CITY OF SAN ANTONIO
Zoning Commission Agenda

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

Tuesday, October 5, 2010
12:45 PM

ZONING COMMISSIONERS

Ralph Medina – District 1
Bennie Cole – District 2
Andrew Anguiano – District 3
Jim Myers – District 4
Joe Valadez – District 5
Christopher Martinez – District 6
David Christian – District 7
Billy J. Tiller – District 8
Milton R. McFarland – District 10
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 October 5, 2010.

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

3. Roll Call.

4. Pledge of Allegiance.

5. Approval of September 21, 2010 Zoning Commission Minutes.

6. **ZONING CASE NUMBER Z2010142 S:** A request for a change in zoning from "I-1 AHOD" General Industrial District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Payday Loan Agency on 0.291 of an acre out of NCB 8666, 835 Southeast Military Drive. (Council District 3)

7. **ZONING CASE NUMBER Z2010132:** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.371 of an acre out of NCB 8704 and 0.02 of an acre out of NCB 13032, 202 Recoleta Road. (Council District 1)

8. **ZONING CASE NUMBER Z2010147 CD:** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a nightclub without cover charge 3 or more days per week on 0.0610 of an acre out of NCB 13663, 7401 Wurzbach Road. (Council District 8)

9. **ZONING CASE NUMBER Z2010151:** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.913 of an acre out of Lot 1, Block 1, NCB 17550 on a portion of 2658 Southwest Military Drive. (Council District 4)

10. **ZONING CASE NUMBER Z2010152 S:** A request for a change in zoning from "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "R-5" AHOD S" Residential Single Family Airport Hazard Overlay District with a Specific Use Authorization for a Licensed Child Care on Lot 12, Block 6, NCB 11446, 5023 Ivanhoe Street. (Council District 7)

11. **ZONING CASE NUMBER Z2010153 S:** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor on 0.3143 of an acre out of NCB 12103, 3143 and 3147 Nacogdoches Road. (Council District 10)

12. **ZONING CASE NUMBER Z2010154 S:** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport on 0.902 of an acre out of Lot 4, Block 6, NCB 12816 on a portion of 4502 Medical Drive. (Council District 8)

13. **ZONING CASE NUMBER Z2010155 S**: A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport on 2.482 acres out of Lot 4, Block 6, NCB 12816 on a portion of 4502 Medical Drive. (Council District 8)

14. Briefing on the 2010 biennial update amendments to Chapter 35 of the Municipal Code (the Unified Development Code).

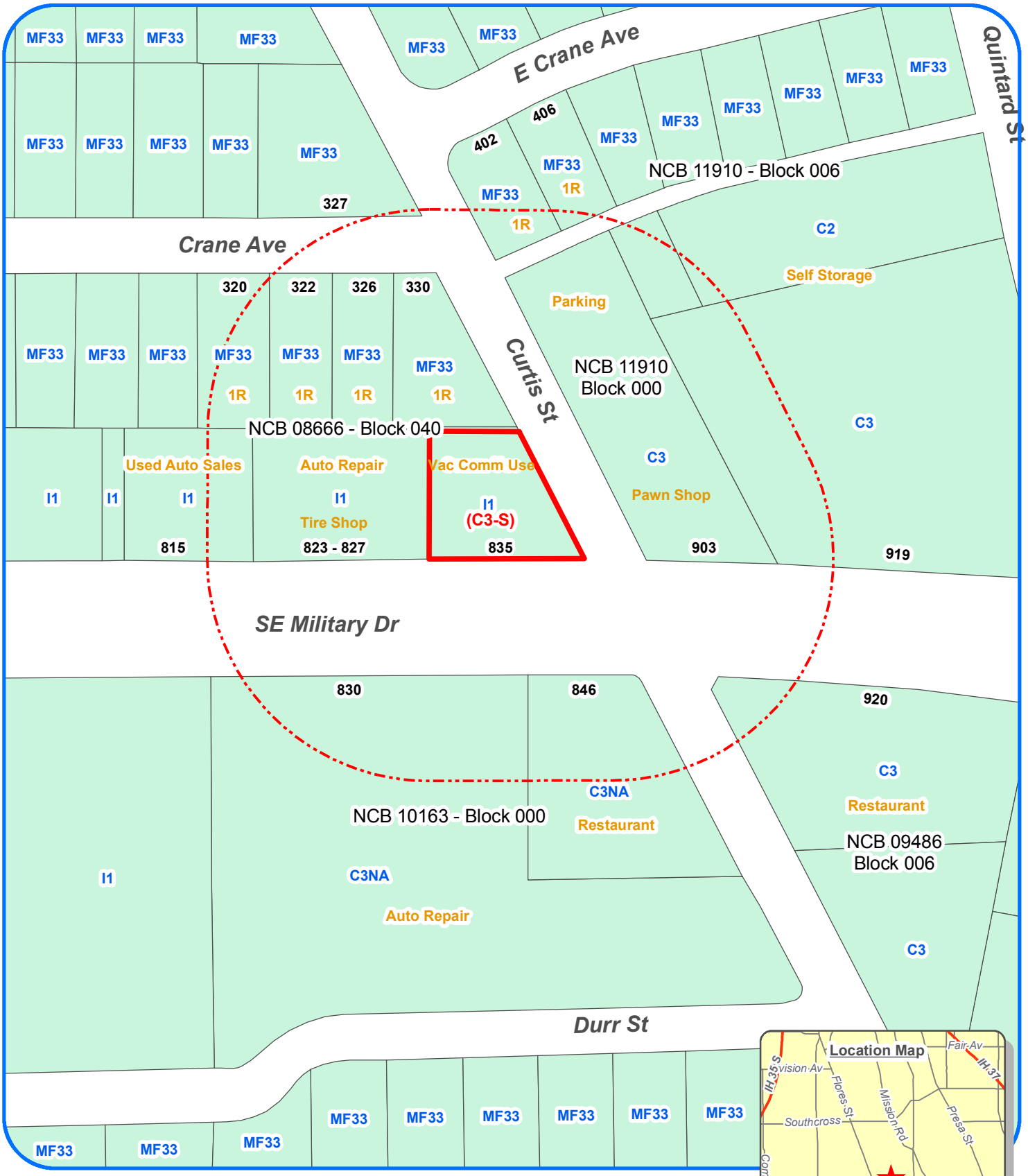
15. Briefing on the proposed Woodlawn Lake Area Neighborhood Conservation District (NCD-8).

16. **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.

17. **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-2010-142 S

Council District 3

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.291 of an acre out of NCB 08666

Legend

Subject Property	(0.291 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Planning & Development Services Dept
City of San Antonio
(08/19/2010 - E Hart)

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

CASE NO: Z2010142 S

Final Staff Recommendation - Zoning Commission

Date: October 5, 2010 Continuance (applicant's request) from September 7, 2010

Council District: 3

Ferguson Map: 650 F7

Applicant Name:
Jason Dixon, Managing Member, GD Bar, LLC

Owner Name:
GD Bar LLC, General Partner, GB Bar FLP

Zoning Request: From "I-1 AHOD" General Industrial District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Payday Loan Agency.

Property Location: 0.291 of an acre out of NCB 8666

835 Southeast Military Drive

On the northwest corner of SE Military Drive and Curtis Street.

Proposal: To allow a Payday Loan Agency.

Neigh. Assoc.: Mission San Jose Neighborhood Association; Harlandale Park Neighborhood Association is within 200 feet (Registration Unconfirmed).

Neigh. Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:
Approval.

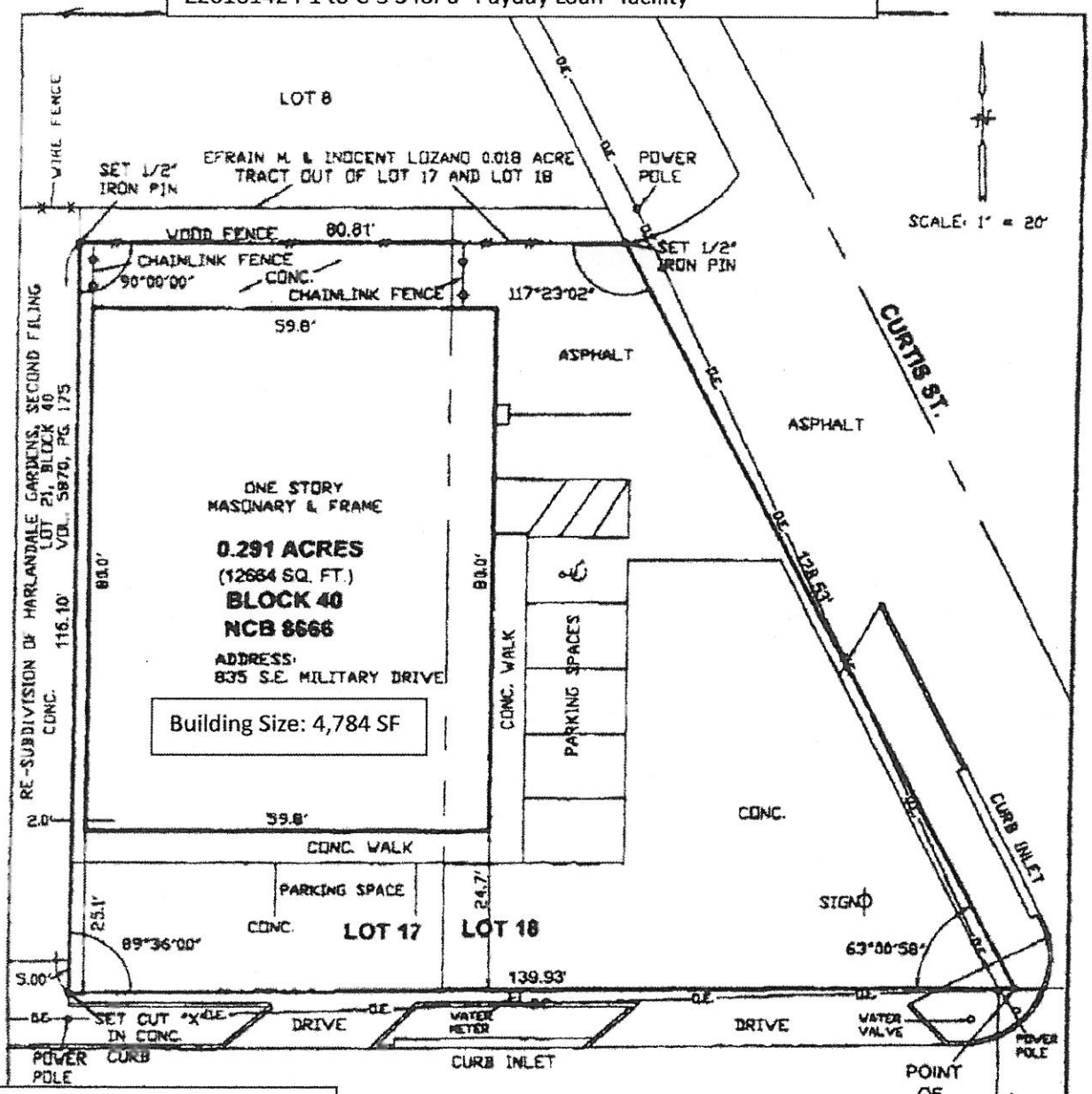
The subject property is occupied by a vacant commercial structure that measures approximately 4,800 square feet with ingress/egress on Southeast Military Drive (a Primary Arterial "Type A" street). The property is adjacent to “I-1” zoning to the west, “C-3” zoning to the east and south and “MF-33” zoning to the north. The surrounding land uses consist of a pawn shop to the east, residential dwellings to the north, a tire shop, auto repair facility and auto sales to the west and a restaurant and auto repair facility to the south.

The applicant is requesting a zoning change to allow a payday loan agency, which requires a Specific Use Authorization in C-3 zoning districts. Staff finds the request for a Specific Use Authorization to be appropriate given the subject property's location. The property is located on an arterial thoroughfare which has long been developed as a commercial corridor. The prevalence of commercial zoning and uses to the south, east and west indicates the proposed zoning district and use of the property would be consistent with the current development pattern along this portion of Southeast Military Drive. Further, the subject property is located within the South Central San Antonio Community Plan. The requested zoning district is consistent with the Future Land Use designation of Regional Commercial.

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: Brenda Valadez 207-7945

Z2010142 I-1 to C-3 S for a "Payday Loan" facility



Total Parking Spaces: 10
ADA Spaces: 1
Parking Space Dimension: 9'x18'

Paved Surface Area: 7,880 SF

Zoning Change Request: From I-1 to C-3 S

REFERENCES:
VOLUME 980, PAGE 423

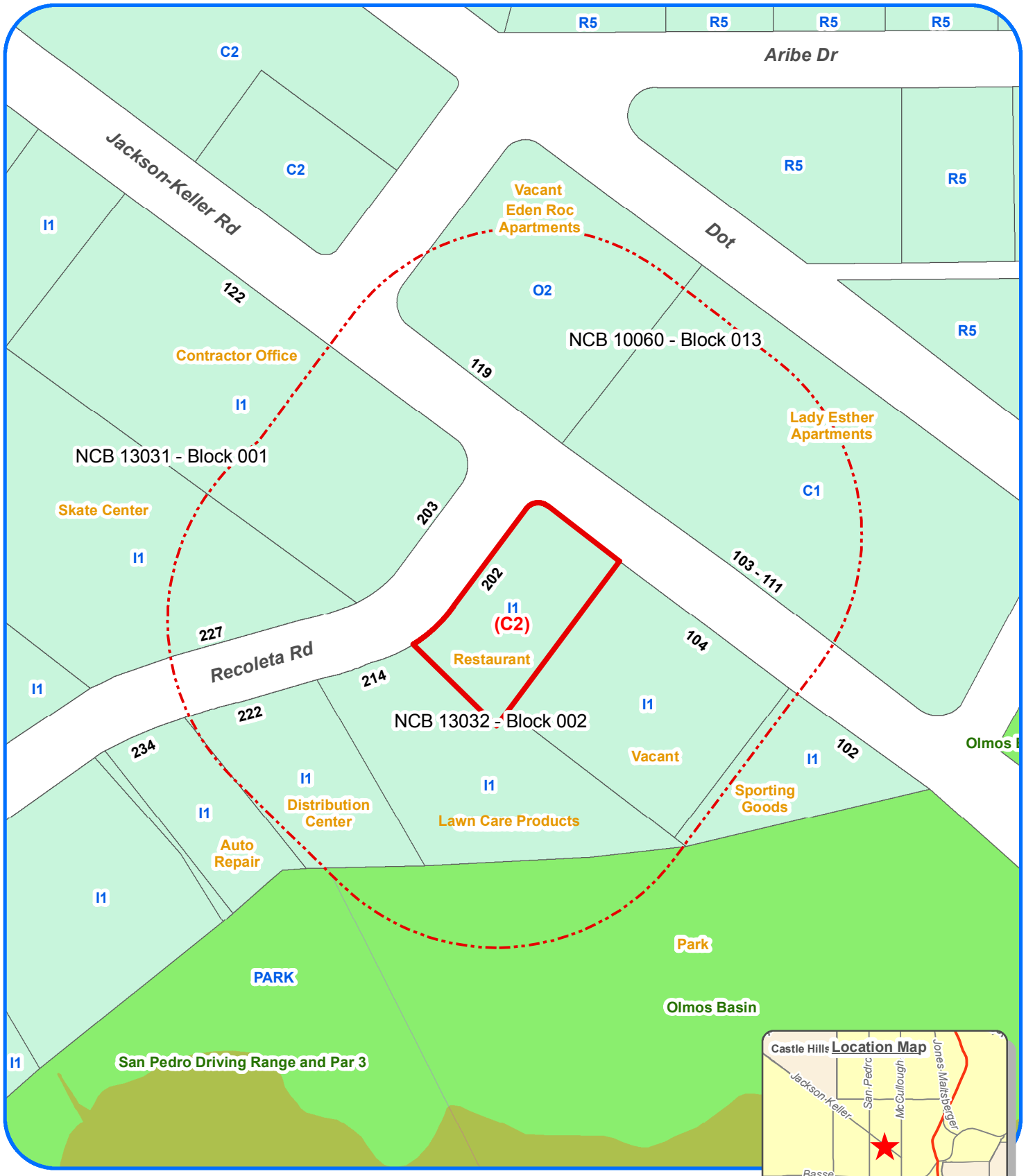
SURVEY PLAT OF:
A 0.291 ACRE, (12664 SQ. FT.) TRACT BEING THE REMAINING PORTION OF LOT 17 AND LOT 18, BLOCK 40, N.C.B. 8666, HARLANDALE GARDENS, SECOND FILING RECORDED IN VOLUME 980, PAGE 423, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

NO PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A, 100-YEAR FLOOD BOUNDARY, AND SUBJECT PROPERTY IS LOCATED IN ZONE X BEING OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS ON MAP NUMBER 48029C0526 E, EFFECTIVE DATE FEBRUARY 16, 1996, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

STATE OF TEXAS
REGISTERED
WILLIAM F. MARTEL
4952
PROFESSIONAL
LAND SURVEYOR

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-2010-132

Council District 1

Scale: 1" approx. = 120 Feet

Legend

Subject Property	(0.389 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Planning & Development Services Dept
City of San Antonio
(07/26/2010 - E Hart)

Subject Property Legal Description(s): NCB 08704 - Block 000 - Lot Tr Ig 0 371 AC and NCB 13032 NE Tri 15 ft of Lot 14

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

CASE NO: Z2010132

Final Staff Recommendation - Zoning Commission

Date: October 5, 2010

Council District: 1

Ferguson Map: 582 E3

Applicant Name:
Mary Perales

Owner Name:
Odulia Gomez

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: 0.371 of an acre out of NCB 8704 and 0.02 of an acre out of NCB 13032

202 Recoleta Road

At the southern corner of Jackson-Keller Road and Recoleta Road

Proposal: To allow a restaurant with catering services

Neigh. Assoc.: Shearer Hills-Ridgeview Neighborhood Association

Neigh. Plan: North Central Neighborhoods Community Plan

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

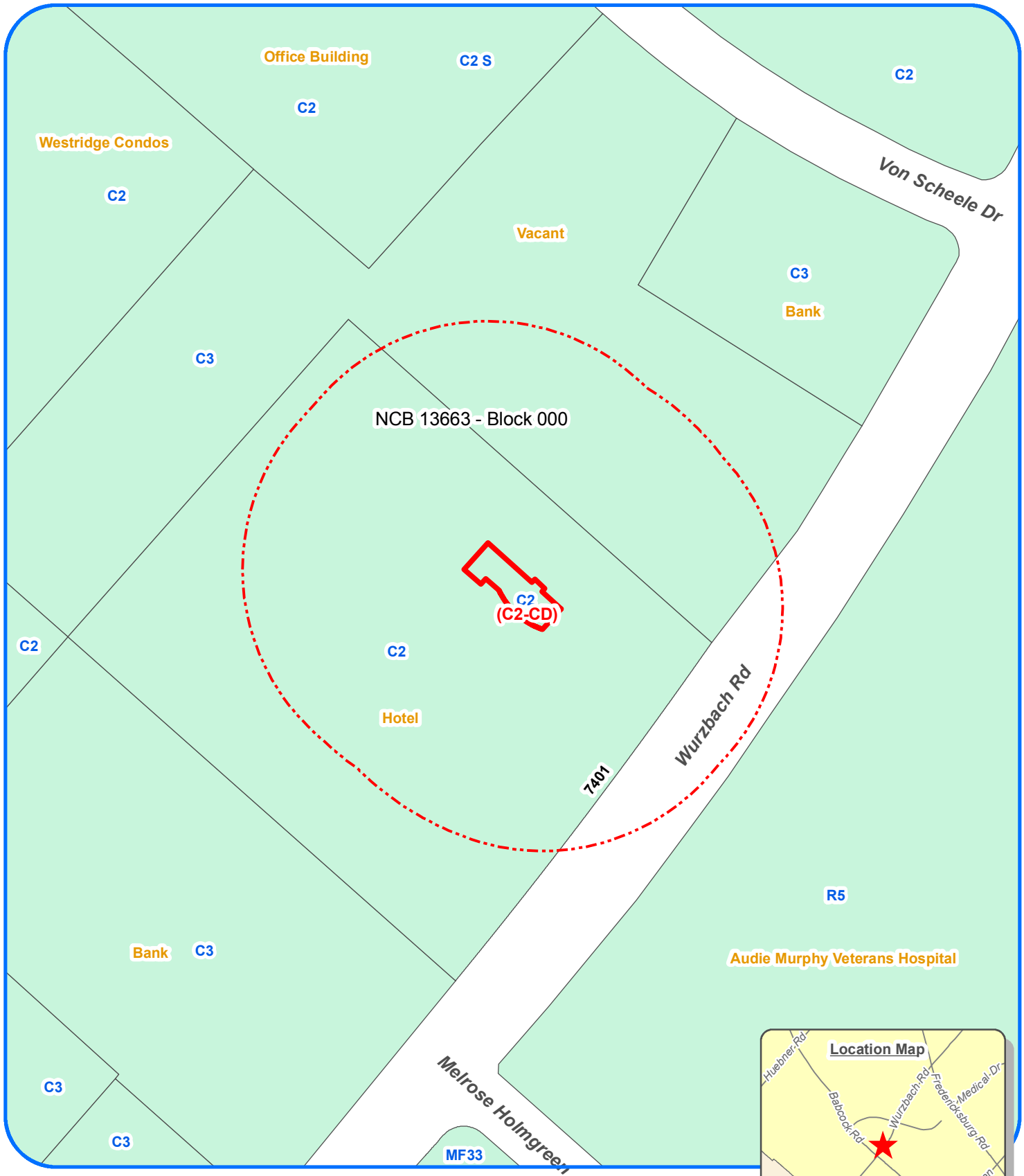
Staff Recommendation:
Approval.

The subject property is located within the North Central Neighborhoods Community Plan. The requested zoning district is consistent with the property's Future Land Use designation of Community Commercial.

The subject property, located at the southern corner of Recoleta Road and Jackson-Keller Road, is 0.389 of an acre in size and is currently developed as a restaurant. The property was annexed in 1950, per Ordinance 12611, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. Surrounding zoning includes "C-1" Light Commercial District to the east; "O-2" High-Rise Office District to the north; with "I-1" to the south and west. Surrounding land uses include apartments to the north and east; a skating rink and a contractor's facility to the west; a lawn care company, auto repair facility, and a distributor to the southwest; vacant land and a sporting goods retailer to the southeast; with a park and golf course located to the south. The applicant requests "C-2 AHOD" Commercial Airport Hazard Overlay District to allow a restaurant with catering services.

Staff finds the requested zoning appropriate for the subject property, as it has long been developed as a commercial use. Although a restaurant and a catering business are each permitted by right in the existing industrial zoning district, the Unified Development Code does not currently allow both uses on a single industrially-zoned property. The property is surrounded by a mix of commercial and light-industrial uses; however, the North Central Neighborhoods Community Plan calls for Community Commercial land uses for the area bound by Jackson-Keller Road, San Pedro Avenue, and the Olmos Basin Golf Course. While the down-zoning of this single property could impose building setback and buffer requirements on new development of surrounding properties, most of these properties are currently developed. Existing structures will not be required to conform to the setback and buffer regulations unless new construction occurs.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2010-147 CD

Council District 8

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.061 of an acre out of NCB 13663

Legend

Subject Property		(0.061 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	

Planning & Development Services Dept
City of San Antonio
(08/30/2010 - E Hart)

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

CASE NO: Z2010147 CD

Final Staff Recommendation - Zoning Commission

Date : October 5, 2010

Council District: 8

Ferguson Map: 580 F1

Applicant Name:
Javier I. Arguello

Owner Name:
Imagine Hospitality Inc.

Zoning Request: From "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a nightclub without cover charge 3 or more days per week.

Property Location: 0.0610 of an acre out of NCB 13663

7401 Wurzbach Road

On the northwest side of Wurzbach Road between Von Scheele Drive to the northeast and Melrose Holmgreen to the southwest.

Proposal: To allow a nightclub without cover charge 3 or more days per week.

Neigh. Assoc.: Dreamhill Estates is the nearest registered neighborhood association.

Neigh. Plan: North Sector Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:
Approval.

The subject property is occupied by the Oak Hills Motor Inn Hotel as well as a vacant commercial building, that was constructed in 1973 and measures approximately 12,000 square feet. The historical use of this site was a hotel with accessory restaurant. The property owner is proposing to rezone 0.0610 of an acre (2,659 square feet) of the subject property. The previous use of the subject site was for a restaurant formerly known as the Rib Train. The property is adjacent to “C-2” zoning to the southwest, “C-3” and “C-2” zoning to the northwest and “R-5” zoning to the southeast. The surrounding land uses consist of a hotel and bank to the southwest, the Audie Murphy Veteran’s Hospital to the southeast and vacant land to the northwest.

The applicant is requesting a zoning change to allow a night club/piano bar without cover charge three or more days per week. Staff finds the requested Conditional Use to be appropriate as the subject property fronts on an arterial road, Wurzbach Road (a Secondary Arterial "Type A" street) and is generally surrounded by commercial zoning. The zoning request is also compatible with the character of the existing retail and service uses in the immediate area.

Further, the subject property is located within the North Sector Plan. The requested zoning district is consistent with the Future Land Use designation of Regional Center.

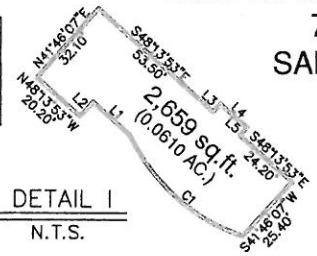
CASE MANAGER: Brenda Valadez 207-7945

Z2010147

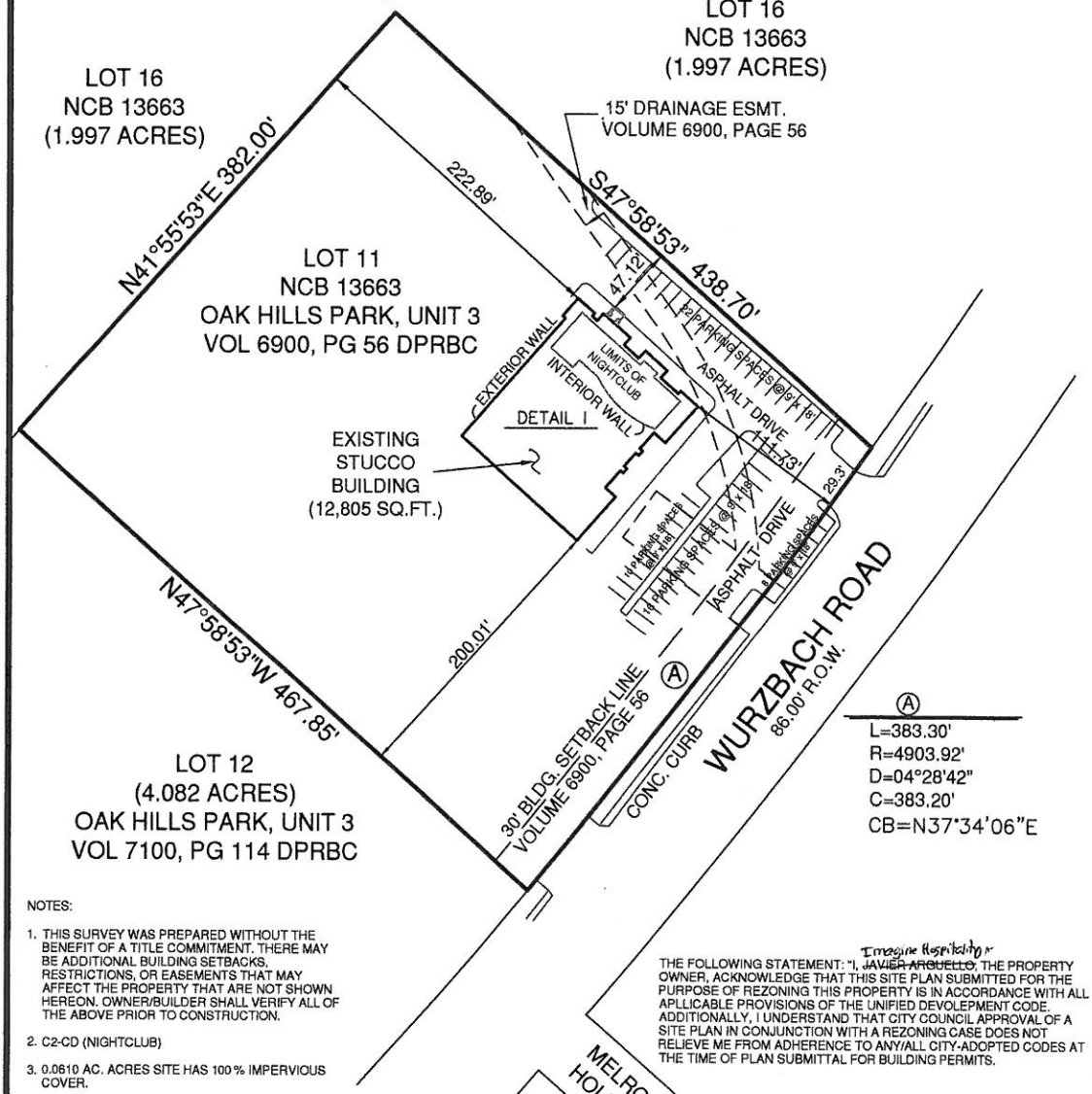
NEW ESTABLISHMENT LOCATED AT 7401 WURZBACH SAN ANTONIO, TEXAS (ZONING)

LINE TABLE		
NO.	LENGTH	DIRECTION
L1	16.90'	N48°13'53"W
L2	6.70'	S41°46'07"W
L3	3.70'	N41°46'07"E
L4	12.30'	S48°13'53"E
L5	3.70'	S41°46'07"W

C1
L=54.36'
R=67.39'
D=46°13'01"
C=52.90'
CB=N48°13'53"W



DETAIL I
N.T.S.



Ⓐ
L=383.30'
R=4903.92'
D=04°28'42"
C=383.20'
CB=N37°34'06"E

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION.
2. C2-CD (NIGHTCLUB)
3. 0.0610 AC. ACRES SITE HAS 100 % IMPERVIOUS COVER.

THE FOLLOWING STATEMENT: "I, ~~JAVIER ARGUELLO~~ Imagine Hospitality, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APLLICABLE PROVISIONS OF THE UNIFIED DEVOLEPMENT 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.

PLAT OF PROPERTY

REFERENCE: VOLUME 6900, PAGE 56 DPRBC

PROPERTY ADDRESS: 7401 WURZBACH
SAN ANTONIO, TEXAS

LOT 10, NEW CITY BLOCK 13663, OAK HILLS PARK, UNIT -3, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6900, PAGE 56, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

DATE: JULY 9, 2010
JOB NUMBER: 006-10
BUYER: JAVIER ARGUELLO
REVISED: AUGUST 16, 2010

STATE OF TEXAS
REGISTERED
DAVID BARRERA
5286
PROFESSIONAL LAND SURVEYOR

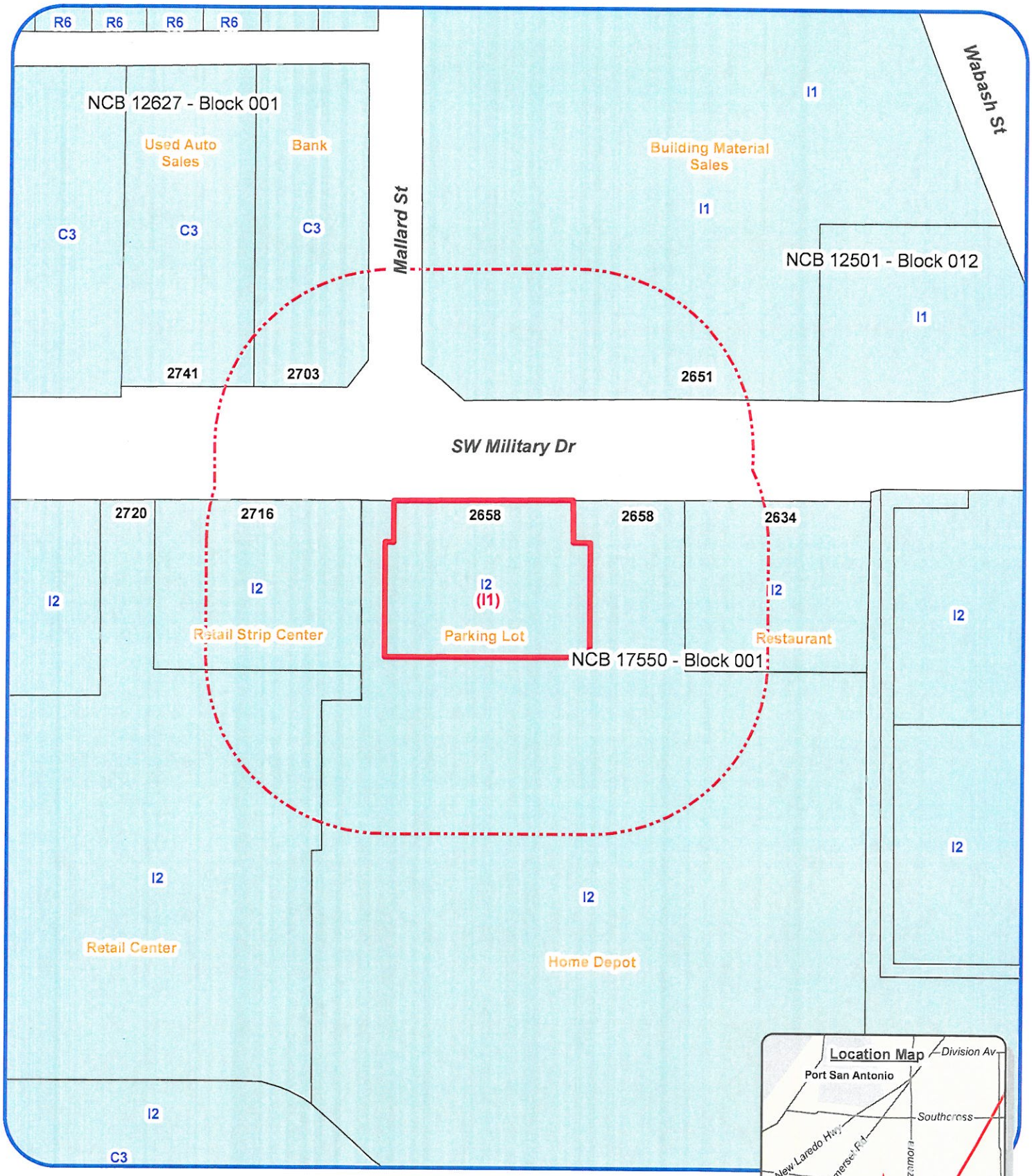
REVISED 8-16-10

BARRERA LAND SURVEYING
7715 MAINLAND #114
SAN ANTONIO, TEXAS 78250
(210) 523-9996 PHONE
(210) 523-9995 FAX
DBINSA@YAHOO.COM

DAVID BARRERA R.P.L.S. NO. 5286

SCALE: 1" = 100'

DRAWN BY: RG
CHECKED BY: DB



Zoning Case Notification Plan

Case Z-2010-151

Council District 4

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): A Portion of NCB 17550 - Block 001 - Lot 1

Legend

Subject Property	(0.913 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Planning & Development Services Dept
City of San Antonio
(09/14/2010 - E Hart)

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

CASE NO: Z2010151

Final Staff Recommendation - Zoning Commission

Date: October 05, 2010

Council District: 4

Ferguson Map: 649 E7

Applicant Name:

Bury & Partners-SA, Inc.

Owner Name:

HD Development Properties, LP

Zoning Request: From "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District.

Property Location: 0.913 of an acre out of Lot 1, Block 1, NCB 17550

A portion of 2658 Southwest Military Drive

On the south side of Southwest Military Drive, between Mallard Street and Wabash Street

Proposal: To allow a restaurant

Neigh. Assoc. Tierra Linda Neighborhood Association is the nearest association.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is required.

Staff Recommendation:

Approval.

The subject property, located on the south side of Southwest Military Drive between Mallard Street and Wabash Street, is a portion of the parking lot of a large commercial development. The property was annexed in 1952, per Ordinance 18115, and was originally zoned "MM" Second 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" to the west, south, and east; with "I-1" General Industrial District to the northeast and "C-3" General Commercial District to the northwest. Surrounding land uses include large-scale retail uses such as home improvement and building material sales, auto sales, retail centers, a restaurant, and a bank. The applicant requests "I-1 AHOD" General Industrial Airport Hazard Overlay District to allow a restaurant.

Staff finds the requested zoning appropriate for the subject property due to the surrounding zoning and pattern of development. The existing heavy industrial zoning district is reserved for the most intense industrial and manufacturing uses; however, the existing pattern of development in the area is entirely commercial. The surrounding commercial uses that carry heavy industrial zoning are typically nonconforming uses that began when the zoning allowed a broader range of uses. The subject property is not suitable for heavy industrial development, because such uses would be at odds with the surrounding retail and service establishments.

While staff would prefer a commercial zoning request for the subject property, it is recognized that such a request would impose strict building setback and landscape buffer requirements on both the subject property and abutting properties. These requirements are based on differences in abutting zoning districts, rather than compatibility of established and proposed uses. Moreover, the properties along the south side of Southwest Military Drive have been recognized as an area that would benefit from a City-initiated comprehensive rezoning case. Therefore, staff supports the applicant's request because it continues the

commercial pattern of development while avoiding unnecessary development standards arising from the existing pattern of inappropriate zoning.

CASE MANAGER : Micah Diaz 207-5876

Zoning Case Notification Plan

Case Z-2010-152 S

Council District 7

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 11446 - Block 006 - Lot 12

Legend

Subject Property	(0.1722 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Planning & Development Services Dept
City of San Antonio
(09/14/2010 - E Hart)

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

CASE NO: Z2010152 S

Final Staff Recommendation - Zoning Commission

Date: October 5, 2010

Council District: 7

Ferguson Map: 580 E8

Applicant Name:
Yolanda Sandoval

Owner Name:
Yolanda Sandoval

Zoning Request: From "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "R-5" AHOD S" Residential Single Family Airport Hazard Overlay District with a Specific Use Authorization for a Licensed Child Care.

Property Location: Lot 12, Block 6, NCB 11446

5023 Ivanhoe Street

Northside of Ivanhoe Street between Benrus Boulevard and Fairburn Street

Proposal: To allow for a Licensed Child Care Facility

Neigh. Assoc.: Thunderbird Hills Neighborhood Association

Neigh. Plan: None

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

Staff Recommendation:
Approval, with conditions.

The subject property, located on the north side of Ivanhoe Street between Benrus Boulevard and Fairburn Street, consists of approximately 0.1722 acres. The existing structure, measuring approximately 904 square feet, was built in 1970. The structure is currently used as a single-family residence and Registered Family Home. This property was annexed in 1952, per Ordinance 18115. The property was zoned "A" Single Family Residence District then converted to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District following the adoption of the Unified Development Code in 2002. Properties to the north, east, west and across Ivanhoe Street to the south are zoned "R-5 AHOD" Residential Single Family Airport Hazard Overlay District.

The applicant requests "R-5" AHOD S" Residential Single Family Airport Hazard Overlay District with a Specific Use Authorization for a Licensed Child Care Facility. The UDC places the following requirements on the proposed type of child care facility:

Sec. 35-375. Day Care Facilities.
(a) License and Registration. All group day care homes, nursery schools, and day care centers shall have a current license issued by the Texas Department of Human Resources.
(b) Standards Within Residential Districts. Day care facilities shall comply with the following conditions within residential zoning districts:
(1) Outdoor play space shall not be permitted within the front yard area.
(2) No signs shall be permitted except for a name plate not exceeding one (1) square foot in size and attached flat to the main structure.
(c) Outdoor Play Areas. The outdoor play space for day care centers, group day care homes, and nurseries which abut or are located within a residential zoning district shall be enclosed by a six-foot solid (opaque) fence.
(d) Required Residency. The provision of day care in a single-family home which may be permitted by a specific use authorization shall require that the owner of the property in question occupy as their primary residence the home providing said day care services.

CASE NO: Z2010152 S

Final Staff Recommendation - Zoning Commission

Staff finds the requested Specific Use Authorization to be appropriate given the proposal's limited size and scope. A Licensed Child Care home is limited to no more than 12 children, as defined by the State of Texas. The applicant has obtained the required licensing from the State, and has operated a Registered Family Home for thirteen years. The applicant is currently a CCS provider and Texas Arising Star for twelve years, Nationally Accredited for seven years, and a NACCRA provider for four years. Staff believes that this rezoning request, if approved, would not constitute commercial encroachment into a residential area, as the property will continue to function as a residence. Although staff is concerned with the possibility of increased traffic on a residential street, the limited size of the childcare operation should not cause a significant increase of traffic. The short-term nature of drop-off and pick-up, along with likely staggered arrival times, should minimize the impact of any increase in traffic. The child care facility could also serve the residents of the neighborhood within which it is located. The applicant has submitted the required site plan with all the required information.

In addition to the requirements listed above, the following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding one (1) 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.

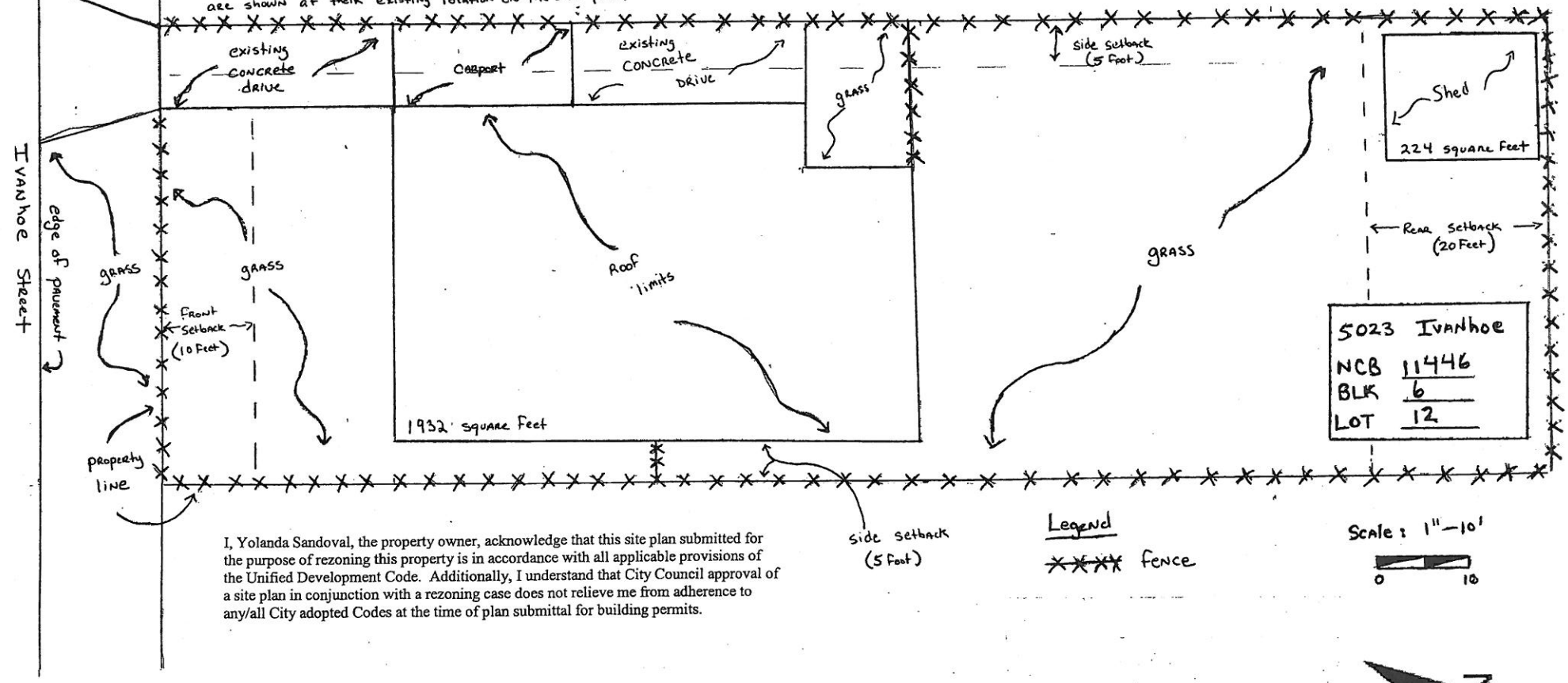
CASE MANAGER: Pedro Vega 207-7980

General Notes:

1.) Square Footage of paved Areas: 450 sq. ft.

2.) No new (proposed) construction is planned with the Rezoning of the property. All existing driveways, sidewalks and other infrastructure are shown at their existing location on the site plan.

3.) The current use of the property is R-5. The proposed use is R-5 S- Specific Use Day Care Center. The change in zoning will allow the property to be utilized for its original use as a Residence, but allows the structure to be used for a licensed childcare.



I, Yolanda Sandoval, 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.

SITE PLAN

Z

Z2010128S

Zoning Case Notification Plan

Case Z-2010-153 S

Council District 10

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.3143 of an acre out of NCB 12103

Legend

Subject Property	(0.3143 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Planning & Development Services Dept
City of San Antonio
(09/14/2010 - E Hart)

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

CASE NO: Z2010153 S

Final Staff Recommendation - Zoning Commission

Date: October 5, 2010

Council District: 10

Ferguson Map: 551 F6

Applicant Name:
Fort Ringgold Bingo, Inc.

Owner Name:
Francisco & Esther Covarrubias

Zoning Request: From "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor.

Property Location: 0.3143 of an acre out of NCB 12103

3143 and 3147 Nacogdoches Road

On the north side of Nacogdoches Road between Astronaut to the east and Bitters Road to the west.

Proposal: To allow a Bingo Parlor.

Neigh. Assoc.: Forest Oak Neighborhood Association is within 200 feet.

Neigh. Plan: San Antonio International Airport Vicinity Plan

TIA Statement: A Traffic Impact Analysis is required.

Staff Recommendation:
Approval.

The subject property is approximately 0.3143 of an acre and is located northeast of the intersection of Nacogdoches Road and Bitters Road. The property is currently occupied by a multi-tenant shopping center. The subject property is adjacent to “C-2” to the south, east and west and “R-6” zoning to the north and northeast. Surrounding land uses consist of residential dwellings, MacArthur High School and a drainage easement to the north and northeast and commercial uses to the east, west and south.

The applicant is requesting a zoning change to allow a bingo parlor, which requires a Specific Use Authorization in “C-2” zoning districts. 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.

Staff finds the request for a Specific Use Authorization to be appropriate given the subject property's location along two major arterials, and the prevalence of commercial zoning and uses to the south, east and west. Additionally, the proposed zoning district and use of the property are consistent with the current development pattern along this portion of Nacogdoches Road as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they are currently zoned commercial. Further, the drainage easement to the north will act as a buffer between the existing residential uses and the proposed commercial use.

The subject property is located within the San Antonio International Airport Vicinity Plan. The requested zoning is consistent with the property's Future Land Use Designation, Community Commercial. The subject property is also located within the San Antonio International Airport Awareness Area; therefore, the zoning request was reviewed by the City's Aviation Department. The proposed use is not in conflict to the airport; however any new construction will be reviewed for compliance with height regulations and will be required to conform with Federal Aviation Administration rules concerning height and reflectivity of both light and radio waves.

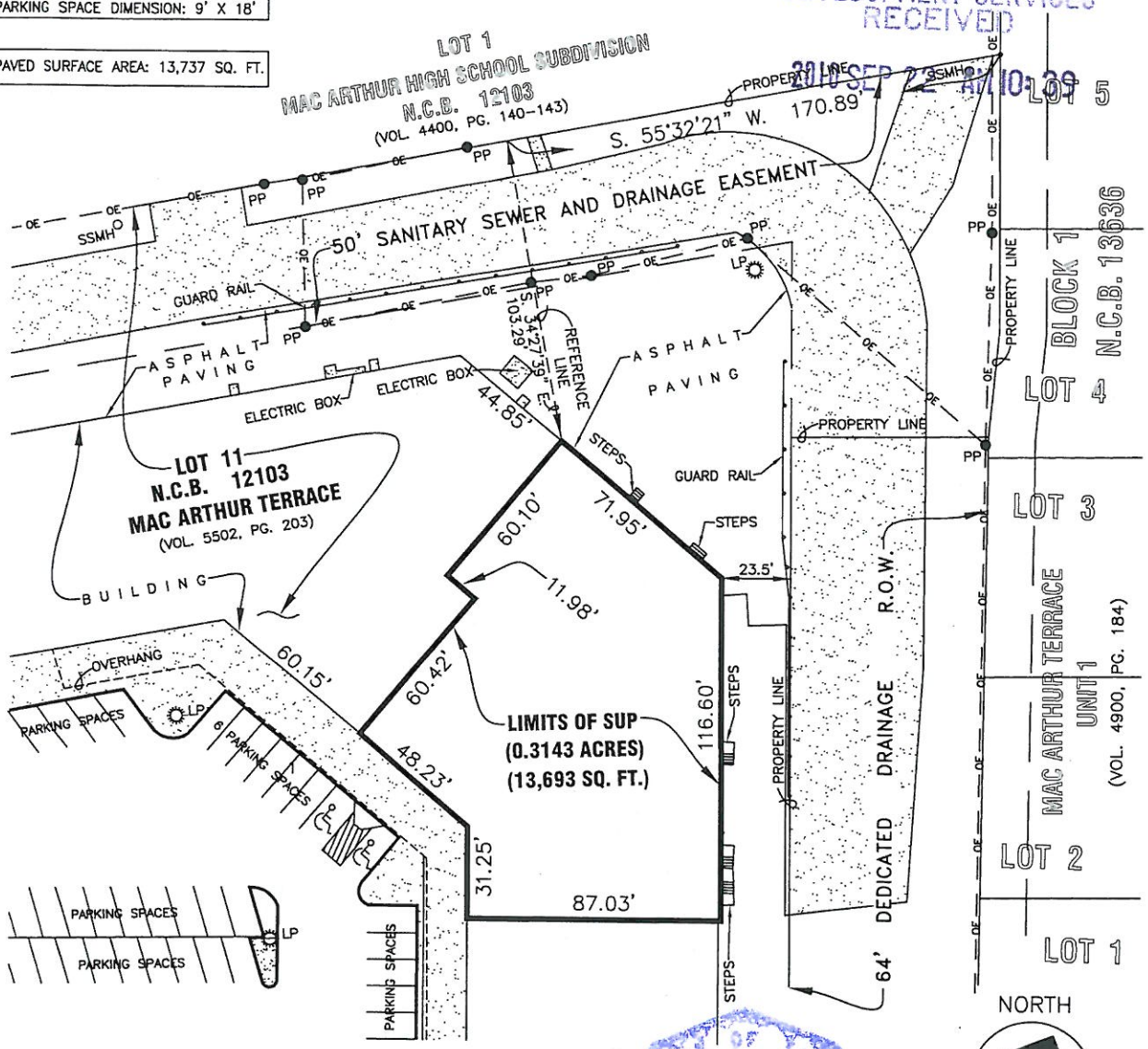
CASE MANAGER: Brenda Valadez 207-7945

TOTAL PARKING SPACES: 25
ADA SPACES: 2
PARKING SPACE DIMENSION: 9' X 18'

PAVED SURFACE AREA: 13,737 SQ. FT.

C-2 to C-2 S FOR A BINGO PARLAR

DEVELOPMENT SERVICES RECEIVED
2010 SEP 22 AM 10:39



RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 * SAN ANTONIO, TX. 78228
Phone: (210) 735-8514 Fax: (210) 738-2835
Email: ruizandassociates@sbcglobal.net
Web: www.ruizassociatessurveying.com

STATE OF TEXAS REGISTERED RAMON M. RUIZ 3976 LAND SURVEYOR

SCALE: 1" = 60'

ZONING CHANGE REQUEST: FROM C-2 TO C-2 S

SITE MAP
FOR
SITE ADDRESS: 3143 & 3147 NACOGDOCHES ROAD

BEING (0.3143 AC.) LOT 11, N.C.B. 12103, MAC ARTHUR TERRACE SUBDIVISION, RECORDED IN VOL. 5502, PG. 203, PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR:

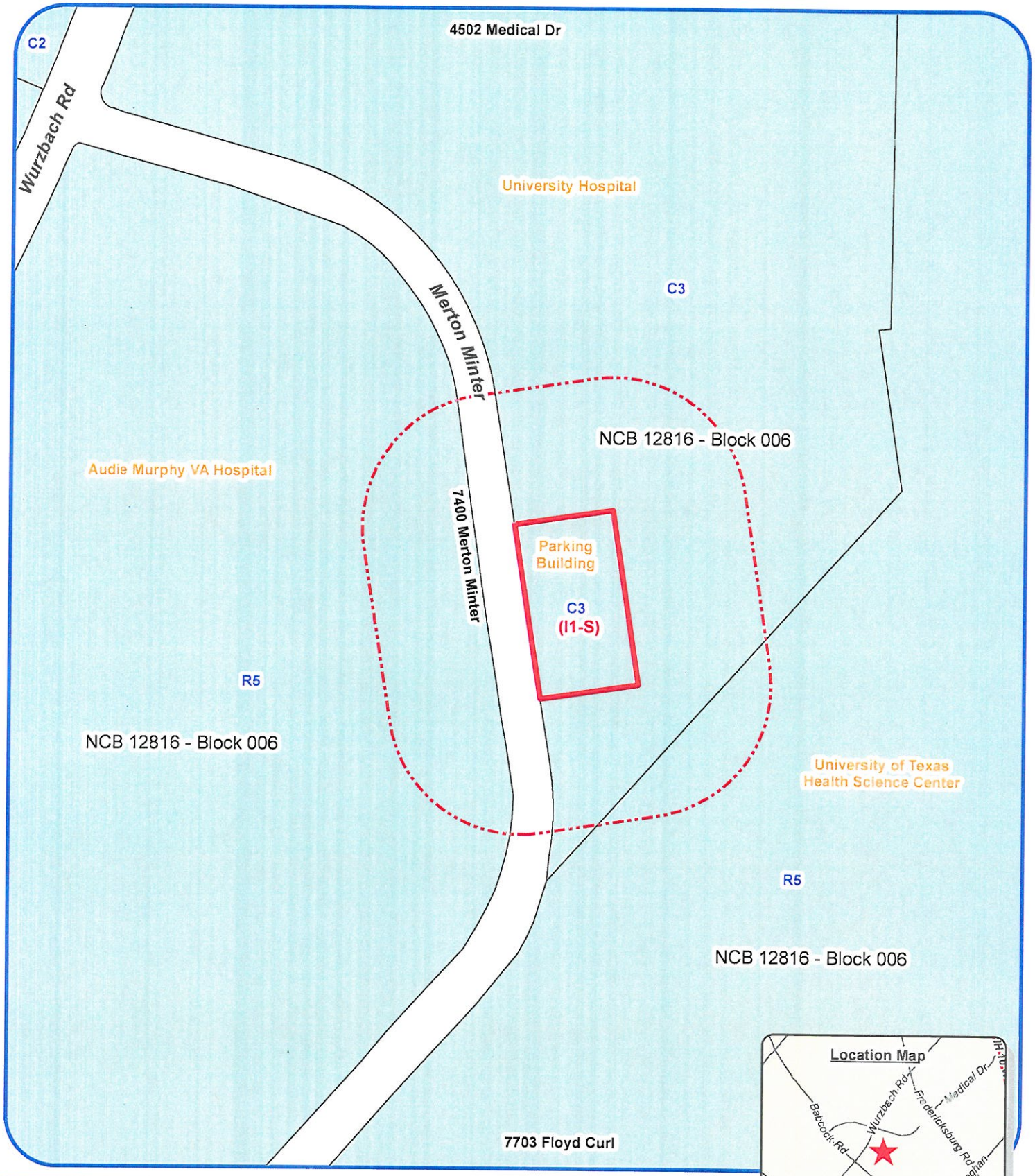
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

SURVEYED ON THIS THE 2ND. DAY OF SEPTEMBER, 2010 A.D.

Ramon M. Ruiz, RPLS #3976

The following statement: "I, FRANCISCO & ESTHER COVARRUBIAS, 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.

RAS NO. 2010-050



Zoning Case Notification Plan

Case Z-2010-154

Council District 8

Scale: 1" approx. = 200 Feet

Legend

Subject Property	(0.902 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Planning & Development Services Dept
City of San Antonio
(09/15/2010 - E Hart)

Subject Property Legal Description(s): A Portion of NCB 12816 - Block 006 - NE Irr 781.56 ft of Lot 4

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

CASE NO: Z2010154 S

Final Staff Recommendation - Zoning Commission

Date: October 05, 2010

Council District: 8

Ferguson Map: 580 F1

Applicant Name:

Mark Webb, V. P. Facilities Development/Project Management

Owner Name:

Bexar County Hospital District d/b/a University Health System

Zoning Request: From "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport.

Property Location: 0.902 of an acre out of Lot 4, Block 6, NCB 12816

A portion of 4502 Medical Drive

On the west side of Merton Minter, between Wurzbach Road and Melrose Holmgreen

Proposal: To allow a heliport

Neigh. Assoc. Dreamhill Estates Neighborhood Association is the nearest association.

Neigh. Plan North Sector Plan

TIA Statement: A new Traffic Impact Analysis (TIA) is not required; project has been approved under 2010 TIA 0216.

Staff Recommendation:

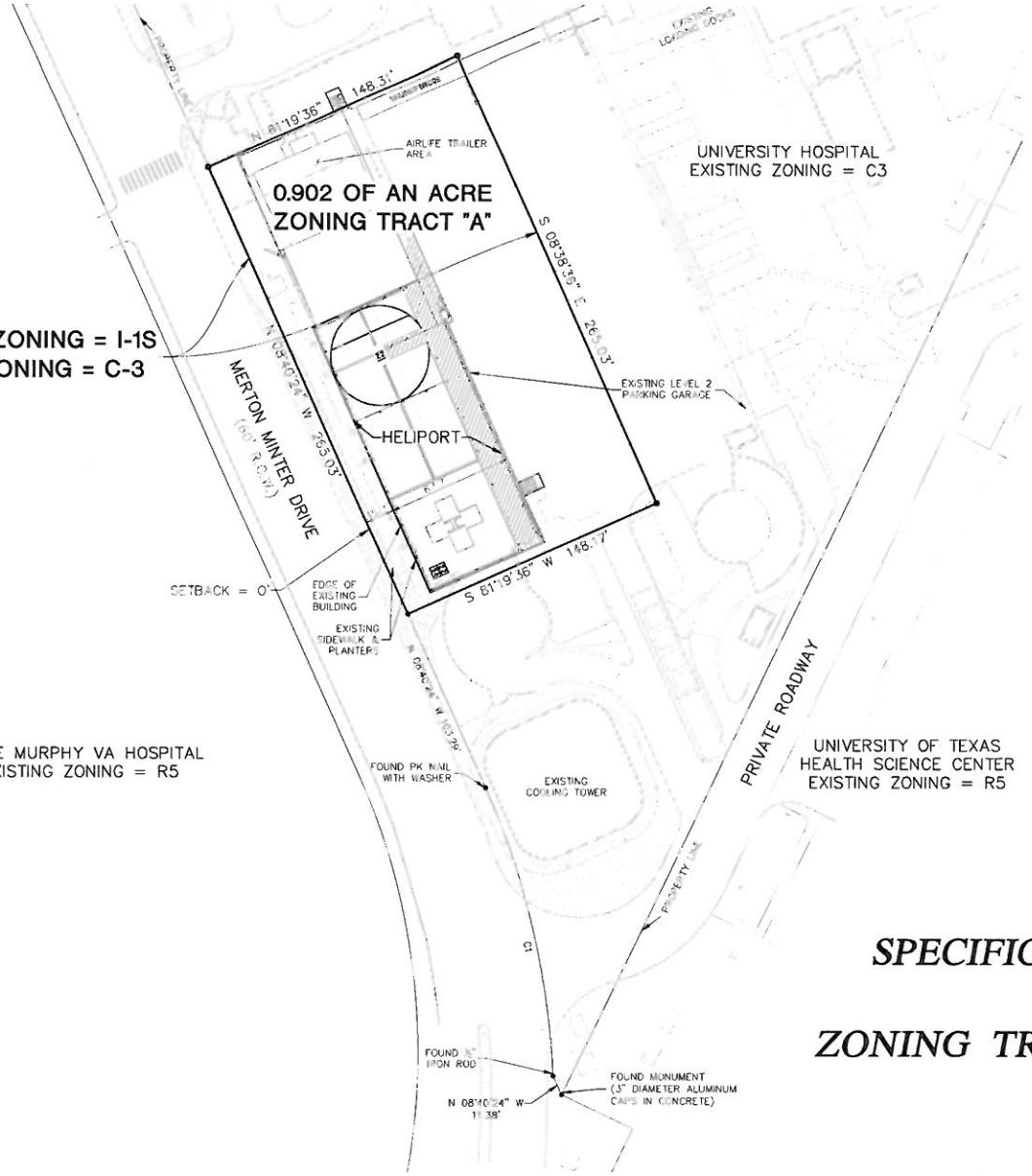
The subject property is located within the North Sector Plan. The request is consistent with plan goals ED-2 and LU-3, which address the medical industry presence as it relates to both economic development and land use within the plan area.

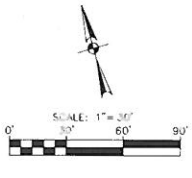
Approval.

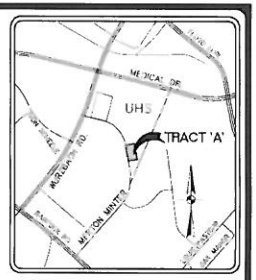
The subject property is 0.902 of an acre out of a larger 25 acre lot located in the Medical Center. The subject portion of the property is located on the east side of Merton Minter between Wurzbach Road and Melrose Holmgreen and is currently developed as a parking garage for University Hospital. The subject property was annexed in November 1963, per Ordinance 31907, and was originally zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous bas zoning district converted to the "R-5" Residential Single-Family District. In February 2010, the entire 25-acre lot was rezoned to "C-3 AHOD" General Commercial Airport Hazard Overlay District. Surrounding land uses include medical, retail and service businesses, many providing support services for the hospital. The applicant requests "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport.

Staff finds the requested zoning and specific use authorization appropriate for the subject property. The proposed heliport use will serve the University Hospital and other medical facilities in the immediate area. Significant reconstruction and expansion is in progress at University Hospital including the demolition and proposed relocation of the existing heliport. A total of two heliport sites are proposed. The Medical Center area has long been established as a regional hub for the health care industry; and, as such, much of the existing residential and commercial development in the area serves to support the medical industry.

CASE MANAGER : Micah Diaz 207-5876







LOCATION MAP
NTS

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	430.00'	21°31'45"	N 02°05'28" E	160.63'	161.57'

ZONING NOTES:

1. HELIPORT SITE ADDRESS – 4502 MEDICAL DRIVE
   a. HELIPORT SITE ACREAGE = 0.902 ACRE
      (HARD SURFACE/PAVED = 0.902 AC. + PERVIOUS SURFACE = 0 AC.)

2. THIS SITE IS NOT LOCATED IN THE ERZD DISTRICT.

3. PARKING REQUIREMENTS FOR THE HELIPORT ARE NOT APPLICABLE. PARKING (INCLUDING ADA REQUIRED SPACES) FOR THE ENTIRE HOSPITAL PROPERTY IS PROVIDED VIA PARKING GARAGE STRUCTURES AND SURFACE PARKING LOTS THROUGHOUT THE SITE.

4. WALLS, FENCES AND LANDSCAPING BUFFERS ARE NOT APPLICABLE.

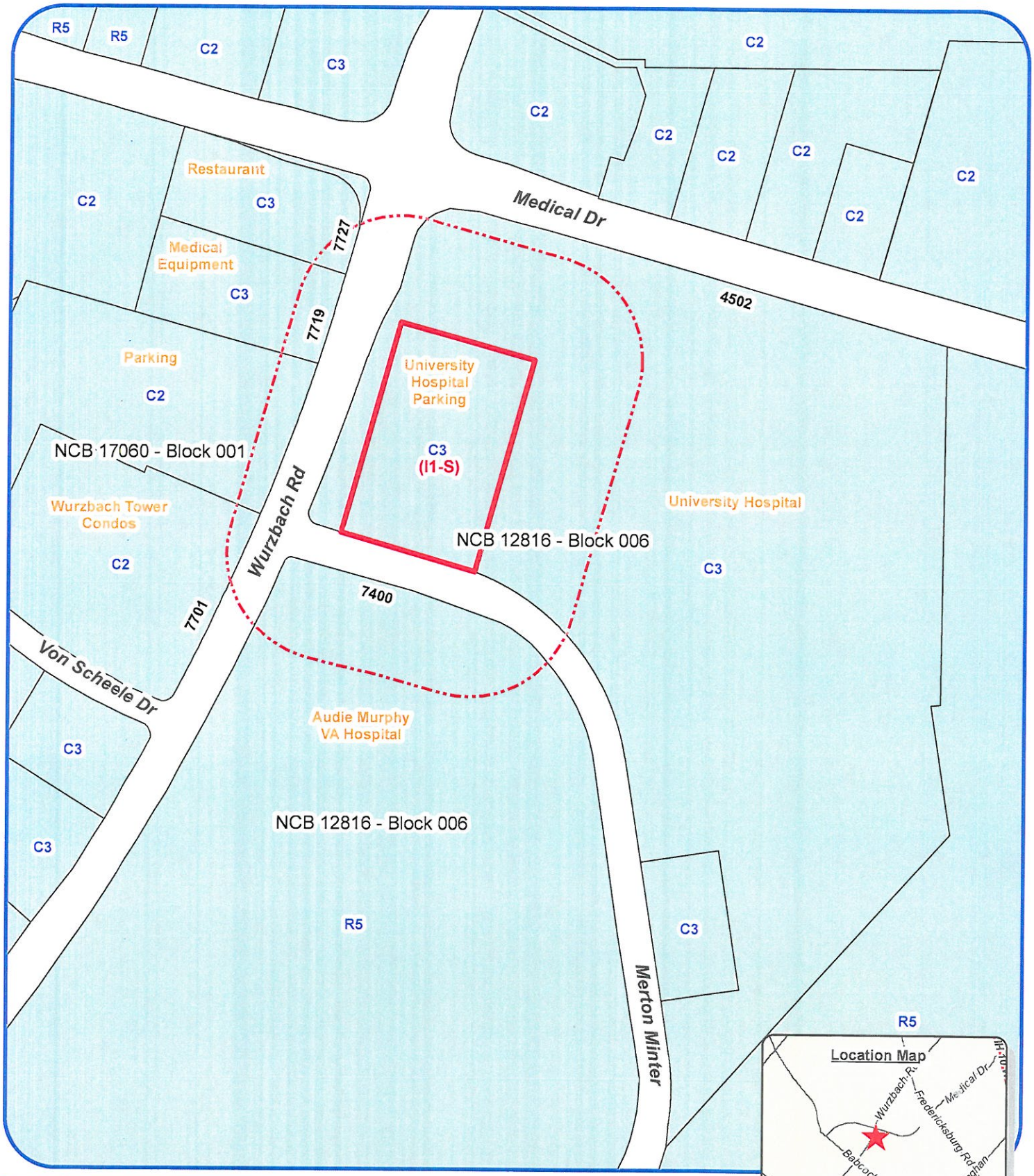
5. INTENDED USE OF 0.902 ACRE TRACT IS FOR A HELIPORT LOCATED ON TOP OF AN EXISTING PARKING GARAGE. THE EXISTING PARKING GARAGE CONTAINS A CENTRAL UTILITY PLANT IN SUPPORT OF THE UNIVERSITY HEALTH SYSTEM HOSPITAL.

6. I, MARK WEBB, VP, ON BEHALF OF BEXAR COUNTY HOSPITAL DISTRICT, 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 THE PLAN SUBMITTED FOR BUILDING PERMITS.

SPECIFIC USE AUTHORIZATION SITE PLAN ZONING TRACT "A" - CUP HELIPORT

PAPE-DAWSON ENGINEERS

DATE: SEPTEMBER 02, 2010



Zoning Case Notification Plan

Case Z-2010-155

Council District 8

Scale: 1" approx. = 250 Feet

Legend

Subject Property		(2.482 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	

Subject Property Legal Description(s): A Portion of NCB 12816 - Block 006 - NE Irr 781.56 ft of Lot 4

Planning & Development Services Dept
City of San Antonio
(09/15/2010 - E Hart)

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

CASE NO: Z2010155 S

Final Staff Recommendation - Zoning Commission

Date: October 05, 2010

Council District: 8

Ferguson Map: 580 F1

Applicant Name:

Mark Webb, V. P. Facilities Development/Project Management

Owner Name:

Bexar County Hospital District d/b/a Univeristy Health System

Zoning Request: From "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport.

Property Location: 2.482 acres out of Lot 4, Block 6, NCB 12816

A portion of 4502 Medical Drive

On the north side of Merton Minter, east of Wurzbach Road

Proposal: To allow a heliport

Neigh. Assoc. Dreamhill Estates Neighborhood Association is the nearest association.

Neigh. Plan North Sector Plan

TIA Statement: A new Traffic Impact Analysis (TIA) is not required; project has been approved under 2010 TIA 0216.

Staff Recommendation:

The subject property is located within the North Sector Plan. The request is consistent with plan goals ED-2 and LU-3, which address the medical industry presence as it relates to both economic development and land use within the plan area.

Approval.

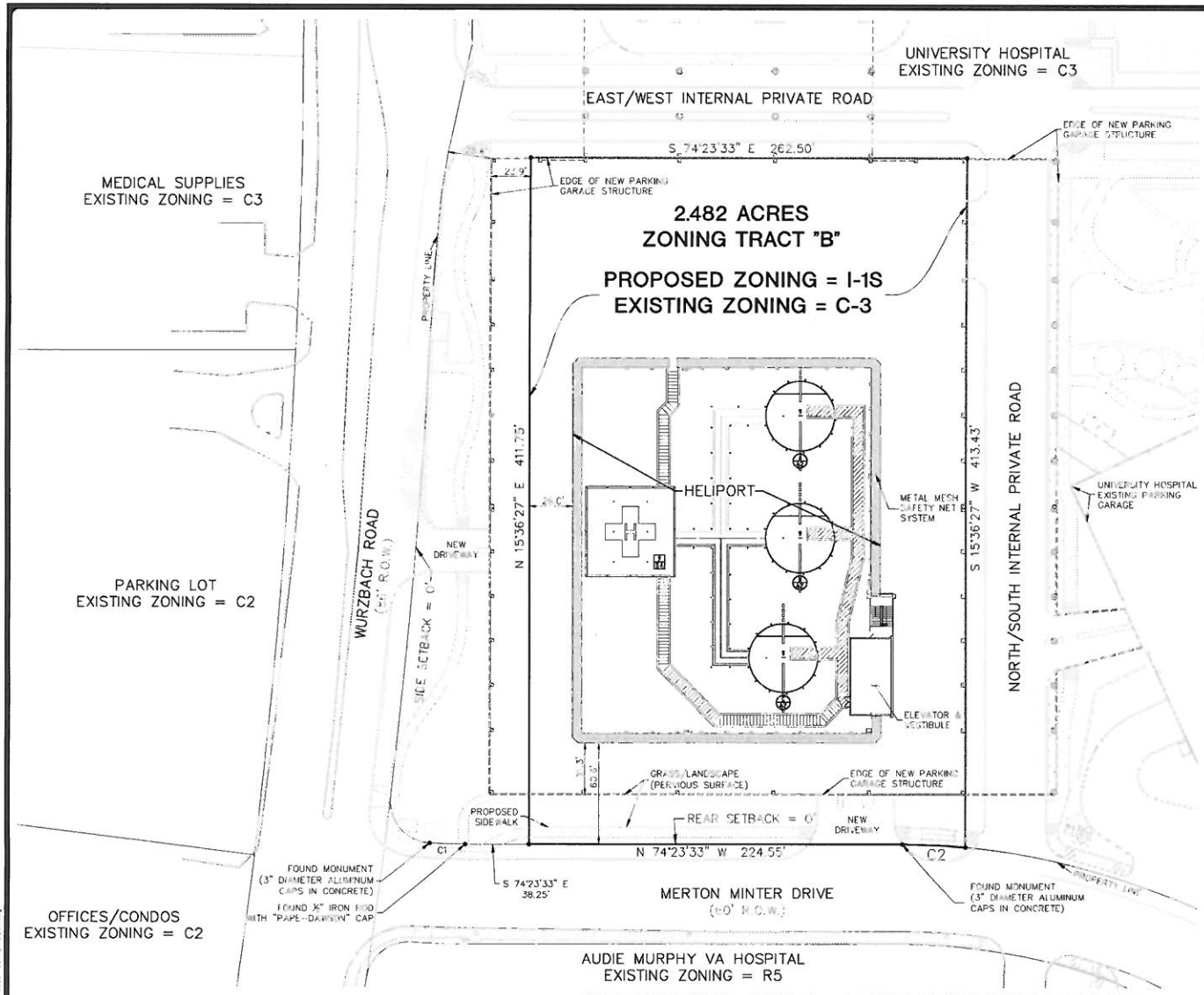
The subject property is 2.482 acres out of a larger 25 acre lot located in the Medical Center. The subject portion of the property is located within the northwest corner of Wurzbach Road and Merton Minter, and is currently developed as a parking garage for University Hospital. The subject property was annexed in November 1963, per Ordinance 31907, and was originally zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous bas zoning district converted to the "R-5" Residential Single-Family District. In February 2010, the entire 25-acre lot was rezoned to "C-3 AHOD" General Commercial Airport Hazard Overlay District. Surrounding land uses include offices and condos to the southwest; with retail and service uses to the west and north, many providing support services for the hospital. The Audie Murphy Veterans Hospital is located south of the subject property. The applicant requests "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport.

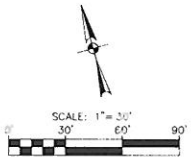
Staff finds the requested zoning and specific use authorization appropriate for the subject property. The proposed heliport use will serve the University Hospital and other medical facilities in the immediate area. Significant reconstruction and expansion is in progress at University Hospital including the demolition and proposed relocation of the existing heliport. A total of two heliport sites are proposed. The Medical Center area has long been established as a regional hub for the health care industry; and, as such, much of the existing residential and commercial development in the area serves to support the medical industry.

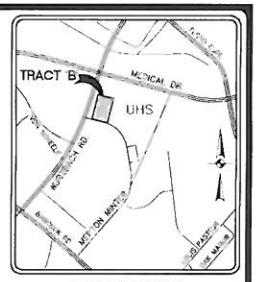
CASE NO: Z2010155 S

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Micah Diaz 207-5876







LOCATION MAP
NTS

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	370.00	03°18'04"	S 72°44'32" E	21.31'	21.32'
C2	430.00	05°03'48"	N 71°51'42" W	37.99'	38.00'

ZONING NOTES:

1. HELIPORT SITE ADDRESS – 4502 MEDICAL DRIVE
   a. HELIPORT SITE ACREAGE = 2.482 ACRES
   (HARD SURFACE/PAVED = 2.366 AC. + PERVIOUS SURFACE = 0.116 AC.)

2. THIS SITE IS NOT LOCATED IN THE ERZD DISTRICT.

3. PARKING REQUIREMENTS FOR THE HELIPORT ARE NOT APPLICABLE. PARKING (INCLUDING ADA REQUIRED SPACES) FOR THE ENTIRE HOSPITAL PROPERTY IS PROVIDED VIA PARKING GARAGE STRUCTURES AND SURFACE PARKING LOTS THROUGHOUT THE SITE.

4. WALLS, FENCES AND LANDSCAPING BUFFERS ARE NOT APPLICABLE.

5. INTENDED USE OF THE 2.482 ACRE TRACT SHOWN IS FOR A HELIPORT ON TOP OF A NEW PARKING GARAGE STRUCTURE IN SUPPORT OF THE UNIVERSITY HEALTH SYSTEM HOSPITAL.

6. I, MARK WEBB, VP, ON BEHALF OF BEXAR COUNTY HOSPITAL DISTRICT, 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 THE PLAN SUBMITTED FOR BUILDING PERMITS.

SPECIFIC USE AUTHORIZATION SITE PLAN
ZONING TRACT "B" - WPG HELIPORT

PAPE-DAWSON ENGINEERS

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 470

DATE: SEPTEMBER 02, 2010

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

TO: Members of the Planning Commission and Zoning Commission

FROM: Roderick Sanchez, AICP, CBO, Director

COPIES: T.C. Broadnax, Assistant City Manager

SUBJECT: UDC 2010 Biennial Update Program

DATE: September 27, 2010

SUMMARY:
An ordinance adopting the biennial updates to Chapter 35 of the Municipal Code, the Unified Development Code ("UDC").

BACKGROUND:
The City Council adopted the UDC on May 3, 2001. UDC §35-111 provides for an update program every two years on even-numbered years. Amendments to 350 subsections of the code were proposed through the 2010 biennial update. Staff received amendments from the following City Departments: Development Services Department (DSD), Planning & Community Development, the Office of Historic Preservation, the City Attorney's Office, Public Works, Parks & Recreation, Solid Waste and CIMS. In addition, Bexar County and other outside stakeholders submitted a limited number of amendments. .

Staff combined the 350 individual UDC changes into 120 amendments based on topic area for review by the Planning Commission's Technical Advisory Committee (TAC). This interdisciplinary review panel is composed of 18 members from various city boards and commissions as well as development stakeholders and community interests. The TAC meetings to review the amendments had a total attendance of 244 persons over 602 "man-hours." Through TAC review, staff withdrew fifteen items, outside stakeholders withdrew two additional items, and 10 items not recommended by the TAC will continue forward with an indication of both the staff recommendation and the TAC recommendation.

After completion of the TAC review, DSD staff forwards the amendments to both the Planning Commission and the Zoning Commission for review and a recommendation to City Council.

ISSUE:
Staff and the TAC agree on the disposition of approximately 93% of the amendments submitted.

1. The following two items consist of multiple code subsections represent the only areas of disagreement between a staff submittal and TAC recommendation:

a. Request of CIMS to commit 1% of CIP project funds to public art and require city departments and boards and commissions to defer to the Public Art office.
b. Request of City Attorney's Office to designate a single land use category on each tract within a Master Development Plan and requiring such designations to be consistent with City's Comprehensive Master Plan.

2. The following two requests by outside stakeholders are not recommended by staff:
   a. Request of Bexar County for exemption from the entire Unified Development Code including zoning, platting, historic, trees, etc (TAC accepted staff recommendation)
   b. Request by Geosolutions, Inc. to allow the use of geogrid fabric in lieu of lime treatment for roadbed soils with a high plasticity index (TAC accepted Geosolutions proposal).

3. The TAC requested staff to continue working on two additional items and present updated amendment language to the Commissions:
   a. Clarifying warranty periods for subdivision site improvements.
   b. Ability to draw on trust agreements as construction of a subdivision occurs.

ALTERNATIVES:

The main alternative to each item is to leave the Unified Development Code as it exists today, without the proposed update. For the following items, staff has identified specific alternatives for consideration by the Commission:

1. Geogrid: The Public Works Department has agreed to fund a study of this technology and determine appropriate parameters for its use in San Antonio. This study would be complete within the next six months at which time staff would report to the TAC and the Planning Commission with a recommendation on this alternative to lime treatment. The Commission could choose to continue this item for six months pending the outcome of the study.
2. Public Art: City Staff is requesting approval of the 2010 Biennial Update proposed Division 5 amendments with the understanding that Public Art San Antonio will propose a stand-alone ordinance for public art administrative policies that would make possible the relocation of Division 5 policies from the UDC before the 2012 Biennial Update process.

FISCAL IMPACT:

Though many sections of the UDC are subject to change by this ordinance, no staffing impacts are expected for any City of San Antonio Departments. The amendments do not alter any existing fees listed in the UDC however existing fees already levied by the Parks & Recreation Department and Public Works Departments are incorporated into the document. The establishment of new fees for temporary wireless communication systems are the only new fees proposed.

RECOMMENDATION:

The Development Services Department recommends that the Planning and Zoning Commissions recommend forwarding the 2010 Unified Development Code biennial update program to City Council for consideration. The amendments were reviewed in accordance with the procedures of the UDC and the policies of the City of San Antonio.

ATTACHMENTS:

2010 Biennial UDC Amendment Program.

Roderick Sanchez, AICP, CBO, Director
Development Services Department

Item #15

The Woodlawn Lake Area

Neighborhood Conservation District

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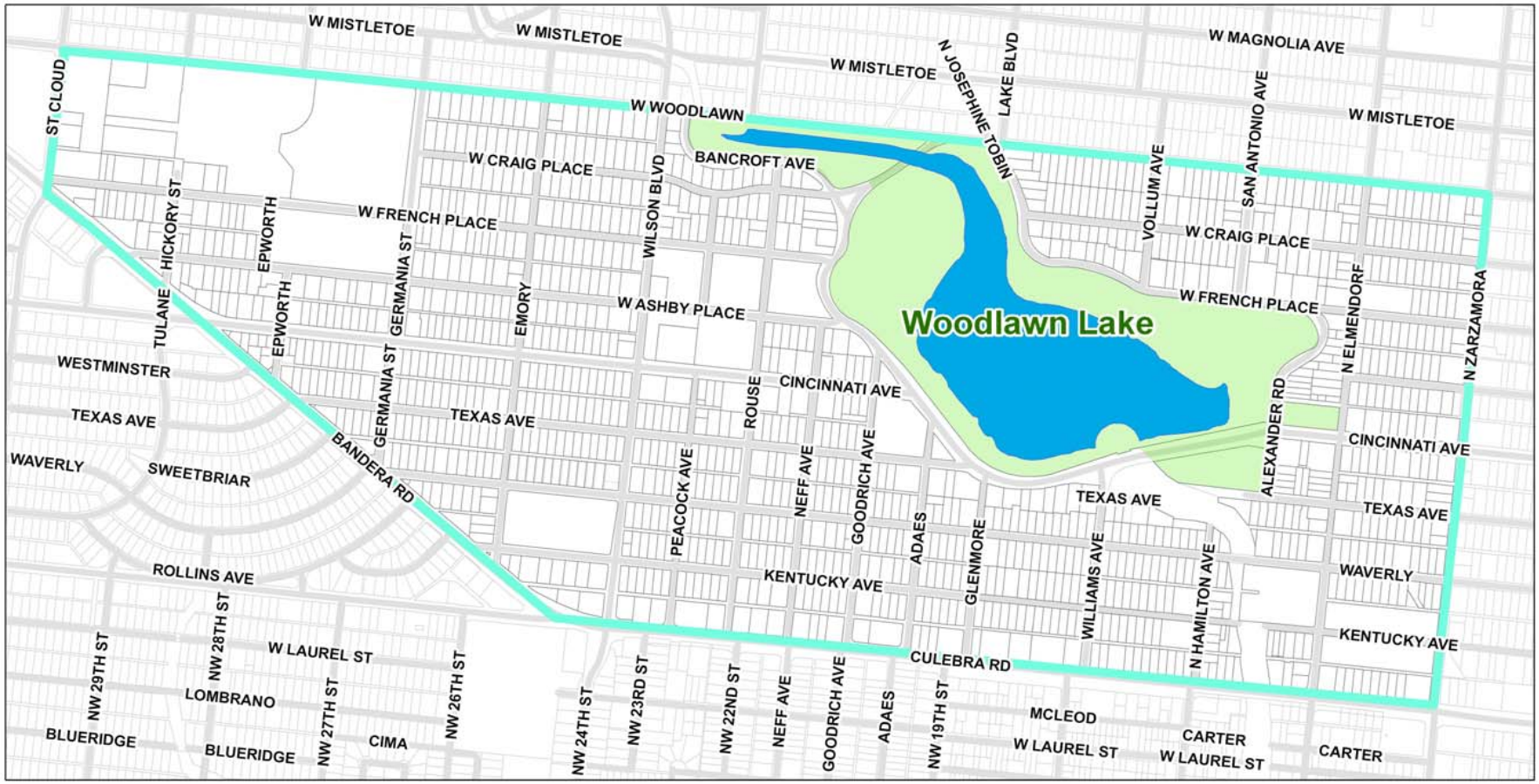

BOUNDARY AREA

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

0 750 1,500 3,000 Feet

Map Created by:
Map Creation Date:
Map file location:
PDF Filename:

EXECUTIVE SUMMARY

In response to the City's 1997 Master Plan and the 1998 Community Revitalization Action Group Report, the concept of the Neighborhood Conservation District (NCD) was determined to be a proactive tool to use to address neighborhood sustainability through compatible infill construction and rehabilitation in unique areas of the city. Since the adoption of the NCD enabling ordinance and development of the NCD program, seven (7) NCD Ordinances have been approved by City Council: South Presa Street/ South St. Mary's Street (NCD-1), Alta Vista (NCD-2), Ingram Hills (NCD-3), Whispering Oaks (NCD-4), Beacon Hill (NCD-5), Mahncke Park (NCD-6), and Jefferson (NCD-7).

The Woodlawn Lake Area neighborhood was selected for designation based on goals identified in the Near Northwest Community Plan, adopted in February, 2002. Section 3.3.3 of the Plan states, "Investigate Neighborhood Conservation Districts as a way to protect the architectural character of the neighborhood." There are approximately 1,244 parcels within the 527-acre district.

Neighborhood Conservation Districts can be established in areas that possess distinctive character-defining features, where at least 75% of the land area within the district is improved or developed. The Woodlawn Lake Area NCD meets the ordinance requirements with 97% of the land area containing structures that are at least 25 years old and 93% of the land area presently improved. 84% of the NCD area was improved before 1960, and only 9% of the area was improved after 1960. According to Bexar County Appraisal data, 7% of the Woodlawn Lake Area parcels do not have recorded improvement dates (unknown).

Various styles of single story Craftsman architecture is prevalent throughout the Woodlawn Lake Area. In addition, a scaled mixture of post-World War II modern, Tudor, Mission, and Cottage style homes contribute to the architectural diversity and character of the area. While this architecture is an important feature, the design standards found in this plan do not intend to enforce architectural style, but are crafted to perpetuate historical arrangements of buildings, scale, massing of building volumes, celebrate the original character of buildings, de-emphasize and conceal spaces designed for the automobile, increase the amount and quality of spaces designed for interaction between neighbors and improve the visual appeal of the entire area. Design standards are not intended to make improvements or development costly.

The completion of the designation process brings to fruition the neighborhood's vision of protecting and preserving the unique character of the Woodlawn Lake Area. This designation meets the intent and upholds the spirit of the Neighborhood Conservation District Program.

*****Civic buildings and religious sanctuaries are exempt from the design standards of this document.**

ACKNOWLEDGEMENTS

Woodlawn Lake NCD Planning Team

Alejandro Soto
Marisa Bono
Norma Gonzales
George Martinez
Pam Martinez
Mary Wright
Andres Perez
Lou Kaplan
Fred Garcia
Leo York
Yolanda Santos
Martha Klein

Woodlawn Lake NCD Contributors

The Woodlawn Lake Community Association
District 7 Council Office
    Justin Rodriguez
    Cris Medina
St. Mary's University
    Arturo Vega
Jefferson High School

CITY OFFICIALS

Mayor

Julian Castro

City Council

Mary Alice P. Cisneros
Ivy R. Taylor
Jennifer V. Ramos
Philip A. Cortez
David Medina Jr.
Ray Lopez
Justin Rodriguez
W. Reed Williams
Elisa Chan
John G. Clamp

Zoning Commission

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Bennie Cole
Andrew M. Anguiano
James L. Myers
Christopher R. Martinez
David D. Christian
Billy J. Tiller
Susan M. Wright
Milton R. Mcfarland
Brenna G. Nava

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ABOUT THIS PLAN

The development of Neighborhood Conservation Districts (NCDs) in San Antonio is a response to the 1997 Master Plan and 1998 Community Action Revitalization Group (CRAG) recommendations. The NCD addresses concerns regarding the protection of neighborhood character for new residential and commercial construction.

Neighborhood Conservation Districts identify geographic areas in context of the total streetscape. Neighborhood based design standards address the character-defining elements of local identity and perception, and may reflect a specific architectural style and/or character of the neighborhood block. Neighborhood Conservation District designation, whether used to protect distinctive architectural or natural features, helps to stabilize property values and deter incompatible or insensitive development. It is a neighborhood revitalization planning tool that provides:

- a more predictable course of development for both neighborhood property owners and the development community;
- an efficient building permit process without the necessity of a Commission review, and;
- a means of self-determination for residential and commercial neighborhood organizations.

The Woodlawn Lake Neighborhood Conservation District Plan is intended to provide design standards that encourage, promote, and facilitate compatible development within the area. Design standards have been adopted in order to promote the existing development pattern and architectural diversity of the neighborhood. This document serves as a planning tool to guide future development by promoting the desired elements of the existing neighborhood character.

Over the course of several months, residents developed these standards based on character survey maps of the area. These maps identify dominant features such as sidewalk condition, front walk and driveway configurations, building materials, roof pitch, fencing and fence materials, front porch configuration and window proportions. During this year-long process, residents held planning team meetings, public meetings, and used various outlets to promote and advertise this transparent process. Members of the community were invited and encouraged to assist in the creation of this plan, to comment on the proposed standards, and to actively participate in the planning process. The Woodlawn Lake Area Neighborhood Conservation District plan represents the culmination of this effort.

The design standards identified in this plan will apply and take precedence over interpretations, discrepancies, or adopted Unified Development Code standards.

RESIDENTIAL DESIGN MATRIX

CATEGORY	ISSUE	DESIGN STANDARD	
Building Height/ Number of Stories	Height of Primary Dwelling	35 feet with a roof pitch of at least 12/12 or greater. When roof pitch is less than 12/12, the maximum height is 30 feet.	Pg. 20
	Height of Accessory Structures	Height not to exceed 80% of primary structure, up to a maximum of 24 feet in height.	Pg. 20
Building Size, Massing	Size of Primary Dwelling	Front-facing façade (width of primary dwelling) shall not exceed 50 feet.	Pg. 20
	Lot Size and Coverage	Minimum lot frontage width: 25 feet Maximum lot frontage width: 75 feet	Pg. 20
	Front and Side Yard Setbacks	Side setbacks are determined by the base zoning of the property and as determined by the Unified Development Code. Front yard setbacks shall be between 20 feet and 35 feet, and/or within 20% of the mean of the structures within one block face.	Pg. 21
Off Street Parking and Loading Requirements	Driveways	Driveway widths shall not exceed 18 feet in width. It may be widened beyond 18 feet beginning 5 feet behind the front façade. Circular driveways are prohibited on residential streets; Circular drives are permitted on collector streets and major roads.	Pg. 24
	Curb Cut	Maximum curb cut width: 25 feet	Pg. 24
	Parking Areas	Driveways shall be located to the side of the primary dwelling structure unless the driveway leads to the front façade of an attached garage. Circular driveways are permitted only on collector streets and major arterials.	Driveways shall not be extended or constructed to terminate at the front façade of the principal structure unless the driveway terminates in front of an attached garage. Pgs. 24—25

CATEGORY	ISSUE	DESIGN STANDARD	
Paving, Hardscape Covering	Front walks & Side Walkways	An impervious, non-meandering front walk shall be constructed from the primary dwelling structure to the front street or public sidewalk. The front walk may meander in order to avoid a physical feature; tree, etc. The front walk shall be a minimum of 3 feet in width, not to exceed 4 feet in width. If a side walkway is constructed, connecting the front walk and the driveway, a 4 foot minimum grass or landscaped separation between the front walk and driveway shall be achieved. Side walkways shall be a maximum of 4 feet in width.	Pgs. 22—23
Garages and Carports	Garage Location	Garage entrance location shall be located and recessed at least five feet behind the front façade. Rear yard garages shall be setback from the rear property line at a minimum of 5 feet.	Pg. 25
	Garage enclosures	Attached garages shall not be enclosed or converted to living space.	Pg. 25
	Carports	**Detached:** shall be open on three sides and shall have unobstructed vehicular access. **Attached:** shall be open on at least two sides of primary structure and shall have unobstructed vehicular access. Materials and roof pitch shall match primary structure; Temporary carports such as those constructed of canvas or vinyl tent material with pole supports are prohibited. Carports must have an approved, engineered foundation for each pole or column base. Carports, garages, and similar structures shall not be the dominating feature of the streetscape.	Pg. 26

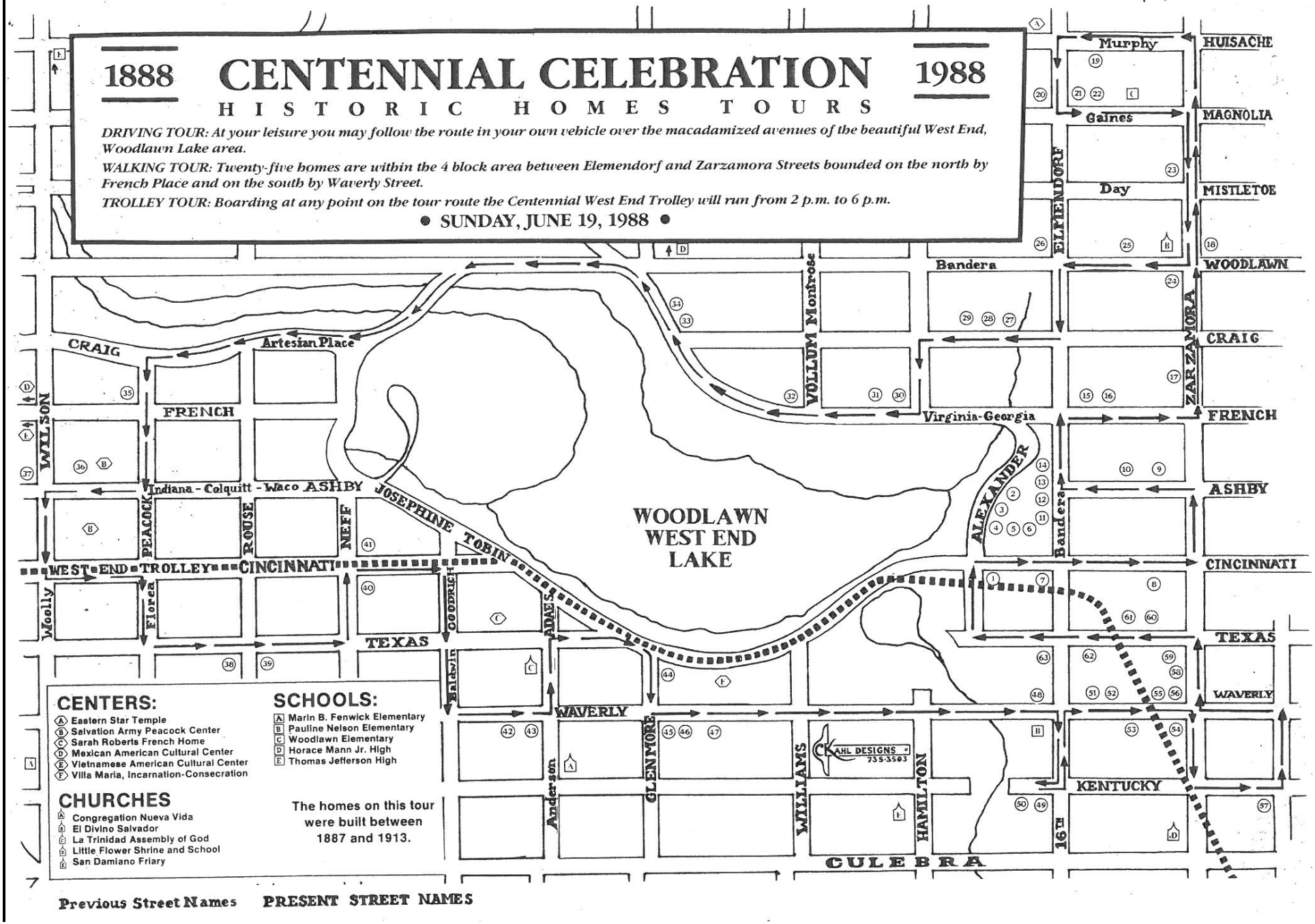
CATEGORY	ISSUE	DESIGN STANDARD	
Principal Elevation Features	Front Porch	Front porches shall not be reduced in size. Front porches may be enclosed with certain materials and certain materials are prohibited. No appliances or similar items may be used or stored on the front porch. Front porches may be enclosed with woven/ open wire mesh (excluding chicken wire, burglar bars, chain link, and similar materials), and shall maintain 80% transparency. Glass, plexiglass, or similarly solid transparent materials are not permitted. A porch or stoop is required for all new construction. Solid metal, wood or decorative doors are not permitted on porch enclosures. The use of storm or screen doors for porch enclosures is permitted.	Pg. 26
	Utilities	All utility boxes, HVAC equipment and other utility services shall be screened with vegetative or other screening materials. Utility services, public or private, shall be screened and concealed from street views.	Pg. 29
	Fencing	Front Yard Fencing: maximum height of 48". Fence may consist of solid materials up to 12" above grade. Front yard fencing shall maintain a 50% transparency Rear fences abutting an alley shall have a gate or access opening to the alley. Prior to the installation of NEW front yard fencing, all fencing occupying the same or approximate footprint of the new fence shall be completely removed.	Pg. 28 **Prohibited fencing materials:** barbed wire, chicken wire, razor wire. Design standards are not applicable to side or rear yards.

CATEGORY	ISSUE	DESIGN STANDARD	
Principal Elevation Features	Wall Openings, Fenestrations, and Front Entry	The sum of the first floor glazing, doors, and other fenestrations shall be at least 25% of the front elevation surface area. A front door shall be located on the front façade of the primary structure, and shall be directly accessible from the front porch. Sliding glass doors are not permitted on the principal front elevation. French doors are not permitted on the first floor of the principal elevation or front-facing façade of the primary structure.	Pg. 27
	Windows	Window proportions shall be maintained. Windows for new construction shall have a vertical 2:1 ratio dimension and a minimum 6" vertical separation from other windows. Tint, aluminum foil, and similar coating materials are prohibited.	Pg. 27
	Ramps and Similar Structures	Ramps and similar structures shall be built parallel to the front wall of the structure, if feasible. All ramps and railings must meet the most recent City of San Antonio building code and shall be engineered to meet Americans with Disabilities guidelines. Non-wooden structures (metal aluminum, plastic, etc.) are not permitted.	Pg. 29
	Mailboxes	Freestanding, curb-side mailbox poles and support bases shall maintain a low profile and shall be supported by a single pole or similar structure. Rock, brick, stucco, wood, stone, or similar materials are not permitted for mailbox base or form support.	Pg. 29
	Façade Materials	Metal siding is prohibited. Faux siding is prohibited. Replacement siding shall match existing siding in profile and form.	Pg. 28

CATEGORY	ISSUE	DESIGN STANDARD	
Lighting	Glare	New outdoor fixtures having a total output of more than 1800 lumens must be full-cut-off fixtures.	Pg. 29
	Light Trespass	Light trespass is prohibited.	
Covering	Impervious Cover	Front yards shall maintain a minimum of 50% pervious covering area.	Pg. 23
	Landscaping	The most current provisions of the Unified Development Code of the City of San Antonio shall be upheld as minimum landscaping standards for all new projects. Front yard water features and similar devices requiring a plumbing or electrical permit are not permitted. Front yard statuaries, including bird baths and similar permanent decorative structures, shall not exceed 4' in height. Fixed sprinkler systems and rain catchment systems are permitted.	Pg. 24
Roof Line and Pitch	Pitch	Maximum roof pitch for all new construction shall be no greater than 12/12. Existing roof lines and pitch shall be maintained.	Pg. 21
	Eaves and Overhang	Maximum eave overhang shall extend no further than 3' beyond the exterior wall, and shall not extend more than 3' below the principal façade. The roof overhang shall be a minimum distance of 9' from the closest grade.	Pg. 22

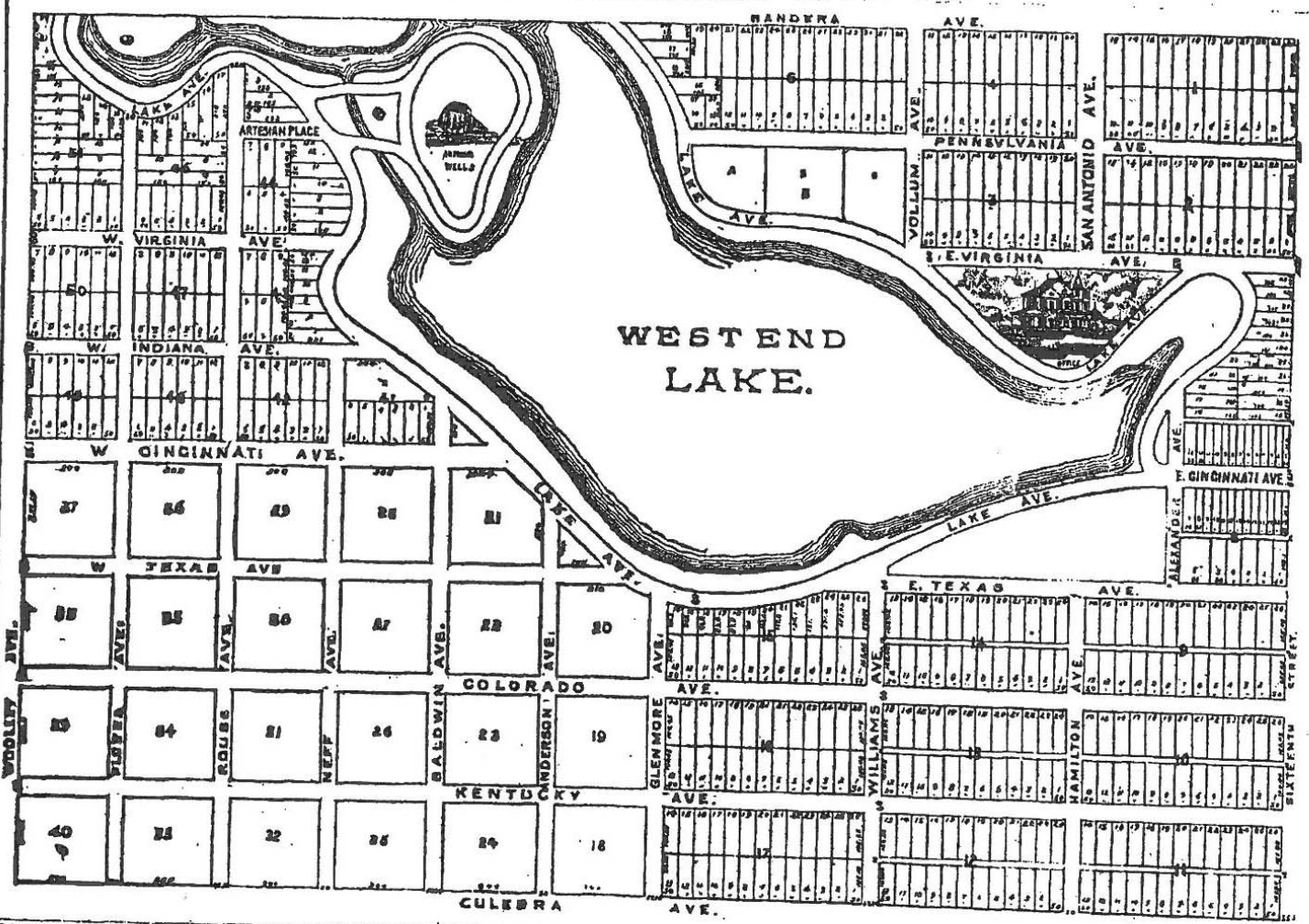
*****Civic buildings and religious sanctuaries are exempt from the design standards of this document.**

Historic Homes Tour



WEST END

THE accompanying map is a plat of the West End addition to the city of San Antonio. This addition is about two and one-half miles northwest of the center of said city, and is reached by a rapid transit street railway that is now nearly completed, and will be in operation in a few days. More than three-fourths of the track is now laid. This suburb is laid out in fine avenues and streets, already macadamized and improved, surrounding a most beautiful lake, covering 80 acres of pure, fresh water, supplied by two celebrated artesian wells. On this lake is fine boating. West End now has 80 dwellings, all fine, and many of them elegant, and quite a number in course of construction. Many lots are selling to parties for residences, and this suburb is rapidly building up. It lays high, overlooking the city and surrounding country. Its avenues and walks are shaded by magnificent trees. Its pure fresh air, lovely surroundings and suburban quiet, make it a most desirable place for residence. It will be within ten minutes of the center of the city by the rapid transit line now nearing completion.



WEST END TOWN CO.

RESIDENTIAL DESIGN STANDARDS

RESIDENTIAL DESIGN STANDARDS

The Woodlawn Lake Area Neighborhood Conservation District (NCD) design standards apply to new construction projects and to improvements or renovations to existing structures where the work may or may not require a building permit and is specifically governed by the NCD design standards. In the case of ordinary repair and maintenance, existing non-compliant structures or conditions shall not be required to conform to the design standards, although any modification shall not increase the non-conforming condition.

NEW CONSTRUCTION

Although the Woodlawn Lake Area neighborhood is an established, developed area, there may be opportunities for development of vacant lots and demolition of structures for new construction. Applicants are advised to consult the design standards found in this document for guidance to specific projects. The Neighborhood Conservation District staff will review permit requests for proposed development to ensure compliance with these standards prior to the issuance of any permit. This review process does not increase the normal review period, and for some projects the permit request may be reviewed and issued at the time of submittal. The Neighborhood Conservation District staff will work diligently with applicants to ensure a timely and thorough review.

To facilitate the NCD permitting review process, at a minimum, submitted building plans for new

- **Site Plan drawn to scale**

  Location and dimensions of building footprint(s) for all structures, existing and proposed
  Location and dimensions for all sidewalks, existing and proposed
  location, dimensions, and materials for all fencing, existing and proposed
  driveway and curb cut location/ dimensions, existing and proposed
  garage location/ dimensions
  carport (if any) location/ dimensions
  location and dimensions of all HVAC equipment
  calculation of front façade area
  calculation of front façade fenestrations (doors and windows)

- **Front elevations** (and side elevations, if a corner lot)
- **Front porch detail**
- **Building materials**
- **Roof pitch and materials**
- **Front window proportions/ type of windows**
- **Front setback of adjacent properties**

** For clarification, NCD staff may request additional information including drawings, photos, illustrations, and/or dimensions in order to demonstrate compliance with the Woodlawn Lake Area NCD design standards.

REMODELS/ REHABILITATIONS/ ADDITIONS

Building permits are required for most home rehabilitation projects. In order to accurately determine if a permit request meets the Woodlawn Lake Area NCD design standards, a permit application must demonstrate compliance with these standards. To facilitate a timely permit review process, a permit application must include detailed project information that may include **photographs**, **drawings**, **sketches**, **written narrative**, and/or **dimensions**. Additionally, an applicant may be required to submit a site plan showing the dimension and location of the proposed remodel or rehabilitation project . The NCD review staff may require additional information to better understand the scope of work and to ensure that the permit will meet the residential design standards of the Woodlawn Lake Area NCD.

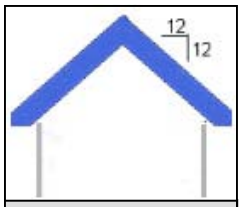
The most frequently requested permits for rehabilitation, remodels, and additions include:

- **New Carport**
- **Widen or Extend Driveway/ Curb Cut**
- **Siding or Façade Modification**
- **Room Addition**
- **Change/ Replace Windows**
- **Enclose or Partially Enclose Front Porch**
- **New or Replacement Fencing**

Additional information may be required in order to demonstrate compliance with the Woodlawn Lake Area Neighborhood Conservation District design standards.

BUILDING HEIGHT

Height of the **primary dwelling** may be up to 35 feet with a roof pitch of at least 12/12 or greater. When the roof pitch is less than 12/12, the maximum height is 30 feet. Although the Woodlawn Lake area is dominated by single story homes, many Tudor style homes are two story. The roof pitch requirement for structures taller than 30 feet perpetuates this style of architecture. Height of any structure is measured from grade to the highest point or pitch of the roof.



Sample 12:12 pitch

The *height of structures* survey found on page 56 of this document identifies the number and location of single and two story buildings. The survey shows 92% of single family homes are single story.

Accessory Structure:
A subordinate building or structure customarily incident to and located on the same lot with the primary structure.

Accessory structures include carports, sheds, detached garages, and other structures subordinate or complimentary to the primary or principal structure.

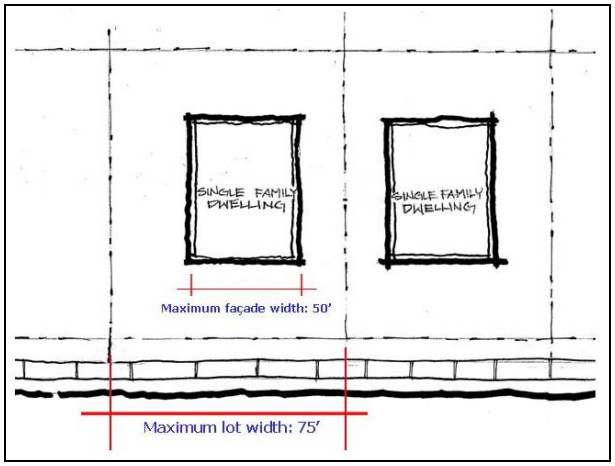
The maximum height for **accessory structures** shall not exceed 24 feet, and shall be no taller than 80% of the primary structure. The intent of limiting the height of accessory structures ensures that such structures are subordinate to the principal building. This standard also promotes the building arrangement and scale of the existing neighborhood.

BUILDING SIZE, MASSING

Collectively, standards for lot size, coverage, and setbacks help maintain and encourage the existing neighborhood scale and massing of structures.

Inappropriately scaled structures can often dominate the streetscape and provide massing that is inconsistent with the built environment.

Lot Size and Coverage is managed by providing a minimum lot frontage width of 25 feet, and a maximum lot frontage width of 75 feet. Additionally, the front-facing façade width of the primary dwelling shall not exceed 50 feet.

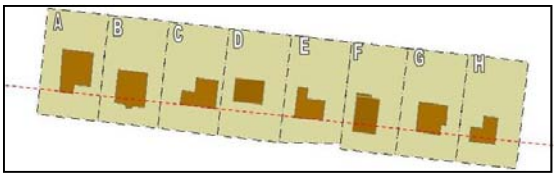


Front and Side Yard Setbacks

Building setback requirements provide uniform and appropriate spacing between buildings and structures, and offer fire protection by providing a separation distance between buildings. In the Woodlawn Lake Area, building arrangement and placement significantly contributes to the character of the neighborhood.

Side setbacks are determined by the base zoning of the property and as determined by the City of San Antonio's Unified Development Code (UDC).

Front setbacks shall be between 20 feet and 35 feet, and/or within 20% of the mean of the structures within one blockface.



The above blockface illustration shows a mean setback line of 31 feet. To calculate the mean (average) blockface setback, add all setback distances of the blockface and divide by the total number of lots.

The sample blockface lot setbacks:

Lot A = 31 feet	Lot E = 32 feet
Lot B = 18 feet	Lot F = 20 feet
Lot C = 32 feet	Lot G = 30 feet
Lot D = 38 feet	Lot H = 23 feet

224 (total setback feet) divided by 8 (number of lots) = 28 ft mean blockface setback.

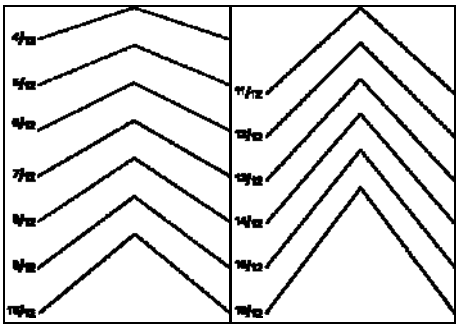
The median front setback on this sample blockface may be within 20% of the 28 feet median front setback of the blockface.

The above streetscape illustrates a uniform setback and building arrangement. Setback and building placement significantly contributes to the character of the neighborhood.

ROOF LINE AND PITCH

Although the Woodlawn Lake Area neighborhood has a variety of roof styles and pitches, about half of the area structures demonstrate a moderate roof pitch between 4:12 and 7:12. The maximum roof pitch for all new construction shall be no greater than 12:12 for structures under thirty feet (30' - 0"). The pitch may be greater than 12:12 if the structure is taller than thirty feet (30' - 0") in height..

Additionally, existing roof lines and pitch shall be maintained.

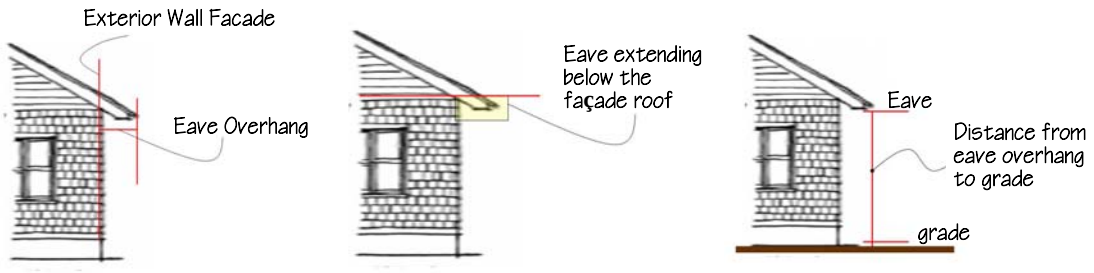


The illustrations above shows samples of moderate sloped pitches (above left), and steep slope pitches (above right).

Various Woodlawn Lake Area roof styles and slopes.

Eaves and Overhangs

In addition to roof pitch, eaves and overhangs also contribute to the style and character of the structure. The maximum eave overhang shall extend no further than three feet (3' - 0") beyond the exterior wall, and shall not extend more than three feet (3' - 0") below the principal façade. The roof overhang shall be a minimum distance of nine feet (9' - 0") from the closest grade.



The above illustrations provide examples for determining and measuring the eave overhang. The design and style of roof eave dimensions helps compliment the desired roof orientation, scale and proportion of the roof pitch.

PAVING, HARDSCAPE COVERING

Front Walks & Side Walkways

Sidewalks and front walks contribute to the streetscape of the Woodlawn Lake Area neighborhood. 68% of single family residences exhibit front walks, connecting the house to the front curb or sidewalk. Side and front walks also promote pedestrian activity by providing an open, walkable streetscape. However, sidewalks and other impervious coverings should blend with the landscape and front yard vegetation of the developed streetscape. The standards for paving and hardscape covering are intended to preserve this arrangement.

An impervious, non-meandering front walk shall be constructed from the primary dwelling structure to the front street or public sidewalk. The front walk may meander in order to avoid a vegetative feature; tree, etc.

The absence of grass or landscaped separation between the driveway and front walk.

An appropriate separation between the driveway and front walk.

A typical Woodlawn Lake area sidewalk and front walk configuration.

Front Walks and Side Walkways

The front sidewalk shall be a minimum of 3 feet in width, and shall not exceed 4 feet in width.

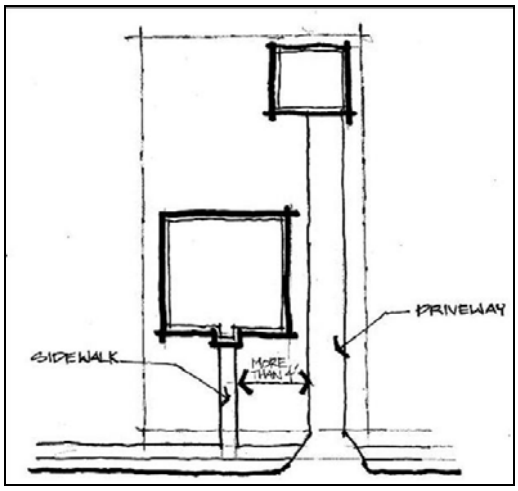


Diagram showing the separation distance of front walk and driveway.

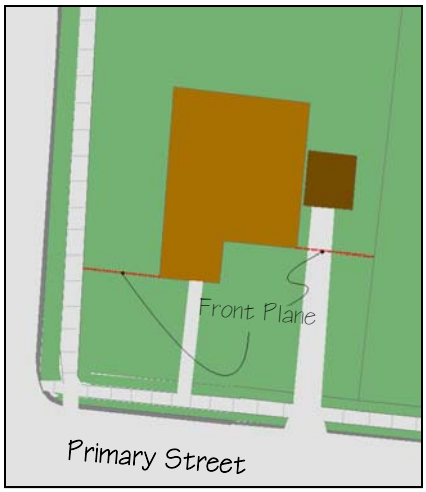
A side walkway typically connects the front sidewalk to the driveway. In this arrangement, a 4 foot minimum grass or similar separation between the front walk and driveway shall be maintained. Side walkways shall be a maximum of 4 feet in width.

A typical Woodlawn Lake Neighborhood sidewalk and streetscape configuration.

Impervious Cover

Mature vegetative streetscapes and larger front yard setbacks (20 to 30 feet) is typical of the character and charm of the Woodlawn Lake area neighborhood. The greenspace collectively provided by each property, over time, has created a desirable and visually aesthetic streetscape. To preserve this character, front yards shall maintain a minimum of 50% pervious covering area.

The front yard is defined as the area between the front façade plane of the principal dwelling and the street or right-of-way.



The front yard is the area between the front plane of the primary dwelling and the street.

The addition of pervious cover, such as widening a driveway or sidewalk, can significantly alter the character of a streetscape (above left). Front yards and greenspace are generally uncommon in many newer neighborhood developments (above right).

LANDSCAPING

The most current provision of the Unified Development Code of the City of San Antonio shall be upheld as minimum landscaping standards for new construction projects.

Mature vegetative streetscapes and landscaping is common throughout the Woodlawn Lake NCD area.

Front yard water features and similar devices requiring a plumbing or electrical permit are not permitted. Fixed sprinkler systems and rain catchment systems are permitted.

Front yard statuaries, including bird baths and similar permanent decorative structures, shall not exceed 4' in height.

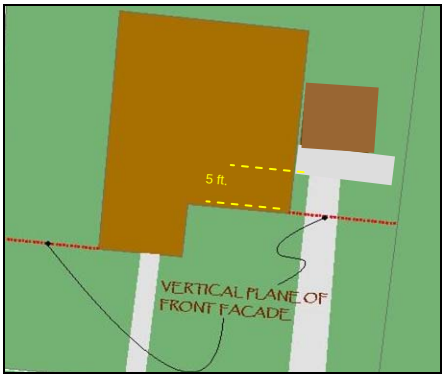
Artificial material, including turf grass and similar materials, is not a permitted landscape surface.

OFF STREET PARKING AND LOADING REQUIREMENTS

The purpose of providing driveway and parking design standards is to minimize the impact of impervious cover, promote the original streetscape development pattern of the neighborhood, and maintain the character and charm of the streetscape. 63% of homes in the Woodlawn Lake Area accommodate single-width driveways.

Driveways

Driveway widths shall not exceed 18 feet in width. It may be widened beyond 18 feet beginning 5 feet behind the front façade plane of the primary structure.



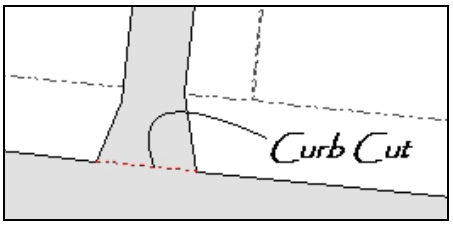
Driveways may be widened beyond 5' of the front façade plane of the primary structure.

Circular driveways are prohibited on residential streets; however, circular drives are permitted on collector streets and major roads.

The Maximum curb cut width shall be no greater than 25 feet (25' - 0").

Residential/ Local Streets: 48' right-of-way with pavement road width between 22' and 27'.

Collector/ Major Roads: 70' right-of-way with a pavement road width greater than 44'.



The widest portion of the driveway, flared from the driveway to accommodate ingress and egress of the automobile.

Parking Areas

Driveways shall be located to the side of the primary dwelling structure unless the driveway terminates to an attached or detached garage. The sample images below illustrate these types of parking and driveway arrangements.

An appropriate driveway location.

Driveways terminating at the front façade of primary structures is prohibited.

Permitted driveway terminating at garage entrance.

Garages and Carports

The placement and location of garages and carports can significantly influences the character of streetscape. 21% of Woodlawn Lake Area homes contain detached garages, and only 6% of the garages are attached. The intent of garage and carport location and placement standards is to preserve the established streetscape character and discourage garages and carports from dominating the primary structure and streetscape.

Garage as the dominating feature of the single family home.

Example of an appropriately scaled carport.

Typical Woodlawn Lake Area streetscape.

Attached and detached garage entrances shall be located and recessed at least five feet (5’ - 0”) behind the closest front façade of the primary structure. Rear yard garages shall be setback from the rear property line at a minimum of five feet (5’ - 0”).

Attached garages shall maintain the original garage door proportion, and shall not be enclosed with windows, doors, or any other fixed materials. Garage openings shall be maintained and unaltered.

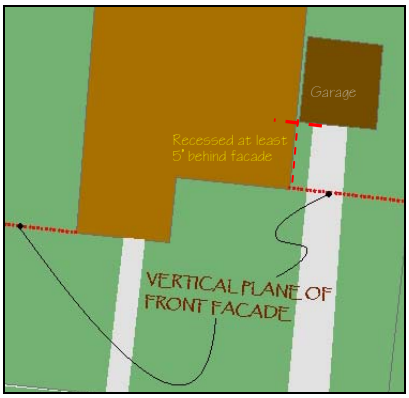


Illustration showing detached garage recessed at least 5’ from front façade plane.

Carports

A carport is a space for the housing or storage of motor vehicles and shall be open on all four (4) sides unless attached to a maximum of two sides of the primary residential structure. All carports shall be accessible from the public right-of-way for vehicular ingress and egress. Carports attached to the primary structure shall be open on at least two sides and shall have unobstructed vehicular access from the public right-of-way.

Temporary carports such as those constructed of canvas or vinyl tent material with pole supports are prohibited. Carports shall have an approved, engineered foundation for each pole or column base, and materials and roof pitch shall match the primary structure. Detached carports shall not exceed 10 feet in total height.

Example of non-conforming materials and roof pitch (above left), and temporary carport (above right).

PRINCIPAL ELEVATION FEATURES

Front Porch

63% of the homes in the Woodlawn Lake NCD area contain a front porch. Although there are various types and configurations, this features lends to the quality and character of the structure and streetscape.

Front porches shall not be reduced in size, but may be enclosed with woven/ open wire mesh (excluding chicken wire, burglar bars, chain link, and similar materials), and shall maintain 80% transparency. Glass, plexiglass, or similarly solid transparent materials are not permitted.

Residential structure with a non-conforming porch enclosure.

A porch or stoop is required for new construction. Solid metal, wood or decorative doors are not permitted on porch enclosures. The use of storm or screen doors for porch enclosures is permitted. However, solid (non-transparent) decorative or similar doors are prohibited.

Wall Openings, Fenestrations, and Front Entry

The amount of window and door openings create an inviting and open character to the structure and streetscape. An opening fenestration standard promotes this quality, and protects this character defining element of the front façade of residential structures.

FENESTRATION: window, door, or opening in a building or façade.

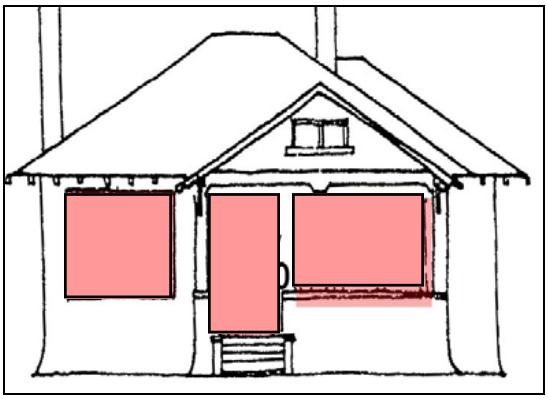


Illustration demonstrating fenestration areas on a residential structure.

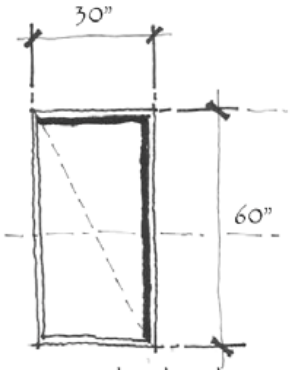
The sum of the first floor glazing, doors, and other fenestrations shall be at least 25% of the front elevation surface area. A front door shall be located on the front façade of the primary structure, and shall be directly accessible from the front porch.

Sliding glass doors are not permitted on the principal front elevation. French doors are not permitted on the first floor of the principal elevation or front-facing façade of the primary structure.

Inappropriately proportioned fenestration can significantly alter the character of the front façade.

Windows

Existing window proportions shall be maintained. Windows for new construction shall have a vertical 2:1 ratio dimension and a minimum six inch (6”) vertical separation from other windows. Tint, aluminum foil, and similar coating materials are prohibited.



2:1 window height to width propotion

64% of the front façade windows in Woodlawn Lake neighborhood are vertically proportioned.

Fencing

Front yard fences are not prevalent in the Woodlawn Lake Area neighborhood. However, the design standards permits fencing in the area.

New front yard fences and free standing wall materials shall not include barbed wire, chicken wire, or similar materials. Chain link is a permitted fencing material. The maximum height for front yard fencing shall be no taller than 48” from the nearest grade. Fence may consist of solid materials up to 12” above grade, and shall maintain a 50% transparency ratio.

Rear fences abutting an alley shall have a gate or access opening to the alley.

Prior to the installation or permitting of new front yard fencing, all fencing materials occupying the same or approximate footprint of the new fence shall be completely removed.

Design standards for side yards are not applicable.

Façade Materials

The Woodlawn Lake Area has diverse housing materials. 37% of the homes contain wood or similar siding, 16% asbestos, and 30% have stucco, brick, and/or fiberboard.

Metal and faux siding is prohibited. Replacement siding shall match existing siding in profile and form.

Common façade materials found in the Woodlawn Lake Area NCD.

Ramps and Similar Structures

ADA ramps and similar accessibility structures shall be build parallel to the front wall of the structure, if feasible. All ramps and railings must meet the most recent City of San Antonio building code and shall be engineered to meet the Americans with Disabilities Act guidelines. Non-wooden structures such as metal, aluminum, plastic, PVC, etc. are not permitted.

Mail Boxes

Freestanding, curb-side mailbox poles and support bases shall maintain a low profile and shall be supported by a single pole or similar structure. Rock, brick, stucco, wood, stone, or similar materials are not permitted for mailbox base or form supports. The base area at grade, and within a 3 foot radius of the fixed pole, shall be unobstructed and void of support structures such as wire, boards, tire or other circular support structures.

Non-conforming mailbox base and support structure.

Utilities

All utility boxes, public or private, HVAC equipment, and similar utility services shall be screened with vegetative or other type of screening material and shall be concealed from street views.

Exposed street utility boxes. Shrubs and bushes are appropriate screening materials for these structures.

Lighting

New outdoor fixtures having a total output of more than 1800 lumens shall be full cut-off fixtures, and shall be shielded as to provide for directional lighting, avoiding light trespass on adjacent properties.

Examples of appropriate wall-mounted light fixtures (wall packs) meeting the referenced standard.

Diagram of area lighting with cut-off angles.

Light Trespass: Light "spill" falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.

The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

APPENDIX A

ENABLING ORDINANCE

TES #19
3/15/01

AN ORDINANCE 93591

AMENDING CHAPTER 35 OF THE CITY CODE BY ENACTING SECTIONS 35-4143 THROUGH 35-3150 TO ESTABLISH A ZONING OVERLAY CLASSIFICATION "NEIGHBORHOOD CONSERVATION DISTRICT" TO ADDRESS APPROPRIATENESS OF NEW CONSTRUCTION FOR RESIDENTIAL NEIGHBORHOODS AND COMMERCIAL DISTRICTS; IDENTIFYING NCD CRITERIA, PROCESS FOR INITIATION AND DESIGNATION OF NEIGHBORHOODS, AND GENERAL DESIGN STANDARDS; RECODIFYING SUBDIVISION NUMBERS TO ACCOMMODATE THE NEW SECTIONS AND SUBDIVISION HEADING.

* * * * *

WHEREAS, as a matter of public policy, the City Council aims to preserve, protect, enhance, and perpetuate the value of residential neighborhoods and commercial districts; and

WHEREAS, creation of Neighborhood Conservation Districts is in direct response ot the 1997 Master Plan and 1998 CRAG recommendations as well as noted concerns about protection of neighborhood character for new residential and commercial construction and existing structures; and

WHEREAS, Neighborhood Conservation Districts are designed to preserve, protect, enhance, and perpetuate the value of residential neighborhoods or commercial districts that contribute significantly to the overall character and identity of the City and are worthy of preservation and protection, but presently may lack sufficient historical, architectural or cultural significance to be designated as historic districts; and

WHEREAS, the San Antonio Zoning Commission held a public hearing on December 19, 2000 to consider Neighborhood Conservation Districts and found such to be consistent with City policies for preservation; **NOW THEREFORE,**

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

SECTION 1. Subdivision E. Urban Corridor Districts of Article III, Division 6 of Chapter 35 of the City Code is hereby recodified as Subdivision F. Urban Corridor Districts.

SECTION 2. Subdivision E., sections 35-4143 through 35-3150 of Article III, Division 6 of Chapter 35 of the City Code are hereby enacted and named as follow::

Subdivision E. Neighborhood Conservation Districts (NCD)

Sec. 35-3143. Purpose.

(a) Within the City of San Antonio there are many unique and distinctive residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the City. They are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts. As a matter of public policy, the City Council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of Neighborhood Conservation Districts.

(b) The purposes of a Neighborhood Conservation District in residential neighborhoods or commercial districts are as follows:

(1) to protect and strengthen desirable and unique physical features, design characteristics, and recognized identity, charm;

(2) to promote and provide for economic revitalization;

(3) to protect and enhance the livability of the City;

(4) to reduce conflict and prevent blighting caused by incompatible and insensitive development, and to promote new compatible development;

(5) to stabilize property values;

(6) to provide residents and property owners with a planning tool for future development;

(7) to promote and retain affordable housing;

(8) to encourage and strengthen civic pride; and

(9) to ensure the harmonious, orderly and efficient growth and redevelopment of the City.

(c) The Neighborhood Conservation District planning tool implements the following policies of the Master Plan:

(1) Neighborhoods, Policy 2b (1): Establish a zoning classification such as a Conservation District or a Planned Development District for neighborhood specific plans.

(2) Urban Design, Policy 1b (1): Create and adopt urban design guidelines and standards that will enhance the quality of life in San Antonio, and which specifically encourage the following…preservation and enhancement of the City's important historic and cultural characteristics, including architectural styles and historic districts, as well as existing residential and commercial districts, and neighborhood centers.

(3) Urban Design, Policy 1d (1): Involve neighborhoods in developing neighborhood-specific plans that define the character and pattern of development for their neighborhood, and that establish infill development guidelines.

Sec. 35-4144. Designation Criteria.

To be designated as a Neighborhood Conservation District, the area must meet the following criteria:

(a) contain a minimum of one blockface (all the lots on one side of a block);

(b) at least 75% of the land area in the proposed district was improved at least 25 years ago, and is presently improved; and

(c) possess one or more of the following distinctive features that create a cohesive identifiable setting, character or association;

(1) scale, size, type of construction, or distinctive building materials;

(2) spatial relationships between buildings;

(3) lot layouts, setbacks, street layouts, alleys or sidewalks;

(4) special natural or streetscape characteristics, such as creek beds, parks, greenbelts, gardens or street landscaping;

(5) land use patterns, including mixed or unique uses or activities; or

(6) abuts or links designated historic landmarks and/or districts.

Sec. 35-3145. Zoning Authority.

(a) Separate ordinances are required to designate each Neighborhood Conservation District. Ordinances designating each district shall identify the designated boundaries, applicable Designation Criteria and design standards for that district, and be consistent with any existing Neighborhood and/or Community plans.

(b) Overlay district. Neighborhood Conservation Districts are designed as overlays to the regular zoning districts. Property designated within these districts must also be designated as being within one or more of the regular base zoning classifications. Authorized uses must be permitted in both the regular zoning district and the overlay district. Property designated as a Neighborhood Conservation District may have additional designations. Such property shall comply with all applicable use restrictions.

(c) Zoning designation. The zoning designation for property located within a Neighborhood Conservation District shall consist of the base zone symbol and the overlay district symbol (NCD) as a suffix. Neighborhood Conservation Districts shall be numbered sequentially to distinguish among different districts, i.e., R-8 (NCD-1), B-1 (NCD-2), etc.

(1) The designation of property within a Neighborhood Conservation District places such property in a new zoning district classification and all procedures and requirements for zoning/rezoning must be followed.

(2) In the event of a conflict between the provisions of a specific Neighborhood Conservation District ordinance and the regular base zoning district regulations, the provisions of the Neighborhood Conservation District ordinance shall control.

(3) Except as modified by this section, the procedures for zoning changes set forth in § 35-3024 shall otherwise apply to the designation of an area as a

Neighborhood Conservation District.

(4) Upon designation of an area as a Neighborhood Conservation District, the City Council shall cause notice of such designation to be recorded in the official public records of real property of Bexar County, the tax records of the City of San Antonio and the Bexar Appraisal District, and the House Numbering section of the City of San Antonio's Department of Building Inspections.

Sec. 35-3146. Initiation Procedures.

(a) A zoning change application for designation as a Neighborhood Conservation District shall be initiated at the direction of the:

(1) request of owners representing 51% of the land area within the proposed district, or

(2) request of 51% of property owners within the proposed district, or

(3) Director of Planning, pursuant to a Neighborhood or Community Plan adopted by City Council, or City or community revitalization program.

(b) Following initiation for designation of a Neighborhood Conservation District, the Planning Department shall develop a Neighborhood Conservation Plan for the proposed district that includes:

(1) maps indicating boundaries, age of structures and existing land use within the proposed district;

(2) maps and other graphic and written materials identifying and describing the distinctive neighborhood and building characteristics of the proposed district;

(3) a list of all property owners (with legal addresses), neighborhood associations and/or other organizations representing the interests of property owners in the proposed district; and

(4) design standards.

(c) All property owners within the proposed district shall be afforded the opportunity to participate in drafting the Neighborhood Conservation Plan, which will be approved as part of the zoning ordinance creating a Neighborhood Conservation District.

Sec. 35-3147. Design Standards.

(a) The conservation plan approved as part of the zoning ordinance creating a Neighborhood Conservation District shall include Design Standards for new construction of any building or structure, or the relocation or rehabilitation to the street facade of an existing building or structure.

(b) The Neighborhood Conservation Plan, and requisite Design Standards shall not apply to those activities which constitute ordinary repair and maintenance, i.e., using the same or similar material and design.

(c) The Design Standards for the Neighborhood Conservation District must include at a minimum (or note the inapplicability), the following elements governing the physical

characteristics and features of all property (public or private) within the proposed district:

(1) building height, no. of stories;

(2) building size, massing;

(3) principal elevation features;

(4) lot size, coverage;

(5) front and side yard setbacks;

(6) off-street parking and loading requirements;

(7) roof line and pitch;

(8) paving, hardscape covering;

(d) In addition, the Design Standards may include, but shall not be limited to, the following elements:

(1) building orientation;

(2) general site planning (primary, ancillary structures);

(3) density;

(4) floor area ratio;

(5) signage;

(6) architectural style and details;

(7) building materials;

(8) garage entrance location;

(9) window/dormer size and location;

(10) landscaping;

(11) fences and walls;

(12) entrance lighting;

(13) driveways, curbs and sidewalks;

(14) utility boxes, trash receptacles;

(15) street furniture;

(16) solar systems, components;

(17) building relocation;

(18) right-of-way (exceeding Public Works standards)

Sec. 35-3148. Neighborhood Ordinance Administration

(a) No building permit shall be issued by the Department of Building Inspections for new construction or an alteration or addition to the street facade of an existing building or structure within a designated Neighborhood Conservation District without the submission and approval of design plans and the issuance of a Certificate of Compliance by the Director of Planning.

(b) The Director of Building Inspections shall forward a copy of a building permit application to the Director of Planning for review and comment.

Sec. 35-3149. Violation of Provisions.

(a) The violation of any provision of this section shall constitute a violation of this Chapter and may be prosecuted in municipal court regardless of whether civil or administrative action is taken against the permit holder. Upon conviction, the permit holder shall be subject to the penalties prescribed in Article 1, Division 2 of this Chapter.

(b) The Director of Planning may request the City Attorney to institute a civil action as prescribed in Article 1, Division 2, regardless of whether a criminal action has been taken.

SECTION 3. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, or any appendix thereof, 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 4 No other provision of the City Code is amended hereby. All other provisions shall remain in effect.

SECTION 5. It is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Texas Revised Civil Statutes Annotated as amended Title 5, Chapter 551, Government Code.

SECTION 6. The City Clerk is directed to publish notice of this ordinance in accordance with Section 17 of the City Charter.

SECTION 7. The publishers of the City Code are authorized to amend said Codes to reflect the changes adopted herein.

SECTION 8. This ordinance shall become effective thirty days from the date of passage.

PASSED AND APPROVED this 15th day of March, 2001.

MAYOR
Howard W. Peak

ATTEST: Anna S. Rodriguez
City Clerk

APPROVED AS TO FORM: _____
City Attorney

01-11

APPENDIX B

GLOSSARY

Appendix B
GLOSSARY

Accessory detached dwelling unit - A dwelling unit that is accessory, supplementary, and secondary to the principal dwelling that may be constructed as an addition to the principal structure or as an accessory to the principal structure. An accessory dwelling unit is detached from the principal dwelling.

Accessory dwelling - An accessory detached dwelling unit or an accessory apartment. Accessory dwelling standards - See § 35-371 of the UDC.

Accessory use or building - A subordinate use or building customarily incident to and located on the same lot with the main use or building. A completely new structure or new component to an existing structure.

Adjacent - Two (2) properties, lots or parcels are "adjacent" where they abut, or where they are nearby and are separated by a dissimilar type of manmade or geologic feature including but not limited to a Roadway or Street, Right-of-Way, or railroad line, or any stream, river, canal, lake, or other body of water. Adjacent may or may not imply contact but always implies absence of anything of the same kind in between.

Alley - A minor public right-of-way not intended to provide the primary means of access to the abutting lots, which is used for vehicular service access to the back or sides of properties otherwise abutting on a public street.

Alteration - (Generally, as applied to a building or structure): A change or rearrangement in the structural parts or an enlargement, whether by extending on a side or by increasing in height, or the moving from one (1) location or position to another.

Alteration - For purposes of Historic Preservation & Urban Design, Article 6, any construction or change of the exterior of a building, object, site, or structure, or of an interior space designated as a landmark. For buildings, objects, sites or structures, alteration shall include, but is not limited to, the changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, or other ornamentation; the changing of paint color; regrading; fill; imploding, or exploding, or other use of explosives or external forces. Alteration shall not include ordinary repair and maintenance.

Apartment - See Dwelling, multi-family.

Awnings – A roof-like cover, often of fabric, metal, or glass, designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or the like.

Back yard – The area from the rear façade of the principal structure to the back (away from primary public right-of-way) property line.

Base zoning district - Any of the zoning districts established pursuant to § 35-302(a) of the UDC.

Block face - The properties abutting one (1) side of a street and laying between the two (2) nearest intersecting or intercepting streets, or nearest intersection or intercepting street and/or railroad right-of-way, undid ivied land, water course or city boundary.

Building - A structure designed, built or occupied as a shelter or roofed enclosure for persons, animals or property. For the purpose of this definition, “roof” shall include an awning or other similar coverings, whether or not permanent in nature. Without limiting the generality of the fore-going, the following shall be considered a “building”: a house, barn, church, hotel, warehouse, or similar structure, or a historically related complex, such as a courthouse and jail or a house and barn.

Building Articulation – Refers to the many street frontage design elements both horizontal and vertical that help create a streetscape of interest. The appropriate scale of articulation is often a function of the size of the building and the adjacent public spaces including sidewalks, planting zones, and roadways.

Building elevation - The view of any building or other structure from any one of four sides showing features such as construction materials, design, height, dimensions, windows, doors, other architectural features, and the relationship of grade to floor level.

Building footprint - The horizontal area measured within the outside of the exterior walls of the ground floor of the main structure.

Building mass – See Mass.

Building setback line - See Setback line.

Carport - Space for the housing or storage of motor vehicles and enclosed on not more than two (2) sides by walls.

Civic buildings - Any type of public buildings including: offices, libraries, playgrounds, parks, assembly halls, police stations, fire stations.

Commercial property - A building, site, or structure whose use after rehabilitation or restora-tion (for ad valorem tax exemption) will be for other than residential use, i.e., for a single family, duplex, three or four family dwelling or greater for the puposes of this zoning overlay only.

Common lot line – a boundary of two adjacent parcels owned by the same person(s) or entity.

Construction - The act of adding an addition to an existing building or structure, or the erection of a new principal or accessory building or structure on a lot or property, or the addition of walks, driveways or parking lots, or the addition of appurtenances to a building or structure.

Courtyard - A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by the walls of a building.

Cross gabled – May have a combination of front and side gables on primary façade.

Cutoff angle - The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source, above which no light is emitted.

Demolition - The complete or partial removal of a structure from a site.

Detached structure - A structure having no party wall or common wall with another structure unless it is an accessory structure.

Development - Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or, drilling operations or storage of equipment or materials.

District - A geographically definable area, urban or rural, possessing a significant concentration,linkage, or continuity of buildings, objects, sites, or structures united by past events or aesthetically by plan or physical development which may also comprise individual elements separated geographically but thematically linked by association or history.

Dormers – Rise up out of the roof and are often separate from the roof-to-wall junction. Dormers are classified by their roof shape (shed, hipped, gabled, flat, etc).

Driveway - Entrance to and exit from premises where it is possible to park completely off the street, and which is not open for vehicular traffic except by permission of the owner of such private property.

Driveway approach - A way or place including paving and curb returns between the street travel lanes and private property which provides vehicular access between the roadway and such private property.
Driveway, front-loaded - A driveway which begins at, or abuts, the front property line of a lot or parcel.

Duplex - See Dwelling two-family.

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

Dwelling, Single-Family Detached - A one-family dwelling that is not attached to any other dwelling by any means and is surrounded by open space or yards.

Dwelling, two-family (duplex) - A detached house (on a platted single lot) designed for and occupied exclusively as the residence of not more than two (2) families, each living as an independent housekeeping unit.

Dwelling, three-family (triplex) - A detached house (on a platted single lot) designed for and occupied exclusively as the residence of not more than three (3) families, each living as an independent housekeeping unit.

Dwelling, four-family (quadruplexes) - A detached house with common walls between the units, designed for and occupied exclusively as the residence of not more than four (4) families, each living as an independent housekeeping unit.

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

Dwelling unit - One (1) or more rooms providing complete living facilities for one (1) family, including kitchen facilities or equipment for cooking or provisions for the same, and including room or rooms for living, sleeping, bathing and eating.

Easement - A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

EIFS – (Exterior Insulation and Finish Systems) provides exterior walls with as insulated finished surface, and waterproofing in an integrated composite material. EIFS is often refered to as "synthetic stucco."

(*)Façade - The exterior wall(s) of a building exposed to public view or that wall viewed by persons not within the building.

(*)Façade Surface Area - the measure of the exposed area of front wall(s) calculated by geometric area formula of the shapes of those exposed wall(s).

Flat roof – Roof with no slope and may terminate with or without eaves. A parapet is often present, providing a small "wall" around the perimeter of the roof line.

Fenestration - Window treatment in a building or façade.

Floor area - The sum of the gross horizontal areas of all floors of a structure, including interior balconies and mezzanines, measured from the exterior face of exterior walls, or from the centerline of a wall separating two (2) structures. The floor area shall include the area of roofed porches having more than one (1) wall and of accessory structures on the same lot. Stairwells and elevator shafts shall be excluded.

Floor to Area Ratio (FAR) – The Floor to Area Ratio (FAR) uses a a Floor Space Index (FSI) to determine the ratio of total living space allowed on a lot or parcel relative to the size of the lot or parcel. This ratio protects the character of the neighborhood be ensuring appropriately scaled structures. The Jefferson Neighborhood Conservation District has adopted a 0.25 FSI multiplier to be used to calculate the maximum living space (square footage) of the principal dwelling.

Floor Space Index (FSI) - Floor Space Index (FSI) determines the ratio of total living space allowed on a lot or parcel relative to the size of the lot or parcel. The Jefferson Neighborhood Conservation District has adopted a 0.25 FSI multiplier to be used to calculate the maximum living space (square footage) of the principal dwelling.

Front gabled – The peak or gable faces the front façade.

Front yard – The area from the front façade of the principal structure to the street or public right-of-way.

(*) Frontage - The frontage of a parcel of land or building is that distance where a property line is common with a street right-of-way line.

Garage, private - A building or part thereof accessory to a main building and providing for the storage of automobiles and in which no occupation or business for profit is carried on, enclosed on all four (4) sides, and pierced only by windows and customary doors.

Glare - The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

(*)Glazing - the clear translucent material through which light can pass into a building through an opening in a building's exterior wall (usually a door or window), typically glass but can be made of other similar materials.

Green space - Land shown on an urban corridor site plan which may be improved or maintained in a natural state and which is reserved for preservation, recreation, or landscaping.

Half story - An uppermost story usually lighted by dormer windows, in which a sloping roof replaces the upper part of the front wall, and habitable areas on the uppermost story do not exceed a floor area derived by multiplying the floor area of the ground floor by fifty percent (50%).

Height, building - The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deckline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

Impervious cover - Roads, parking areas, buildings, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface; this shall include, but not [be] limited to, all streets and pavement within the subdivision.

Infill – Development occurs on vacant or underused lots in otherwise built-up sites or areas. Infill projects can take several forms, such as a small addition in a residential backyard, or a single or multi-parcel development.

"Percent impervious cover" is calculated as the area of impervious cover within a lot, tract, or parcel or within the total site being developed, divided by the total area within the perimeter of such lot, tract, parcel or development. Vegetated water quality basins, vegetated swales, other vegetated conveyances for overland drainage, and public sidewalks shall not be calculated as impervious cover.

Porch – A roofed area, which may be screened, attached to or part of and with direct access to or from a structure and usually located on the front side of the structure, not to extend 50% of the front façade.

Land use category - A classification of uses as set forth in the use matrix (see key to use matrix for rules of interpretation)

Landscaping - The process or product of site development including grading, installation of plant materials and seeding of turf or ground cover.

Lot - A designated parcel or area of land established by plat to be used, developed, or built upon as a unit.

Lot, corner - A lot or parcel of land abutting upon two (2) or more streets at their intersection, or upon two (2) parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.

Lot depth - The mean horizontal distance between the front and rear lot lines.
Lot design standards - See Residential Design Standards of this document and § 35-603 of the UDC.

Lot, reversed corner - A corner lot, the rear of which abuts upon the side of another lot whether across an alley or not.

Lot width - The width of a lot at the front setback line.

Low density residential –

Lumens – A unit used to measure the actual amount of visible light which is produced by a lamp as specified by the manufacturer. A unit of measure of the quantity of light that falls on an area of one square foot every point of which is one foot from the source of one candela. A light source of one candela emits a total of 12.57 lumens.

Manufactured home or manufactured housing - A HUD-code manufactured home. For purposes of the floodplain ordinance, a "manufactured home" means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Mass - The size, height, symmetry and overall proportion of a structure in relation to the original style and/or to surrounding structures.

Monument sign – A freestanding sign supported primarily by an internal framework or integrated inot landscaping or other solid structural features other than support poles.

New construction - For the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31,1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New development - Any new demand which increases the number of equivalent dwelling units including, but not limited to, the subdivision and/or resubdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land, any of which increases the number of equivalent dwelling units. [Commentary: The subdivision and/or resubdivision of land, the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land which does not increase the number of equivalent dwelling units is not considered new development and is not subject to payment of additional impact fees. However, the previous applicable impact fees must have been paid.]

Nonconforming structure - Any existing structure which was erected according to all applicable city ordinances at the time, but which does not now comply with all the regulations applicable to the district in which the structure is located.

Ordinary repair and maintenance (2) - Any work, the purpose and effect of which is to correct any deterioration or decay of or damage to a building, object or structure or any part thereof and to restore the same, as nearly as may be practicable, to its condition prior to such deterioration, decay or damage, using the same materials or those materials available which are as close as possible to the original.

Ornamental cornices - A horizontal molded projection that crowns or completes a building or wall.

Overlay district - A zoning district established by this chapter prescribing regulations to be applied to a site in combination with a base zoning district.

Permit - A license, certificate, approval, registration, consent, permit, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought. (Source: VTCA Local Government Code § 245.001). A "development permit" includes any of the following: a subdivision plat, a conditional use permit, a building permit, or a certificate of occupancy. A "development permit" does not include a certification of completeness, a letter of certification, an amendment to the text of this chapter, or a rezoning. A determination of property status, including but not limited to, utility availability, zoning, rights under Article VII of this chapter, etc., is not a permit.

Permit rights - The right of a property owner or developer to complete a project under the rules, regulations and ordinances in effect at the time the project was initiated through a permit as herein defined. When permit rights exist for property within the boundaries of a project, ordinances passed after the date the project is initiated shall not apply to the project except as specifically provided within this section.

Pervious pavement - A pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. A permeable pavement system utilizes either porous asphalt, pervious concrete, or plastic pavers interlaid in a running bond pattern and either pinned or interlocked in place. Porous asphalt consists of an open graded course aggregate held together by asphalt with sufficient interconnected voids to provide a high rate of permeability. Pervious concrete is a discontinuous mixture of Portland cement, coarse aggregate, admixtures, and water which allow for passage of runoff and air. Examples of permeable pavement systems include Grasspave2®, Gravelpave2®, Turfstone ®, and UNI Eco-stone®. (See Watershed Management Institute, Inc. and U.S. Environmental Protection Agency, Office of Water, Operation, Maintenance & Management of Stormwater Management (Aug. 1997), at 2-32; Booth & Leavitt, Field Evaluation of Permeable Pavement Systems for Improved Stormwater Management, 65 J. Am. Planning Ass'n 314 (Summer 1999), at 314-325.

Pitch - The slope of a roof as determined by the vertical rise in inches for every horizontal twelve inch (12") length (called the "run"). Pitch is expressed with the rise mentioned first and the run mentioned second. For instance, a roof with a four inch (4") rise for every horizontal foot has a 4:12 pitch.

Pedestrian walkway – Any sidewalk or walkway that is intended and suitable for pedestrian use. Any paved public or private route intended for pedestrian use, including a bicycle/ pedestrian path regardless of use by other transportation.

Porch - A roofed area, which may be glazed or screened, attached to or part of and with direct access to or from a structure and usually located on the front or side of the structure.

Principal building or principal structure - A building or structure or, where the context so indicates, a group of buildings or structures, in which the principal use of a lot or parcel is conducted. This shall include any buildings which are attached to the principal structure by a covered structure.

Principal dwelling - A dwelling unit which constitutes the principal building or principal structure on a lot or parcel.

Principal elevation – The primary front façade area of the main structure; usually fronting or facing the public right-of-way (ROW).

Principal structure - See Principal building or principal structure.

Property owner - The person, entity, corporation, or partnership in whose name a certificate of occupancy issued, or the current owner of the property if a certificate of occupancy is no longer valid, or, if the current owner cannot be contacted after due diligence, the lessee/occupant of the property who is in apparent control of such property.

(*) Proportion: The relationship of the size, shape, and location of a building element to all the other building elements.

Proposed development - The uses, structures, buildings, and/or other development proposed by an application for development approval.

Public right-of-way - A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and used or intended to be used, wholly or in part, as a public street, alley, walkway, drain or public utility line.

Public right-of-way (2) - An area or strip of land, either public or private, occupied or intended to be occupied by a street, walkway, railroad, utility line, drainage channel, or other similar uses.

Quadruplexes - See Dwelling four-family.

Reconstruction - The act or process of reassembling, reproducing, or replacing by new construction, the form, detail, and appearance of property and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or by reuse of original materials.

Rehabilitation - The act or process of returning a building, object, site, or structure to a state of utility through repair, remodeling, or alteration that makes possible an efficient contemporary use while preserving those portions or features of the building, object, site, or structure that are significant to its historical, architectural, and cultural values.

Relocation - Any change of the location of a building, object or structure in its present setting or to another setting.

Residential development - All areas zoned as “R-3”, “R-4”, “R-5”, “R-6”, “R-20”, “RE”, “RM-4”, “RM-5”, “RM-6”, “MF-24”, “MF-33”, “MF-40” or “MF-50”, or otherwise zoned or devoted primarily to residential use, and shall include all other areas not zoned or used primarily for commercial or industrial use.

Residential district or residential zoning district - Any of the following zoning districts: “R-3”, “R-4”, “R-5”, “R-6”, “R-20”, “RE”, “RM-4”, “RM-5”, “RM-6”, “MF-18”, “MF-24”, “MF-33”, “MF-40 or “MF-50”.

Residential driveway approach - A driveway which provides access to property on which a single-family residence, duplex, or multifamily building containing five or fewer dwelling units is located.

Residential property - A building, site, or structure whose use after rehabilitation or restoration (for ad valorem tax exemption) will be for residential uses, i.e., for single family, duplex, three, or four family dwelling or more dwellings for the purposes of this zoning overlay plan only.

Residential streets - Street routes that provide access to local property owners and which connect property to the major thoroughfare or other collector street networks.

Residential structure - A single-family home, apartment house, townhouse, condominium or any type of dwelling unit.

Right-of-way - Property that is publicly owned or upon which a governmental entity has an express or implied property interest (e.g. fee title, easement, etc.) held for a public purpose. Examples of such public purpose include, by way of example and not limitation, a highway, a street, sidewalks, drainage facilities, sewerage and water facilities.

Screen - Vegetation, fence, wall, berm or a combination of any or all of these which partially or completely blocks the view of and provides spatial separation of a portion or all of a site from an adjacent property or right-of-way.

Setback - A line within a lot parallel to and measured from a corresponding lot line, establishing the minimum required yard and governing the placement of structures and uses on the lot.

Side gabled – locates the fornt door on the non-gabled façade.

Side yard - An area extending the depth of a lot from the front yard to the rear yard between the side lot line and the nearest principal structure.

Sidewalk - The portion of a municipal street between the curb lines or lateral lines of a roadway and the adjacent property lines that is improved and designed for or is ordinarily used for pedestrian travel. [Source: VTCA Transportation Code § 316.001]

Single-family dwelling - See Dwelling, one-family.

Single-family residential development - A development consisting of a lot or lots, containing only one dwelling unit. The dwelling unit may be detached or attached, townhouse, small lot, home, manufactured home, or mobile home.

Site - The location of a significant event, a prehistoric or historic occupation or activity, or a building, structure, or cluster, whether standing, ruined, or vanished, where the location itself maintains historical, architectural, archaeological, or cultural value regardless of the value of any existing structure.

Story - That part of a building between the surface of a floor and the ceiling immediately above.

***Street-facing façade** - That portion or portions of a wall of any permanent structure that is visible from and oriented parallel to a dedicated public right of way. For a structure that is not oriented parallel to the right of way, the street wall façade shall include all of the facades visible from the right of way and oriented at an angle greater than zero degrees but less than 60 degrees to the right of way.

Streetscape - The general appearance of a block or group of blocks with respect to the structures, setbacks from public rights-of-way, open space and the number and proportion of trees and other vegetation.

Structure - A walled and roofed building, including a gas or liquid storage tank, which is principally above ground, as well as a manufactured home.

Substantial improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before “start of construction” of the improvement. This includes structures which have incurred “repetitive loss” or “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or (2) Any alteration of a “historic structure,” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

Subject property - The property subject to an application for development approval.

Substantial rehabilitation - Certified improvements to a historic building in which the cost of the project is equal to or greater than fifty (50) percent of the appraised pre-rehabilitation improvement value of the property and which constitutes major work on enhancing existing mechanical or structural systems that preserve the historical integrity, while extending the life of the building.

Stoop – A small open porch or paltform with steps leading up to the entrance of a building and may extend up to 6 feet from the front façade.

Transparency percentage – refers to the amount of surface area of a porch enclosure (walls or vertical surfaces) thaat must be constructed of trasparent materials compared to the total surface area of the enclosure.

Transparent - Capable of transmitting light in a manner which permits a person standing outside of a building to view shapes, tones, and objects inside a building. A tinted window is considered “transparent” if it meets the requirements recited herein.

Use - The purpose for which land or structures thereon is designed, arranged or intended to be occupied or used, or for which it is occupied, maintained, rented or leased.

Vertical/Height – See Building height

Window - An opening constructed in a wall and which admits light or air to an enclosure, is framed and spanned with glass, and which may be mounted to permit opening and closing.

Yard - An area on a lot between the lot line and the nearest principal structure, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in the UDC.

APPENDIX C

NEIGHBORHOOD CHARACTER MAPS

FUTURE LAND USE

Woodlawn Lake Area
Neighborhood Conservation District

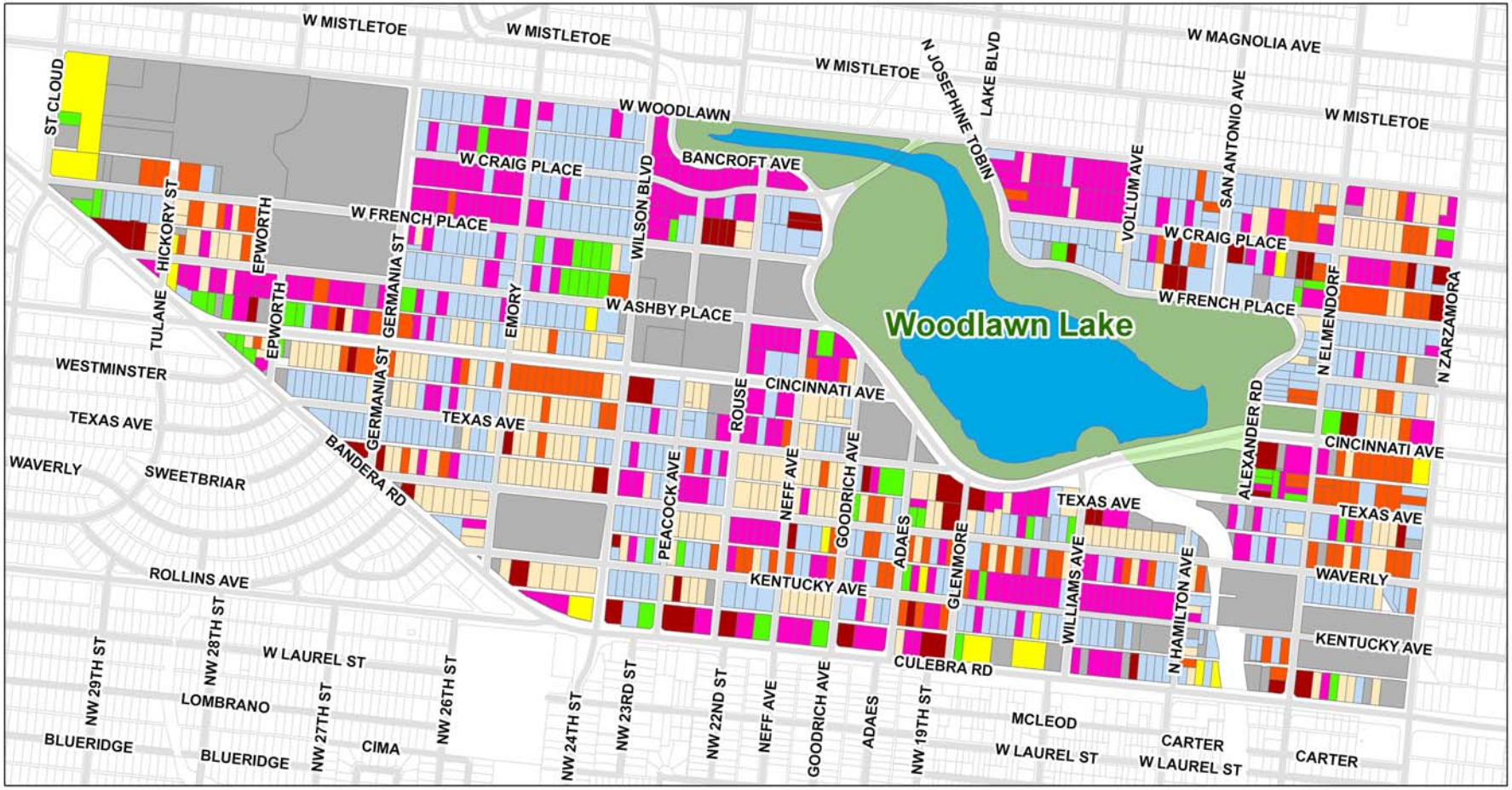
City of San Antonio

0 650 1,300 2,600 Feet

Woodlawn Area FLU
Adopted Land Uses

- Community Commercial
- Mixed Use
- Neighborhood Commercial
- Medium Density Residential
- Urban Low Density Residential
- Public Institutional
- Parks/ Open Space

Map Created by:
Map Creation Date:
Map file location:
PDF Filename:



AGE OF STRUCTURES

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

Map Created by: Gary Edenburn
Map Creation Date: August 20, 2010
Map file location:
PDF Filename:

BUILDING HEIGHT

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

0 650 1,300 2,600 Feet

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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City of San Antonio Planning Department GIS Manager: Mindy Rhodes, mindy.rhodes@sanantonio.gov. Maps may be ordered at: (210) 207-7873.

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Map file location:
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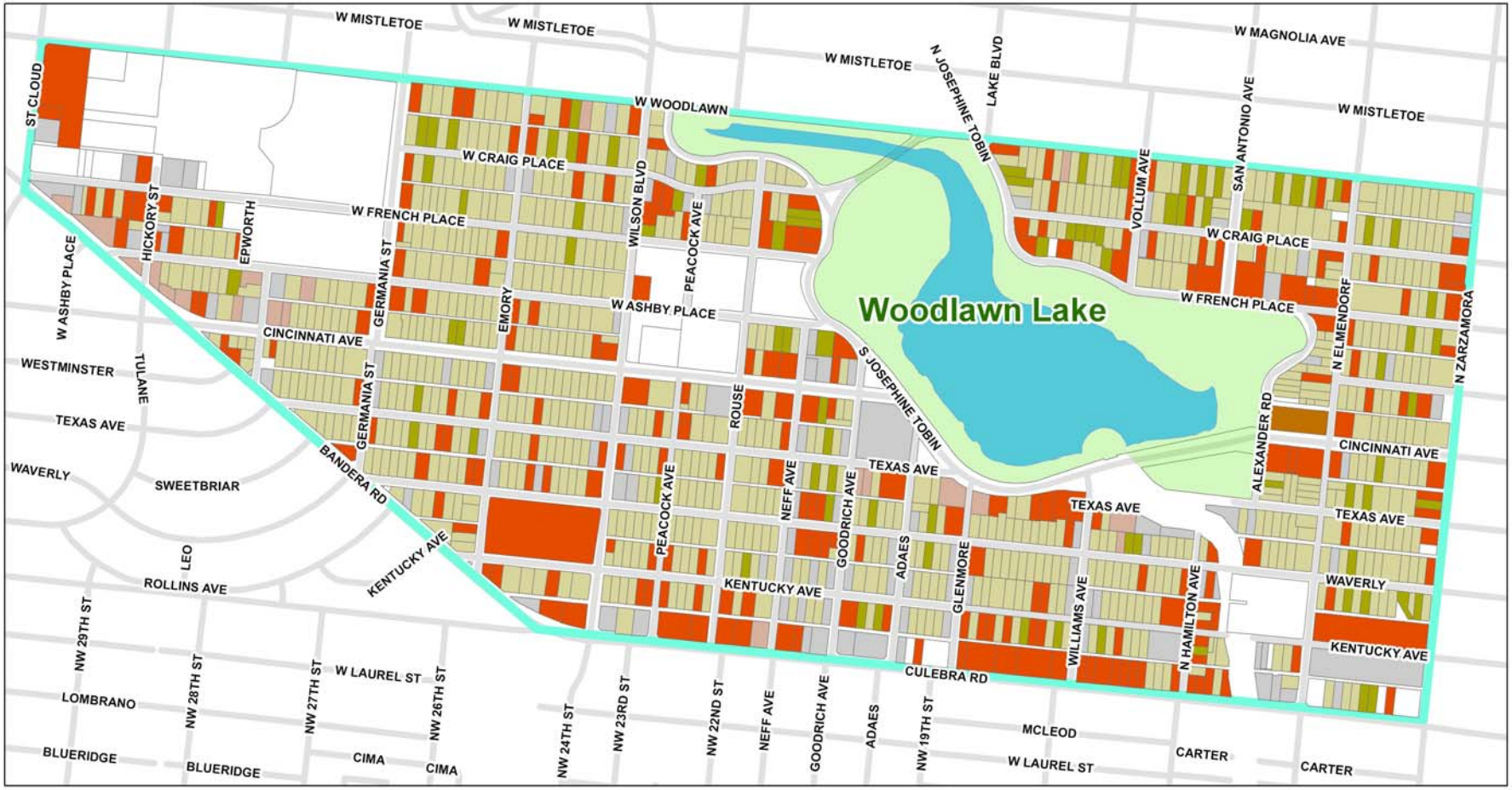
Building Height
Stories
One-Story
Two-Story

N



DRIVEWAY CONFIGURATION

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

0 650 1,300 2,600 Feet

Data Source: City of San Antonio, Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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Map file location:
PDF Filename:

Driveway Configuration

- Single-Width with Ribbons
- Single-Width
- Circular
- Double-Width
- None
- <Null>

N

Parcels: 1,244
Area: 527 acres

FENCING

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

0 650 1,300 2,600 Feet

Materials	
Cedar	Other
Chain-Link	Post/Beam & Wire Mesh
Combination	Solid Masonry
None	Wood Picket or Slat
	Wrought Iron

N

Parcels: 1,244
Area: 527 acres

Map Created by:
Map Creation Date:
Map file location:
PDF Filename:

FRONT WALK

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

0 650 1,300 2,600 Feet

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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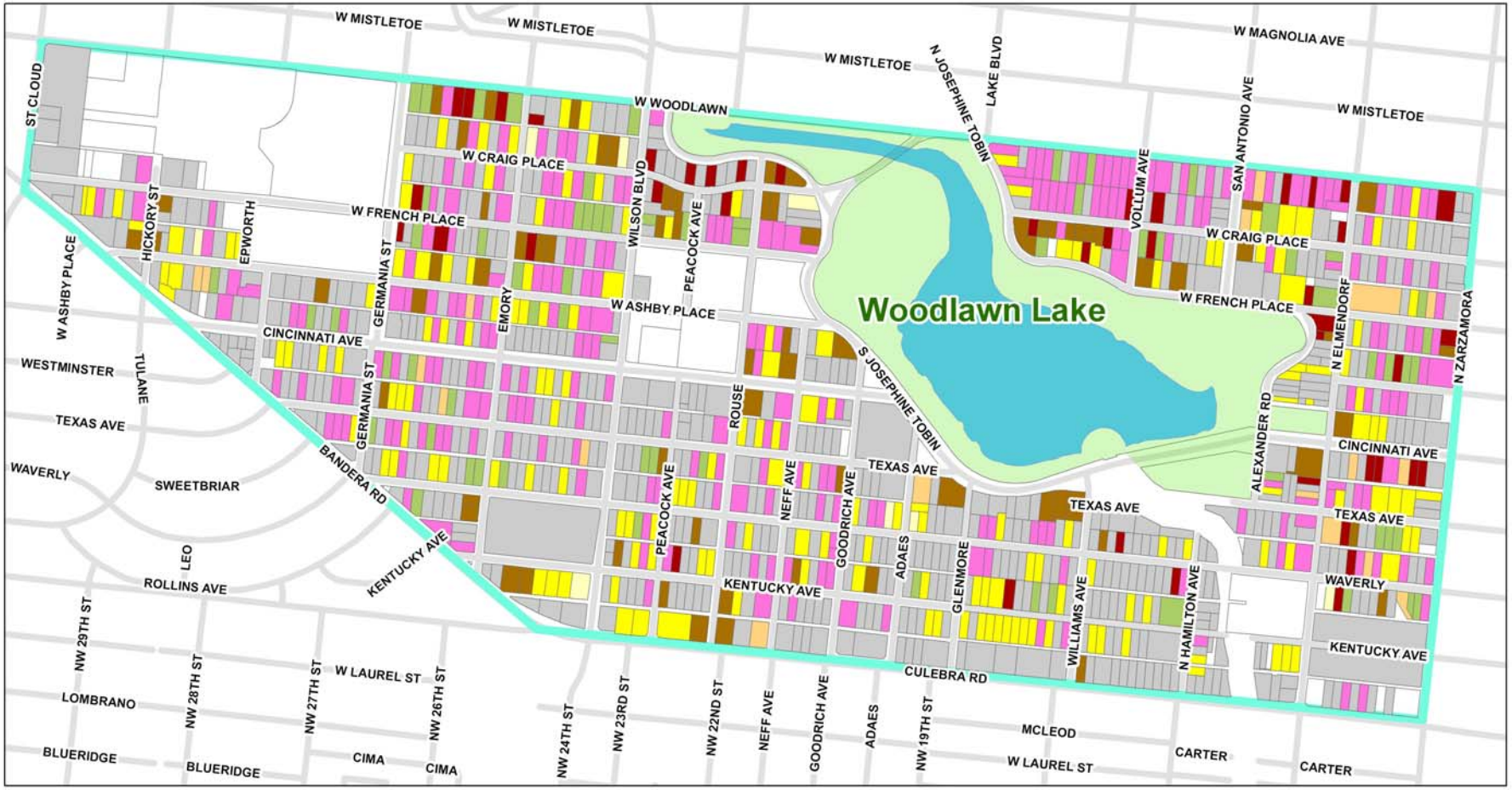
Map Created by:
Map Creation Date:
Map file location:
PDF Filename:

Surveyed Parcels
Front Walk
No
Yes

N

Parcels: 1,244
Area: 527 acres



GARAGE/ CARPORT

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

0 650 1,300 2,600 Feet

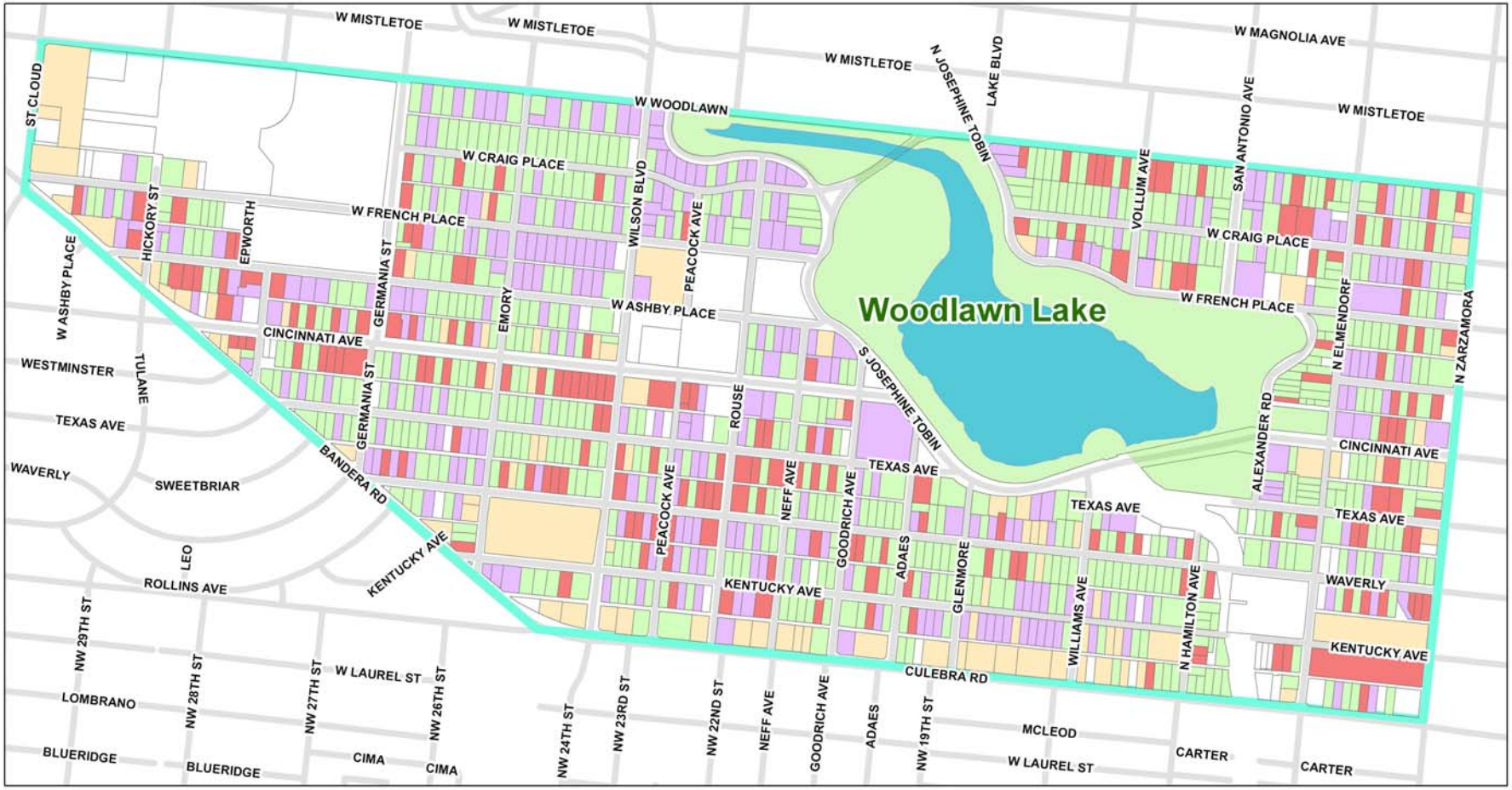
Map Created by:
Map Creation Date:
Map file location:
PDF Filename:

Garage/ Carport Configuration

- Attached
- Carport
- Carport AND Garage
- Converted to living space
- Converted/ Carport
- Converted/ Detached/ Carport
- Detached
- None

N

Parcels: 1,244
Area: 527 acres



ROOF PITCH

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

0 650 1,300 2,600 Feet

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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Map Created by:
Map Creation Date:
Map file location:
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Roof Pitch
- High
- Low
- Moderate
- Flat

N

SIDEWALK CONDITION

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

0 650 1,300 2,600 Feet

Sidewalk Condition

- Good
- Needs Minor Repair
- Needs Major Repair
- None
- <Null>

N

Parcels: 1,244
Area: 527 acres

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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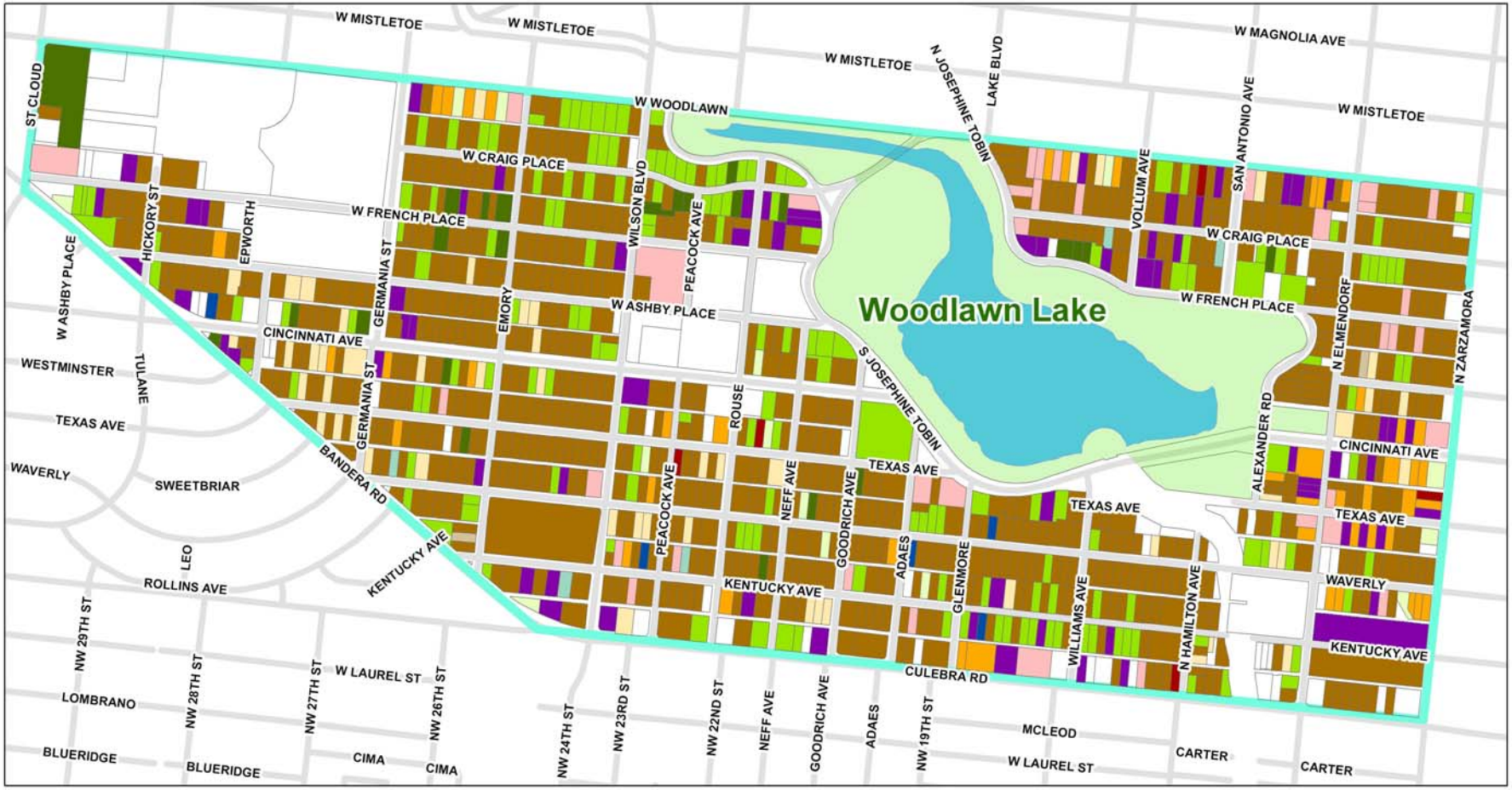

WINDOW PROPORTION

Woodlawn Lake Area
Neighborhood Conservation District

City of San Antonio

0 650 1,300 2,600 Feet

Window Proportion	
Bay Window	Picture Window
Circular	Square
Horizontal	Square/ Horizontal
Horizontal/ Other	Square/ Other
Other Combo	Vertical
	Vertical/ Horizontal
	Vertical/ Square

N

Map Created by:
Map Creation Date:
Map file location:
PDF Filename:

APPENDIX D

LISTING OF PROPERTY OWNERS

Section 35-335(d)(2)© of the NCD Enabling Ordinance requires a listing of all property owners within the boundary area.

Property Owner	Property Address			
ABDEL QUADER IMAD	1905 CULEBRA RD	SAN ANTONIO	TX	78201
ABDO MARY J	2413 N ZARZAMORA	SAN ANTONIO	TX	78201
ABDO MARY J MRS	1706 W WOODLAWN	SAN ANTONIO	TX	78201
ABREGO MARGARITA	2046 W CRAIG PL	SAN ANTONIO	TX	78201
ACEVEDO ALBERT	1739 W CRAIG PL	SAN ANTONIO	TX	78201
ACEVEDO ALBERTO JR	1735 W CRAIG PL	SAN ANTONIO	TX	78201
ACEVEDO JESUS JR	1730 W CRAIG PL	SAN ANTONIO	TX	78201
ACEVEDO RAUL JR	942 CINCINNATI AVE	SAN ANTONIO	TX	78201
ACOSTA ESPERANZA M	1827 W FRENCH PL	SAN ANTONIO	TX	78201
ACOSTA JOSE A & DORA O & ALEJANDRA R ACOSTA	2707 W FRENCH PL	SAN ANTONIO	TX	78201
ACOSTA RAUL S & MARTHA	1932 W ASHBY PL	SAN ANTONIO	TX	78201
ACUNA PABLO A & ADRIANA	2827 W FRENCH PL	SAN ANTONIO	TX	78228
ADAMS SILVIA G SILVA	2810 W FRENCH PL	SAN ANTONIO	TX	78228
AE HOMES	1136 KENTUCKY AVE	SAN ANTONIO	TX	78201
AGUILAR ADAM & CHRISTINE ETAL	1843 TEXAS AVE	SAN ANTONIO	TX	78228
AGUILAR IRENE GARCIA & ANTONIO	1834 W FRENCH PL	SAN ANTONIO	TX	78201
AGUILAR LADISLADO & DORA E	2055 WAVERLY	SAN ANTONIO	TX	78228
AGUINAGA PATRICIA	2930 W ASHBY PL	SAN ANTONIO	TX	78228
AGUIRRE ALEJANDRO & MARIA	2007 N ELMENDORF	SAN ANTONIO	TX	78201
AGUIRRE RUDY & HORTENSIA	1251 WAVERLY	SAN ANTONIO	TX	78201
ALAMOMETRO PROPERTIES LLC	3219 W ASHBY PL	SAN ANTONIO	TX	78228
ALANIZ JUAN J & MARIANA	1046 WAVERLY	SAN ANTONIO	TX	78201
ALDRETE MARIA ANGELES & JOE B JR	422 E BANDERA RD	SAN ANTONIO	TX	78228
ALEJANDRO ARNOLD & MARY L	442 E BANDERA RD	SAN ANTONIO	TX	78228
ALEJOS LYDIA	2001 TEXAS AVE	SAN ANTONIO	TX	78228
ALFARO FAMILY TRUST	1814 WAVERLY	SAN ANTONIO	TX	78201
ALFARO VICTOR R & MARIA R	1810 WAVERLY	SAN ANTONIO	TX	78201
ALSTON ALONZO & MARLON ANDERSON	926 TEXAS AVE	SAN ANTONIO	TX	78201
ALVARADO FRANCISCO & ALMA	1818 WAVERLY	SAN ANTONIO	TX	78201
ALVARADO IDA	1247 KENTUCKY AVE	SAN ANTONIO	TX	78201
ALVARADO JUAN & LINDA	1946 W ASHBY PL	SAN ANTONIO	TX	78201
ALVARADO LOUIS A & VALERIE J	1001 WAVERLY	SAN ANTONIO	TX	78201
ALVAREZ FLEX M JR	1842 W CRAIG PL	SAN ANTONIO	TX	78201
ALVAREZ JOSE LUIS & MARIA	1822 KENTUCKY AVE	SAN ANTONIO	TX	78201
ALVAREZ JUAN & ROSA M	1023 WAVERLY	SAN ANTONIO	TX	78201
ALVAREZ LISA A	1606 KENTUCKY AVE	SAN ANTONIO	TX	78201
ALVAREZ, ANDRES M & JUANITA R	218 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
AMARO JULIO S	1935 CINCINNATI AVE	SAN ANTONIO	TX	78228
AMAYA ODILIA CRUZ	1043 KENTUCKY AVE	SAN ANTONIO	TX	78201
ANGUIANO JUAN A & JANIE	1710 KENTUCKY AVE	SAN ANTONIO	TX	78201
APOLINAR MARGARET	1939 CINCINNATI AVE	SAN ANTONIO	TX	78228
ARANDA CARMEN C	2729 W CRAIG PL	SAN ANTONIO	TX	78228
ARCHDIOCESE OF SAN ANTONIO	3109 W FRENCH PL	SAN ANTONIO	TX	78228
ARCHER VICTOR L & MILDRED	1919 TEXAS AVE	SAN ANTONIO	TX	78228
ARCINIEGA JOE F	2039 CINCINNATI AVE	SAN ANTONIO	TX	78228
ARCOS ROY F	825 TEXAS AVE	SAN ANTONIO	TX	78201

Property Owner	Property Address			
ARGUELLO JESUS M & YOLANDA	2923 W FRENCH PL	SAN ANTONIO	TX	78228
ARIZMENDI MARY LOUISE	3212 W ASHBY PL	SAN ANTONIO	TX	78228
AROCHA JUAN CARLOS F	1902 W CRAIG PL	SAN ANTONIO	TX	78201
ARREOLA SALVADOR R	1218 WAVERLY	SAN ANTONIO	TX	78201
ARREOLA SALVADOR R & ARREOLA MARIA MAGDALENA	1951 W ASHBY PL	SAN ANTONIO	TX	78201
ARTEAGA REYNALDO & JOSEFINA	2047 WAVERLY	SAN ANTONIO	TX	78228
ASSUMPTION SEMINARY	3016 W FRENCH PL	SAN ANTONIO	TX	78228
ASSUMPTION SEMINARY	2836 W WOODLAWN	SAN ANTONIO	TX	78228
ASSUMPTION SEMINARY	2836 W WOODLAWN	SAN ANTONIO	TX	78228
ASSUMPTION SEMINARY	2836 W WOODLAWN	SAN ANTONIO	TX	78228
ASSUMPTION SEMINARY	2600 W WOODLAWN	SAN ANTONIO	TX	78228
ASSUMPTION SEMINARY	2706 W WOODLAWN	SAN ANTONIO	TX	78228
AVALOS MIGUEL	1515 KENTUCKY AVE	SAN ANTONIO	TX	78201
AVERY STEPHEN I & RITA C	2119 N ELMENDORF	SAN ANTONIO	TX	78201
AYBAR LEONEL & DAISY	208 SAN ANTONIO AVE	SAN ANTONIO	TX	78201
AYERS LOWELL F & SYLVIA	2623 W FRENCH PL	SAN ANTONIO	TX	78201
AZUAJE RAFEAL & STELLA	1715 W CRAIG PL	SAN ANTONIO	TX	78201
BAGLEY ALICE G & ROGER A	1718 W WOODLAWN	SAN ANTONIO	TX	78201
BAJWA KULJINDER S	2423 N ZARZAMORA	SAN ANTONIO	TX	78201
BANDA YESSICA Y	2946 W ASHBY PL	SAN ANTONIO	TX	78228
BARAY EVELYN Z	1819 TEXAS AVE	SAN ANTONIO	TX	78228
BARBOSA CARMEN G FAMILY PARTNERSHIP LTD	2021 TEXAS AVE	SAN ANTONIO	TX	78228
BARNETTE PAUL W	2946 W FRENCH PL	SAN ANTONIO	TX	78228
BARRANCO ARTURO A	1946 CINCINNATI AVE	SAN ANTONIO	TX	78228
BARRERA FRED & WF	1818 W WOODLAWN	SAN ANTONIO	TX	78201
BARRERA JAVIER & REYES DIANA M	1823 CULEBRA RD	SAN ANTONIO	TX	78201
BARRERA RUBEN R & CARMEN M	1915 W CRAIG PL	SAN ANTONIO	TX	78201
BARRIENTES PEARLA A & VICTOR D RODRIGUEZ	3220 W ASHBY PL	SAN ANTONIO	TX	78228
BARRIENTES VANESSA E	1823 W FRENCH PL	SAN ANTONIO	TX	78201
BARRIOS JORGE H & BARRIOS ENRIQUE	1129 CULEBRA RD	SAN ANTONIO	TX	78201
BARROSO AARON D	930 TEXAS AVE	SAN ANTONIO	TX	78201
BARTLETT CRAIG	2935 W ASHBY PL	SAN ANTONIO	TX	78228
BEASLEY RICHARD L	1919 N ELMENDORF	SAN ANTONIO	TX	78201
BEISSNER MARK	124 ST CLOUD ST	SAN ANTONIO	TX	78228
BELFI INVESTMENT GROUP LLC	1601 WAVERLY	SAN ANTONIO	TX	78201
BENAVIDES DAVID & JOSEPHINE	622 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
BENJAMIN JOSEPH C	1701 WAVERLY	SAN ANTONIO	TX	78201
BENKE GERALDINE L & BETTY JO BAYER	1707 KENTUCKY AVE	SAN ANTONIO	TX	78201
BERMEA ROGELIO	1802 W FRENCH PL	SAN ANTONIO	TX	78201
BERTRAND NICK C & DIANE	1403 CULEBRA RD	SAN ANTONIO	TX	78201
BETANCOURT JOEL	3232 W FRENCH PL 1	SAN ANTONIO	TX	78228
BEXAR RENTAL PROPERTIES L P	1038 KENTUCKY AVE	SAN ANTONIO	TX	78201
BHAGAT ANSUYA GOPAL	2015 CULEBRA RD	SAN ANTONIO	TX	78201
BIRD RONALD C & CARLA	1406 TEXAS AVE	SAN ANTONIO	TX	78201
BIRRUETA MANUEL C & MARIA	205 SAN ANTONIO AVE	SAN ANTONIO	TX	78201
BLANCO CRISTOBAL & MARIA	1507 TEXAS AVE	SAN ANTONIO	TX	78201
BLOHM LIVING TRUST	2701 W CRAIG PL	SAN ANTONIO	TX	78228

Property Owner	Property Address			
BONO MARISA	2709 W CRAIG PL	SAN ANTONIO	TX	78228
BOOTH RESIDENCE SAN ANTONIO INC	W CINCINNATI AVE	SAN ANTONIO	TX	78201
BOTELLO ROGELIO V & ORALIA	2411 N ZARZAMORA	SAN ANTONIO	TX	78201
BRANHAM DAVID	3110 W FRENCH PL	SAN ANTONIO	TX	78228
BRIDGES LOUISE L & LEAL LOURDES ETAL	1507 CINCINNATI AVE	SAN ANTONIO	TX	78201
BRINK A M & AURELIA	2630 W ASHBY PL	SAN ANTONIO	TX	78201
BRISENO JOSE	1714 N HAMILTON AVE	SAN ANTONIO	TX	78201
BROWN SABRINA S	1807 WAVERLY	SAN ANTONIO	TX	78201
BRUN ALFONSO J & SONIA Y	2005 N ZARZAMORA	SAN ANTONIO	TX	78201
BURKS JANIE	851 TEXAS AVE	SAN ANTONIO	TX	78201
BURKS JIMMY D & CLEMENTINA	933 WAVERLY	SAN ANTONIO	TX	78201
BUTCHER MARIA L	1615 TEXAS AVE	SAN ANTONIO	TX	78201
CABRERA ADOLFO	2115 N ELMENDORF	SAN ANTONIO	TX	78201
CABRERA ADOLFO & ELVIRA R	2115 N ELMENDORF	SAN ANTONIO	TX	78201
CADENA DOROTHY MAXINE	1801 N HAMILTON AVE	SAN ANTONIO	TX	78201
CADENA HOMER JR & ANNIE A	1239 WAVERLY	SAN ANTONIO	TX	78201
CALDERON LAURA A	2007 W CRAIG PL	SAN ANTONIO	TX	78201
CALVO RICARDO T & JESSICA G REYNA	1846 TEXAS AVE	SAN ANTONIO	TX	78228
CAMPA RICARDO A	1905 TEXAS AVE	SAN ANTONIO	TX	78228
CAMPA RICARDO A	1901 TEXAS AVE	SAN ANTONIO	TX	78228
CAMPBELL FRANK D & JO NELL	2034 W WOODLAWN	SAN ANTONIO	TX	78201
CAMPOS ALICE L/E CHARLES & DIANE LUEVANO	3246 W ASHBY PL	SAN ANTONIO	TX	78228
CAMPOS PAUL & TRINIDAD	2515 W CRAIG PL	SAN ANTONIO	TX	78201
CAMPOS PHILIP & LUCILLE	2714 W CRAIG PL	SAN ANTONIO	TX	78228
CANTU GUILLERMO JR & BEATRIZ	1518 KENTUCKY AVE	SAN ANTONIO	TX	78201
CANTU ROBERT LOZANO	2942 W FRENCH PL	SAN ANTONIO	TX	78228
CANTU ROBERTO G & MARIA V	1051 WAVERLY	SAN ANTONIO	TX	78201
CAPRO INVESTMENTS LLC	408 PEACOCK	SAN ANTONIO	TX	78201
CARDENAS AURORA M	1524 CINCINNATI AVE	SAN ANTONIO	TX	78201
CARDENAS MARGARET S	1503 TEXAS AVE	SAN ANTONIO	TX	78201
CARDENAS MARY LAMB L/E CARDOSO REBECCA L	1615 CINCINNATI AVE	SAN ANTONIO	TX	78201
CARDONA JACINTO J & IRMA	1915 CINCINNATI AVE	SAN ANTONIO	TX	78228
CARMONA MARGARITA C c/o BRUCE ROBERTSON JR	2127 CINCINNATI AVE	SAN ANTONIO	TX	78228
CARMONA MARGARITA C c/o BRUCE ROBERTSON JR	2134 CINCINNATI AVE	SAN ANTONIO	TX	78228
CARMONA MARGARITA C c/o BRUCE ROBERTSON JR	2051 WAVERLY	SAN ANTONIO	TX	78228
CARMONA RAUL R	1830 W FRENCH PL	SAN ANTONIO	TX	78201
CARRANZA JANIE H	1935 W ASHBY PL	SAN ANTONIO	TX	78201
CARRION HECTOR R & ETAL c/o EDWARD CARRION	2018 W WOODLAWN	SAN ANTONIO	TX	78201
CASANOVA DAVID R	1609 KENTUCKY AVE	SAN ANTONIO	TX	78201
CASANOVA JOE R JR & BELEN Y	1303 KENTUCKY AVE	SAN ANTONIO	TX	78201
CASAREZ CARLOS & FLORENCE S	2014 TEXAS AVE	SAN ANTONIO	TX	78228
CASAREZ ROBERTO B & BASILIA	808 TEXAS AVE	SAN ANTONIO	TX	78201
CASIAS ANDRES	1844 W FRENCH PL	SAN ANTONIO	TX	78201
CASIAS THOMAS A & AUDREY	3116 W ASHBY PL	SAN ANTONIO	TX	78228
CASILLAS ABEL & CASILLAS RENE	1123 CULEBRA RD	SAN ANTONIO	TX	78201

Property Owner	Property Address			
CASILLAS JONAS CHARLES	910 TEXAS AVE	SAN ANTONIO	TX	78201
CASTANEDA HECTOR	1919 CINCINNATI AVE	SAN ANTONIO	TX	78228
CASTANEDA HECTOR N TRUST	1805 W CRAIG PL	SAN ANTONIO	TX	78201
CASTANEDA HECTOR N TRUST	1801 W CRAIG PL	SAN ANTONIO	TX	78201
CASTANO JULIA O	1840 W FRENCH PL	SAN ANTONIO	TX	78201
CASTELLANO ALFRED	1801 W FRENCH PL	SAN ANTONIO	TX	78201
CASTELLANO BERNARDO P & ESTELA	1142 WAVERLY	SAN ANTONIO	TX	78201
CASTELLANO JOSEPH A	1411 TEXAS AVE	SAN ANTONIO	TX	78201
CASTELLANOS ARTURO & MARIA G	1711 WAVERLY	SAN ANTONIO	TX	78201
CASTILLO ANTONIO S & LETICIA M	1042 TEXAS AVE	SAN ANTONIO	TX	78201
CASTILLO FRANK M & NORA V	2725 W CRAIG PL	SAN ANTONIO	TX	78228
CASTILLO JESSE & STELLA	250 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
CASTILLO JESSE & STELLA	1610 TEXAS AVE	SAN ANTONIO	TX	78201
CASTILLO JESSE & STELLA	1024 CINCINNATI AVE	SAN ANTONIO	TX	78201
CASTILLO JESSE & STELLA D	311 WILSON	SAN ANTONIO	TX	78228
CASTILLO JESSE & STELLA D	3001 WILLIAMS AVE	SAN ANTONIO	TX	78201
CASTILLO JESSE & STELLA D	234 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
CASTILLO JOEL & JULIETA	2402 W WOODLAWN	SAN ANTONIO	TX	78228
CASTILLO JOEL & JULIETA	2327 N ZARZAMORA	SAN ANTONIO	TX	78201
CASTILLO JOSE LUIS & MARIA ELIA	2123 CINCINNATI AVE	SAN ANTONIO	TX	78228
CASTILLON DOLORES M	430 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
CASTRO AURORA G	3106 W FRENCH PL	SAN ANTONIO	TX	78228
CASTRO JACQUELINE A & AURORA G CASTRO	3108 W FRENCH PL	SAN ANTONIO	TX	78228
CAVAZOS BALDOMERO JR	2003 CULEBRA RD	SAN ANTONIO	TX	78201
CAZARES IGNACIO JR	1235 WAVERLY	SAN ANTONIO	TX	78201
CELIS GEORGE	2211 CINCINNATI AVE	SAN ANTONIO	TX	78228
CERNA GERALD & NORMA	1938 W WOODLAWN	SAN ANTONIO	TX	78201
CERVANTES JAVIER	1206 WAVERLY	SAN ANTONIO	TX	78201
CERVANTES JUAN A & NORA C	3212 W FRENCH PL	SAN ANTONIO	TX	78228
CERVANTES MICHAEL RAY	3238 W ASHBY PL	SAN ANTONIO	TX	78228
CHAPA GLORIA D EMETERIA	1407 KENTUCKY AVE	SAN ANTONIO	TX	78201
CHARLES JOE & RITA RAMIREZ	1618 WAVERLY	SAN ANTONIO	TX	78201
CHAVEZ CONSUELO F	1914 CINCINNATI AVE	SAN ANTONIO	TX	78228
CHAVEZ GLORIA	1503 KENTUCKY AVE	SAN ANTONIO	TX	78201
CHAVEZ GUADALUPE	1510 KENTUCKY AVE	SAN ANTONIO	TX	78201
CHAVEZ JOE R & M GUADALUPE	2039 WAVERLY	SAN ANTONIO	TX	78228
CHAVIRA REBECCA	1323 WAVERLY	SAN ANTONIO	TX	78201
CHELSEA INVESTMENTS LLC	1840 TEXAS AVE	SAN ANTONIO	TX	78228
CHINCANCHAN BEZALEEL	319 GLENMORE	SAN ANTONIO	TX	78201
CIGARROA JOSE A & KIM N	3305 W ASHBY PL	SAN ANTONIO	TX	78228
CINCINNATI BUILDING LLC	1000 CINCINNATI AVE	SAN ANTONIO	TX	78201
CINCINNATI BUILDING LLC	CINCINNATI AVE	SAN ANTONIO	TX	78201
CINCINNATI BUILDING LLC ATT: RAMON CHARLES S	1000 CINCINNATI AVE	SAN ANTONIO	TX	78201
CIRILLI GUERINO	1746 W WOODLAWN	SAN ANTONIO	TX	78201
CIRILLI GUERINO	1746 W WOODLAWN	SAN ANTONIO	TX	78201

Property Owner	Property Address			
CITY OF SAN ANTONIO	GOODRICH AVE	SAN ANTONIO	TX	78201
CITY OF SAN ANTONIO	ALEXANDER	SAN ANTONIO	TX	78201
CITY OF SAN ANTONIO	2034 WAVERLY	SAN ANTONIO	TX	78201
CITY OF SAN ANTONIO	1954 KENTUCKY AVE	SAN ANTONIO	TX	78201
CITY OF SAN ANTONIO	138 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
CITY OF SAN ANTONIO	1107 CULEBRA RD	SAN ANTONIO	TX	78201
CITY OF SAN ANTONIO	1103 CINCINNATI AVE	SAN ANTONIO	TX	78201
CITY OF SAN ANTONIO	1035 WAVERLY	SAN ANTONIO	TX	78201
CITY OF SAN ANTONIO	1015 CINCINNATI AVE	SAN ANTONIO	TX	78201
CLYDE JACOB	2618 W ASHBY PL	SAN ANTONIO	TX	78201
COLLADO ARGELIA D EST OF	2014 W WOODLAWN	SAN ANTONIO	TX	78201
COLLAZO ESTHER N	1731 W CRAIG PL	SAN ANTONIO	TX	78201
CONDE ESTHER R & ZARAGOZA R FORE	3249 W ASHBY PL	SAN ANTONIO	TX	78228
CONGREGACION VIDA NUEVA	1323 KENTUCKY AVE	SAN ANTONIO	TX	78201
CONTRERAS FLORENTINO & ROSA	922 TEXAS AVE	SAN ANTONIO	TX	78201
CONTRERAS FLORENTINO & ROSA	918 TEXAS AVE	SAN ANTONIO	TX	78201
CORDOVA RAFAEL S	1847 TEXAS AVE	SAN ANTONIO	TX	78228
CORNELIUS JOHN HENRY	1947 TEXAS AVE	SAN ANTONIO	TX	78228
CORONA LIDIA L	1127 KENTUCKY AVE	SAN ANTONIO	TX	78201
CORONADO ROGACIANO M & DIANA D	1302 KENTUCKY AVE	SAN ANTONIO	TX	78201
CORREA IRMA V	1724 W CRAIG PL	SAN ANTONIO	TX	78201
CORREA IRMA V	1718 W CRAIG PL	SAN ANTONIO	TX	78201
CORTEZ HENRY	1027 WAVERLY	SAN ANTONIO	TX	78201
CORTINAS LOUIS C & ALICE	2706 W CRAIG PL	SAN ANTONIO	TX	78228
COULTRESS ISABEL NAVARRO	1915 WAVERLY	SAN ANTONIO	TX	78228
COUSINS STEPHENIA A	1826 W FRENCH PL	SAN ANTONIO	TX	78201
COX REBECCA & CYNTHIA LYNNE	1803 WAVERLY	SAN ANTONIO	TX	78201
COX TRUMAN E & DARLYNE D	2060 W WOODLAWN	SAN ANTONIO	TX	78201
CROUCH YOLANDA	932 WAVERLY	SAN ANTONIO	TX	78201
CRUZ BETTY J	1938 TEXAS AVE	SAN ANTONIO	TX	78228
CRUZ DAVID Z	1802 WAVERLY	SAN ANTONIO	TX	78201
CUELLAR JACOB & ISABEL	111 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
CUEVA MARIA DE JESUS	1226 KENTUCKY AVE	SAN ANTONIO	TX	78201
CUEVAS CYNTHIA	1339 CULEBRA RD	SAN ANTONIO	TX	78201
CURIEL MARY G	1806 KENTUCKY AVE	SAN ANTONIO	TX	78201
CURRIE LIVING TRUST	155 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
CUSTODY OF OUR LADY OF GUADALUPE INC	1118 KENTUCKY AVE	SAN ANTONIO	TX	78201
CUSTODY OF OUR LADY OF GUADALUPE INC	1104 KENTUCKY AVE	SAN ANTONIO	TX	78201
D & L PROPERTIES	1621 CULEBRA RD	SAN ANTONIO	TX	78201
DALLO DEBORAH AIDE	1110 WAVERLY	SAN ANTONIO	TX	78201
DALLO JOSE F & DEBORAH A	1420 KENTUCKY AVE	SAN ANTONIO	TX	78201
DAVALOS & ASSOC INC	1948 KENTUCKY AVE	SAN ANTONIO	TX	78228
DAVALOS & ASSOC INC	1940 KENTUCKY AVE	SAN ANTONIO	TX	78228
DAVALOS PAUL E	939 WAVERLY	SAN ANTONIO	TX	78201
DAVALOS PAUL E	1019 WAVERLY	SAN ANTONIO	TX	78201

Property Owner	Property Address			
DAVILA MICHAEL W	2424 W WOODLAWN	SAN ANTONIO	TX	78228
DAVILA MICHAEL W	2418 W WOODLAWN	SAN ANTONIO	TX	78228
DAVILA RAQUEL M & RODRIGUEZ JULIA R, ARTUR U	2510 W WOODLAWN	SAN ANTONIO	TX	78228
DAVILA VANESSA	1236 WAVERLY	SAN ANTONIO	TX	78201
DAVIS RICKEY	2846 W FRENCH PL	SAN ANTONIO	TX	78228
DE LA GARZA LORENZO & CANDALARIA	1942 CINCINNATI AVE	SAN ANTONIO	TX	78228
DE LA ROSA GILBERTO A & ISIDRA	1415 TEXAS AVE	SAN ANTONIO	TX	78201
DE LUNA HERMINIA	2634 W CRAIG PL	SAN ANTONIO	TX	78228
DELA GARZA LORENZO R & CANDELARIA	2915 W ASHBY PL	SAN ANTONIO	TX	78228
DELA0RUZ MARIA I L/E PATRICIA D MALDONADO	1231 KENTUCKY AVE	SAN ANTONIO	TX	78201
DELACRUZ MARY MARGARET	2504 W CRAIG PL	SAN ANTONIO	TX	78201
DELAGARZA OSVALDO & LETICIA	206 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
DELAGARZA RACHEL & MALDONADO ROBERT	1522 TEXAS AVE	SAN ANTONIO	TX	78201
DELAGARZA SERVANDO & AMELIA	2719 W FRENCH PL	SAN ANTONIO	TX	78201
DELAHAYA CHRISTINA & DELAHAYA THERESA	2038 W WOODLAWN	SAN ANTONIO	TX	78201
DELEON DAVID	935 WAVERLY	SAN ANTONIO	TX	78201
DELEON ROSA JEANETTE	502 GERMANIA ST	SAN ANTONIO	TX	78228
DELGADO BENITO JR VERA M DELGADO L/E	814 TEXAS AVE	SAN ANTONIO	TX	78201
DELGADO ROGELIO & MAMIE G	902 WAVERLY	SAN ANTONIO	TX	78201
DELOSSANTOS PEDRO	121 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
DELOSSANTOS ROLAND R & IRENE C	2558 W WOODLAWN	SAN ANTONIO	TX	78228
DENA JOSE DANIEL & NORMA	923 CINCINNATI AVE	SAN ANTONIO	TX	78201
DEVALOS JOE G & JOSIE V	1722 TEXAS AVE	SAN ANTONIO	TX	78201
DEWO LLC	2119 CULEBRA RD	SAN ANTONIO	TX	78228
DIAB AHED YOUSEF & MAYADA	955 CINCINNATI AVE	SAN ANTONIO	TX	78201
DIAZ ALMA LEONOR & BOBBY MARTINEZ	1410 KENTUCKY AVE	SAN ANTONIO	TX	78201
DIAZ ANTONIO & JESUSITA	1818 W FRENCH PL	SAN ANTONIO	TX	78201
DIAZ AURORA A	2028 WAVERLY	SAN ANTONIO	TX	78228
DIAZ GLORIA C	2115 CINCINNATI AVE	SAN ANTONIO	TX	78228
DIAZ GLORIA G & JOANN	1714 CINCINNATI AVE	SAN ANTONIO	TX	78201
DIEBEL SHAWN & BRENDA	2115 N ELMENDORF	SAN ANTONIO	TX	78201
DISCALCED CARMELITE FATHERS- LITTLE FLOWER	905 KENTUCKY AVE	SAN ANTONIO	TX	78201
DISCALCED CARMELITE FATHERS OF SAN ANTONIO	926 WAVERLY	SAN ANTONIO	TX	78201
DISCALCED CARMELITE FATHERS OF SAN ANTONIO	950 WAVERLY	SAN ANTONIO	TX	78201
DISCALCED CARMELITE FATHERS- OUR LADY OF MT	1715 N ZARZAMORA	SAN ANTONIO	TX	78201
DISCALCED CARMLITE FATHERS OF SAN ANTONIO	1111 CULEBRA RD	SAN ANTONIO	TX	78201
DISCALCED FATHERS OF S A	1119 CULEBRA RD	SAN ANTONIO	TX	78201
DIVINE REDEEMER UNITED PRESBYTERIAN CHURCH	2947 W FRENCH PL	SAN ANTONIO	TX	78228
DOLAN KEVIN F & VICTORIA G	2919 W ASHBY PL	SAN ANTONIO	TX	78228
DOMINGUEZ JOSE D	1015 WAVERLY	SAN ANTONIO	TX	78201
DOUGLAS ARMANDINA	1716 W CRAIG PL	SAN ANTONIO	TX	78201
DOVALINA MIGUEL ANGEL & OLGA V	1721 KENTUCKY AVE	SAN ANTONIO	TX	78201
DOWNING ROBERT F & LYDIA V	2022 CINCINNATI AVE	SAN ANTONIO	TX	78228
DREAM HOME RENOVATORS LLC	2325 N ELMENDORF	SAN ANTONIO	TX	78201
DULANEY CARMEN M	3032 W ASHBY PL	SAN ANTONIO	TX	78228

Property Owner	Property Address			
DURAN BONIFACIO & MARTHA A	1314 KENTUCKY AVE	SAN ANTONIO	TX	78201
DURAN FAMILY LIMITED PARTNERSHIP	1706 W CRAIG PL	SAN ANTONIO	TX	78201
EDEN RITA V	1939 TEXAS AVE	SAN ANTONIO	TX	78228
EGAN MIKE O & MARIA DE JESUS	930 CINCINNATI AVE	SAN ANTONIO	TX	78201
EHRLICH GLORIA ETAL	1912 KENTUCKY AVE	SAN ANTONIO	TX	78228
ELIZONDO IGNACIO F & GENOVEVA	1603 KENTUCKY AVE	SAN ANTONIO	TX	78201
ELIZONDO LISA ANN	1901 W CRAIG PL	SAN ANTONIO	TX	78201
ELIZONDO ROBERT A & ALICE L	1843 W CRAIG PL	SAN ANTONIO	TX	78201
ELIZONDO VIRGILIO	2027 W FRENCH PL	SAN ANTONIO	TX	78201
ELIZONDO WILLIAM R	2219 CINCINNATI AVE	SAN ANTONIO	TX	78228
ENG ROBERT & F K C	1708 W CRAIG PL	SAN ANTONIO	TX	78201
ENTRUST IRA ADMINSTRATION LLC	2028 W WOODLAWN	SAN ANTONIO	TX	78201
EPSTEIN MEYER EST OF c/o JEROME EPSTEIN ET AL	1016 KENTUCKY AVE	SAN ANTONIO	TX	78201
EPSTEIN MEYER EST OF c/o JEROME EPSTEIN ET AL	1014 KENTUCKY AVE	SAN ANTONIO	TX	78201
ESCALERA ARMANDO P	1910 W WOODLAWN	SAN ANTONIO	TX	78201
ESCOBEDO DOLORES M	2508 W CRAIG PL	SAN ANTONIO	TX	78201
ESCOBEDO JOSE F J & BERTHA	1221 KENTUCKY AVE	SAN ANTONIO	TX	78201
ESPINOZA ORALIA V	1931 W ASHBY PL	SAN ANTONIO	TX	78201
ESQUIVEL ERNEST & YOLANDA	1607 WAVERLY	SAN ANTONIO	TX	78201
ESSEX KATHLEEN J	2627 W CRAIG PL	SAN ANTONIO	TX	78228
ESTEBAN NELVIN A & JESSICA	1238 WAVERLY	SAN ANTONIO	TX	78201
ESTRADA AMADOR REY SR	2923 W ASHBY PL	SAN ANTONIO	TX	78228
ESTRADA CYNTHIA	1047 WAVERLY	SAN ANTONIO	TX	78201
ESTRADA FELIPE	1419 TEXAS AVE	SAN ANTONIO	TX	78201
ESTRADA TOMAS P & GUADALUPE	1922 W WOODLAWN	SAN ANTONIO	TX	78201
ESTRADA YOLANDA H	1521 CINCINNATI AVE	SAN ANTONIO	TX	78201
ESTRELLO ANTONIO & FRANCES	2303 W CRAIG PL	SAN ANTONIO	TX	78201
ET 1540 LLC c/o WEBER MARK	220 ALEXANDER	SAN ANTONIO	TX	78201
E-Z WASH INC	1818 CINCINNATI AVE	SAN ANTONIO	TX	78201
FARIAS DIANA PEREZ	2023 WAVERLY	SAN ANTONIO	TX	78228
FELAN JOSE & MARIA D	1311 KENTUCKY AVE	SAN ANTONIO	TX	78201
FERMIN LORENA P	1934 W CRAIG PL	SAN ANTONIO	TX	78201
FERNANDEZ ARTHUR	1406 KENTUCKY AVE	SAN ANTONIO	TX	78201
FERNANDEZ ARTHUR JR	1402 KENTUCKY AVE	SAN ANTONIO	TX	78201
FERNANDEZ DAVID G & GREGORY & LISA	3231 W ASHBY PL	SAN ANTONIO	TX	78228
FERNANDEZ JESSE DANIEL	3102 W FRENCH PL	SAN ANTONIO	TX	78228
FERNANDEZ RALPH & GUADALUPE	2405 N ELMENDORF	SAN ANTONIO	TX	78201
FERNANDEZ ROGER & JESSE DANIEL	3225 W ASHBY PL	SAN ANTONIO	TX	78228
FERNANDEZ RUDY C	2409 W CRAIG PL	SAN ANTONIO	TX	78201
FERNANDEZ SANDRA T	2843 W FRENCH PL	SAN ANTONIO	TX	78228
FERRAN ROSALIE L	1501 CINCINNATI AVE	SAN ANTONIO	TX	78201
FIGUEROA JUAN R	1910 CINCINNATI AVE	SAN ANTONIO	TX	78228
FLORES ALFREDO JR & LISA GONZALES	1926 TEXAS AVE	SAN ANTONIO	TX	78228
FLORES ANGELITA M	1122 KENTUCKY AVE	SAN ANTONIO	TX	78201
FLORES BERNABE G JR	1802 TEXAS AVE	SAN ANTONIO	TX	78228

Property Owner	Property Address			
FLORES BERNABE G JR	1806 TEXAS AVE	SAN ANTONIO	TX	78228
FLORES GREGORIO C & JESUSA R PENA	2603 W CRAIG PL	SAN ANTONIO	TX	78228
FLORES HONORIO C & JUANA R MENDEZ	1927 W ASHBY PL	SAN ANTONIO	TX	78201
FLORES HUMBERTO & LYDIA M	2235 CINCINNATI AVE	SAN ANTONIO	TX	78228
FLORES HUMBERTO R & IRMA	1947 CINCINNATI AVE	SAN ANTONIO	TX	78228
FLORES JESUS M & ELODIA M	1812 W WOODLAWN	SAN ANTONIO	TX	78201
FLORES JOSE G & REBECA P	1819 W FRENCH PL	SAN ANTONIO	TX	78201
FLORES JOSEPHINE	1710 WAVERLY	SAN ANTONIO	TX	78201
FLORES JUAN I	2037 TEXAS AVE	SAN ANTONIO	TX	78228
FLORES JUAN I	710 WILSON	SAN ANTONIO	TX	78201
FLORES JUAN R	1207 WAVERLY	SAN ANTONIO	TX	78201
FLORES JUANITA GARZA ET AL	2947 W ASHBY PL	SAN ANTONIO	TX	78228
FLORES MARK	1219 WAVERLY	SAN ANTONIO	TX	78201
FLORES OSWALD G & TOMASA G L/E	1230 KENTUCKY AVE	SAN ANTONIO	TX	78201
FLORES PATRICK F	3126 W ASHBY PL	SAN ANTONIO	TX	78228
FLORES WENCESLAO B & DELIA	1502 KENTUCKY AVE	SAN ANTONIO	TX	78201
FONSECA MERCEDES M	1938 W ASHBY PL	SAN ANTONIO	TX	78201
FONSECA MIGUEL A	2402 W CRAIG PL	SAN ANTONIO	TX	78201
FRANCESCO PHILIP	2835 W FRENCH PL	SAN ANTONIO	TX	78228
FREEMAN HENRIETTA & FREEMAN ROBERT	2316 W CRAIG PL	SAN ANTONIO	TX	78201
FREEMAN JOHN C & SYLVIA MORENO	701 ROUSE	SAN ANTONIO	TX	78201
FRETZ DAVID L	1922 W ASHBY PL	SAN ANTONIO	TX	78201
FUENTES MARY	2031 CINCINNATI AVE	SAN ANTONIO	TX	78228
FUNARI JUAN R & EULOGIA	1943 W ASHBY PL	SAN ANTONIO	TX	78201
FURMAN PROPERTIES INC	1943 CINCINNATI AVE	SAN ANTONIO	TX	78228
GALAVIZ LIBRADO I & JUANITA	914 CINCINNATI AVE	SAN ANTONIO	TX	78201
GALINDO NINO C & FELIPA	602 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
GALINDO NINO C & FELIPE G	2525 W FRENCH PL	SAN ANTONIO	TX	78201
GALLARDO DIANA	1131 KENTUCKY AVE	SAN ANTONIO	TX	78201
GALLARDO MANUEL C SR & EST OF MARGARITA G VEGA	1923 W FRENCH PL	SAN ANTONIO	TX	78201
GALLEGOS FERNANDO	1750 W CRAIG PL	SAN ANTONIO	TX	78201
GALLEGOS MANDI	1725 W CRAIG PL	SAN ANTONIO	TX	78201
GALVAN EMMETT B & MARY ALICE	2710 W CRAIG PL	SAN ANTONIO	TX	78228
GALVAN JOHN R & ANNA C	2718 W CRAIG PL	SAN ANTONIO	TX	78228
GALVAN LUIS A & MARIA E	1831 TEXAS AVE	SAN ANTONIO	TX	78228
GALVAN OLINDA E	2020 WAVERLY	SAN ANTONIO	TX	78228
GALVAN VICTORIA R	1906 TEXAS AVE	SAN ANTONIO	TX	78228
GAMBOA PAUL J & PETRA	918 CINCINNATI AVE	SAN ANTONIO	TX	78201
GAMEZ AURELIO G & YOLANDA	2015 W CRAIG PL	SAN ANTONIO	TX	78201
GAMEZ AURELIO GUILLERMO	1919 W CRAIG PL	SAN ANTONIO	TX	78201
GAONA CESAR V	1719 W CRAIG PL	SAN ANTONIO	TX	78201
GARAY JOE C & NORMA J	1814 W FRENCH PL	SAN ANTONIO	TX	78201
GARCIA ALFONSO & MARIA C	1917 WAVERLY	SAN ANTONIO	TX	78228
GARCIA ALFONSO D & SYLVIA	1709 TEXAS AVE	SAN ANTONIO	TX	78201
GARCIA ANGEL G & GUADALUPE	1941 WAVERLY	SAN ANTONIO	TX	78228

Property Owner	Property Address			
GARCIA ARMANDO JR	1836 W CRAIG PL	SAN ANTONIO	TX	78201
GARCIA ARMANDO JR	1836 W CRAIG PL	SAN ANTONIO	TX	78201
GARCIA BARBARA ANN	1611 KENTUCKY AVE	SAN ANTONIO	TX	78201
GARCIA BEATRIZ A & MARIA C	1928 W CRAIG PL	SAN ANTONIO	TX	78201
GARCIA BEATRIZ S	2831 W FRENCH PL	SAN ANTONIO	TX	78228
GARCIA CARLOS GONGORA	1926 W ASHBY PL	SAN ANTONIO	TX	78201
GARCIA DAVID C	1910 W CRAIG PL	SAN ANTONIO	TX	78201
GARCIA ELVIRA	911 TEXAS AVE	SAN ANTONIO	TX	78201
GARCIA ESTEPHAN	3237 W ASHBY PL	SAN ANTONIO	TX	78228
GARCIA FREDERICK P & HELEN D	2927 W ASHBY PL	SAN ANTONIO	TX	78228
GARCIA FREDERICK P JR & CRAIG BARTLETT	2626 W CRAIG PL	SAN ANTONIO	TX	78228
GARCIA FREDERICK P JR & CRAIG BARTLETT	2943 W ASHBY PL	SAN ANTONIO	TX	78228
GARCIA FREDERICK P SR & FREDERICK P JR	2822 W FRENCH PL	SAN ANTONIO	TX	78228
GARCIA HENRY A JR & ROXANNA	2938 W FRENCH PL	SAN ANTONIO	TX	78228
GARCIA HENRY H & MARIA I	1738 W CRAIG PL	SAN ANTONIO	TX	78201
GARCIA JANE S	125 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
GARCIA JOE R III & MARIA	2001 N ZARZAMORA	SAN ANTONIO	TX	78201
GARCIA JORGE	1705 N ELMENDORF	SAN ANTONIO	TX	78201
GARCIA JULIO SR L/E GARCIA JULIO SR	2619 W CRAIG PL	SAN ANTONIO	TX	78228
GARCIA MARGARET C EST OF c/o NORMA L MARTINEZ	1827 TEXAS AVE	SAN ANTONIO	TX	78228
GARCIA MARIA VICTORIA & ADAN	1123 KENTUCKY AVE	SAN ANTONIO	TX	78201
GARCIA MARY P	1510 CINCINNATI AVE	SAN ANTONIO	TX	78201
GARCIA MOSES M	1214 TEXAS AVE	SAN ANTONIO	TX	78201
GARCIA PEDRO C & ERNESTINE	1939 W CRAIG PL	SAN ANTONIO	TX	78201
GARCIA RICHARD & PATSY	1918 W WOODLAWN	SAN ANTONIO	TX	78201
GARCIA RICHARD & SUSAN	1915 W ASHBY PL	SAN ANTONIO	TX	78201
GARCIA ROBERTO U & EDNA G	2002 TEXAS AVE	SAN ANTONIO	TX	78228
GARCIA RODOLFO JR EST OF c/o GARCIA GLORIA H &	2013 WAVERLY	SAN ANTONIO	TX	78228
GARCIA SAMUEL	817 TEXAS AVE	SAN ANTONIO	TX	78201
GARCIA STEPHEN C & ALMA C	1915 N HAMILTON AVE	SAN ANTONIO	TX	78201
GARCIA STEPHEN C & ALMA C	1850 W FRENCH PL	SAN ANTONIO	TX	78201
GARCIA TAMMY & LOUIS	210 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
GARCIA TILLIE	2511 W CRAIG PL	SAN ANTONIO	TX	78201
GARCIA VELIA ALMENDAREZ	2741 W CRAIG PL	SAN ANTONIO	TX	78228
GARRICK RICHARD C III	1525 CINCINNATI AVE	SAN ANTONIO	TX	78201
GARZA ANTONIO JR & CAROLINA	1603 CINCINNATI AVE	SAN ANTONIO	TX	78201
GARZA ANTONIO S	1714 W CRAIG PL	SAN ANTONIO	TX	78201
GARZA ARMANDINA	1718 CINCINNATI AVE	SAN ANTONIO	TX	78201
GARZA AURORA	1418 WAVERLY	SAN ANTONIO	TX	78201
GARZA CARLOS JAVIER & MARIA E	2018 CINCINNATI AVE	SAN ANTONIO	TX	78228
GARZA DANIEL	1213 KENTUCKY AVE	SAN ANTONIO	TX	78201
GARZA ELENA C	927 WAVERLY	SAN ANTONIO	TX	78201
GARZA ELMA JEAN	1906 W CRAIG PL	SAN ANTONIO	TX	78201
GARZA ESTHER	1720 KENTUCKY AVE	SAN ANTONIO	TX	78201
GARZA GRACIELA G	1331 CULEBRA RD	SAN ANTONIO	TX	78201

Property Owner	Property Address			
GARZA HELEN T	2742 W CRAIG PL	SAN ANTONIO	TX	78228
GARZA HERBERT	1511 CINCINNATI AVE	SAN ANTONIO	TX	78201
GARZA JESSE	1954 TEXAS AVE	SAN ANTONIO	TX	78228
GARZA JOHN A & SHIRLEY A	2146 CINCINNATI AVE	SAN ANTONIO	TX	78228
GARZA JOHN A & SHIRLEY I	2148 CINCINNATI AVE	SAN ANTONIO	TX	78228
GARZA JOHN A & SHIRLEY I	2206 CINCINNATI AVE	SAN ANTONIO	TX	78228
GARZA JUAN REYNALDO EST OF	1239 CULEBRA RD	SAN ANTONIO	TX	78201
GARZA KATHLEEN M	1235 CULEBRA RD	SAN ANTONIO	TX	78201
GARZA LUIS P & MARIA V	103 EMORY	SAN ANTONIO	TX	78228
GARZA MARY L	1943 TEXAS AVE	SAN ANTONIO	TX	78228
GARZA NOE G & VIRGINIA A	2017 WAVERLY	SAN ANTONIO	TX	78228
GARZA RAQUEL	1749 W CRAIG PL	SAN ANTONIO	TX	78201
GARZA RICARDO E JR & NORMA G	3015 W ASHBY PL	SAN ANTONIO	TX	78228
GARZA ROBERT & SYLVIA J	1823 KENTUCKY AVE	SAN ANTONIO	TX	78201
GARZA ROSE MARIE F	1706 TEXAS AVE	SAN ANTONIO	TX	78201
GARZA VERONICA	706 WILSON	SAN ANTONIO	TX	78201
GASCA BALTAZAR G	1135 KENTUCKY AVE	SAN ANTONIO	TX	78201
GEE MAE	948 CINCINNATI AVE	SAN ANTONIO	TX	78201
GEE MAE	944 CINCINNATI AVE	SAN ANTONIO	TX	78201
GIL REYES R & SIMONA L	938 WAVERLY	SAN ANTONIO	TX	78201
GILLIS PATRICIA ANN	2323 N ELMENDORF	SAN ANTONIO	TX	78201
GODINA NICK V & LEANDRA	1303 WAVERLY	SAN ANTONIO	TX	78201
GODOY MARK STANLEY	1934 TEXAS AVE	SAN ANTONIO	TX	78228
GODSEY JAMES III ETAL	1623 CINCINNATI AVE	SAN ANTONIO	TX	78201
GOMEZ CARMEN L	1828 W CRAIG PL	SAN ANTONIO	TX	78201
GOMEZ ELIZABETH R & RUBEN Q	1844 W WOODLAWN	SAN ANTONIO	TX	78201
GOMEZ GONZALO A JR	2126 CINCINNATI AVE	SAN ANTONIO	TX	78228
GOMEZ HERVEY & ENRIQUETA	2035 WAVERLY	SAN ANTONIO	TX	78228
GOMEZ JOSE H ARCHBISHOP c/o ARCHDIOCESE OF SA	3205 W FRENCH PL	SAN ANTONIO	TX	78228
GOMEZ JOSE H ARCHBISHOP c/o ARCHDIOCESE OF SA	3219 W FRENCH PL 1	SAN ANTONIO	TX	78228
GOMEZ JOSE H ARCHBISHOP c/o ARCHDIOCESE OF SA	3219 W FRENCH PL	SAN ANTONIO	TX	78228
GOMEZ JOSE H ARCHBISHOP c/o ARCHDIOCESE OF SA	3211 W FRENCH PL	SAN ANTONIO	TX	78228
GOMEZ LEO Q	2034 CINCINNATI AVE	SAN ANTONIO	TX	78228
GOMEZ LYDIA NORIEGA	1910 W ASHBY PL	SAN ANTONIO	TX	78201
GOMEZ MARIA C/S DAVID & ELOISA G MARTINEZ	2015 CINCINNATI AVE	SAN ANTONIO	TX	78228
GOMEZ MIGUEL & ALEIDA G	2503 W CRAIG PL	SAN ANTONIO	TX	78201
GOMEZ MIGUEL O	2024 W WOODLAWN	SAN ANTONIO	TX	78201
GOMEZ RAFAEL T JR & ESTELA	1927 TEXAS AVE	SAN ANTONIO	TX	78228
GOMEZ SANTOS & LAURA MONICA	2003 N ELMENDORF	SAN ANTONIO	TX	78201
GOMEZ VICTOR G III & RITA A	2939 W ASHBY PL	SAN ANTONIO	TX	78228
GONZALES ALFRED & GLORIA F	2101 CINCINNATI AVE	SAN ANTONIO	TX	78228
GONZALES ALFREDO R & CONCEPCION N	1738 W WOODLAWN	SAN ANTONIO	TX	78201
GONZALES CECILIA T	1933 WAVERLY	SAN ANTONIO	TX	78228
GONZALES CONNIE C & DAVID SOTO	1842 W WOODLAWN	SAN ANTONIO	TX	78201
GONZALES ELPIDIA G & ABELARDO M JR & BERTA	1806 WAVERLY	SAN ANTONIO	TX	78201

Property Owner	Property Address			
GONZALES EMMA B	1205 KENTUCKY AVE	SAN ANTONIO	TX	78201
GONZALES ESTELLA B	1411 WAVERLY	SAN ANTONIO	TX	78201
GONZALES GILBERT & CONSUELO	1218 TEXAS AVE	SAN ANTONIO	TX	78201
GONZALES GILBERT A & CONSUELO C	710 ADAES	SAN ANTONIO	TX	78201
GONZALES HENRY G & CONCEPCION	2321 N ELMENDORF	SAN ANTONIO	TX	78201
GONZALES JOE C JR	1915 W ASHBY PL	SAN ANTONIO	TX	78201
GONZALES JULIA J	1923 W ASHBY PL	SAN ANTONIO	TX	78201
GONZALES MARIANA V	1519 WAVERLY	SAN ANTONIO	TX	78201
GONZALES NORMA M	3022 W ASHBY PL	SAN ANTONIO	TX	78228
GONZALES RAY	2027 W CRAIG PL	SAN ANTONIO	TX	78201
GONZALES REBECCA ROSE	214 ALEXANDER	SAN ANTONIO	TX	78201
GONZALES SYLVIA ANN	214 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
GONZALEZ AGUSTIN G & MARY	2417 W CRAIG PL	SAN ANTONIO	TX	78201
GONZALEZ CARLOS & DOLORES FLORES GONZALEZ	1810 W WOODLAWN	SAN ANTONIO	TX	78201
GONZALEZ DANIEL	2042 W CRAIG PL	SAN ANTONIO	TX	78201
GONZALEZ ELIZABETH V & RODOLFO Z	1819 KENTUCKY AVE	SAN ANTONIO	TX	78201
GONZALEZ LUIS M & HERLINDA	1718 WAVERLY	SAN ANTONIO	TX	78201
GONZALEZ NICOLAS & WF	1238 KENTUCKY AVE	SAN ANTONIO	TX	78201
GONZALEZ PABLO G JR & ELIDA S	1822 W WOODLAWN	SAN ANTONIO	TX	78201
GONZALEZ PAULINE B	1839 W CRAIG PL	SAN ANTONIO	TX	78201
GONZALEZ ROBERT C & GINA C	1522 WAVERLY AVE	SAN ANTONIO	TX	78201
GONZALEZ YVONNE	2054 W WOODLAWN	SAN ANTONIO	TX	78201
GORENA DANIEL C & CECILIA L c/o ELOMA PARKS ALBRIGHT	2922 W FRENCH PL	SAN ANTONIO	TX	78228
GOSSARD JASON & KELI	1506 TEXAS AVE	SAN ANTONIO	TX	78201
GRAHAM EDWARD LEE	1918 W ASHBY PL	SAN ANTONIO	TX	78201
GRANADO DOMINGO T JR & PATSY G	1143 WAVERLY	SAN ANTONIO	TX	78201
GREGURICH THOMAS M	141 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
GREGURICH THOMAS M	137 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
GUARDADO ANDRES	1515 CULEBRA RD	SAN ANTONIO	TX	78201
GUARDADO ANDRES	1511 CULEBRA RD	SAN ANTONIO	TX	78201
GUARDADO ANDRES & MARTHA C	1505 CULEBRA RD	SAN ANTONIO	TX	78201
GUARNERO RUTH H	1918 CINCINNATI AVE	SAN ANTONIO	TX	78228
GUERRA ANGEL & MARI ESTRADA	222 ALEXANDER	SAN ANTONIO	TX	78201
GUERRA DOLORES RIOJAS	1422 TEXAS AVE	SAN ANTONIO	TX	78201
GUERRA EDWARD C & JANET J	1710 N HAMILTON AVE	SAN ANTONIO	TX	78201
GUERRA HERLINDA	925 WAVERLY	SAN ANTONIO	TX	78201
GUERRA JUAN J & ELSA ANN	1922 W CRAIG PL	SAN ANTONIO	TX	78201
GUERRERO GILBERT R & EMILIA	1729 N ELMENDORF	SAN ANTONIO	TX	78201
GUERRERO GLORIA F	1950 CINCINNATI AVE	SAN ANTONIO	TX	78228
GUERRERO HENRY D	1006 KENTUCKY AVE	SAN ANTONIO	TX	78201
GUERRERO MARK	3120 W ASHBY PL	SAN ANTONIO	TX	78228
GUEVARA ANITA M	2015 N ELMENDORF	SAN ANTONIO	TX	78201
GUEVARA JERRY Z	2410 W CRAIG PL	SAN ANTONIO	TX	78201
GUEVARA KRYSTLE & MERAZ JUAN	2631 W CRAIG PL	SAN ANTONIO	TX	78228
GUEVARA RICHARD A	2406 W CRAIG PL	SAN ANTONIO	TX	78201
GUILLEN JOSE JESUS & MARIA GUADALUPE	1311 CULEBRA RD	SAN ANTONIO	TX	78201

Property Owner	Property Address			
GUITERREZ MARIELUZ	1803 KENTUCKY AVE	SAN ANTONIO	TX	78201
GUTIERREZ DAVID & LORENA	1832 W WOODLAWN	SAN ANTONIO	TX	78201
GUTIERREZ GEORGE & JUANITA	1239 KENTUCKY AVE	SAN ANTONIO	TX	78201
GUTIERREZ MARIA LUISA	1126 KENTUCKY AVE	SAN ANTONIO	TX	78201
GUTIERREZ MATILDE	2643 W CRAIG PL	SAN ANTONIO	TX	78228
GUTIERREZ RAMIRO & ALMA G	2522 W WOODLAWN	SAN ANTONIO	TX	78228
GUTIERREZ RAMIRO & ALMA	2210 CINCINNATI AVE	SAN ANTONIO	TX	78228
GUTIERREZ RAMIRO & ALMA C	2027 CINCINNATI AVE	SAN ANTONIO	TX	78228
GUZMAN ANGELA	1923 TEXAS AVE	SAN ANTONIO	TX	78228
GUZMAN LEO A	2943 W FRENCH PL	SAN ANTONIO	TX	78228
HAGER CORNELIUS & ALICE E	3051 W ASHBY PL	SAN ANTONIO	TX	78228
HAHN RACHEL H c/o ESTHER HAHN MACIAS	222 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
HAMIL MARTHA	1726 W WOODLAWN	SAN ANTONIO	TX	78201
HARTMANN ROBERT	104 EPWORTH	SAN ANTONIO	TX	78228
HARTMANN ROBERT	104 EPWORTH	SAN ANTONIO	TX	78228
HENDRIX CARROLL D & ALICE	1402 TEXAS AVE	SAN ANTONIO	TX	78201
HERNANDEZ ALBERT S EUFEMIA B	1811 W FRENCH PL	SAN ANTONIO	TX	78201
HERNANDEZ ALFRED S & MARIA	2001 W FRENCH PL	SAN ANTONIO	TX	78201
HERNANDEZ ALFREDO	107 EMORY	SAN ANTONIO	TX	78228
HERNANDEZ ANTONIO J	119 EMORY	SAN ANTONIO	TX	78228
HERNANDEZ FRED Z & FLORINE P	2811 W FRENCH PL	SAN ANTONIO	TX	78228
HERNANDEZ HECTOR S & MARTHA A	705 ROUSE	SAN ANTONIO	TX	78201
HERNANDEZ HUMBERTO R & CAROLINA D	2630 W CRAIG PL	SAN ANTONIO	TX	78228
HERNANDEZ HUMBERTO R ET AL	517 EMORY	SAN ANTONIO	TX	78228
HERNANDEZ ISIDRO A & ELSA MARIA & ISIDRO A JR	1405 TEXAS AVE	SAN ANTONIO	TX	78201
HERNANDEZ ISIDRO A & VIRGINIA ET AL	1401 TEXAS AVE	SAN ANTONIO	TX	78201
HERNANDEZ JAIME & RAFAEL	2123 CULEBRA RD	SAN ANTONIO	TX	78228
HERNANDEZ JESUS R & OPHELIA	3202 W FRENCH PL	SAN ANTONIO	TX	78228
HERNANDEZ JOE L	3230 W FRENCH PL	SAN ANTONIO	TX	78228
HERNANDEZ JOHN R & MARY LOU	2405 W CRAIG PL	SAN ANTONIO	TX	78201
HERNANDEZ JUAN R & BLANCA	850 TEXAS AVE	SAN ANTONIO	TX	78201
HERNANDEZ JUAN T & ARGENTINA V	1519 TEXAS AVE	SAN ANTONIO	TX	78201
HERNANDEZ LETICIA D	608 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
HERNANDEZ LILLIAN P	2026 W CRAIG PL	SAN ANTONIO	TX	78201
HERNANDEZ LUZ Y	2019 W CRAIG PL	SAN ANTONIO	TX	78201
HERNANDEZ MANUELA H	1318 TEXAS AVE	SAN ANTONIO	TX	78201
HERNANDEZ MARCELA R	1302 WAVERLY	SAN ANTONIO	TX	78201
HERNANDEZ MARIA H	1515 WAVERLY	SAN ANTONIO	TX	78201
HERNANDEZ MARTIN & JOSEPHINE	1711 W CRAIG PL	SAN ANTONIO	TX	78201
HERNANDEZ MARTIN A	2030 W CRAIG PL	SAN ANTONIO	TX	78201
HERNANDEZ MELISSA & ELMA HERNANDEZ	928 WAVERLY	SAN ANTONIO	TX	78201
HERNANDEZ MICHAEL	3054 W ASHBY PL	SAN ANTONIO	TX	78228
HERNANDEZ ROLANDO & SAMUEL A & CARLOS F ETAL	2006 WAVERLY	SAN ANTONIO	TX	78228
HERNANDEZ ROSA G & GUTIERREZ LUIS	1050 WAVERLY	SAN ANTONIO	TX	78201
HERNANDEZ ROSENDO & ANITA CEPEDA	1315 KENTUCKY AVE	SAN ANTONIO	TX	78201
HERNANDEZ SIMON G	1814 KENTUCKY AVE	SAN ANTONIO	TX	78201

Property Owner	Property Address			
HERNANDEZ THERESA L/E NORMA ALICE CALDERON	818 TEXAS AVE	SAN ANTONIO	TX	78201
HERRERA CARMEN & GLORIA HERRERA	3117 W FRENCH PL	SAN ANTONIO	TX	78228
HERRERA DANNY F & DIANA M	1909 WAVERLY	SAN ANTONIO	TX	78228
HERRERA FRANCES MARIE	3111 W FRENCH PL	SAN ANTONIO	TX	78228
HERRERA GLORIA A	1710 W WOODLAWN	SAN ANTONIO	TX	78201
HERRERA GUADALUPE CARDENAS	2117 N ELMENDORF	SAN ANTONIO	TX	78201
HERRERA JO ANN	2421 W CRAIG PL	SAN ANTONIO	TX	78201
HERRERA PERFECTO & ANGELICA	2121 N ELMENDORF	SAN ANTONIO	TX	78201
HERRERA VIRGINIA W	2131 CINCINNATI AVE	SAN ANTONIO	TX	78228
HETTLER CAROLYN R & NAVA CLARA	1914 W CRAIG PL	SAN ANTONIO	TX	78201
HIBRON SAMUEL JOSE ANGEL	934 CINCINNATI AVE	SAN ANTONIO	TX	78201
HIGGINS RON	1727 W CRAIG PL	SAN ANTONIO	TX	78201
HIKEM AZIZ	2022 W WOODLAWN	SAN ANTONIO	TX	78201
HINOJOSA IVAN C & ANGELINA	1310 WAVERLY	SAN ANTONIO	TX	78201
HINOJOSA RAMON R & ANTONIA G	1140 KENTUCKY AVE	SAN ANTONIO	TX	78201
HOEPER GERTRUDE EST OF c/o JOHN C HOEPER	2047 W CRAIG PL	SAN ANTONIO	TX	78201
HOFFMAN ENRIQUE & MARTHA L	1143 KENTUCKY AVE	SAN ANTONIO	TX	78201
HOGAN GEORGE E	1403 KENTUCKY AVE	SAN ANTONIO	TX	78201
HOOPER THERESA L	2746 W CRAIG PL	SAN ANTONIO	TX	78228
HOUSING & URBAN DEVELOPMENT	1810 KENTUCKY AVE	SAN ANTONIO	TX	78201
HOWARD JUSTIN & CHRISTIN	1317 WAVERLY	SAN ANTONIO	TX	78201
HUERTER JOACHIM J	841 TEXAS AVE	SAN ANTONIO	TX	78201
HUIZAR IGNACIO Z & OLIVIA	1906 CINCINNATI AVE	SAN ANTONIO	TX	78228
HUYSMAN HILARIE A	3050 W ASHBY PL	SAN ANTONIO	TX	78228
IBARRA MARY M	2015 W FRENCH PL	SAN ANTONIO	TX	78201
IBARRA MICHAEL & JUANITA	2014 W CRAIG PL	SAN ANTONIO	TX	78201
IGLESIA PENTECOSTAL UNIDA DEL NOMBRE DE JESUS	937 CINCINNATI AVE	SAN ANTONIO	TX	78201
IGLESIAS JUANA LEONOR	1322 WAVERLY	SAN ANTONIO	TX	78201
ILTIS VERA c/o ILTIS ENTERPRISES	1139 CULEBRA RD	SAN ANTONIO	TX	78201
ISAAC JUAN C	2705 W CRAIG PL	SAN ANTONIO	TX	78228
JACINTO MODESTO & MARIA D	1743 W CRAIG PL	SAN ANTONIO	TX	78201
JADE PROPERTIES	1813 WAVERLY	SAN ANTONIO	TX	78201
JARAMILLO JUAN J & JANIE S	616 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
JARAMILLO JUAN J & JANIE S	612 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
JARAMILLO JUAN J & JANIE S	2516 W CRAIG PL	SAN ANTONIO	TX	78201
JARAMILLO MARY S	1918 W CRAIG PL	SAN ANTONIO	TX	78201
JAUREGUI EMILIO	2019 W FRENCH PL	SAN ANTONIO	TX	78201
JAUREGUI JR FRANK M	215 EPWORTH	SAN ANTONIO	TX	78228
JAYDEN SRB LLC	1815 CULEBRA RD	SAN ANTONIO	TX	78201
JIMENEZ ANTONIO VALLE & DIANE LEE	2138 CINCINNATI AVE	SAN ANTONIO	TX	78228
JIMENEZ CECILIA & JOSE A	2009 WAVERLY	SAN ANTONIO	TX	78228
JIMENEZ FRANK JR & MINNIE	1702 TEXAS AVE	SAN ANTONIO	TX	78201
JOHNSTON SANDRA P ELIAS, ALICE P	2626 W ASHBY PL	SAN ANTONIO	TX	78201
JONES HARVEY B	1211 WAVERLY	SAN ANTONIO	TX	78201
JORDAN THOMAS P & ANA P	2642 W CRAIG PL	SAN ANTONIO	TX	78228
JORGE MARY J	2418 W CRAIG PL	SAN ANTONIO	TX	78201

Property Owner	Property Address			
JORRIE MARILYN c/o RELIANCE PROPERTIES	3315 W ASHBY PL	SAN ANTONIO	TX	78228
JORRIE MARILYN c/o RELIANCE PROPERTIES	600 E BANDERA RD	SAN ANTONIO	TX	78228
JUAREZ BENITO & YOLANDA B	1721 CULEBRA RD	SAN ANTONIO	TX	78201
JUAREZ ROSA MATILDE	1930 W ASHBY PL	SAN ANTONIO	TX	78201
KAPLAN LOU R	117 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
KEE CYNTHIA V	1906 W WOODLAWN	SAN ANTONIO	TX	78201
KELLEY BARBARA	2519 W FRENCH PL	SAN ANTONIO	TX	78201
KEO HAM ROM	2926 W FRENCH PL	SAN ANTONIO	TX	78228
KLEIN MARTHA M	2031 W CRAIG PL	SAN ANTONIO	TX	78201
KLEYPAS CALVIN L	1707 CULEBRA RD	SAN ANTONIO	TX	78201
KOENIG ANNETTE	236 ALEXANDER	SAN ANTONIO	TX	78201
KOSKO PETER J	3243 W ASHBY PL	SAN ANTONIO	TX	78228
KRAUSSE SEVERA	2038 WAVERLY	SAN ANTONIO	TX	78228
KRUEGER DOROTHY KATHRYN	1838 W FRENCH PL	SAN ANTONIO	TX	78201
LA TRINIDAD ASAMBLEA DE DIOS OF SAN ANTONIO	1310 TEXAS AVE	SAN ANTONIO	TX	78201
LAFARGUE JOSEPHINE	1138 WAVERLY	SAN ANTONIO	TX	78201
LARA HOPE G	2111 CINCINNATI AVE	SAN ANTONIO	TX	78228
LARA JUAN & TINA	918 WAVERLY	SAN ANTONIO	TX	78201
LARQUE MABLE M	2941 W FRENCH PL	SAN ANTONIO	TX	78228
LAVOIE JAMES L	2930 W FRENCH PL	SAN ANTONIO	TX	78228
LEDESMA RICARDO T & SYLVIA	1714 WAVERLY	SAN ANTONIO	TX	78201
LEIJA OLGA R & JOSE F	1950 TEXAS AVE	SAN ANTONIO	TX	78228
LEMUS ANA R	3110 W ASHBY PL	SAN ANTONIO	TX	78228
LEMUS ANA R & CRISTINA J	2130 CINCINNATI AVE	SAN ANTONIO	TX	78228
LEMUS ERNESTO J & ANA R	3112 W ASHBY PL	SAN ANTONIO	TX	78228
LEMUS EVA DEL CID	2116 HICKORY ST	SAN ANTONIO	TX	78228
LEMUS JUAN MANUEL ET AL	2111 HICKORY ST	SAN ANTONIO	TX	78228
LEON ABEL M & ANNA MARIA	1809 W FRENCH PL	SAN ANTONIO	TX	78201
LEYJA IGNACIO R & DELIA	2018 TEXAS AVE	SAN ANTONIO	TX	78228
LEYVA MARY W EST OF c/o ROBERT C LEYVA SR	1622 CINCINNATI AVE	SAN ANTONIO	TX	78201
LINARES AMPARO	1314 TEXAS AVE	SAN ANTONIO	TX	78201
LIRA LEONOR	1953 WAVERLY	SAN ANTONIO	TX	78228
LITOFSKY ANA & MICHAEL	1130 WAVERLY	SAN ANTONIO	TX	78201
LOERA IRENE C	2023 W FRENCH PL	SAN ANTONIO	TX	78201
LONG ARTHUR D & L	2931 W ASHBY PL	SAN ANTONIO	TX	78228
LONGORIA GRACE	1226 WAVERLY	SAN ANTONIO	TX	78201
LOPEZ ARTURO S & JESUSITA	901 CINCINNATI AVE	SAN ANTONIO	TX	78201
LOPEZ AURELIO N & VICENTE N	2002 CINCINNATI AVE	SAN ANTONIO	TX	78228
LOPEZ CARLOS A & LOUISA S HERNANDEZ	935 CINCINNATI AVE	SAN ANTONIO	TX	78201
LOPEZ CONSUELO G & SANTOS G	3057 W ASHBY PL	SAN ANTONIO	TX	78228
LOPEZ EDWARD E	1102 WAVERLY	SAN ANTONIO	TX	78201
LOPEZ FELICE M	2618 W CRAIG PL	SAN ANTONIO	TX	78228
LOPEZ FELIPE B & EVARISTA	2309 W CRAIG PL	SAN ANTONIO	TX	78201
LOPEZ FMLY LIVING REV TRST c/o DANIEL & ANNELI-	937 WAVERLY	SAN ANTONIO	TX	78201
LOPEZ GILBERT & MAGDALENA	1734 W CRAIG PL	SAN ANTONIO	TX	78201
LOPEZ HORACIO	1131 WAVERLY	SAN ANTONIO	TX	78201

Property Owner	Property Address			
LOPEZ JO ANN	2802 W FRENCH PL	SAN ANTONIO	TX	78228
LOPEZ JO ANN	2610 W ASHBY PL	SAN ANTONIO	TX	78201
LOPEZ JOSE T & VICTORIA	1930 CINCINNATI AVE	SAN ANTONIO	TX	78228
LOPEZ MANUEL & ROBINSON JEANETTE	1906 KENTUCKY AVE	SAN ANTONIO	TX	78228
LOPEZ RAFAEL & DORA	2617 W FRENCH PL	SAN ANTONIO	TX	78201
LOSOYA LARRY	1901 W FRENCH PL	SAN ANTONIO	TX	78201
LOZA RUDY G & OLIVIA V	1930 KENTUCKY AVE	SAN ANTONIO	TX	78228
LOZANO AMPARO SALINAS	1111 WAVERLY	SAN ANTONIO	TX	78201
LOZANO ANGELICA GUTIERREZ & LOZANO MICHAEL J	702 WILSON	SAN ANTONIO	TX	78201
LOZANO EDMUNDO B	2415 N ELMENDORF	SAN ANTONIO	TX	78201
LOZANO FERNANDO JR & ANNIE	3215 W ASHBY PL	SAN ANTONIO	TX	78228
LUNA AUGUSTIN M & CHRISTINA M	1828 TEXAS AVE	SAN ANTONIO	TX	78228
LUNA MIGUEL A & DIANA G	3114 W ASHBY PL	SAN ANTONIO	TX	78228
MACHADO THERESA ANN	2032 WAVERLY	SAN ANTONIO	TX	78228
MACIAS ARTURO E ETAL	1146 KENTUCKY AVE	SAN ANTONIO	TX	78201
MACIAS SARAH	2019 WAVERLY	SAN ANTONIO	TX	78228
MADRIGAL EDDIE A	1042 KENTUCKY AVE	SAN ANTONIO	TX	78201
MALDONADO FRANCISCO J	2114 CINCINNATI AVE	SAN ANTONIO	TX	78228
MALDONADO JEANETTE A	1103 WAVERLY	SAN ANTONIO	TX	78201
MALDONADO JESSE & ADELINA	1210 WAVERLY	SAN ANTONIO	TX	78201
MALDONADO RAUL & PAT	1514 TEXAS AVE	SAN ANTONIO	TX	78201
MANDUJANO MARIO & GUADALUPE A	2018 W CRAIG PL	SAN ANTONIO	TX	78201
MANGEL MARIA E PENA	2935 W FRENCH PL	SAN ANTONIO	TX	78228
MANGEL MARK A & ALMA	2918 W FRENCH PL	SAN ANTONIO	TX	78228
MANGEL ROGER P	2927 W FRENCH PL	SAN ANTONIO	TX	78228
MARCHUK ROSIE A	216 ALEXANDER	SAN ANTONIO	TX	78201
MARIN CORRINE S	837 TEXAS AVE	SAN ANTONIO	TX	78201
MARIN LOUIS SR & MARY JANE	3046 W ASHBY PL	SAN ANTONIO	TX	78228
MAROTTA H A JR & WIFE	2003 CINCINNATI AVE	SAN ANTONIO	TX	78228
MARQUEZ CESAR R & BERTHA A	919 CINCINNATI AVE	SAN ANTONIO	TX	78201
MARTINEZ CARLOS	1621 KENTUCKY AVE	SAN ANTONIO	TX	78201
MARTINEZ CAROL JEAN	2205 N ELMENDORF	SAN ANTONIO	TX	78201
MARTINEZ CAROLINA L	1602 TEXAS AVE	SAN ANTONIO	TX	78201
MARTINEZ DANIEL V & ZERTUCH ANGELA M	2842 W FRENCH PL	SAN ANTONIO	TX	78228
MARTINEZ DUSTIN	530 E BANDERA RD	SAN ANTONIO	TX	78228
MARTINEZ DUSTIN G	3259 W ASHBY PL	SAN ANTONIO	TX	78228
MARTINEZ EDNA	1806 N HAMILTON AVE	SAN ANTONIO	TX	78201
MARTINEZ ERLINDA A	2602 W CRAIG PL	SAN ANTONIO	TX	78228
MARTINEZ FLORENCIO G & ANA	3224 W ASHBY PL	SAN ANTONIO	TX	78228
MARTINEZ GEORGE L & PAMELA	212 ALEXANDER	SAN ANTONIO	TX	78201
MARTINEZ GLORIA R	2614 W ASHBY PL	SAN ANTONIO	TX	78201
MARTINEZ GUADALUPE V	1518 WAVERLY AVE	SAN ANTONIO	TX	78201
MARTINEZ JUAN	1315 CULEBRA RD	SAN ANTONIO	TX	78201
MARTINEZ JULIO C & LORENA S	1927 CINCINNATI AVE	SAN ANTONIO	TX	78228
MARTINEZ LYDIA GARCIA CELIA C GARCIA L/E	1126 WAVERLY	SAN ANTONIO	TX	78201
MARTINEZ M C	1915 W FRENCH PL	SAN ANTONIO	TX	78201

Property Owner	Property Address			
MARTINEZ MARIA C	1622 TEXAS AVE	SAN ANTONIO	TX	78201
MARTINEZ MARIA DE JESUS	1321 WAVERLY	SAN ANTONIO	TX	78201
MARTINEZ MARIO & GUADALUPE	1810 W FRENCH PL	SAN ANTONIO	TX	78201
MARTINEZ NATIVIDAD	2622 W CRAIG PL	SAN ANTONIO	TX	78228
MARTINEZ RENE & BASTI	1306 KENTUCKY AVE	SAN ANTONIO	TX	78201
MARTINEZ RICARDO A & PATRICIA G	1414 WAVERLY	SAN ANTONIO	TX	78201
MARTINEZ ROSARIO H & JOSUE' M	2733 W CRAIG PL	SAN ANTONIO	TX	78228
MARTINEZ STEVE E & DIANA P	1502 CINCINNATI AVE	SAN ANTONIO	TX	78201
MARTINEZ TONY O & BEATRICE	2046 CINCINNATI AVE	SAN ANTONIO	TX	78228
MARTINEZ VALENTIN J & BARBARA T	2540 W WOODLAWN	SAN ANTONIO	TX	78228
MARVIN MILLER PROPERTIES LTD	2202 CINCINNATI AVE	SAN ANTONIO	TX	78228
MATA GERARDO B	1942 W ASHBY PL	SAN ANTONIO	TX	78201
MATA MARIO M & CARMEN A	2715 W FRENCH PL	SAN ANTONIO	TX	78201
MATA SERAFIN	1711 CULEBRA RD	SAN ANTONIO	TX	78201
MATURINO JOSEPH B	1422 WAVERLY	SAN ANTONIO	TX	78201
MCCLURE CATHLEEN COTTER	210 S JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
MEDEL PEDRO JR & VIRGINIA H	839 TEXAS AVE	SAN ANTONIO	TX	78201
MEDINA CARLOS J ETAL	838 TEXAS AVE	SAN ANTONIO	TX	78201
MEDINA CURTIS & MARGARITA J	2011 W CRAIG PL	SAN ANTONIO	TX	78201
MEDINA DANIEL C DBA ALAMO ELECTRIC MOTOR CO	1323 CULEBRA RD	SAN ANTONIO	TX	78201
MEDINA DANIEL C DBA ALAMO ELECTRIC MOTOR CO	1319 CULEBRA RD	SAN ANTONIO	TX	78201
MEDINA JUAN JOSE JR	1222 WAVERLY	SAN ANTONIO	TX	78201
MEDINA MARY E	1510 TEXAS AVE	SAN ANTONIO	TX	78201
MEDINA YVONNE	1814 W WOODLAWN	SAN ANTONIO	TX	78201
MEDRANO HORTENSE C	3251 W ASHBY PL	SAN ANTONIO	TX	78228
MEDRANO HORTENSE C	3255 W ASHBY PL	SAN ANTONIO	TX	78228
MEDRANO IRMA	2215 CINCINNATI AVE	SAN ANTONIO	TX	78228
MELENDEZ OSCAR & ESPERANZA V	1242 KENTUCKY AVE	SAN ANTONIO	TX	78201
MENCHACA RICHARD G	1936 KENTUCKY AVE	SAN ANTONIO	TX	78228
MENDEZ ADAM G	1823 TEXAS AVE	SAN ANTONIO	TX	78228
MENDEZ DANIEL L & TRACY E	1611 WAVERLY	SAN ANTONIO	TX	78201
MENDEZ MARJORIE M	1406 WAVERLY	SAN ANTONIO	TX	78201
MENDEZ NELLIE REYES	1717 TEXAS AVE	SAN ANTONIO	TX	78201
MENDEZ RAUL H & MARIA E	1802 KENTUCKY AVE	SAN ANTONIO	TX	78201
MENDEZ RUBEN & MARGARITA	926 CINCINNATI AVE	SAN ANTONIO	TX	78201
MENDIOLA ADAM V & LUCINDA	3047 W ASHBY PL	SAN ANTONIO	TX	78228
MENDIOLA HENRY	1714 KENTUCKY AVE	SAN ANTONIO	TX	78201
MENDOZA CRUZ M	1724 CINCINNATI AVE	SAN ANTONIO	TX	78201
MENDOZA DAVID E & FELICITAS	2942 W ASHBY PL	SAN ANTONIO	TX	78228
MENDOZA JULIO C & NADIA M	1723 TEXAS AVE	SAN ANTONIO	TX	78201
MENDOZA RUDY JR & LUCY	818 WILSON	SAN ANTONIO	TX	78201
MENDOZA VICTOR P & ARCILIA	2717 W CRAIG PL	SAN ANTONIO	TX	78228
MERCADO BENITO A & ALICE	1930 TEXAS AVE	SAN ANTONIO	TX	78228
MEXICAN-AMERICAN CULTURAL CENTER INC	315 GERMANIA ST	SAN ANTONIO	TX	78228
MEXICAN-AMERICAN CULTURAL CENTER INC	3108 W ASHBY PL	SAN ANTONIO	TX	78228
MEZA EDWARD R & MARY LOUISE	1807 KENTUCKY AVE	SAN ANTONIO	TX	78201

Property Owner	Property Address			
MEZA JAIME G & ROSANDRA T	1926 CINCINNATI AVE	SAN ANTONIO	TX	78228
MEZA JOE	1938 CINCINNATI AVE	SAN ANTONIO	TX	78228
MEZA JOE T	1449 CULEBRA RD	SAN ANTONIO	TX	78201
MEZA LILLIE	1823 WAVERLY	SAN ANTONIO	TX	78201
MILLER CURTIS CHARLES	822 TEXAS AVE	SAN ANTONIO	TX	78201
MILLER ELVA F	2215 N ELMENDORF	SAN ANTONIO	TX	78201
MILNES THOMAS & MARGARITA	2315 W CRAIG PL	SAN ANTONIO	TX	78201
MIRAN VICKY R	2010 TEXAS AVE	SAN ANTONIO	TX	78228
MIRANDA ALEXANDER	934 TEXAS AVE	SAN ANTONIO	TX	78201
MIRANDA FERMIN & DELIA B	1504 KENTUCKY AVE	SAN ANTONIO	TX	78201
MIRANDA MARIA FELIX	3027 W ASHBY PL	SAN ANTONIO	TX	78228
MIRELES GEORGE E & YOLANDA	2815 W FRENCH PL	SAN ANTONIO	TX	78228
MIRELES GEORGE E II	2520 W CRAIG PL	SAN ANTONIO	TX	78201
MIRELES MANUEL & GRECULA MONIQUE	2010 W CRAIG PL	SAN ANTONIO	TX	78201
MISSION PLUMBING TEXAS INC	1803 CULEBRA RD	SAN ANTONIO	TX	78201
MOCZYGEMBA RUDOLPH & MARIA F	3214 W FRENCH PL	SAN ANTONIO	TX	78228
MOLINA ADAM	3031 W ASHBY PL	SAN ANTONIO	TX	78228
MOLINA DAVID M	938 CINCINNATI AVE	SAN ANTONIO	TX	78201
MONCIVAIS DIANA M	2006 CINCINNATI AVE	SAN ANTONIO	TX	78228
MONIER OSCAR BRYAN JR	2414 W CRAIG PL	SAN ANTONIO	TX	78201
MONREAL EDUARDO	1503 WAVERLY	SAN ANTONIO	TX	78201
MONSALVO HOPE H	202 BANDERA RD	SAN ANTONIO	TX	78228
MONTALVO DELIA G	1412 KENTUCKY AVE	SAN ANTONIO	TX	78201
MONTELONGO ROSE MARY	123 EMORY	SAN ANTONIO	TX	78228
MONTIEL DOMINGO & CHINCANCHAN ANA M	230 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
MONTOYA JESSE	1947 WAVERLY	SAN ANTONIO	TX	78228
MONTOYA JUAN E	1839 TEXAS AVE	SAN ANTONIO	TX	78228
MORA ROGERS V	1822 W FRENCH PL	SAN ANTONIO	TX	78201
MORALES CARMEN MACIAS	2203 N ELMENDORF	SAN ANTONIO	TX	78201
MORALES DANIEL & LUCILLE E	1419 KENTUCKY AVE	SAN ANTONIO	TX	78201
MORALES ELISEO G & ORALIA	1118 WAVERLY	SAN ANTONIO	TX	78201
MORALES ISAAC & MARIA CAMPOS	2007 CINCINNATI AVE	SAN ANTONIO	TX	78228
MORALES JOE C	114 ALEXANDER	SAN ANTONIO	TX	78201
MORALES MARIA ELVA	1618 TEXAS AVE	SAN ANTONIO	TX	78201
MORALES MARIA GUADALUPE	1811 WAVERLY	SAN ANTONIO	TX	78201
MORALES ROLANDO	2235 CINCINNATI AVE	SAN ANTONIO	TX	78228
MORAS SONIA & PEDRO F JR	1707 WAVERLY	SAN ANTONIO	TX	78201
MORENO ALBERTO I	1010 KENTUCKY AVE	SAN ANTONIO	TX	78201
MORENO DANIEL M & SIMONA C	1822 TEXAS AVE	SAN ANTONIO	TX	78228
MORENO LUCILLE	1951 TEXAS AVE	SAN ANTONIO	TX	78228
MORENO MARIE	218 ALEXANDER	SAN ANTONIO	TX	78201
MORENO MARIO & BLANCA M	2622 W ASHBY PL	SAN ANTONIO	TX	78201
MORENO MARY JANE	3026 W ASHBY PL	SAN ANTONIO	TX	78228
MORENO RUDOLPH	1523 KENTUCKY AVE	SAN ANTONIO	TX	78201
MORSE JAMES E & ALICIA	1841 W FRENCH PL	SAN ANTONIO	TX	78201
MOSER LILLIAN Z	1710 TEXAS AVE	SAN ANTONIO	TX	78201

Property Owner	Property Address			
MUELLER CHARLES E	2027 CULEBRA RD	SAN ANTONIO	TX	78201
MUNGIA AGUSTIN & JEANNETTE L	1507 KENTUCKY AVE	SAN ANTONIO	TX	78201
MUNIZ CONUELO A LIVING TRUST MUNIZ CONSUELO A	1506 WAVERLY	SAN ANTONIO	TX	78201
MUNIZ ENCARNACION P & ALICE	1942 TEXAS AVE	SAN ANTONIO	TX	78228
MUNOZ JESSE	1931 TEXAS AVE	SAN ANTONIO	TX	78228
MUNOZ MARGARITO B & MARIA R	1818 KENTUCKY AVE	SAN ANTONIO	TX	78201
MUNOZ RAMON P & MARIA M & MARIA A MUNOZ	3203 W FRENCH PL	SAN ANTONIO	TX	78228
MURGUIA CATALINA ODE	1906 W ASHBY PL	SAN ANTONIO	TX	78201
NAJERA ROSALBA Z	901 WAVERLY	SAN ANTONIO	TX	78201
NANEZ JOANN B	1307 CULEBRA RD	SAN ANTONIO	TX	78201
NARVAIZ ADAM	2215 N ZARZAMORA	SAN ANTONIO	TX	78201
NAVARIJO RAUL & ROSARIO	931 CINCINNATI AVE	SAN ANTONIO	TX	78201
NAVARRO SUSIE	2546 W WOODLAWN	SAN ANTONIO	TX	78228
NETARDUS CLEMENT J	1523 TEXAS AVE	SAN ANTONIO	TX	78201
NIEBLA ARMANDO A	302 E BANDERA RD	SAN ANTONIO	TX	78228
NIETO ROSALINDA	2041 TEXAS AVE	SAN ANTONIO	TX	78228
NOLL PATRICIA A	2458 W WOODLAWN	SAN ANTONIO	TX	78228
NOLL PATRICIA A	722 EMORY	SAN ANTONIO	TX	78228
NUNEZ PAUL R & MARIA D	2639 W CRAIG PL	SAN ANTONIO	TX	78228
NUNEZ PERFECTO & WIFE	2758 W CRAIG PL	SAN ANTONIO	TX	78228
O CON JOSE C	1307 KENTUCKY AVE	SAN ANTONIO	TX	78201
OAKLEY INCORPORATED 401(K) PLAN	511 EMORY	SAN ANTONIO	TX	78228
OCHOA FRANCISCO	1915 W FRENCH PL	SAN ANTONIO	TX	78201
OCHOA GUILLERMO A	2401 W CRAIG PL	SAN ANTONIO	TX	78201
OCURA GENARO & MARIA	1319 KENTUCKY AVE	SAN ANTONIO	TX	78201
OLGUIN GUADALUPE S & AURORA	2118 CINCINNATI AVE	SAN ANTONIO	TX	78228
OLIVARRI MAECHAL & MARIA M	1146 WAVERLY	SAN ANTONIO	TX	78201
ONEALRUTH LOUISE	2054 CINCINNATI AVE	SAN ANTONIO	TX	78228
ONTIVEROS JONAS & SANJUANA	1716 KENTUCKY AVE	SAN ANTONIO	TX	78201
ONTIVEROS MIKE	1938 W CRAIG PL	SAN ANTONIO	TX	78201
ORTEGA BRIGIDA R	1812 TEXAS AVE	SAN ANTONIO	TX	78228
ORTENSIE KENNETH & MARY	2519 W CRAIG PL	SAN ANTONIO	TX	78201
ORTIZ AMPARO	1243 WAVERLY	SAN ANTONIO	TX	78201
ORTIZ DONNA MARIE	1815 TEXAS AVE	SAN ANTONIO	TX	78228
ORTIZ PEDRO V & ANITA	942 WAVERLY	SAN ANTONIO	TX	78201
OVALLE NORTHWEST II LLC	534 E BANDERA RD	SAN ANTONIO	TX	78228
OVALLE OLIVIA H ET AL	2102 CINCINNATI AVE	SAN ANTONIO	TX	78228
OZUNA GEORGE & ANDREA	1203 WAVERLY	SAN ANTONIO	TX	78201
PACHECANO JOHN C & VELIA L	1507 WAVERLY	SAN ANTONIO	TX	78201
PADRON RUFINO & MARIA G	822 WILSON	SAN ANTONIO	TX	78201
PAKRAVAN ALICE	1251 KENTUCKY AVE	SAN ANTONIO	TX	78201
PALACIOS ELSIE H	1610 WAVERLY	SAN ANTONIO	TX	78201
PANTOJA ROSA MARIA & DIANA D GARCIA	1850 TEXAS AVE	SAN ANTONIO	TX	78228
PAREDES JOSIE	1307 WAVERLY	SAN ANTONIO	TX	78201
PASTEN MARIA E	1927 WAVERLY	SAN ANTONIO	TX	78228
PASTRANO MAGDALENA	1926 W WOODLAWN	SAN ANTONIO	TX	78201

Property Owner	Property Address			
PASTRANO VIRGINIA H & FLORES DELIA HERNANDEZ	914 TEXAS AVE	SAN ANTONIO	TX	78201
PECHE LARRY DORIA & LAURA ARCE PECHE	1914 W WOODLAWN	SAN ANTONIO	TX	78201
PENA ELVIRA G	2522 W ASHBY PL	SAN ANTONIO	TX	78201
PENA GARIZELA & SERVANDO PENA	1201 KENTUCKY AVE	SAN ANTONIO	TX	78201
PENA GEORGE	1722 W WOODLAWN	SAN ANTONIO	TX	78201
PENA JOE D JR L/E & KAY MATTHEWS	2939 W FRENCH PL	SAN ANTONIO	TX	78228
PENA JORGE	2518 W WOODLAWN	SAN ANTONIO	TX	78228
PENA LARRY V	1347 CULEBRA RD	SAN ANTONIO	TX	78201
PENA LARRY V	1343 CULEBRA RD	SAN ANTONIO	TX	78201
PENA MARIA A NAVA TRUSTEE	1246 KENTUCKY AVE	SAN ANTONIO	TX	78201
PENA SOCORRO T	1829 W CRAIG PL	SAN ANTONIO	TX	78201
PERALES ROSE E	927 CINCINNATI AVE	SAN ANTONIO	TX	78201
PEREIDA CLAUDIA	1139 KENTUCKY AVE	SAN ANTONIO	TX	78201
PEREZ ALICIA T	3019 W ASHBY PL	SAN ANTONIO	TX	78228
PEREZ ELIDA	2003 N ZARZAMORA	SAN ANTONIO	TX	78201
PEREZ GEORGE & MARIA DEL CARMEN	1921 N ELMENDORF	SAN ANTONIO	TX	78201
PEREZ HERIBERTO & IMELDA	1418 TEXAS AVE	SAN ANTONIO	TX	78201
PEREZ JEFFREY E	2915 W FRENCH PL	SAN ANTONIO	TX	78228
PEREZ JUANA	1511 WAVERLY	SAN ANTONIO	TX	78201
PEREZ LUIS R & JULIANA A	1218 KENTUCKY AVE	SAN ANTONIO	TX	78201
PEREZ MANUEL	1955 TEXAS AVE	SAN ANTONIO	TX	78228
PEREZ MANUEL F & MARILU	2014 CINCINNATI AVE	SAN ANTONIO	TX	78228
PEREZ ROBERTO FLORES	2047 CINCINNATI AVE	SAN ANTONIO	TX	78228
PEREZ TERESA F & AMPARO L	1107 WAVERLY	SAN ANTONIO	TX	78201
PEREZ VERONICA BARRAGAN	1415 WAVERLY	SAN ANTONIO	TX	78201
PINA FLORA	1703 KENTUCKY AVE	SAN ANTONIO	TX	78201
POORE JAMES E & REBECCA M	2530 W WOODLAWN	SAN ANTONIO	TX	78228
PORTALES BRENDA	1802 N HAMILTON AVE	SAN ANTONIO	TX	78201
PORTALES MARIA VICTORIA	1132 KENTUCKY AVE	SAN ANTONIO	TX	78201
PRADO BERTHA G	2938 W ASHBY PL	SAN ANTONIO	TX	78228
PREMIER ANTIQUE STUCCO LLC	1437 CULEBRA RD	SAN ANTONIO	TX	78201
PRIDDY GLORIA CONNOLLY	2010 N ELMENDORF	SAN ANTONIO	TX	78201
PRIETO DAMIAN & MERCEDES	416 PEACOCK	SAN ANTONIO	TX	78201
PROSPECT HILL LODGE # 1247 A F & A M	3238 W FRENCH PL	SAN ANTONIO	TX	78228
PUENTE BEATRICE R & RAYMOND S RAMIREZ ET AL	1327 CULEBRA RD	SAN ANTONIO	TX	78201
PUENTE GILBERTO & ESTHER	1937 WAVERLY	SAN ANTONIO	TX	78228
PUENTE JOSE S	2434 W WOODLAWN	SAN ANTONIO	TX	78228
PUENTE MARCOS & LINDSEY	2006 W WOODLAWN	SAN ANTONIO	TX	78201
PUENTE ROBERT P & WIFE	3004 W ASHBY PL	SAN ANTONIO	TX	78228
PUENTES LLINDA JEAN & ALBERTO III	1711 KENTUCKY AVE	SAN ANTONIO	TX	78201
QUEVEDO IRIS YVETTE	1407 WAVERLY	SAN ANTONIO	TX	78201
QUINONEZ ELIAS M	2623 W CRAIG PL	SAN ANTONIO	TX	78228
QUINTERO ALEJANDRO	2051 CINCINNATI AVE	SAN ANTONIO	TX	78228
QUINTERO EDWARD M & BEATRICE T	1614 TEXAS AVE	SAN ANTONIO	TX	78201
RAMIREZ ADRIAN SR & ELIA M	1246 WAVERLY	SAN ANTONIO	TX	78201
RAMIREZ DANIEL	202 S JOSEPHINE TOBIN	SAN ANTONIO	TX	78201

Property Owner	Property Address			
RAMIREZ ELVIRA	1231 WAVERLY	SAN ANTONIO	TX	78201
RAMIREZ ELVIRA Y	1923 W CRAIG PL	SAN ANTONIO	TX	78201
RAMIREZ HOMERO & PATRICIA	2043 W CRAIG PL	SAN ANTONIO	TX	78201
RAMIREZ JOE & CRUZ EST OF	849 TEXAS AVE	SAN ANTONIO	TX	78201
RAMIREZ JOHN A	618 E BANDERA RD	SAN ANTONIO	TX	78228
RAMIREZ JUSTO	1624 KENTUCKY AVE	SAN ANTONIO	TX	78201
RAMIREZ LEE GARCIA	1042 KENTUCKY AVE	SAN ANTONIO	TX	78201
RAMIREZ LOUIS Y	1923 CINCINNATI AVE	SAN ANTONIO	TX	78228
RAMIREZ MACARIO (MAC) M	1931 W FRENCH PL	SAN ANTONIO	TX	78201
RAMIREZ MARIA & TIMOTEO	1713 TEXAS AVE	SAN ANTONIO	TX	78201
RAMIREZ RAFAEL S JR	1106 WAVERLY	SAN ANTONIO	TX	78201
RAMIREZ RAYMOND S & CARRIE RITA JIMENEZ ET AL	1243 CULEBRA RD	SAN ANTONIO	TX	78201
RAMIREZ SANTIAGO G	904 WAVERLY	SAN ANTONIO	TX	78201
RAMIREZ TONY C/S	2001 WAVERLY	SAN ANTONIO	TX	78228
RAMIREZ YVETTE	1800 W WOODLAWN	SAN ANTONIO	TX	78201
RAMIREZ YVETTE ELAINE	202 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
RAMON ALEJARDRO A & ELOISE	2635 W CRAIG PL	SAN ANTONIO	TX	78228
RAMON CESAR A & GLORIA M	1410 TEXAS AVE	SAN ANTONIO	TX	78201
RAMON PETRA R	2219 N ELMENDORF	SAN ANTONIO	TX	78201
RAMOS DIANA CARREON	1815 W CRAIG PL	SAN ANTONIO	TX	78201
RAMOS EDGAR M & HERRERA DIANA E	111 EMORY	SAN ANTONIO	TX	78228
RAMOS MARTIN JR	2122 CINCINNATI AVE	SAN ANTONIO	TX	78228
RAMOS MIRIAM ARICETA OLIVA	2952 W FRENCH PL	SAN ANTONIO	TX	78228
RAMOS MIRIAM ARICETA OLIVA	2948 W FRENCH PL	SAN ANTONIO	TX	78228
RAMOS MIRIAM ARICETA OLIVA	439 GERMANIA ST	SAN ANTONIO	TX	78228
RAMOS REBECCA C	1830 W WOODLAWN	SAN ANTONIO	TX	78201
RANGEL ESTHER	1924 W CRAIG PL	SAN ANTONIO	TX	78201
RANGEL GENEVIEVE EST OF c/o ESTRELLITA R ECHTER-	1210 KENTUCKY AVE	SAN ANTONIO	TX	78201
RANGEL GLORIA JEAN	2907 W FRENCH PL	SAN ANTONIO	TX	78228
RANGEL RAUL R & TOMMIE O	1918 KENTUCKY AVE	SAN ANTONIO	TX	78228
RAYMOND LIVING TRUST, RAYMOND PAUL L & RAQUEL	1935 TEXAS AVE	SAN ANTONIO	TX	78228
RAZURI LUCINDA R	2022 TEXAS AVE	SAN ANTONIO	TX	78228
REIL PAULINE L	2839 W FRENCH PL	SAN ANTONIO	TX	78228
REINA REYNALDO R	2312 W CRAIG PL	SAN ANTONIO	TX	78201
REINA RONALD F ETAL	1135 CULEBRA RD	SAN ANTONIO	TX	78201
RENAUD LEANDRO	1151 CULEBRA RD	SAN ANTONIO	TX	78201
RESENDEZ RAMIRO	1115 KENTUCKY AVE	SAN ANTONIO	TX	78201
RETA BETTY J & ROSEMARY CAULDER & RAYMOND P	1215 WAVERLY	SAN ANTONIO	TX	78201
REYES ADAM	1715 CULEBRA RD	SAN ANTONIO	TX	78201
REYES CLAUDIA	1214 WAVERLY	SAN ANTONIO	TX	78201
REYES MARIA & IVAN	2711 W FRENCH PL	SAN ANTONIO	TX	78201
REYES PHILLIP Q & CONNIE M	2011 CINCINNATI AVE	SAN ANTONIO	TX	78228
REYES SYLVIA P	1615 WAVERLY	SAN ANTONIO	TX	78201
REYNA ISABEL H	1115 WAVERLY	SAN ANTONIO	TX	78201
REYNA LOUIS P & STELLA L	2023 CINCINNATI AVE	SAN ANTONIO	TX	78228
REYNA PROPERTIES L P	1934 CINCINNATI AVE	SAN ANTONIO	TX	78228

Property Owner	Property Address			
REYNA PROPERTIES L P	511 WILSON	SAN ANTONIO	TX	78228
REYNA PROPERTIES L P	1911 CINCINNATI AVE	SAN ANTONIO	TX	78228
REYNA PROPERTIES L P	842 TEXAS AVE	SAN ANTONIO	TX	78201
REYNA RAYMOND & SYLVIA	2438 W WOODLAWN	SAN ANTONIO	TX	78228
REYNA RODOLFO P	1250 KENTUCKY AVE	SAN ANTONIO	TX	78201
REYNAGA MARIA G	2413 W CRAIG PL	SAN ANTONIO	TX	78201
REYNOLDS HAROLD W	106 VOLLUM AVE	SAN ANTONIO	TX	78201
RICE RANDOLPH K & CANALES AMERICO R	1506 CINCINNATI AVE	SAN ANTONIO	TX	78201
RICO GUADALUPE U	2011 N ELMENDORF	SAN ANTONIO	TX	78201
RIOS DANIEL & JUDY	1117 KENTUCKY AVE	SAN ANTONIO	TX	78201
RIOS IRMA	218 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
RIOS RAUL A	1923 CULEBRA RD	SAN ANTONIO	TX	78201
RIVAS BELISARIO P & GABRIELA G AGUILAR	1308 WAVERLY	SAN ANTONIO	TX	78201
RIVERA LIBRADO M & ALICIA L	1719 WAVERLY	SAN ANTONIO	TX	78201
RIVERA MANUEL S & CYNTHIA R HERNANDEZ	1324 KENTUCKY AVE	SAN ANTONIO	TX	78201
RIVERA NIDIA ESTRADA	105 EPWORTH	SAN ANTONIO	TX	78228
RIVERA VENANCIO G & MAGDALENA	1947 W ASHBY PL	SAN ANTONIO	TX	78201
ROBALIN ELIZABETH M EST OF	1247 CULEBRA RD	SAN ANTONIO	TX	78201
ROBINSON ROBIN L	1414 TEXAS AVE	SAN ANTONIO	TX	78201
ROBLEDO SIMON & ANGELINA	2035 W CRAIG PL	SAN ANTONIO	TX	78201
ROBLES GARY & MONICA G	106 ALEXANDER	SAN ANTONIO	TX	78201
ROBLES VICTORIA C	110 ALEXANDER	SAN ANTONIO	TX	78201
ROBOLLOSO SOFIA H	2014 WAVERLY	SAN ANTONIO	TX	78228
ROCHA EDDIE & MARIA E	1135 WAVERLY	SAN ANTONIO	TX	78201
ROCHA LUIS A	815 GOODRICH AVE	SAN ANTONIO	TX	78201
ROCHA RAUL R & LORETTA C	2023 W CRAIG PL	SAN ANTONIO	TX	78201
RODRIGUEZ ROBERTO C & KARINA P	1835 TEXAS AVE	SAN ANTONIO	TX	78228
RODRIGUEZ ABEL L & RAQUEL V	1627 TEXAS AVE	SAN ANTONIO	TX	78201
RODRIGUEZ ANGELA G	1834 W WOODLAWN	SAN ANTONIO	TX	78201
RODRIGUEZ AUGUSTINE JR	1128 KENTUCKY AVE	SAN ANTONIO	TX	78201
RODRIGUEZ CARLOS M & WIFE	1921 W ASHBY PL	SAN ANTONIO	TX	78201
RODRIGUEZ E G & MINERVA G	1613 KENTUCKY AVE	SAN ANTONIO	TX	78201
RODRIGUEZ ERNEST	1606 TEXAS AVE	SAN ANTONIO	TX	78201
RODRIGUEZ ERNESTO & WF	1423 KENTUCKY AVE	SAN ANTONIO	TX	78201
RODRIGUEZ FRANCESCA M EST OF	1310 KENTUCKY AVE	SAN ANTONIO	TX	78201
RODRIGUEZ FRANCISCO J & MARIA ISABEL	1734 W WOODLAWN	SAN ANTONIO	TX	78201
RODRIGUEZ HECTOR V & BEATRIZ	1620 KENTUCKY AVE	SAN ANTONIO	TX	78201
RODRIGUEZ JAMES A	1243 KENTUCKY AVE	SAN ANTONIO	TX	78201
RODRIGUEZ JESUS & PATRICIA	501 WILSON	SAN ANTONIO	TX	78228
RODRIGUEZ JESUS G & PATRICIA C	1611 CULEBRA RD	SAN ANTONIO	TX	78201
RODRIGUEZ JOE	214 WILSON	SAN ANTONIO	TX	78201
RODRIGUEZ JOE & MAURICIA G	1815 KENTUCKY AVE	SAN ANTONIO	TX	78201
RODRIGUEZ JOHATHAN & ANNETTE GARZA LOPEZ	2807 W FRENCH PL	SAN ANTONIO	TX	78228
RODRIGUEZ JUAN & RODRIGUEZ DELLA D	1119 WAVERLY	SAN ANTONIO	TX	78201
RODRIGUEZ JUAN C & ANA MARIA	2010 WAVERLY	SAN ANTONIO	TX	78228
RODRIGUEZ JUAN V	1522 KENTUCKY AVE	SAN ANTONIO	TX	78201

Property Owner	Property Address			
RODRIGUEZ LETICIA	1314 WAVERLY	SAN ANTONIO	TX	78201
RODRIGUEZ LILLIAN	1614 WAVERLY	SAN ANTONIO	TX	78201
RODRIGUEZ MARTIN G & DIANA	2035 CINCINNATI AVE	SAN ANTONIO	TX	78228
RODRIGUEZ MARTIN JR & JENNIFER P	2019 CINCINNATI AVE	SAN ANTONIO	TX	78228
RODRIGUEZ NORMA G & ELIZONDA MICHAEL A	1700 KENTUCKY AVE	SAN ANTONIO	TX	78201
RODRIGUEZ OFELIA	1622 WAVERLY	SAN ANTONIO	TX	78201
RODRIGUEZ OSCAR & MODESTA S	946 WAVERLY	SAN ANTONIO	TX	78201
RODRIGUEZ RAMONA V	3228 W ASHBY PL	SAN ANTONIO	TX	78228
RODRIGUEZ RAYMOND G	1234 KENTUCKY AVE	SAN ANTONIO	TX	78201
RODRIGUEZ RAYMUNDO & HUERTA HERIBERTO A	3007 W ASHBY PL	SAN ANTONIO	TX	78228
RODRIGUEZ VENTURA BEN & CARMEN MOLINA RODRIGUEZ	1431 CULEBRA RD	SAN ANTONIO	TX	78201
RODRIGUEZ VIOLANDA E	2607 W CRAIG PL	SAN ANTONIO	TX	78228
RODRIGUEZ YVONNE P	1709 N ELMENDORF	SAN ANTONIO	TX	78201
ROJAS MARIA C	2039 W CRAIG PL	SAN ANTONIO	TX	78201
ROMO RENE H & ANNA MARIE	2311 N ELMENDORF	SAN ANTONIO	TX	78201
ROSALES BETTY ANN	2819 W FRENCH PL	SAN ANTONIO	TX	78228
ROSALES JESSE E & EVA	2818 W FRENCH PL	SAN ANTONIO	TX	78228
ROSAS DAVID H	915 TEXAS AVE	SAN ANTONIO	TX	78201
ROSAS LIDIA V & GUADALUPE A MUNOZ JR	1423 WAVERLY	SAN ANTONIO	TX	78201
RUBIO ERNEST V & ROSALINDA	3234 W ASHBY PL	SAN ANTONIO	TX	78228
RUIZ DAVID B & CYNTHIA ANN	1512 KENTUCKY AVE	SAN ANTONIO	TX	78201
RUIZ GLORIA	2002 W WOODLAWN	SAN ANTONIO	TX	78201
RUIZ JOHN N & MARISSA A	1707 TEXAS AVE	SAN ANTONIO	TX	78201
RUIZ MONICA & MONICA MAXINE	2042 W WOODLAWN	SAN ANTONIO	TX	78201
RUIZ SANDRA A & LUIS R II	2736 W CRAIG PL	SAN ANTONIO	TX	78228
RUIZ ZULEMA A	2002 W CRAIG PL	SAN ANTONIO	TX	78201
SAAVEDRA BERTHA	2005 WAVERLY	SAN ANTONIO	TX	78228
SAENZ LOUIS JR & LUCILLE P	1957 WAVERLY	SAN ANTONIO	TX	78228
SAENZ MARIA E	1950 W ASHBY PL	SAN ANTONIO	TX	78201
SAENZ OLIVIA ROCHA	1409 KENTUCKY AVE	SAN ANTONIO	TX	78201
SAENZ VALENTIN O & MATILDE	2119 CINCINNATI AVE	SAN ANTONIO	TX	78228
SAENZ VIRGINIA DIANNA	2410 W WOODLAWN	SAN ANTONIO	TX	78228
SAIZ RAYMOND	3030 W ASHBY PL	SAN ANTONIO	TX	78228
SALAS LIONEL J & DIANE R	2823 W FRENCH PL	SAN ANTONIO	TX	78228
SALAS SHARON	821 TEXAS AVE	SAN ANTONIO	TX	78201
SALAS SYLVIA CARMONA	1038 TEXAS AVE	SAN ANTONIO	TX	78201
SALAS SYLVIA CARMONA	1038 TEXAS AVE	SAN ANTONIO	TX	78201
SALAS SYLVIA CARMONA	1038 TEXAS AVE	SAN ANTONIO	TX	78201
SALAZAR ANTONIO T & ROSA M	905 WAVERLY	SAN ANTONIO	TX	78201
SALAZAR FLAVIO C & CONNIE P HERNANDEZ	1227 WAVERLY	SAN ANTONIO	TX	78201
SALAZAR HECTOR W	3010 W ASHBY PL	SAN ANTONIO	TX	78228
SALAZAR ROBERTO & GUADALUPE	1921 N ZARZAMORA	SAN ANTONIO	TX	78201
SALDANA AURORA P	3252 W ASHBY PL	SAN ANTONIO	TX	78228
SALDANA MARIA C	1810 W CRAIG PL	SAN ANTONIO	TX	78201
SALDANA TESTAMENTARY TR	1822 W CRAIG PL	SAN ANTONIO	TX	78201
SALDANA TESTAMENTARY TR	1818 W CRAIG PL	SAN ANTONIO	TX	78201

Property Owner	Property Address			
SALGADO PEDRO L & ELSA	1935 WAVERLY	SAN ANTONIO	TX	78228
SALINAS EDUARDO & CONSUELO	1803 TEXAS AVE	SAN ANTONIO	TX	78228
SALINAS EDUARDO & CONSUELO	1805 TEXAS AVE	SAN ANTONIO	TX	78228
SALINAS EDUARDO & CONSUELO MORENO	1706 KENTUCKY AVE	SAN ANTONIO	TX	78201
SALINAS JESSE A & JACINTA R	2611 W CRAIG PL	SAN ANTONIO	TX	78228
SALMON YOLANDA	1523 WAVERLY	SAN ANTONIO	TX	78201
SALVATION ARMY INC	2918 W ASHBY PL	SAN ANTONIO	TX	78228
SALVATION ARMY INC	519 WILSON	SAN ANTONIO	TX	78228
SALVATION ARMY INC	W ASHBY	SAN ANTONIO	TX	78201
SALVATION ARMY INC	2809 W ASHBY	SAN ANTONIO	TX	78201
SALVATION ARMY INC	2806 W ASHBY	SAN ANTONIO	TX	78201
SALVATION ARMY INC	2710 W ASHBY PL	SAN ANTONIO	TX	78201
SALVATION ARMY INC	2709 W ASHBY PL	SAN ANTONIO	TX	78201
SALVATION ARMY INC	2603 W ASHBY PL	SAN ANTONIO	TX	78201
SAN ANTONIO HOUSING DEVELOPMENT CORP	1706 CINCINNATI AVE	SAN ANTONIO	TX	78201
SAN ANTONIO ISD	1930 WAVERLY	SAN ANTONIO	TX	78228
SAN ANTONIO ISD	1016 KENTUCKY AVE	SAN ANTONIO	TX	78201
SAN ANTONIO ISD	1014 WAVERLY	SAN ANTONIO	TX	78201
SAN ANTONIO ISD	1014 KENTUCKY AVE	SAN ANTONIO	TX	78201
SAN ANTONIO ISD	1012 KENTUCKY AVE	SAN ANTONIO	TX	78201
SAN ANTONIO RIVER AUTHORITY	1042 WAVERLY	SAN ANTONIO	TX	78201
SANCHEZ AMELIA L	1606 WAVERLY	SAN ANTONIO	TX	78201
SANCHEZ ANGELITA & MOSIAC LAND TRUST	1914 TEXAS AVE	SAN ANTONIO	TX	78228
SANCHEZ CARLOS M	1123 WAVERLY 1	SAN ANTONIO	TX	78201
SANCHEZ CARLOS M	1123 WAVERLY	SAN ANTONIO	TX	78201
SANCHEZ EVA	830 TEXAS AVE	SAN ANTONIO	TX	78201
SANCHEZ FERNANDO E & LYDIA	1521 CULEBRA RD	SAN ANTONIO	TX	78201
SANCHEZ JESUS JR	2025 TEXAS AVE	SAN ANTONIO	TX	78228
SANCHEZ MARTIN J & ROSA N	1834 TEXAS AVE	SAN ANTONIO	TX	78228
SANCHEZ MARTIN JAIME	1913 N ZARZAMORA	SAN ANTONIO	TX	78201
SANCHEZ MARTIN THOMAS	1222 KENTUCKY AVE	SAN ANTONIO	TX	78201
SANCHEZ OLIVIA Z	2043 CINCINNATI AVE	SAN ANTONIO	TX	78228
SANCHEZ SYLVIA ANN	1910 TEXAS AVE	SAN ANTONIO	TX	78228
SANCHEZ VINCENT III	1746 W CRAIG PL	SAN ANTONIO	TX	78201
SANDOVAL CHRISTOPHER R SR & DORIS F	2139 CINCINNATI AVE	SAN ANTONIO	TX	78228
SANTOS PETE & LILIA	2005 TEXAS AVE	SAN ANTONIO	TX	78228
SANTOS YOLANDA MARIE & RICHARD P HOLGIN	1206 KENTUCKY AVE	SAN ANTONIO	TX	78201
SARABIA JOSE LUIS & ORALIA	1519 KENTUCKY AVE	SAN ANTONIO	TX	78201
SARN PHAN & YEONG HAY	2814 W FRENCH PL	SAN ANTONIO	TX	78228
SARN PHON RATHANAK & SREYRATH THEK	2730 W CRAIG PL	SAN ANTONIO	TX	78228
SCHMID JOSEPH & MARY B	3014 W ASHBY PL	SAN ANTONIO	TX	78228
SCHMIDTZENSKY ROBERT WAYNE	1602 WAVERLY	SAN ANTONIO	TX	78201
SCHUBACK PHIL B	1619 CINCINNATI AVE	SAN ANTONIO	TX	78201
SECURITY NATIONAL BANK	120 ST CLOUD	SAN ANTONIO	TX	78228
SECURITY NATIONAL BANK c/o SOUTHTRUST BANK	100 ST CLOUD	SAN ANTONIO	TX	78228
SEGOVIA ROGER O & ELVA HERNANDEZ	1214 KENTUCKY AVE	SAN ANTONIO	TX	78201

Property Owner	Property Address			
SEPULVEDA GENARO O & SOVIEDA	2922 W ASHBY PL	SAN ANTONIO	TX	78228
SERRANO MARISELA	1322 TEXAS AVE	SAN ANTONIO	TX	78201
SERRATO AURORA & PEDRO & FELIPA A VASQUEZ	2507 W CRAIG PL	SAN ANTONIO	TX	78201
SERVIN MARCO A & JOSEFINA A	1005 WAVERLY	SAN ANTONIO	TX	78201
SHEPPARD YOLANDA A	1847 W CRAIG PL	SAN ANTONIO	TX	78201
SIECZYNSKI JERZY F	1806 W CRAIG PL	SAN ANTONIO	TX	78201
SIGMOR #531	1419 CULEBRA RD	SAN ANTONIO	TX	78201
SILVA CARLOS	2017 TEXAS AVE	SAN ANTONIO	TX	78228
SILVA DOMINGO R & MARIA C	1223 WAVERLY	SAN ANTONIO	TX	78201
SILVA MANUEL S & EVANGELINA	1242 WAVERLY	SAN ANTONIO	TX	78201
SILVA MAYO & ADRIANA	1727 WAVERLY	SAN ANTONIO	TX	78201
SILVA ROSALINDA FARIAS ETAL	2043 WAVERLY	SAN ANTONIO	TX	78228
SMITH ELIZABETH CAROLINA	1722 WAVERLY	SAN ANTONIO	TX	78201
SMITH KENNETH M	2143 CINCINNATI AVE	SAN ANTONIO	TX	78228
SMITH KENNETH M	2151 CINCINNATI AVE	SAN ANTONIO	TX	78228
SMITH KENNETH M	2200 CINCINNATI AVE	SAN ANTONIO	TX	78228
SOLIS DOLORES R	1934 W WOODLAWN	SAN ANTONIO	TX	78201
SOSA LAURA J	1202 WAVERLY	SAN ANTONIO	TX	78201
SOTO ARGELIA	832 TEXAS AVE	SAN ANTONIO	TX	78201
SOTO CYNTHIA D	434 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
SOTO HAZEL	1924 CINCINNATI AVE	SAN ANTONIO	TX	78228
SOUTHTRUST BANK	100 ST CLOUD	SAN ANTONIO	TX	78228
SPECKMAN DAVID L	2613 W FRENCH PL	SAN ANTONIO	TX	78201
SPECKMAN DAVID L	2609 W FRENCH PL	SAN ANTONIO	TX	78201
STARIN ELVIRA	1924 KENTUCKY AVE	SAN ANTONIO	TX	78228
STATE OF TEXAS	E BANDERA RD	SAN ANTONIO	TX	78228
STATE OF TEXAS	E BANDERA RD	SAN ANTONIO	TX	78228
STATE OF TEXAS	TEXAS AVE	SAN ANTONIO	TX	78201
STATE OF TEXAS	E BANDERA RD	SAN ANTONIO	TX	78201
STATE OF TEXAS	2038 WAVERLY	SAN ANTONIO	TX	78201
STAUDT CATHERINE	207 EPWORTH	SAN ANTONIO	TX	78228
STELLEMA KATHLEEN	165 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
STEPHENS WALTER W & I	1922 TEXAS AVE 1	SAN ANTONIO	TX	78228
STEPHENS WALTER W & I	1922 TEXAS AVE	SAN ANTONIO	TX	78228
SUAREZ JOSE Y & MARTINEZ ROMANA	1114 WAVERLY	SAN ANTONIO	TX	78201
SUNBELT BUSINESS & MARKETING CONSULTANTS INC	915 CINCINNATI AVE	SAN ANTONIO	TX	78201
SUNIGA MARTHA N	2430 W WOODLAWN	SAN ANTONIO	TX	78228
SWAALEY LARRY J	2038 W CRAIG PL	SAN ANTONIO	TX	78201
SWEET MILDRED	1742 W WOODLAWN	SAN ANTONIO	TX	78201
TAMAYO VERONICA	2910 W ASHBY PL	SAN ANTONIO	TX	78228
TAMEZ EUSEBIO	2403 N ZARZAMORA	SAN ANTONIO	TX	78201
TAMEZ RAYMOND & ESTEFANA	1717 KENTUCKY AVE	SAN ANTONIO	TX	78201
TAPIA JUAN R & BETTY R	1147 WAVERLY	SAN ANTONIO	TX	78201
TARIN MANUEL B	1419 WAVERLY	SAN ANTONIO	TX	78201
TELLEZ ANTHONY E & SYLVIA	2034 W CRAIG PL	SAN ANTONIO	TX	78201
TELLEZ CONSUELO P	2022 W CRAIG PL	SAN ANTONIO	TX	78201

Property Owner	Property Address			
TELLEZ JOSE R	1515 TEXAS AVE	SAN ANTONIO	TX	78201
TENIENTE JULIO RICHARD & ORALIA O	1139 WAVERLY	SAN ANTONIO	TX	78201
TERRAZAS EUDELIA C	2752 W CRAIG PL	SAN ANTONIO	TX	78228
TERRAZAS FRANCISCO M	1147 KENTUCKY AVE	SAN ANTONIO	TX	78201
TERRY WALTER D & ANNIE M	2737 W CRAIG PL	SAN ANTONIO	TX	78228
TERRY WALTER D & ANNIE MAE	2552 W WOODLAWN	SAN ANTONIO	TX	78228
TEXAS TRANSPORTATION COMMISS	622 E BANDERA RD	SAN ANTONIO	TX	78228
TEY EDNA	1609 TEXAS AVE	SAN ANTONIO	TX	78201
THE SARAH ROBERTS FRENCH HOME	1315 TEXAS AVE	SAN ANTONIO	TX	78201
THEALL CHRISTOPHER C	1830 TEXAS AVE	SAN ANTONIO	TX	78228
TILLMAN DEAN F	2030 CINCINNATI AVE	SAN ANTONIO	TX	78228
TIMPE DOUGLAS & VICTORIA	1804 N HAMILTON AVE	SAN ANTONIO	TX	78201
TOBIAS ANTHONY	1209 KENTUCKY AVE	SAN ANTONIO	TX	78201
TORRALVA MARY ANN	1902 CINCINNATI AVE	SAN ANTONIO	TX	78228
TORRALVA TERESA	1715 WAVERLY	SAN ANTONIO	TX	78201
TORRES CHARLES R	2926 W ASHBY PL	SAN ANTONIO	TX	78228
TORRES JOE DEJESUS & MARIA ELENA	2803 W FRENCH PL	SAN ANTONIO	TX	78228
TORRES JOSE & ELVIRA G	1122 WAVERLY	SAN ANTONIO	TX	78201
TORRES RALPH G & ORALIA V	1402 WAVERLY	SAN ANTONIO	TX	78201
TORREZ JULIAN M	1127 WAVERLY	SAN ANTONIO	TX	78201
TOVAR CECILIA	1143 CULEBRA RD	SAN ANTONIO	TX	78201
TOVAR CECILIA	1131 CULEBRA RD	SAN ANTONIO	TX	78201
TOVAR GLORIA C A/K/A CONSUELO	909 WAVERLY	SAN ANTONIO	TX	78201
TOVAR GUADALUPE P	1423 TEXAS AVE	SAN ANTONIO	TX	78201
TOWNSEND MICHAEL J & DIANE C	1931 CINCINNATI AVE	SAN ANTONIO	TX	78228
TREJO IRMA	1318 KENTUCKY AVE	SAN ANTONIO	TX	78201
TREJO LUI S	917 WAVERLY	SAN ANTONIO	TX	78201
TRENCHARD KATHLEEN	105 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
TREVINO ADOLFO M JR	617 GOODRICH AVE	SAN ANTONIO	TX	78201
TREVINO ADOLFO M JR	1502 WAVERLY	SAN ANTONIO	TX	78201
TREVINO ALFONSO R & CARMEN C	2013 TEXAS AVE	SAN ANTONIO	TX	78228
TREVINO ARMANDO C & MARIA E	2006 TEXAS AVE	SAN ANTONIO	TX	78228
TREVINO ARTHUR S & GUADALUPE G	2026 CINCINNATI AVE	SAN ANTONIO	TX	78228
TREVINO BERNADETTE	2500 W WOODLAWN	SAN ANTONIO	TX	78228
TREVINO BERNICE P	2436 W WOODLAWN	SAN ANTONIO	TX	78228
TREVINO CECILIA FLORES ETAL	3226 W FRENCH PL	SAN ANTONIO	TX	78228
TREVINO DORA A	1610 CINCINNATI AVE	SAN ANTONIO	TX	78201
TREVINO JOE F & EDELMIRA	2038 CINCINNATI AVE	SAN ANTONIO	TX	78228
TREVINO JUAN A & M LETICIA	WAVERLY	SAN ANTONIO	TX	78201
TREVINO JUAN A & M LETICIA	916 WAVERLY	SAN ANTONIO	TX	78201
TREVINO JUAN A & MARIA L	912 WAVERLY	SAN ANTONIO	TX	78201
TREVINO JUAN JOSE & MARTHA	1403 WAVERLY	SAN ANTONIO	TX	78201
TREVINO RAYMOND D & MARTHA	1134 WAVERLY	SAN ANTONIO	TX	78201
TRISTAN JAMES & JOANNE	2241 CINCINNATI AVE	SAN ANTONIO	TX	78228
TRISTAN JAMES & JOANNE	502 E BANDERA RD	SAN ANTONIO	TX	78228
TRISTAN JAMES & JOANNE	1603 TEXAS AVE	SAN ANTONIO	TX	78201

Property Owner	Property Address			
TRUJILLO ESTHER C	2050 W WOODLAWN	SAN ANTONIO	TX	78201
TUCKER TIMOTHY E & LYDIA T	1943 W FRENCH PL	SAN ANTONIO	TX	78201
UGARTE VIRGINIA	2046 W WOODLAWN	SAN ANTONIO	TX	78201
ULBRICH ZILLAH C ET AL	1730 W WOODLAWN	SAN ANTONIO	TX	78201
UNKNOWN	2713 W CRAIG PL	SAN ANTONIO	TX	78228
UNKNOWN	1247 WAVERLY	SAN ANTONIO	TX	78201
URDIALES CALEB & CASTELLEJA MARISOL	1610 KENTUCKY AVE	SAN ANTONIO	TX	78201
URDIALES RAUL A JR & GUADALUPE C	1902 TEXAS AVE	SAN ANTONIO	TX	78228
URESTI PATRICK R & IRENE L	1718 TEXAS AVE	SAN ANTONIO	TX	78201
URESTI PATRICK R & IRENE L	1714 TEXAS AVE	SAN ANTONIO	TX	78201
URIAS GILBERT Y & GLORIA Q	2702 W CRAIG PL	SAN ANTONIO	TX	78228
URIEGAS MARY A	2826 W FRENCH PL	SAN ANTONIO	TX	78228
URRABAZO MARTHA	1902 W WOODLAWN	SAN ANTONIO	TX	78201
USRP FUNDING 2001-A LP	2107 CULEBRA RD	SAN ANTONIO	TX	78228
VALAGUE JOE C & REBECCA E	2834 W FRENCH PL	SAN ANTONIO	TX	78228
VALDES YOLANDA S	1202 KENTUCKY AVE	SAN ANTONIO	TX	78201
VALDEZ ARTURO H & ELVIRA V	2721 W CRAIG PL	SAN ANTONIO	TX	78228
VALDEZ BERNARDO ETAL	1303 CULEBRA RD	SAN ANTONIO	TX	78201
VALDEZ ESTELLA P ET AL	1619 KENTUCKY AVE	SAN ANTONIO	TX	78201
VALDEZ ISABEL	2638 W CRAIG PL	SAN ANTONIO	TX	78228
VALDEZ MARIA E	1913 TEXAS AVE	SAN ANTONIO	TX	78228
VALDEZ MARIA ELENA c/o MARIA ELENA SEPULVEDA	1824 W WOODLAWN	SAN ANTONIO	TX	78201
VALDEZ MARY JANE	2914 W FRENCH PL	SAN ANTONIO	TX	78228
VALDIVIA LUIS	1802 CINCINNATI AVE	SAN ANTONIO	TX	78201
VALENCIA ANITA ESTER & MARIO I	2025 W FRENCH PL	SAN ANTONIO	TX	78201
VALERA YOLANDA M	2010 CINCINNATI AVE	SAN ANTONIO	TX	78228
VALLEJO SONIA A	2142 CINCINNATI AVE	SAN ANTONIO	TX	78228
VALVO MARCIA	1823 W CRAIG PL	SAN ANTONIO	TX	78201
VANDERVORT ALBERT & REGINA	1935 W CRAIG PL	SAN ANTONIO	TX	78201
VARGAS BARTOLO & SANDRA C	2211 N ELMENDORF	SAN ANTONIO	TX	78201
VARGAS DAVID & ALICE R	1946 TEXAS AVE	SAN ANTONIO	TX	78228
VASQUEZ ADAN JR	1219 KENTUCKY AVE	SAN ANTONIO	TX	78201
VASQUEZ ELODIA MORENO	2050 CINCINNATI AVE	SAN ANTONIO	TX	78228
VASQUEZ GUILLERMO & SONIA D	1811 TEXAS AVE	SAN ANTONIO	TX	78228
VASQUEZ JOE A	1703 TEXAS AVE	SAN ANTONIO	TX	78201
VASQUEZ JORGE P & ESPERANZA	1715 KENTUCKY AVE	SAN ANTONIO	TX	78201
VASQUEZ JOSE A & MARGARITA	2512 W CRAIG PL	SAN ANTONIO	TX	78201
VASQUEZ JUAN & CYNTHIA	3018 W ASHBY PL	SAN ANTONIO	TX	78228
VASQUEZ RAYMUNDO & ZULEMA S	209 SAN ANTONIO AVE	SAN ANTONIO	TX	78201
VASQUEZ TOMASA	1818 TEXAS AVE	SAN ANTONIO	TX	78228
VASQUEZ WILLIAM G & ELOISA	1623 WAVERLY	SAN ANTONIO	TX	78201
VASQUEZ WILLIAM G & ELOISA	1251 CULEBRA RD	SAN ANTONIO	TX	78201
VAUGHN CHRISTOPHER & BRENDA	1902 W ASHBY PL	SAN ANTONIO	TX	78201
VAZQUEZ ELISEO	1219 CULEBRA RD	SAN ANTONIO	TX	78201
VAZQUEZ ELISEO	1215 CULEBRA RD 1	SAN ANTONIO	TX	78201
VAZQUEZ JUANITA & LORENZO A VAZQUEZ	1511 KENTUCKY AVE	SAN ANTONIO	TX	78201

Property Owner	Property Address			
VEGA EMMA T	2010 W WOODLAWN	SAN ANTONIO	TX	78201
VEGA MARIA N	1514 CINCINNATI AVE	SAN ANTONIO	TX	78201
VELA CARLOS V & DELIA B	2029 TEXAS AVE	SAN ANTONIO	TX	78228
VELA JOSE A	1838 TEXAS AVE	SAN ANTONIO	TX	78228
VELA RICARDO G & NINFA V	2033 TEXAS AVE	SAN ANTONIO	TX	78228
VELASQUEZ CICERO R SR	2906 W FRENCH PL	SAN ANTONIO	TX	78228
VELASQUEZ JORGE G	814 WILSON	SAN ANTONIO	TX	78201
VELEZ JUAN A	2223 N ELMENDORF	SAN ANTONIO	TX	78201
VELIZ HOMERO & BENITA	941 WAVERLY	SAN ANTONIO	TX	78201
VENEGAS JOSE R & MARIA D HERNANDEZ	2934 W ASHBY PL	SAN ANTONIO	TX	78228
VILLALOBOS YOLANDA A & VICTOR M	828 TEXAS AVE	SAN ANTONIO	TX	78201
VILLALON CONCEPION & MARCOS JR	2606 W CRAIG PL	SAN ANTONIO	TX	78228
VILLALON MARCO JR & CONCEPTION VILLALON	3154 W FRENCH PL	SAN ANTONIO	TX	78228
VILLALON MARCOS & CONCEPCION	2615 W CRAIG PL	SAN ANTONIO	TX	78228
VILLALON MARCOS JR & CONCEPCION	3114 W FRENCH PL	SAN ANTONIO	TX	78228
VILLALON MARCOS JR & CONCEPCION	2614 W CRAIG PL	SAN ANTONIO	TX	78228
VILLALON MARCOS JR & CONCEPCION	2542 W WOODLAWN	SAN ANTONIO	TX	78228
VILLALON MARCUS JR & CONCEPTION	3218 W FRENCH PL	SAN ANTONIO	TX	78228
VILLALON XAVIER	2838 W FRENCH PL	SAN ANTONIO	TX	78228
VILLAREAL JOE	2610 W CRAIG PL	SAN ANTONIO	TX	78228
VILLAREAL OLIVIA G & ELIEZER U	2003 W CRAIG PL	SAN ANTONIO	TX	78201
VILLARREAL ELEAZAR	520 E BANDERA RD	SAN ANTONIO	TX	78228
VILLARREAL ESTELLA G	934 TEXAS AVE	SAN ANTONIO	TX	78201
VILLARREAL MANUEL G & MARY G	2911 W FRENCH PL	SAN ANTONIO	TX	78228
VILLARREAL MAURO L & MARICELA	2042 CINCINNATI AVE	SAN ANTONIO	TX	78228
VILLARREAL RUDY R & JOYCE FMLY LP	1227 KENTUCKY AVE	SAN ANTONIO	TX	78201
VILLARREAL SYLVIA C	1911 W CRAIG PL	SAN ANTONIO	TX	78201
VISION UNLIMITED CHURCH	922 WAVERLY	SAN ANTONIO	TX	78201
WAID MARTA TOVAR	911 WAVERLY	SAN ANTONIO	TX	78201
WALLACE MARIA TERESA	102 ALEXANDER	SAN ANTONIO	TX	78201
WAMSLEY GLORIA RAMIREZ	2314 W CRAIG PL	SAN ANTONIO	TX	78201
WEAVER ROY ANDREW JR	1511 TEXAS AVE	SAN ANTONIO	TX	78201
WEBER MARK D	224 ALEXANDER	SAN ANTONIO	TX	78201
WILEY THOMAS C & CHANDA DAY	1927 W CRAIG PL	SAN ANTONIO	TX	78201
WILLARS ROBERT	1318 WAVERLY	SAN ANTONIO	TX	78201
WILSON LARRY & OLGA	1951 CINCINNATI AVE	SAN ANTONIO	TX	78228
WOOD WILLIAM E & MARTHA L	1751 W CRAIG PL	SAN ANTONIO	TX	78201
WOODLAWN PARK LLC	2015 N ZARZAMORA	SAN ANTONIO	TX	78201
WOODS EVA R	430 E BANDERA RD	SAN ANTONIO	TX	78228
WRIGHT JAMES EDWARD & LISA MARIE	246 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
WRIGHT KATHERINE M	131 JOSEPHINE TOBIN	SAN ANTONIO	TX	78201
XIMENES ROBERT A	2830 W FRENCH PL	SAN ANTONIO	TX	78228
YBARRA DAVID	1814 TEXAS AVE	SAN ANTONIO	TX	78228
YENNE REBECCA R	1230 WAVERLY	SAN ANTONIO	TX	78201
YORK LEO L	2903 W ASHBY PL	SAN ANTONIO	TX	78228
YZAGUIRRE MARY	1822 WAVERLY	SAN ANTONIO	TX	78201

Property Owner	Property Address			
ZAMARRIPA ARMIDA & JOSE	1504 WAVERLY	SAN ANTONIO	TX	78201
ZAMORA AMANCIO C & ROSA G	2135 CINCINNATI AVE	SAN ANTONIO	TX	78228
ZAMORA LEOPOLDO S & MARIA J	1851 TEXAS AVE	SAN ANTONIO	TX	78228
ZAMORA RAUL G & DOLORES	910 CINCINNATI AVE	SAN ANTONIO	TX	78201
ZAMORA VICK G & HELEN B	1702 WAVERLY	SAN ANTONIO	TX	78201
ZAPATA BIANCA M	1742 W CRAIG PL	SAN ANTONIO	TX	78201
ZAPATA JOSE A & DIANA	1939 W ASHBY PL	SAN ANTONIO	TX	78201
ZAPEDA INVESTMENTS LLC	1410 WAVERLY	SAN ANTONIO	TX	78201
ZATARAIN ERNEST	1718 N HAMILTON AVE	SAN ANTONIO	TX	78201
ZATARAIN JOHN & ELSIE	1722 N HAMILTON AVE	SAN ANTONIO	TX	78201
ZATARAIN JOHN S JR & WF	1811 KENTUCKY AVE	SAN ANTONIO	TX	78201
ZAVALA PEDRO III & TUESDAE ANN	1832 W CRAIG PL	SAN ANTONIO	TX	78201
ZEPEDA BELINDA	3039 W ASHBY PL	SAN ANTONIO	TX	78228
ZEPEDA DAVID ELISEO	1600 CINCINNATI AVE	SAN ANTONIO	TX	78201
ZERTUCHE JOSE CLAUDIO	3104 W FRENCH PL	SAN ANTONIO	TX	78228

APPENDIX E

NCD MEETING SCHEDULE

NCD Meeting Schedule

Public Meetings

First Public Meeting	October 21, 2009
Second Public Meeting	February 25, 2010
Third Public Meeting	August 30, 2010

Planning Team Meetings

October 5, 2009	May 26, 2010	August 11, 2010
December 17, 2009	June 2, 2010	August 18, 2010
January 21, 2010	June 19, 2010	August 25, 2010
March 4, 2010	June 23, 2010	September 16, 2010
March 31, 2010	July 1, 2010	September 22, 2010
May 5, 2010	July 14, 2010	
May 17, 2010	August 5, 2010	

Zoning Commission Meetings

Briefing:	October 5, 2010
Consideration:	October 19, 2010

City Council Meeting

November 4, 2010

ATTACHMENT 1

Zoning Commission Documentation

RESERVED

RESERVED

ATTACHMENT 2

City Council Ordinance

RESERVED

RESERVED

WOODLAWN NCD