To allow single-family residential development

Neigh. Assoc.: Emerald Forest Homeowners Association and Roseheart Homeowners Association are both within 200 feet

Neigh. Plan: North Sector Plan

TIA Statement: A new Traffic Impact Analysis (TIA) is not required; project has been approved under 2000 TIA 1104 Steubing Estates.

Staff Recommendation:

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

Approval.

The subject property consists of 48.652 acres of undeveloped land, located on the east side of Bulverde Road between Loop 1604 and Roseheart. The property was annexed in July 1998, per Ordinance 87821, and was originally zoned "Temp R-1 ERZD" Temporary Single Family Residence Edwards Recharge Zone District. In a 2001 case, the property was rezoned to "B-2 ERZD" Business Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-2 ERZD" Commercial Edwards Recharge Zone District. In June 2010, the "PC-1" Bulverde Road Preservation Corridor District was added the portion of the subject property within 300 feet of the centerline of Bulverde Road. Surrounding base zoning districts include "C-2" Commercial District to the north, east, and south; Single-Family Residential districts to the northeast and west; with "O-1" Office District and "MF-25" Multi-Family District to the southwest. Surrounding land uses include undeveloped land to the north, east, south and southwest; a fire station to the south; and single-family residences to the west. The applicant requests "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District and "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District to allow development of single-family residences.

Staff supports the requested down-zoning for the subject property based on the future land use designation, as well as the emerging pattern of development along Bulverde Road. Bulverde Road is identified as a Primary Arterial "Type A" roadway in the City's Major Thoroughfare Plan. Typically, residential development is not encouraged with frontage on major arterial streets; however, the subject property is large enough to accommodate a residential subdivision with internal streets.

CASE NO: Z2010114 ERZD

Final Staff Recommendation - Zoning Commission

Additionally, surrounding development consists primarily of single-family residential neighborhoods.

The Bulverde Road Preservation Corridor development standards do not apply to residential development in platted subdivisions; with the exception of materials used for perimeter subdivision fences/walls.

SAWS Summary:

At the time of review, SAWS identified the subject property as a Category 2 property. SAWS recommends approval of the zoning request with 38% maximum impervious cover for the development.

CASE MANAGER: Micah Diaz 207-5876

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED
2010 SEP 29 PM 2:09

To: Zoning Commission Members
From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System
Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File
Subject: Zoning Case Z2010114 (Bulverde Oaks)

Date: October 1, 2010

SUMMARY

A request for a change in zoning has been made for an approximate 48.652-acre tract located on the city's north side. A change in zoning from **C-2 ERZD to R-6 ERZD** is being requested by the applicant, Andrew C. Guerrero. The change in zoning has been requested to allow for a single-family development.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 10, along Bulverde Road, north of Loop 1604. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-2 ERZD to R-6 ERZD and will allow for the construction of a single-family development. Currently the site is undeveloped and covered in native vegetation.

2. Surrounding Land Uses:

Emerald Forest neighborhood and Bulverde Road bounds the proposed development to the west. A San Antonio Fire Station and SARA flood easement bounds the property to the south. Undeveloped land and a SARA flood easement bounds the property on the east. Gold Canyon Road extension and undeveloped land bounds the property to the north.

3. Water Pollution Abatement Plan:

The Water Pollution Abatement Plan (WPAP) for The Enclave at Bulverde Oaks has been submitted to the Texas Commission on Environmental Quality (TCEQ) on September 9, 2010 and is waiting for approval. According to the geologic assessment in the WPAP, there are no sensitive geologic features located on the site.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on June 10, 2010, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as undeveloped property, 48.652 acres in area. The subject property was observed to be vacant and heavily vegetated throughout.

Little to moderate exposure of bedrock was observed throughout the subject site. Soil cover within the site appeared to be several inches thick, with most observed rock exposure consisting of detached float rock. One potential non-karst closed depression/animal burrow was observed on the site. No sensitive geologic features were observed within the property extents.

The site appeared to slope gently to the east. Stormwater occurring on the subject site would drain to the east into an unnamed tributary to Elm Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was

determined that the subject site is underlain by the Leached and Collapsed (along its western side), and Regional Dense (along the eastern side) Members of the Person Formation; and the Grainstone (along the easternmost edge) Member of the Kainer Formation of the Edwards Aquifer.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. This Member is known to have fabric related porosity. The full section thickness of this member is approximately 70 to 90 feet thick.

The Grainstone Member of the Kainer Formation is characterized by the presence of crossbedded lime mudstone, wackestone, and chert nodules. Recrystallization reduces porosity within this member. The full section thickness of this member is 50 to 60 feet.

The Regional Dense Member of the Person Formation is characterized by the presence of dense massive limestone and mudstone with sparse vertical jointing resulting in low porosity. The full section thickness of this member is approximately 20 to 24 feet thick.

- C. The subject site was noted to cross a mapped fault along its southern tip. No surface expression of this fault was visually observed within the site. No significant or sensitive geologic features were observed within the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. The property lies adjacent to an unnamed tributary to Elm Creek, along the eastern portion, where recharge may occur.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 38% on the site.
2. The SAWS recommendation of 38% maximum impervious cover for the 48.652 acres is based on possible Category 2 status, adjacent mitigation area that the owner will set aside for this development, and provide a linear creek, hike and bike path adjacent to the development.
3. The owner shall set aside adjacent mitigation land to offset the 30% of maximum impervious cover that is allowed under the ordinance for single-family development that shall be approved by SAWS Aquifer Protection Section prior to the release of the building permit. The owner shall also develop a hike and bike path adjacent to the development that will be located within a tributary of Elm Creek floodplain area.
4. A floodplain buffer shall be provided along the portions of the property that bound the creeks and drainage areas as required in Ordinance No. 81491, Section 34-913.
5. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
6. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.

8. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the SAWS at (210) 233-3526.
9. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

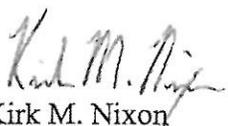
General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins, Stormceptors, and Vortech Systems shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify San Antonio Water System

at (210) 233-3526 to schedule a site inspection.

- C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to San Antonio Water System, Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

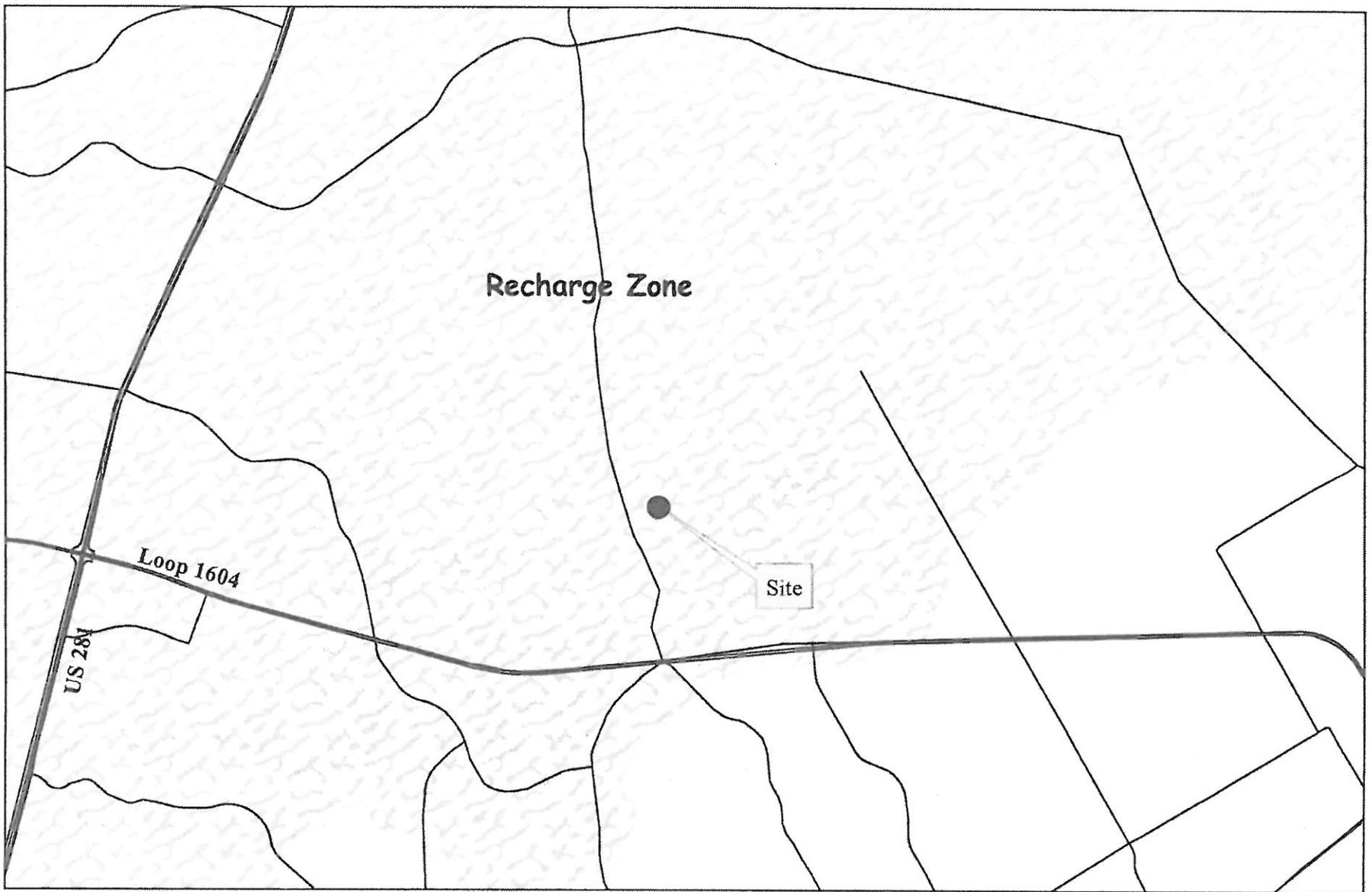
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.


Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



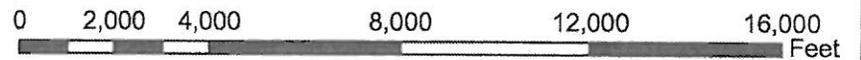
Zoning Case No. Z2010114 Figure 1

Bulverde Oaks

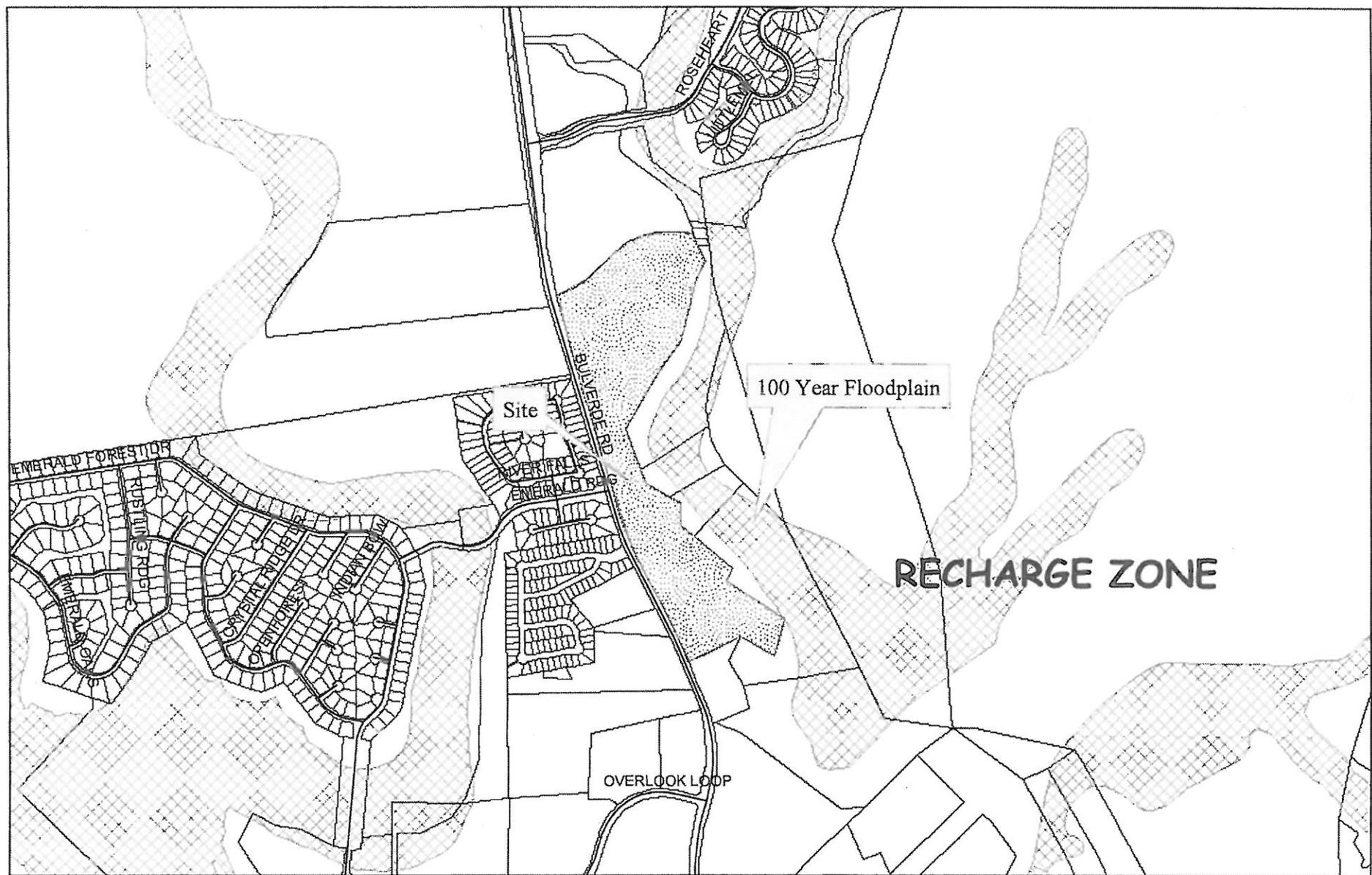
Map Page 518 C2

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Map Prepared by Aquifer Protection and Evaluation MJB 6/9/2010



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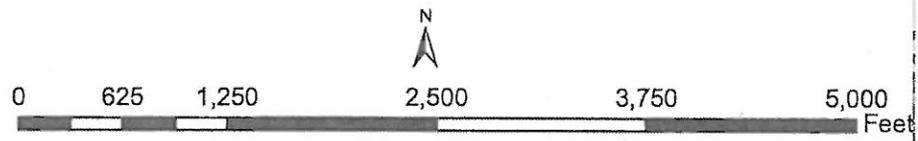
Zoning Case No. Z2010114 Figure 2

Bulverde Oaks

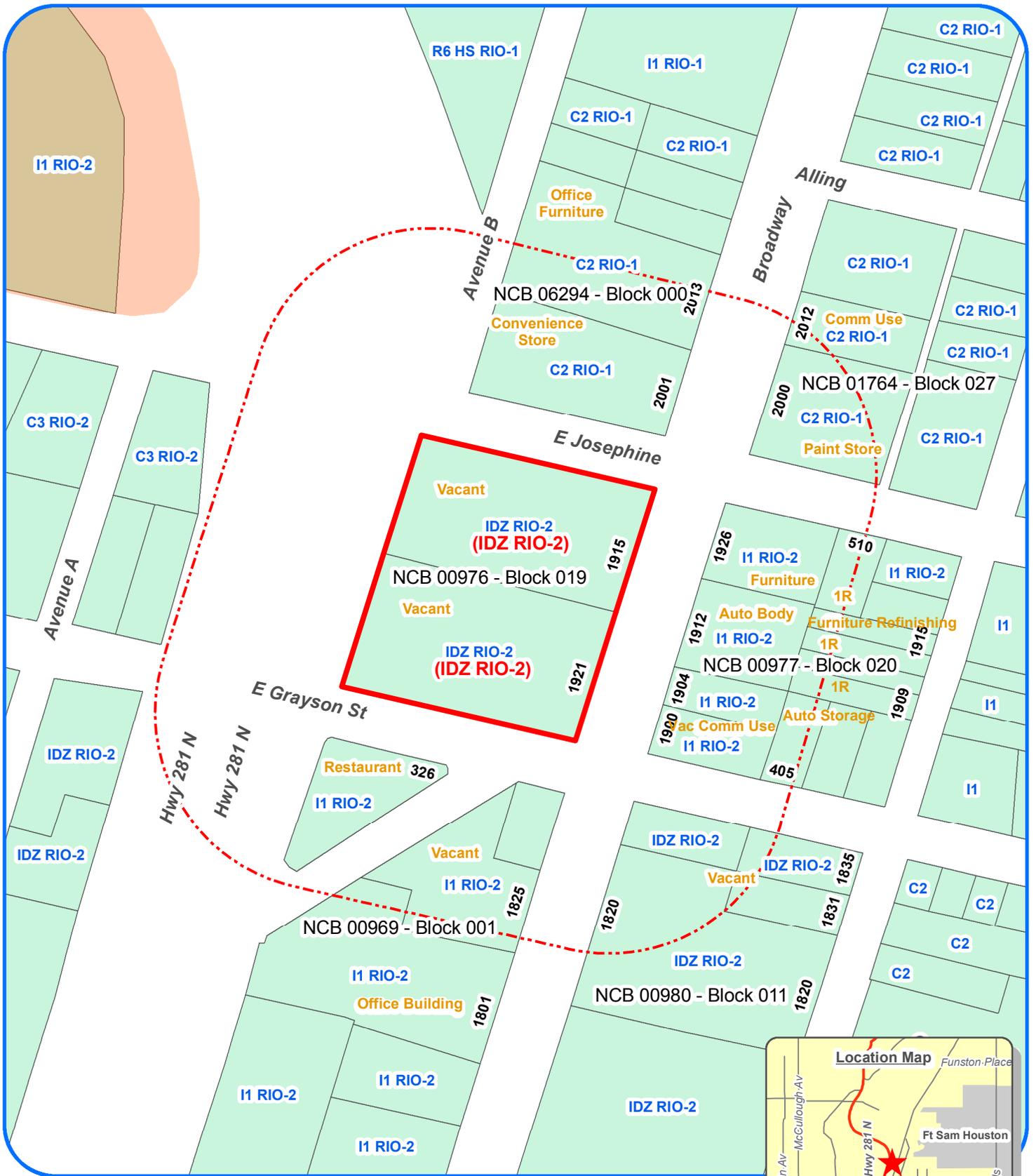
Map Page 518 C2

X=2152640 Y=13770667

Map Prepared by Aquifer Protection and Evaluation MJB 6/9/2010



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Zoning Case Notification Plan

Case Z-2010-159

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 00976 - Block 019 - Lots 1 thru 8, E 36.05 ft of Lot 9, 23, 24 & E 36.05 ft of Lot 22

Legend

- Subject Property (1.8166 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
(10/04/2010 - E Hart)

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

CASE NO: Z2010159

Final Staff Recommendation - Zoning Commission

Date: November 2, 2010

Council District: 2

Ferguson Map: 617 A2

Applicant Name:
George W. Mauze, II

Owner Name:
The Mosaic on Broadway, LLC

Zoning Request: From "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-50" Multi-Family District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and Multi-Family units not to exceed 70 per acre.

Property Location: Lots 1 through 8; Lots 23 and 24; the east 36.05 feet of Lot 9 and the east 36.05 feet of Lot 22, Block 19, NCB 976

1915 and 1921 Broadway

Located west of Broadway between East Josephine to the north and East Grayson Street to the south.

Proposal: To allow a mixed use development.

Neigh. Assoc.: Government Hill Alliance is the nearest neighborhood association.

Neigh. Plan: Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:
Approval.

The subject properties are located within the city limits as they were situated in 1936; total 1.8166 acres and are currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing "I-1" zoning converted from the previous "K" and "J" zoning districts. The River Improvement Overlay District-2 was added to the subject property as per Ordinance 95908, adopted on June 13, 2002. In December 2007, this property was the subject of zoning case Z2008003, in which the applicant was granted a zoning change from "I-1 RIO-2" General Industrial River Improvement Overlay District-2 to "IDZ RIO-2" Infill Development Zone River Improvement Overlay District-2 with uses permitted in "C-3" General Commercial District and "MF-50" Multi-Family District in order to allow a mixed use development.

"C-2" zoning exists to the north across E. Josephine Street. Properties to the east across Broadway and south across E. Grayson Street are zoned "I-1". HWY 281 North is west of the subject property. Land uses immediately adjacent to the proposed development consist of a convenience store with gasoline sales to the north across E. Josephine Street and a furniture store and auto repair shop to the east across Broadway. There is a restaurant and a parking lot to the south of the subject properties across E. Grayson and a parking lot to the west under Highway 281 North.

The applicant is requesting the "IDZ" district with uses allowed in "C-3" and multi-family units not to exceed 70 per acre in order to allow a mixed use development to include retail uses, a parking garage and apartments. The subject property is located within an area where an adaptive re-use of property is encouraged. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures within existing developed areas. Given the existing mixed-use development pattern in the area and the location of the subject property, the requested zoning and proposed infill development is appropriate for and suitable to the area.

CASE NO: Z2010159

Final Staff Recommendation - Zoning Commission

Multi-family dwellings are most appropriate along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Broadway is considered a Secondary Arterial Type B street and various commercial facilities are available along Broadway between Hildebrand and the downtown central business district. In addition, there is access to VIA bus stops along Broadway and East Josephine. The subject properties are also within close proximity to Highway 281.

The subject property is located within the Tobin Hill Neighborhood Plan which designates the property as High Density Mixed use. The proposed zoning is consistent with the goals and objectives of the Tobin Hill Neighborhood Plan. Specifically, Goal 2, Objective 2.4: Housing Diversity which encourages the "utilization of available land to develop...where appropriate, higher density housing in areas designated as Low Density and High Density Mixed Use."

The Infill Development Zone provides flexible standards for the development and reuse of underutilized parcels. This zoning district is intended to facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built up areas by waiving some standards, including those related to parking, landscaping, buffering, open space and building location.

CASE MANAGER: Brenda Valadez 207-7945

CASE NO: Z2010161 CD

Final Staff Recommendation - Zoning Commission

Date: November 2, 2010

Council District: 1

Ferguson Map: 582 C6

Applicant Name:
Maria Del Socorro Coronado

Owner Name:
Maria Del Socorro Coronado

Zoning Request: From "R-4 AHOD" Residential Single Family Airport Hazard Overlay District to "R-4 AHOD CD" Residential Single Family Airport Hazard Overlay District with a Conditional Use for an Antique Store.

Property Location: South 132.5 feet of Lot 9, Block 59, NCB 7193

1106 and 1108 Fresno Drive

Southside of Fresno Drive, west of Michigan Avenue

Proposal: To allow for an Antique Store

Neigh. Assoc.: Northwest Los Angeles Heights Neighborhood Association

Neigh. Plan: Greater Dellview Area Community Plan

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

Staff Recommendation:
Approval.

The subject property is located on the northwest side of San Antonio, on the south side of Fresno Drive, west of Michigan Avenue. Fresno Drive is a Secondary Arterial Type B on the Major Thoroughfare Plan and provides direct access to Interstate Highway 10 from the neighborhood. There is an existing two-family dwelling on the subject property that measures approximately 1,677 square feet and was constructed in 1947. The site is limited to one existing driveway along Fresno Drive with parking in the rear. The subject property was annexed in May of 1940. The property is adjacent to "R-4 AHOD" Residential Single-Family Airport Hazard Airport District to the west, east and south with "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to the north, across Fresno Drive.

The applicant is requesting a Conditional Use to allow an Antique Store on the subject property. An Antique Store is identified in the Unified Development Code as a use requiring a minimum zoning district of "NC" Neighborhood Commercial District to be allowed by-right. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by-right in the "NC" Neighborhood Commercial District may be allowed as a Conditional Use in the "R-4" Residential Single-Family District. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties. The "R-4 CD AHOD" zoning district would limit the scope of the use allowed and restrict future occupancy should the use cease for an extended period of time. Further, the base zoning district for the subject property will remain "R-4 AHOD" Residential Single-Family Airport Hazard Airport District and, therefore, the property may at any time be developed for residential uses in the future. The Greater Dellview Area Community Plan designates future land use for this location as Low Density Residential. The zoning request does not include a change to the base zoning there for a finding of consistency is not required. The proposed rezoning would allow re-use of the existing vacant single-family dwelling. The applicant has submitted site plan with all the required information.

CASE NO: Z2010161 CD

Final Staff Recommendation - Zoning Commission

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

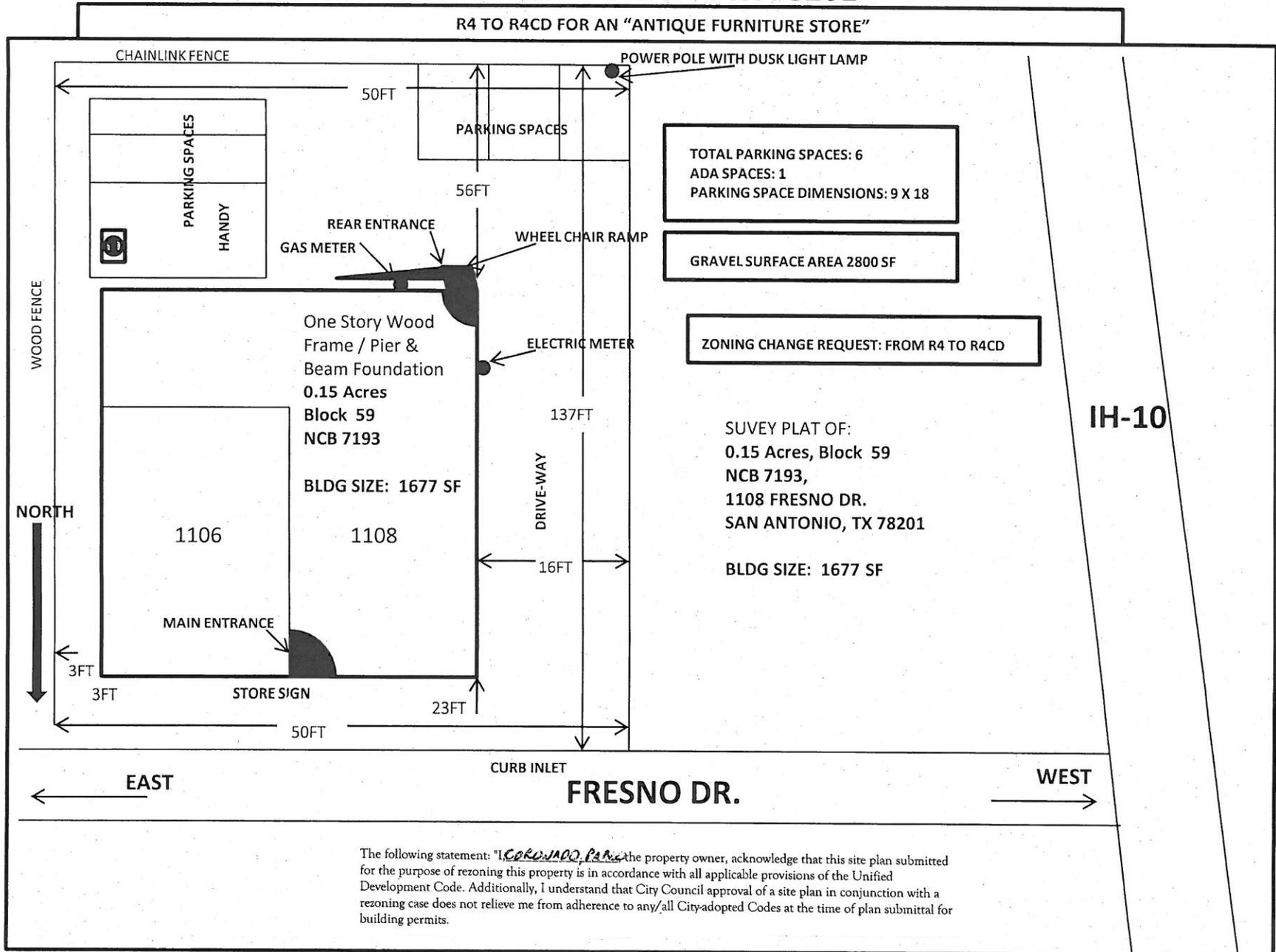
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting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

CASE MANAGER: Pedro Vega 207-7980

Z2010161CD

1108 FRESNO DR. S.A. TX 78201

R4 TO R4CD FOR AN "ANTIQUE FURNITURE STORE"



TOTAL PARKING SPACES: 6
 ADA SPACES: 1
 PARKING SPACE DIMENSIONS: 9 X 18

GRAVEL SURFACE AREA 2800 SF

ZONING CHANGE REQUEST: FROM R4 TO R4CD

SUVEY PLAT OF:
 0.15 Acres, Block 59
 NCB 7193,
 1108 FRESNO DR.
 SAN ANTONIO, TX 78201

BLDG SIZE: 1677 SF

One Story Wood
 Frame / Pier &
 Beam Foundation
 0.15 Acres
 Block 59
 NCB 7193

BLDG SIZE: 1677 SF

1108

1106

MAIN ENTRANCE

STORE SIGN

DRIVE-WAY

ELECTRIC METER

WHEEL CHAIR RAMP

REAR ENTRANCE

GAS METER

POWER POLE WITH DUSK LIGHT LAMP

PARKING SPACES

50FT

56FT

137FT

16FT

23FT

50FT

3FT

3FT

EAST

CURB INLET

FRESNO DR.

WEST

IH-10

NORTH

WOOD FENCE

CHAINLINK FENCE

PARKING SPACES
HANDY

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



Zoning Case Notification Plan

Case Z-2010-163 S

Council District 3
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 09486 - Block 006 - Mid Irr 87.77 ft of Lot 4

Legend

- Subject Property (9.587 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
 (10/12/2010 - E Hart)

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

CASE NO: Z2010163 S

Final Staff Recommendation - Zoning Commission

Date: November 2, 2010

Council District: 3

Ferguson Map: 650 F7

Applicant Name:
910 S. E. Military Ltd.

Owner Name:
910 S. E. Military Ltd.

Zoning Request: From "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3R AHOD" Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD S" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment (Without cover charge 3 or more days per week).

Property Location: Lot 4, Block 6, NCB 9486

910 S. E. Military Drive

On the southwest side of S. E. Military Drive, west of Roosevelt Avenue

Proposal: For a Mercado with Live Entertainment

Neigh. Assoc.: Harlandale Park Neighborhood Association

Neigh. Plan: Stinson Airport Vicinity Land Use Plan

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

Staff Recommendation:

Approval, pending plan amendment. The requested zoning is not consistent with the Stinson Airport Vicinity Land Use Plan. The Stinson Airport Vicinity Land Use Plan designates the future land use of the subject property as Community Commercial. A Plan Amendment is required in order to establish the "C-3 AHOD S" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment. The applicant has submitted a Master Plan Amendment to Regional Commercial that will be considered by the Planning Commission on October 27, 2010. Should the Plan Amendment be approved, staff would support the requested "C-3 AHOD S" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment.

The subject property is approximately 9.5867 acres located on the south side of S. E. Military Drive, a major thoroughfare and west of Roosevelt Avenue. The existing one story commercial building measures approximately 131,386 square feet, was built in 1989, and is currently vacant. The 9.5867 acre site operated as a Wal-Mart for many years. The subject property was annexed in March of 1947, per Ordinance 4745 and was originally zoned "C" Apartment District and "J" Commercial District. In August of 1974, the 9.5867 acre site was granted a zoning change from "C" Apartment District and "J" Commercial District to "B-3" Business District. In May of 1985, a portion of the 9.5867 acre site was granted a zoning change from "B-3" Business District to "B-2" Business District. In May of 1988, a zoning change was granted from "B-2" Business District to "B-3R" Business Restrictive Alcoholic Sales Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3R AHOD" Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District. Surrounding zoning includes a mix of "C-2 AHOD" Commercial Airport Hazard Overlay District to the east, "C-2 NA AHOD" General Commercial Airport Hazard Overlay Nonalcoholic Sales District to the east, "C-3 AHOD" General Commercial Airport Hazard Overlay District to the north with "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to the south and across Curtis Street to the west.

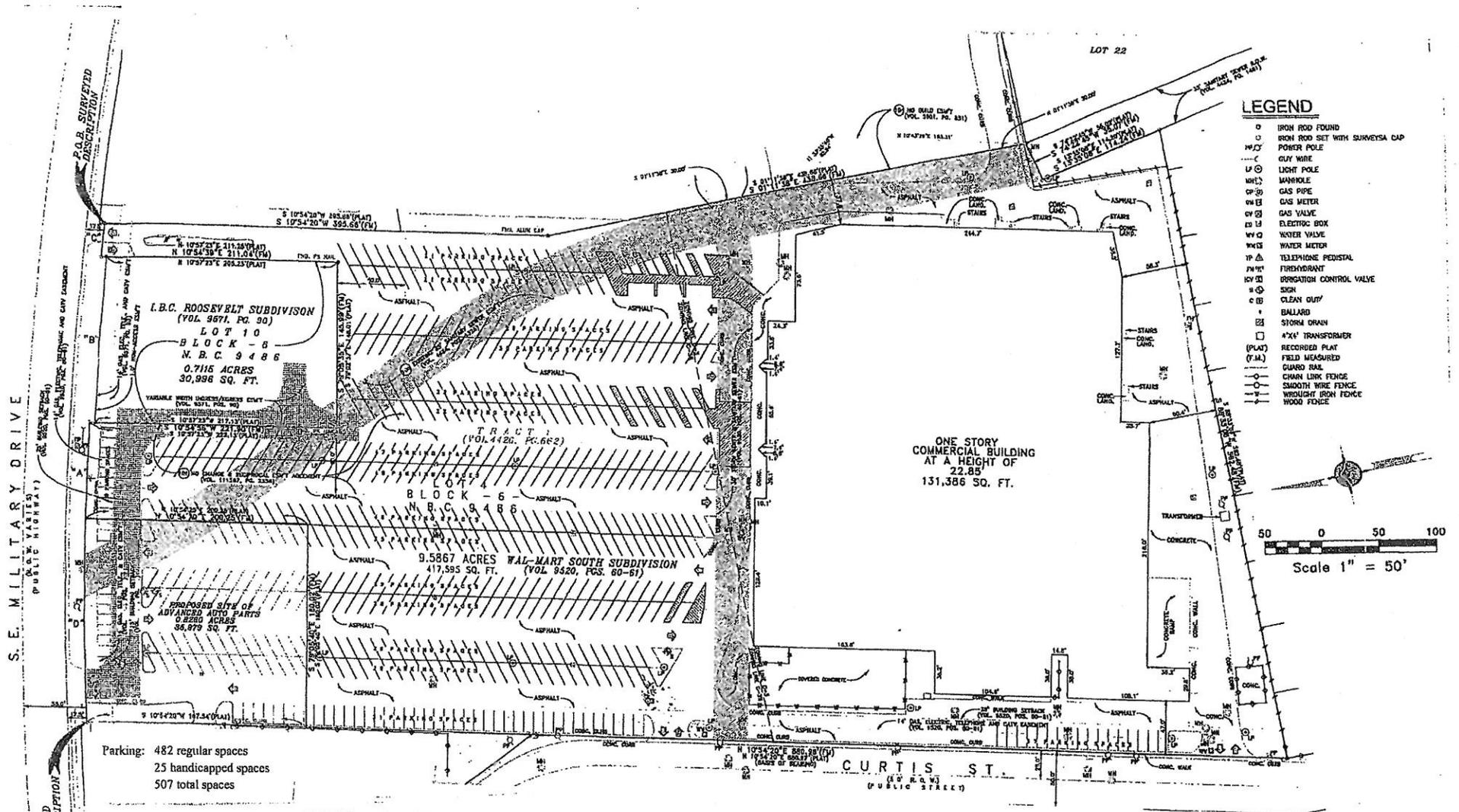
Staff finds the requested specific use authorization to be appropriate for the subject property as there is no concentration of such uses requiring the Specific Use Authorization within this commercial node near the intersection of S. E. Military Drive and Roosevelt Avenue. This zoning change would allow for the reuse of this vacant commercial building. The subject property has access from S. E. Military Drive and Curtis Street. The applicant has submitted a site plan with all the required information.

CASE NO: Z2010163 S

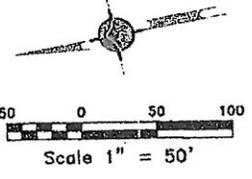
Final Staff Recommendation - Zoning Commission

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.

CASE MANAGER: Pedro Vega 207-7980



- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET WITH SURVEYS CAP
 - MP/P POWER POLE
 - C LIGHT POLE
 - U/C GUY WIRE
 - M/W MANHOLE
 - GP/G GAS PIPE
 - GM/G GAS METER
 - GV/G GAS VALVE
 - ED/L ELECTRIC BOX
 - W/V WATER VALVE
 - W/M WATER METER
 - TP/Δ TELEPHONE PEDestal
 - FM/HT FIREHYDRANT
 - IRV/BI IRRIGATION CONTROL VALVE
 - S/C SIGN
 - C/O CLEAN OUT
 - BALLARD
 - SD STORM DRAIN
 - 4"x4" TRANSFORMER
 - (PLAT) RECORDED PLAT
 - (F.M.) FIELD MEASURED
 - GUARD RAIL
 - CHAIN LINK FENCE
 - SMOOTH WIRE FENCE
 - WROUGHT IRON FENCE
 - WOOD FENCE



Parking: 482 regular spaces
 25 handicapped spaces
 507 total spaces

Building Requirements: 25ft Minimum Front, 30ft Side and Rear Setbacks
 45ft Maximum Building Height

Property Details: 910 S.E. Military Drive, San Antonio, Texas 78221
 9.5867 Acres out of Lot 4, Block 6, NCB 9486
 Impervious Cover: 100%
 Intended Use: C-3 S / Mercado with Live Entertainment
 Driveways are approximately 20ft wide
 All fences are approximately 6ft in height

910 S. E. Military Ltd.
 I, 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 UDC. 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.

S. E. MILITARY DRIVE
 (PUBLIC HIGHWAY)
 P.O.B. SURVEYED
 LEGAL DESCRIPTION
 P.O.B. RECORD
 LEGAL DESCRIPTION

liance Loop

NCB 10879 - Block 000

MH

Goliad Rd

Apa
Puebl

Brooks City-Base

MR
(C2)

NCB 10879 - Block 006

Charter School

MR
(C2)

3803

Lyster Rd

3839

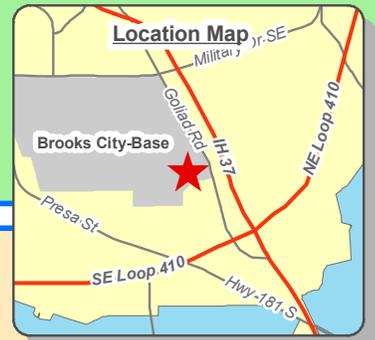
MR

NCB 10879 - Block 000

MR

MR

Brooks



Development Services Dept
City of San Antonio
(10/14/2010 - E Hart)

Zoning Case Notification Plan

Case Z-2011-001

Council District 3

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 10879 - Block 006 - Lots 1 and 2

Legend

Subject Property (10.00 Acres)

200' Notification Area

Current Zoning

Requested Zoning Change

100-Year DFIRM Floodplain

Single Family Residential

1R



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

CASE NO: Z2011001

Final Staff Recommendation - Zoning Commission

Date: November 2, 2010

Council District: 3

Ferguson Map: 683 F1

Applicant Name:

Pulman, Cappuccio, Pullen & Benson (Buck Benson)

Owner Name:

Goliad Grant, LLC & Goliad Grant, II, LLC

Zoning Request: From "MR AHOD" Military Reserve Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: Lots 1 and 2, Block 6, NCB 10879

3803 and 3839 Lyster Road

Located north of Lyster Road between Goliad Road to the east and Aviation Landing to the west.

Proposal: To conform the zoning with the existing land use.

Neigh. Assoc.: Highland Forest Neighborhood Association Registration Unconfirmed. The nearest active neighborhood association is the Highland Hills Neighborhood Association.

Neigh. Plan Stinson Airport Vicinity Land Use Plan

TIA Statement: A new Traffic Impact Analysis (TIA) is not required; project has been approved under 2009 TIA 0217.

Staff Recommendation:

Approval.

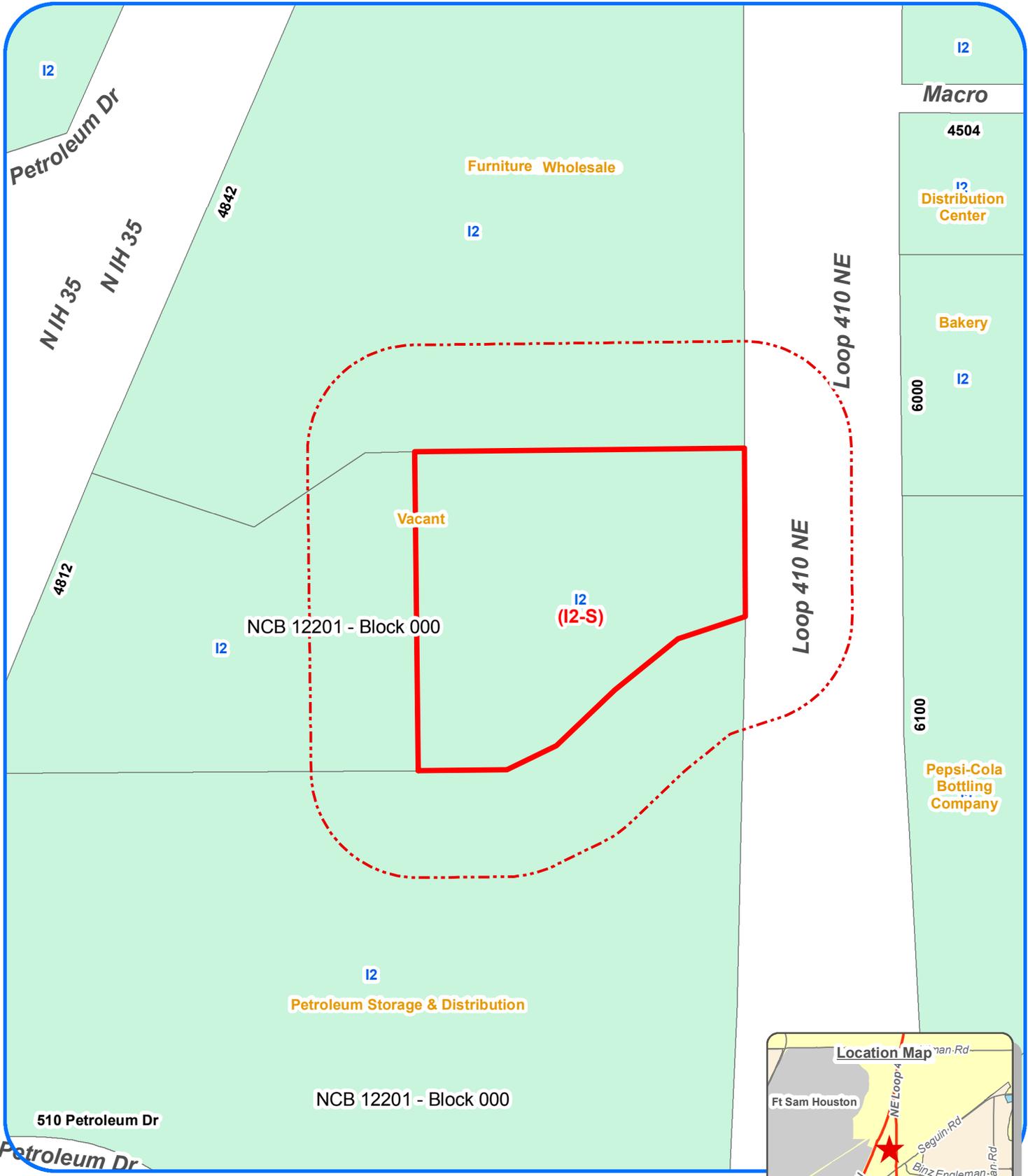
The subject property is located on the north side of Lyster Road between Goliad Road and Aviation Landing. The subject property is 10 acres and occupied by commercial buildings that measure approximately 54,000 square feet, which were constructed in 2007 and 2009. The property is surrounded by MR zoning in all directions as this is the historical location for Brooks Airforce Base.

According to Section 35-351 of the Unified Development Code, MR zoning classifications are used to designate federal and state military installations within the City of San Antonio. In the event that a property is no longer under government ownership, the property should be rezoned to remove the MR designation.

The applicant is requesting this rezoning to conform the zoning to the existing land use for the Brooks Academy of Science and Technology, a charter school. Schools are allowed in commercial districts, thus the request for "C-2". The "C-2" classification would be most appropriate, given there is no maximum building size requirement. A significant amount of "MR" and "MH" zoning also exists within the vicinity of the subject property and the development pattern in the general area is predominantly commercial and industrial.

Further, the subject property is located within the Stinson Airport Vicinity Land Use Plan. The requested zoning district is consistent with the Future Land Use designation of Public Institutional given the public use of the property.

CASE MANAGER: Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z2011002 S

Council District 2

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 12201 - Block 000 - SW Irr 640 ft of Lot 7

Legend

- Subject Property ——— (6.849 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ———
- Current Land Use 1R



Development Services Dept
City of San Antonio
(10/15/2010 - E Hart)

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

CASE NO: Z2011002 S

Final Staff Recommendation - Zoning Commission

Date: November 2, 2010

Council District: 2

Ferguson Map: 584 D7

Applicant Name:

Don. A. Stewart, Inc. (c/o Doug Staton)

Owner Name:

Sideoats, LLC (c/o David Ladensohn)

Zoning Request: From "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Bulk Plant or Terminal.

Property Location: 6.849 acres out of Lot 7, NCB 12201

A portion of 4312 North Interstate 35

On the east side of Loop 410, between Winnco and Binz-Engleman Road

Proposal: To allow a bulk plant or terminal

Neigh. Assoc.: East Terrell Hills

Neigh. Plan: None

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

Staff Recommendation:

Approval.

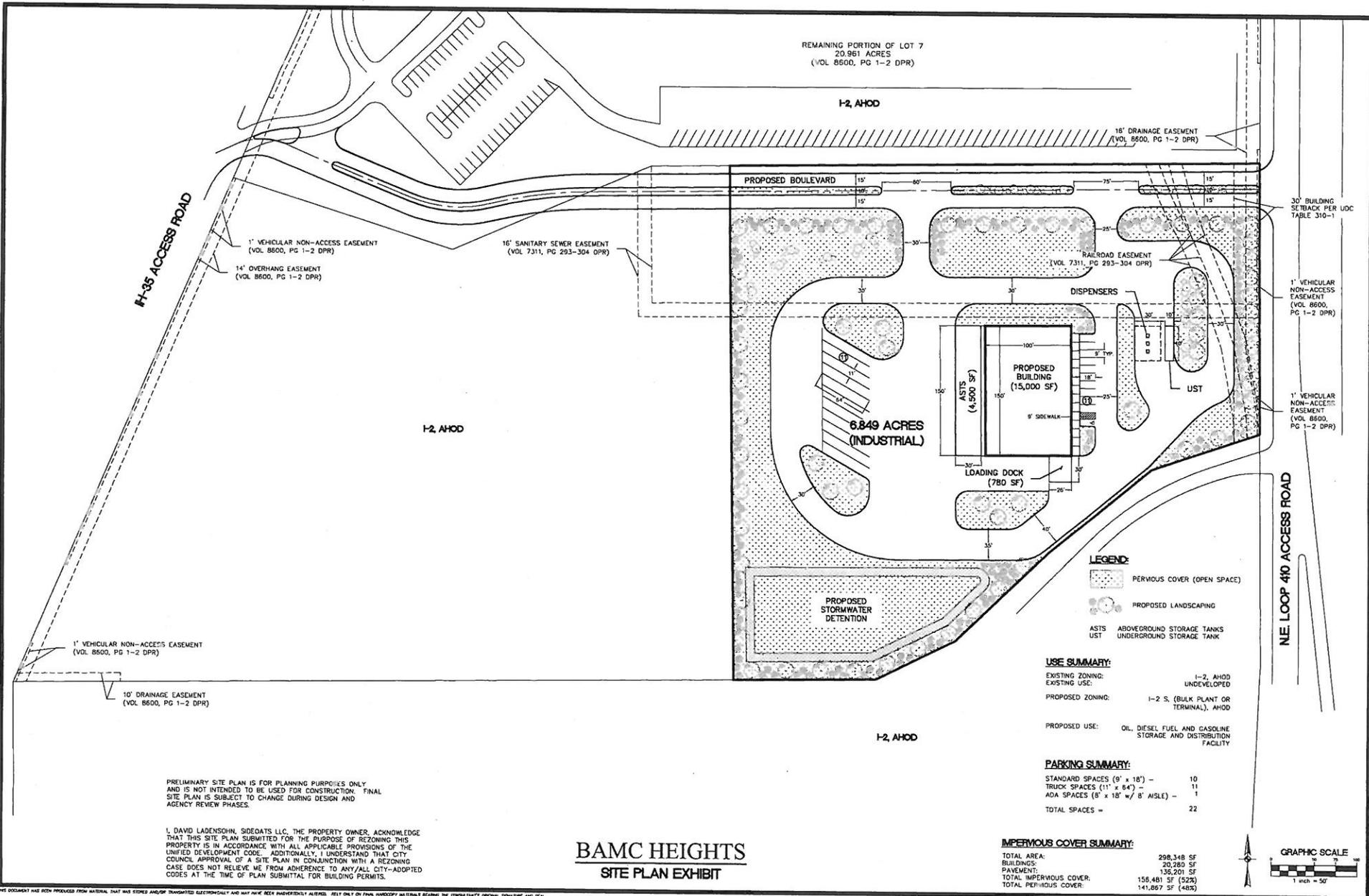
The subject property is 6.849 acres of undeveloped land, located between Interstate 35 and Loop 410, between Old Sequin Road and Winnco. Subject property was annexed in September 1952, per Ordinance 18115, and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. Surrounding zoning includes "I-2" abutting to the north, west and south; as well as adjacent to the east across Loop 410. Surrounding land uses include a petroleum storage and distribution center to the south, vacant land to the west, furniture wholesale to the north, and industrial food and drink processing to the east. The applicant requests "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Bulk Plant or Terminal for the storage and distribution of lubricants, diesel fuel, and gasoline.

Staff finds the requested specific use authorization appropriate for the subject property's location and surrounding uses. The subject property is surrounded by expressways and other heavy industrial zoning and uses, including another fuel storage/distribution center. The applicant has submitted the requisite site plan, showing location of above-ground and under-ground storage tanks, loading and dispensary areas, a 15,000 square foot building, and significant landscape buffering.

CASE MANAGER: Micah Diaz 207-5876

22011002

REMAINING PORTION OF LOT 7
20.961 ACRES
(VOL 8600, PG 1-2 DPR)



1' VEHICULAR NON-ACCESS EASEMENT
(VOL. 8600, PG 1-2 DPR)

14' OVERHANG EASEMENT
(VOL. 8600, PG 1-2 DPR)

16' SANITARY SEWER EASEMENT
(VOL. 7311, PG 293-304 DPR)

16' DRAINAGE EASEMENT
(VOL. 8600, PG 1-2 DPR)

30' BUILDING SETBACK PER UDC
TABLE 310-1

1' VEHICULAR NON-ACCESS EASEMENT
(VOL. 8600, PG 1-2 DPR)

1' VEHICULAR NON-ACCESS EASEMENT
(VOL. 8600, PG 1-2 DPR)

NE LOOP 410 ACCESS ROAD

1' VEHICULAR NON-ACCESS EASEMENT
(VOL. 8600, PG 1-2 DPR)

10' DRAINAGE EASEMENT
(VOL. 8600, PG 1-2 DPR)

PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY
AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION. FINAL
SITE PLAN IS SUBJECT TO CHANGE DURING DESIGN AND
AGENCY REVIEW PHASES.

I, DAVID LADENSOHN, SIDECASTS LLC, 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.

BAMC HEIGHTS
SITE PLAN EXHIBIT

- LEGEND:**
- PERVIOUS COVER (OPEN SPACE)
 - PROPOSED LANDSCAPING
 - ASTS ABOVEGROUND STORAGE TANKS
 - UST UNDERGROUND STORAGE TANK

USE SUMMARY:

EXISTING ZONING: I-2, AHOD
EXISTING USE: UNDEVELOPED

PROPOSED ZONING: I-2 S. (BULK PLANT OR TERMINAL), AHOD

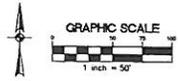
PROPOSED USE: OIL, DIESEL FUEL AND GASOLINE STORAGE AND DISTRIBUTION FACILITY

PARKING SUMMARY:

STANDARD SPACES (9' x 18') - 10
TRUCK SPACES (11' x 84') - 1
ADA SPACES (8' x 18' w/ 5' AISLE) - 1
TOTAL SPACES = 22

IMPERVIOUS COVER SUMMARY:

TOTAL AREA: 298,348 SF
BUILDINGS: 20,280 SF
PAVEMENT: 136,201 SF
TOTAL IMPERVIOUS COVER: 156,481 SF (52%)
TOTAL PERVIOUS COVER: 141,867 SF (48%)



Date: Oct 01, 2015, 12:28pm User: dh_walsh File: P:\21011002\Design\Layout\CD\020902C-SitePlan.dwg

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CASE NO: Z2011003

Final Staff Recommendation - Zoning Commission

Date: November 2, 2010

Council District: 3

Ferguson Map: 651 D2

Applicant Name:
Robert J. Perez

Owner Name:
RJ & P Developments, LLC; Robert C. Flores
and Justin D. Martinez

Zoning Request: From "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

Property Location: Lots 27 through 44, Block 21, NCB 3815; Lots 1 through 18 and Lots 27 through 44, Block 25, NCB 3819

Multiple properties generally bound by Greer Street, Channing, South Gevers Street, South Mittman Street

Along the north side of Channing and both the north and south sides of Cosgrove Street, between South Gevers Street and South Mittman Street

Proposal: To allow single-family residential development on lots 6000 square feet in size

Neigh. Assoc.: Southeast Citizens Committee (Registration Unconfirmed); Highland Park Neighborhood Association is within 200 feet.

Neigh. Plan: Highlands Community Plan

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

Staff Recommendation:

The subject properties are located within the Highlands Community Plan, and are currently designated as Low Density Residential in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

Approval.

The subject properties consist of 3.815 acres of undeveloped land, located on the west side of South Gevers Street between Greer Street and Channing. The properties are located within the City Limits as recognized in 1938. The properties were originally zoned "B" Residence District. In a 2000 case, the properties were rezoned to "B-2NA" Nonalcoholic Sales District, "R-1a" Single Family Residence District, and "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2NA" Commercial Nonalcoholic Sales District, "NP-8" Neighborhood Preservation District, and "R-6" Residential Single-Family District. Surrounding zoning includes a mix of Residential Single-Family, Residential Mixed, and Multi-Family districts to the north, east, and south; with "R-4" Residential Single-Family District, "C-2" Commercial District, "O-2" Office District, and "I-1" General Industrial District to the west across South Gevers Street. Surrounding land uses include single-family residences to the north, east, and south; a church to the north and a small apartment complex to the south; with residences, medical offices, a restaurant, a bakery, and a tavern to the west. Applicant requests "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to allow residential development on lots 6,000 square feet in size.

CASE NO: Z2011003

Final Staff Recommendation - Zoning Commission

Staff finds the requested zoning appropriate for the subject properties and surrounding residential neighborhoods. The portions of the subject property currently zoned for commercial uses are not consistent with the future land use plan portion of the Highlands Community Plan. The requested down-zoning will bring these properties into conformance with the adopted Community Plan.

Although the existing "NP-8" zoning district is consistent with the Community Plan, the required 8,000 square-foot lot size is larger than most of the established residential lots in the area. The 6,000 square foot lots permitted in the "R-6" zoning district are consistent with the existing residential development both west and east of South Gevers Street.

CASE MANAGER: Micah Diaz 207-5876