

# City of San Antonio Board of Adjustment

## Regular Public Hearing Agenda

Monday, November 3, 2014

10:00 A.M.

Cliff Morton Development and Business Services Center

Anytime during the public hearing, the Board of Adjustment may meet in Executive Session to consult on attorney-client matters (real estate, litigation, personnel and security matters), as well as to discuss any of the agenda items. This notice was posted on the Development Services Department website ([www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)), and the City Hall kiosk, at least seventy-two (72) hours prior to this public hearing, in compliance with the Texas Open Meetings Act.

---

1. **10:00 AM** – The Board of Adjustment members and alternates will meet to review procedures, model motions, ethics requirements and various other topics.
2. **1:00 PM** - Public Hearing – Call to Order
3. Roll Call
4. Pledges of Allegiance.
5. **A-14-113:** The request of Roy English Jr. for 1) a two foot variance from the six foot maximum to allow a wood fence that is eight feet in height in the rear and side of the property and 2) a one foot variance from the four foot maximum to allow a predominately open 5 foot chain link fence in the front yard located at 5803 Cayuga Drive. (Council District 7)
6. **A-14-114:** The request of Darrell Centeno for a two foot variance from the four foot maximum to allow a predominately open fence that is six feet in height in the front yard located at 3684 Culebra Road. (Council District 5)
7. **A-14-115:** The request of Orlando Rangel for 1) a two foot variance from the six foot maximum to allow a wood fence eight feet tall in the rear of the property and 2) a two foot variance from the four foot maximum to allow a predominately open 6 foot fence in the front yard located at 127 Camp Street. (Council District 1)
8. **A-15-001:** The request of Brian Rosenau for a 12 foot variance from the 20 foot required rear building setback to allow an attached covered patio and storage shed 8 feet from the property line located at 4503 Tranquil Creek. (Council District 9)
9. **A-14-070:** The request of Map Industries, LLC for an appeal of the Director's decision to deny non-conforming use rights for used automotive parts recycling and/or metal recycling with outside storage located at 4805 Roosevelt Avenue. (Council District 3)
10. Approval of October 6, 2014 and October 20, 2014 Board Meeting Minutes

---

### Board of Adjustment Membership

*Andrew Ozuna, District 8, Chair*  
*Mary Rogers, District 7, Vice Chair*  
*Frank Quijano, District 1 • Alan Neff, District 2 • Gabriel Velasquez, District 3 • George Britton, District 4*  
*Maria Cruz, District 5 • Jesse Zuniga, District 6 • John Kuderer, District 9 • Roger Martinez, District 10*  
*Gene Camargo, Mayor*

### Alternate Members

*Harold Atkinson • Paul E. Klein • Henry Rodriguez • Lydia Fehr • Jeffrey Finley • Christopher Garcia*

## 11. Announcements and Adjournment

**ACCESSIBILITY STATEMENT** - *This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).*

**DECLARACIÓN DE ACCESIBILIDAD** – *Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210) 207-7268 o al 711 (servicio de transmitir para sordos).*

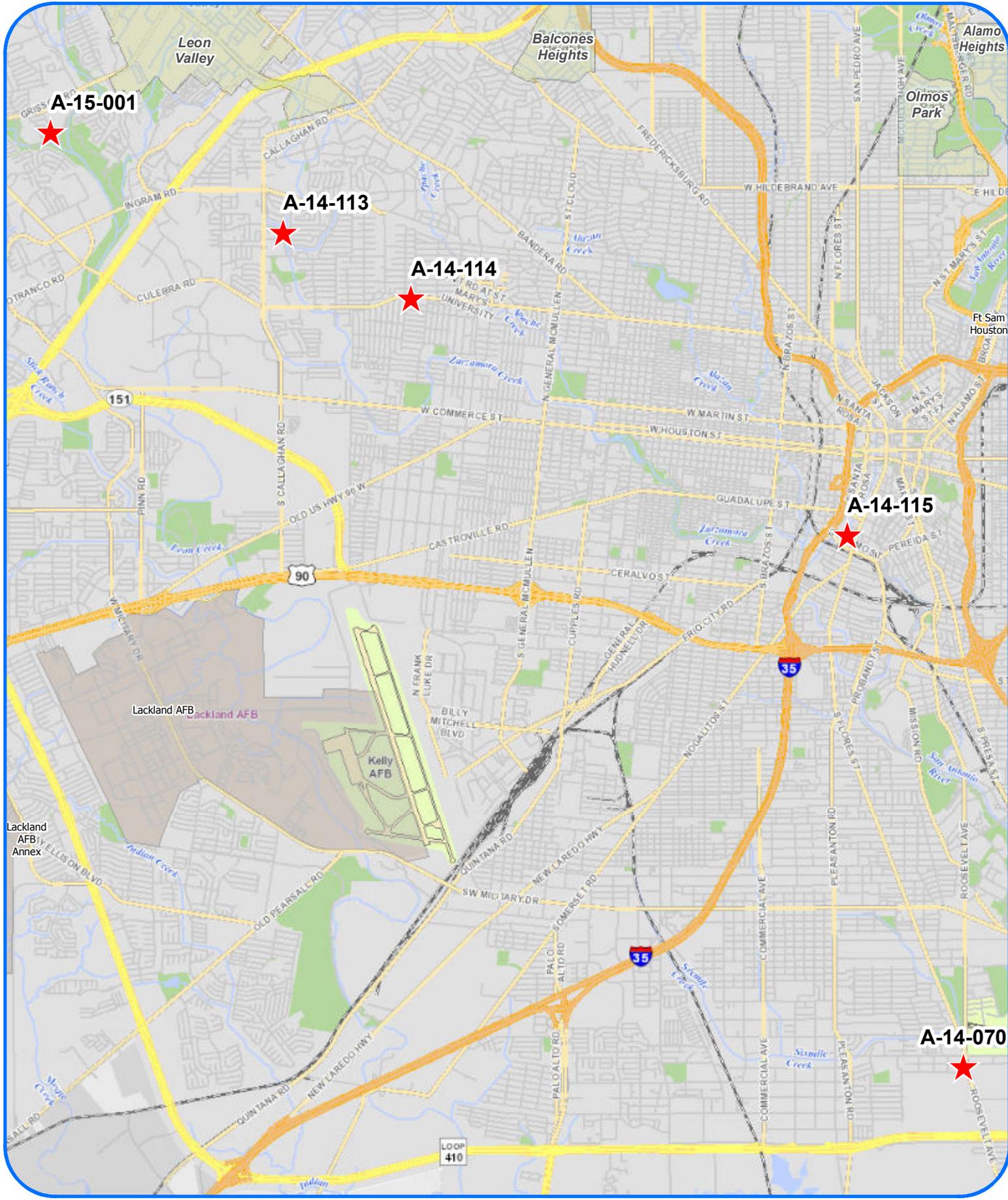
---

### **Board of Adjustment Membership**

*Andrew Ozuna, District 8, Chair Mary Rogers, District 7, Vice Chair  
Frank Quijano, District 1 • Alan Neff, District 2 • Gabriel Velasquez, District 3 • George Britton, District 4  
Maria Cruz, District 5 • Jesse Zuniga, District 6 • John Kuderer, District 9 • Roger Martinez, Distict 10  
Gene Camargo, Mayor*

### **Alternate Members**

*Harold Atkinson • Paul E. Klein • Henry Rodriguez • Lydia Fehr • Jeffrey Finley • Christopher Garcia*



# Board of Adjustment

Subject Property Locations  
Cases for 3rd November 2014





## **City of San Antonio Development Services Department Staff Report**

To: Board of Adjustment  
Case No.: A-14-113  
Date: November 3, 2014  
Applicant: Roy English Jr.  
Owner: Roy English Jr.  
Council District: 7  
Location: 5803 Cayuga Drive  
Legal Description: Lot 8, Block 11, NCB 13882  
Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District  
Prepared By: Logan Sparrow, Planner

---

### **Request**

A request for 1) a two foot variance from the six foot maximum as described in Section 35-514(d) to allow a fence that is eight feet in height in the rear and side of the property and 2) a one foot variance from the four foot maximum as described in 35-514(d) to allow a chain link fence five feet tall in the front yard of the property.

### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners within two hundred (200) feet of the subject property on October 21, 2014. The application details were published in The Daily Commercial Recorder, an official newspaper of general circulation, on October 17, 2014. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The subject property is located at 5803 Cayuga Drive approximately 307 feet north of Bennington Drive. The applicant has stated that the eight foot fence was constructed as a result of crime in the neighborhood. The fence was constructed without a fence permit. The applicant has stated that there are many people in the community who spray-paint, or "tag", homes, cars,

and other property and that the fence was constructed to protect the home from this criminal activity.

The applicant has also stated that on multiple occasions, prior to the construction of the fence, that their property was stolen from their back yard. At the time, a five foot tall chain link fence surrounded the back yard, but it proved insufficient at protecting the applicants home and property. During construction, the applicants added an eight foot tall locking gate in the event that a utility company needs access.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
South	“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
East	Un-zoned	Waterway (Zarzamora Creek)
West	“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling

**Comprehensive Plan Consistency/Neighborhood Association**

The property is not within the boundaries of any neighborhood plan. The subject property is located within the boundaries of the Thunderbird Hills registered neighborhood association. The neighborhood association was notified and asked to comment.

**Criteria for Review**

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

- 1. The variance is not contrary to the public interest.*

**The public interest is defined as the general health, safety, and welfare of the public. In this case, these criteria are related to the applicant’s compromised sense of privacy and security that one should expect to enjoy in their home. The applicants have constructed a fence that allows easy access for utility servicing and has stated that they have the support of several neighbors.**

- 2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*

**The special conditions present in this case are the abnormally common occurrences of theft and vandalism in the community. Denying the request of the applicants to keep their fence would result in an unnecessary hardship as the applicant's home and property would once again be subject to vandalism and theft.**

*3. By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.*

**The variances requested may be considered consistent with the spirit of the ordinance because the fence will serve to protect the applicant's home and property while still allowing access for utility servicing. The applicant has further stated that their neighbors are pleased with the fence as they feel that it helps to deter criminal activity in the community.**

*4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.*

**The requested variances will not authorize the operation of a use on the subject property other than those specifically permitted in the "R-5 AHOD" Residential Single-Family Airport Hazard Overlay district.**

*5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*

**The requested variances are unlikely to adversely affect the community as many neighbors have stated, per the applicant, that they are in favor of the requested variances. As such, those most affected by the fences are in support of the variances.**

*6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

**The unique circumstances existing on the property are the high property crime rates in the community. These unique circumstances are not created by the owner and are not merely financial in nature.**

### **Alternative to Applicant's Request**

The applicant would need to comply with the standards established by the Unified Development Code and construct a fence six feet in height. It is very likely that this alternative would lead to a compromised enjoyment of the applicant's home.

### **Staff Recommendation**

Staff recommends **approval of A-14-113** based on the following findings of fact:

1. The eight foot tall fence will help to provide added security and privacy for the applicant's home.
2. The applicant has constructed a large double-door gate that allows easy access to the rear yard in the event that utility servicing is needed.

## **Attachments**

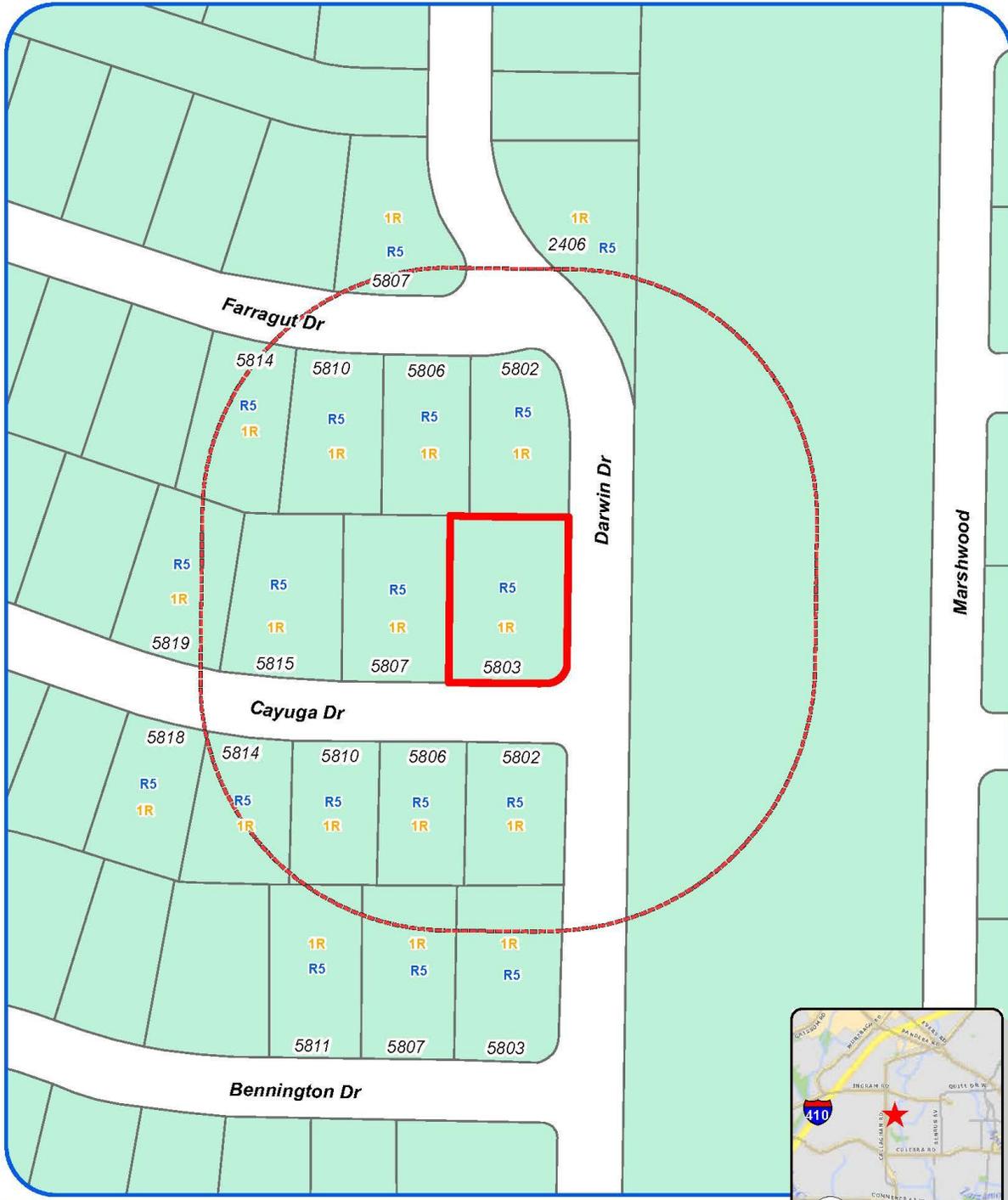
Attachment 1 – Notification Plan (Aerial Map)

Attachment 2 – Plot Plan (Aerial Map)

Attachment 3 – Elevation of Sign

Attachment 4 – Site Photos

# Attachment 1 Notification Plan



<p><b>Board of Adjustment</b> Notification Plan for <b>Case No A-14-113</b></p>		<p>San Antonio City Limits </p> <p>Subject Property </p> <p>200' Notification Boundary </p> <p>Council District: 7</p>	<p style="text-align: center;">"NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY"</p> <p style="text-align: right;">Development Services Department City of San Antonio</p>
---	--	--	---

**Attachment 1  
Notification Plan (continued)**



<p><b>Board of Adjustment</b> Notification Plan for Case No A-14-113</p>		<p>San Antonio City Limits </p>
		<p>Subject Property </p>
		<p>200' Notification Boundary </p>
		<p>Council District 7 </p>
		<p><small>*NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY*</small></p> <p><small>Department Services Department City of San Antonio</small></p>

**Attachment 2  
Plot Plan**



**Variance Request: 1) 1) a two foot variance from the six foot maximum to allow a wood fence that is eight feet in height in the rear and side of the property and 2) a one foot variance from the four foot maximum to allow a predominately open chain link fence in the front of the home.**

**Board of Adjustment**  
Plot Plan for  
**Case No A-14-113**

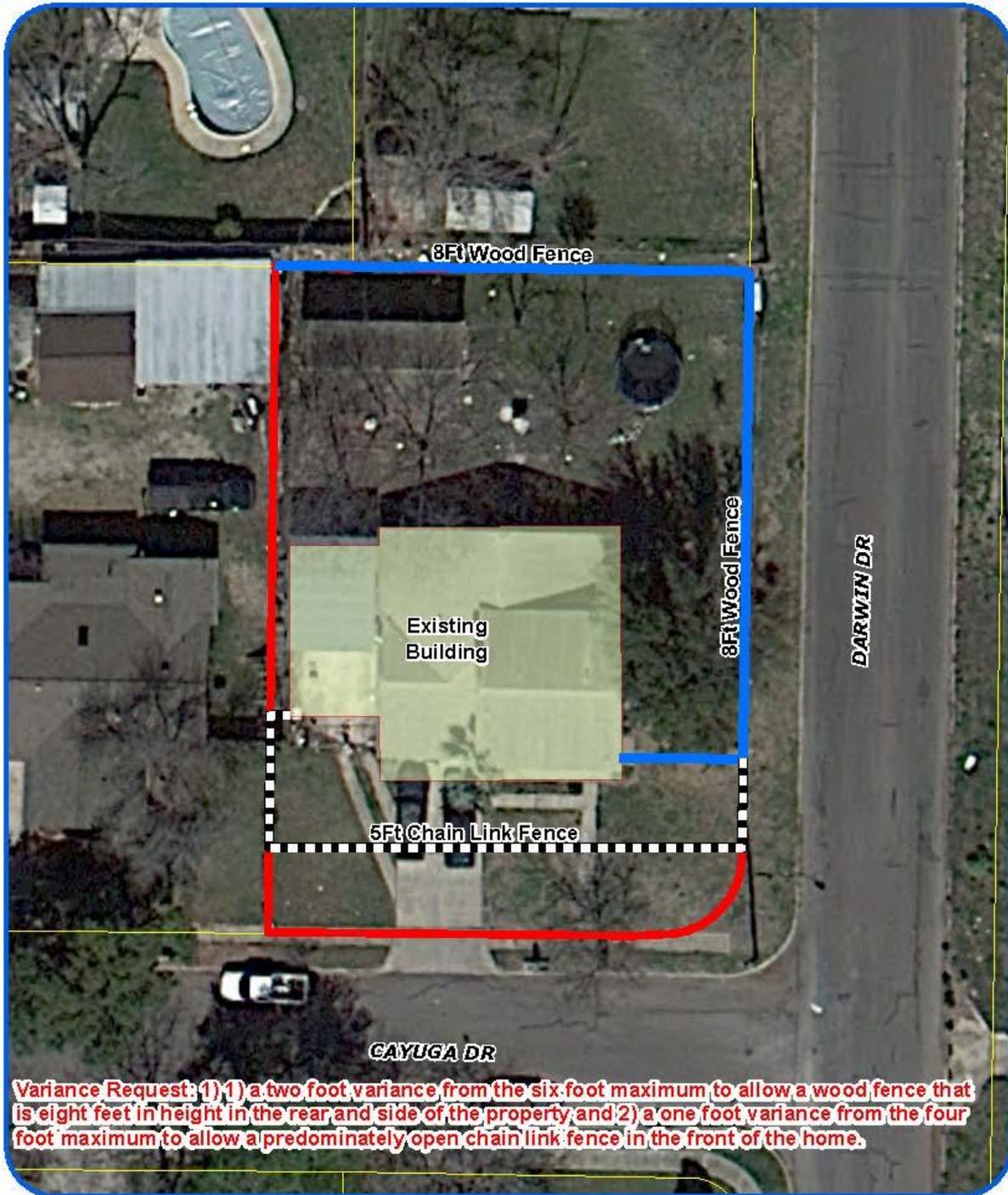


"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District: 7

**5803 Cayuga Dr**

Development Services Department  
City of San Antonio

Attachment 2  
Plot Plan (continued)



**Board of Adjustment**  
Plot Plan for  
Case No A-14-113

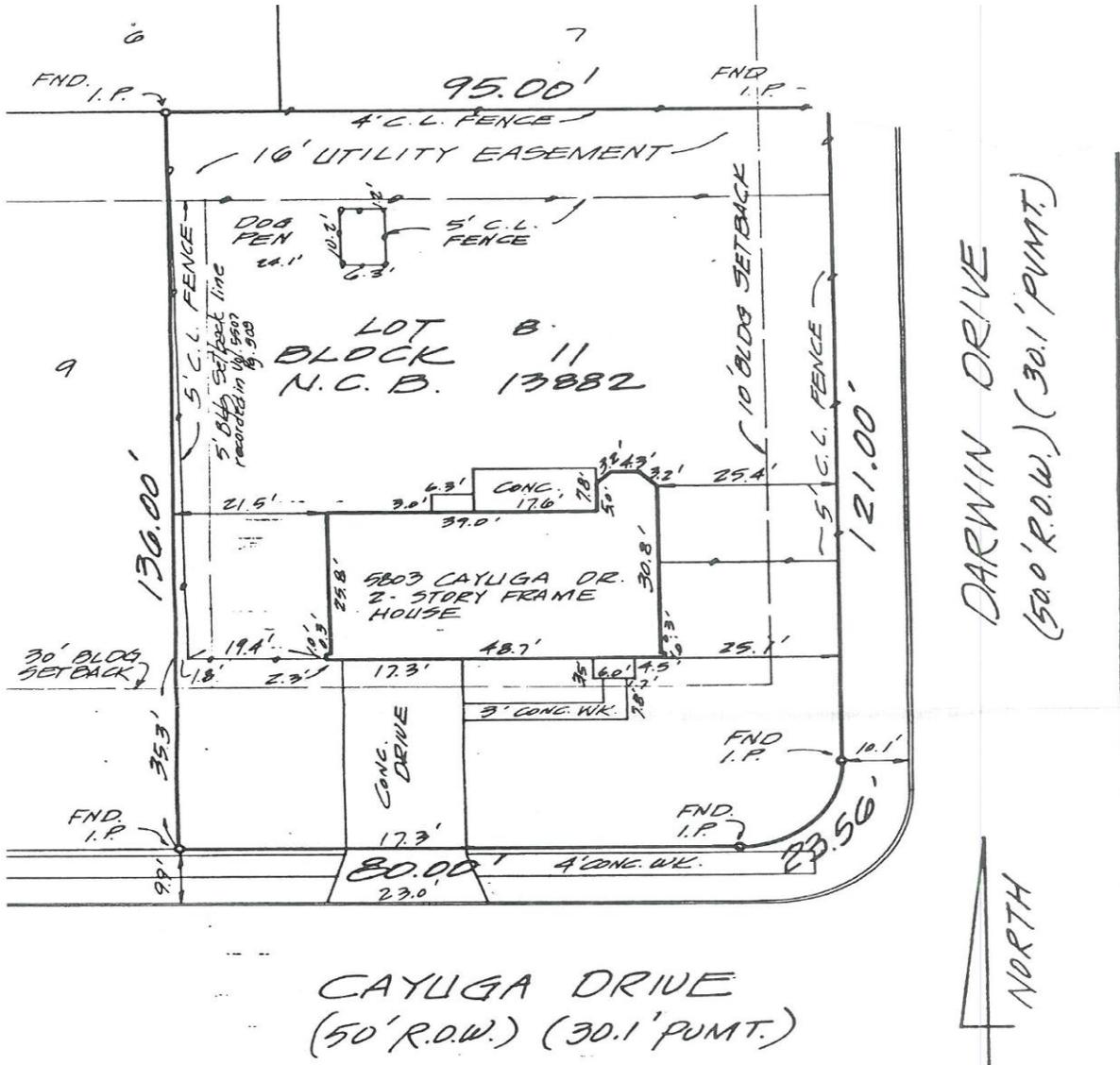


"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District: 7

5803 Cayuga Dr

Deane Kpeme at Services Department  
City of San Antonio

**Attachment 3  
Applicant's Site Plan**



SCALE: 1" = 20'

**PLAT OF SURVEY**

LOT 8 BLK 11 N.C.B. 13882 SUB'D. BREEZEWOOD LT.-1 VOL. 5502 or 87	STATE OF TEXAS <b>VICTOR SEGUIN</b> SURVEYING & MAPPING CO. P.O. BOX 17241 (826-3871) SAN ANTONIO, TEXAS 78217
	I HEREBY CERTIFY THAT THE ABOVE 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
This 29th day of MAY 1978 A.D. Victor Seguin Field Book _____ Page _____ Job No # 5500	

**Attachment 4 - Photos**

**5803 Cayuga Drive (Subject Property)**



**Back of fence (Street view)**



**Double-door gate for utility access**



**Applicants fence (Street view)**





## **City of San Antonio Development Services Department Staff Report**

To: Board of Adjustment  
Case No.: A-14-114  
Date: November 3, 2014  
Applicant: Darrell Centeno  
Owner: Darrell Centeno  
Council District: 5  
Location: 3684 Culebra Road  
Legal Description: Lot 21, Block 26, NCB 10553  
Zoning: "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales  
Prepared By: Logan Sparrow, Planner

---

### **Request**

A request for a two foot variance from the four foot maximum as described in 35-514(d) to allow a predominately open fence that is six feet in height in the front yard.

### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners within two hundred (200) feet of the subject property on October 21, 2014. The application details were published in The Daily Commercial Recorder, an official newspaper of general circulation, on October 17, 2014. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The subject property is located at 3684 Culebra Road and is approximately 221 feet east of Yolanda Drive. The applicant is seeking a variance to allow a six foot tall wrought iron fence, and a six foot tall wrought iron electric gate, which will remain open during business hours, to be constructed at the front of the property. The rest of the property will be surrounded by a six foot tall chain link fence. Behind the façade of the building the proposed fence meets the requirements established by the Unified Development Code.

The applicant has stated that he will be using the lot, which was previously used for a car wash, for a car dealership. The property was rezoned by Ordinance 2013-11-07-0772, dated November 7, 2013 and granted a conditional use authorization for motor vehicle sales. The applicant states that he will have \$200,000 to \$300,000 worth of vehicles on site and that he, and the lender, would both prefer that the site be secured with fencing. The proposed wrought iron and chain link fencing will also help to reduce incidents of graffiti or “tagging”.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
“C-2 NA CD AHOD” Commercial Non-Alcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales	Proposed Motor Vehicle Sales Lot

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	“C-3 AHOD” General Commercial Airport Hazard Overlay District	Barber Shop
South	“R-6 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
East	“C-2 AHOD” Commercial Airport Hazard Overlay District	Gas Station and Convenience Store
West	“C-2 AHOD” Commercial Airport Hazard Overlay District	Automotive Parts Retail

**Comprehensive Plan Consistency/Neighborhood Association**

The property is not within the boundaries of any neighborhood plan. The subject property is located within the boundaries of the Loma Park registered neighborhood association. The neighborhood association was notified and asked to comment.

**Criteria for Review**

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. *The variance is not contrary to the public interest.*

**The public interest is defined as the general health, safety, and welfare of the public. In this case, these criteria are related to the applicant’s need to secure his business after hours. The applicant has stated that there is some criminal activity in the community and that he, and his lender, both would prefer that the inventory be protected by the proposed six foot tall fencing. Also, the proposed wrought iron and chain link fencing will help to reduce incidents of graffiti and “tagging”.**

2. *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*

**The special conditions present in this case are the occurrences of crime in the community. Denying the request of the applicants to build their proposed fence would result in an unnecessary hardship as the applicants business, as well as the inventory, would be subject to vandalism and theft.**

3. *By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.*

**The requested variances may be considered consistent with the spirit of the ordinance because the fence will protect the applicant's business and property. The applicant has proposed a wrought iron fence along the Culebra Road frontage so that the business is visible and so that the fence is more visually appealing to the community.**

4. *Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.*

**The requested variances will not authorize the operation of a use on the subject property other than those specifically permitted in the "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales.**

5. *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*

**The requested variance is unlikely to adversely affect the community as the fence will be made of materials that are visually appealing. Allowing the applicant to secure his business after operating hours will not adversely affect neighboring property owners.**

6. *The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

**The unique circumstances existing on the property are the high property crime rates in the community. These unique circumstances are not created by the owner and are not merely financial in nature.**

### **Alternative to Applicant's Request**

The applicant would need to comply with the standards established by the Unified Development Code and construct a fence four feet in height in front of the building.

## **Staff Recommendation**

Staff recommends **approval of A-14-114** based on the following findings of fact:

1. The proposed six foot tall fence will help to secure the business and the inventory after hours.
2. The proposed fence is unlikely to adversely affect neighboring property owners.

## **Attachments**

Attachment 1 – Notification Plan (Aerial Map)

Attachment 2 – Plot Plan (Aerial Map)

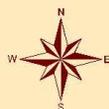
Attachment 3 – Elevation of Sign

Attachment 4 – Site Photos

# Attachment 1 Notification Plan



**Board of Adjustment  
Notification Plan for  
Case No A-14-114**

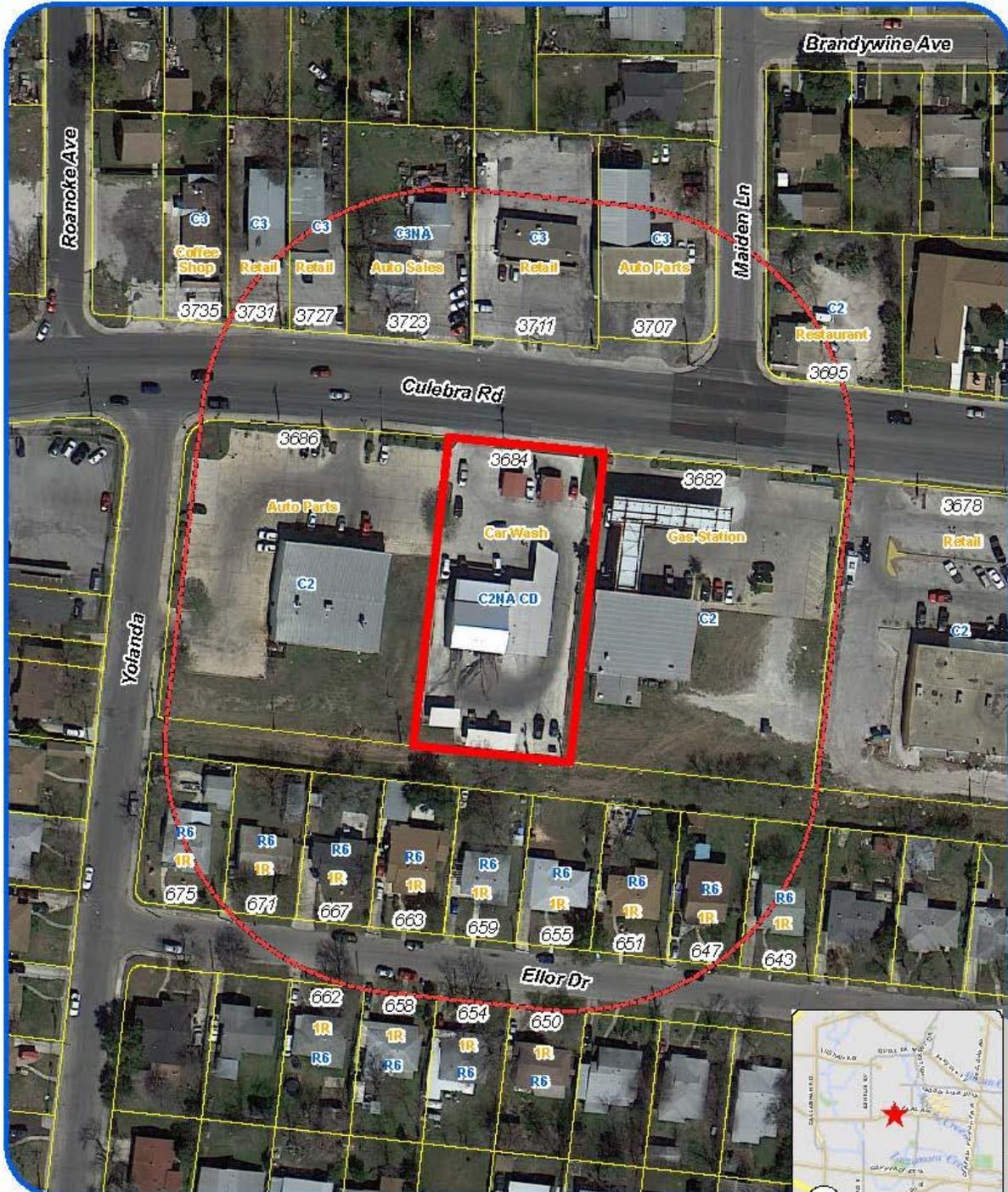


- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 5

"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department  
City of San Antonio

**Attachment 1  
Notification Plan (continued)**



<p><b>Board of Adjustment Notification Plan for Case No A-14-114</b></p>		<p>San Antonio City Limits </p>	<p align="right"> <small>"NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY"</small>   <small>Department Services Department City of San Antonio</small> </p>
	<p>Subject Property </p>	<p>200' Notification Boundary </p>	
	<p>City of District 5 </p>		

**Attachment 2  
Plot Plan**



**Board of Adjustment**  
Plot Plan for  
**Case No A-14-114**

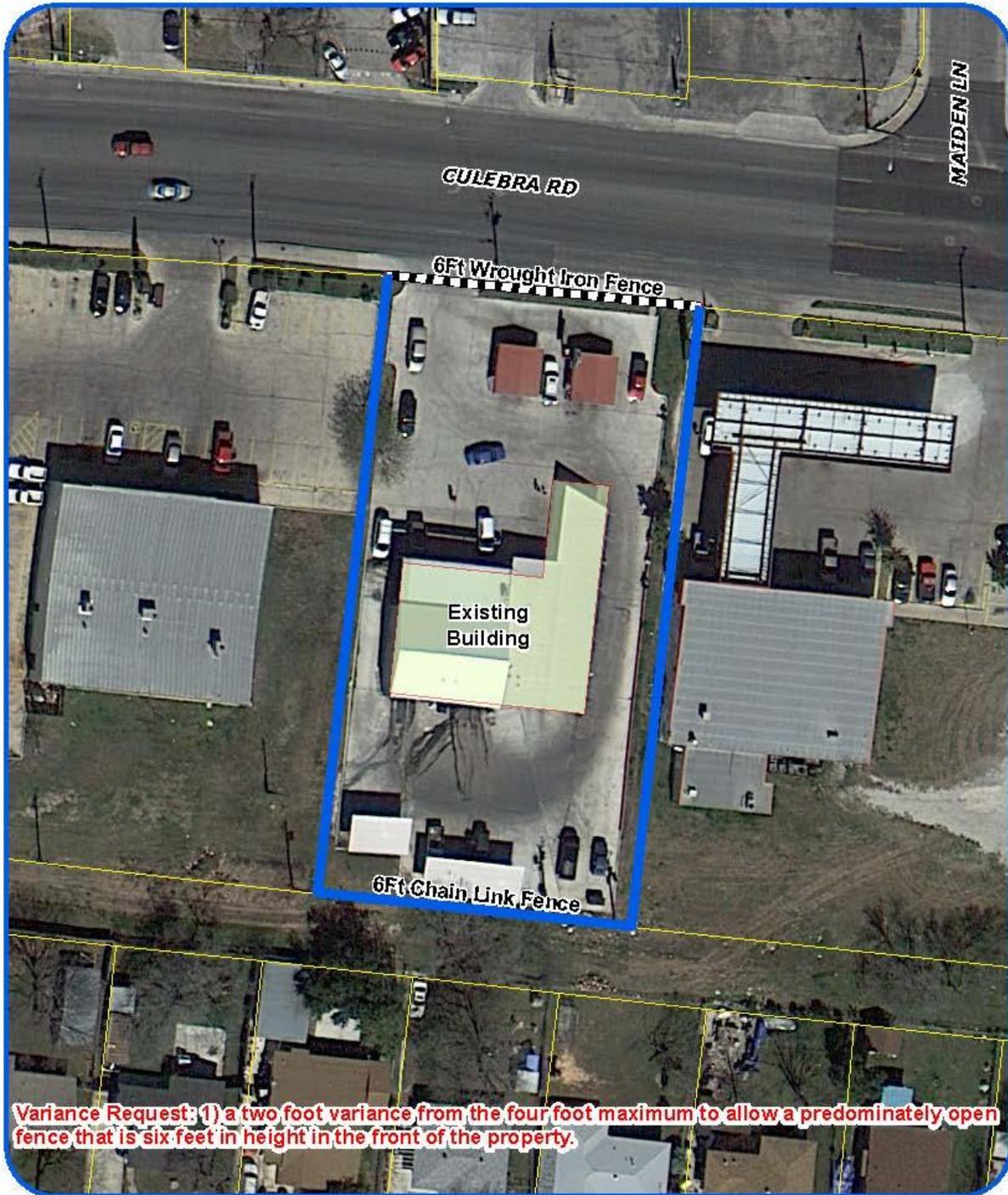


"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District: 5

**3684 Culebra** <sup>1/800</sup>

Development Services Department  
City of San Antonio

Attachment 2  
Plot Plan (continued)



Variance Request: 1) a two foot variance from the four foot maximum to allow a predominately open fence that is six feet in height in the front of the property.

**Board of Adjustment**  
Plot Plan for  
Case No A-14-114

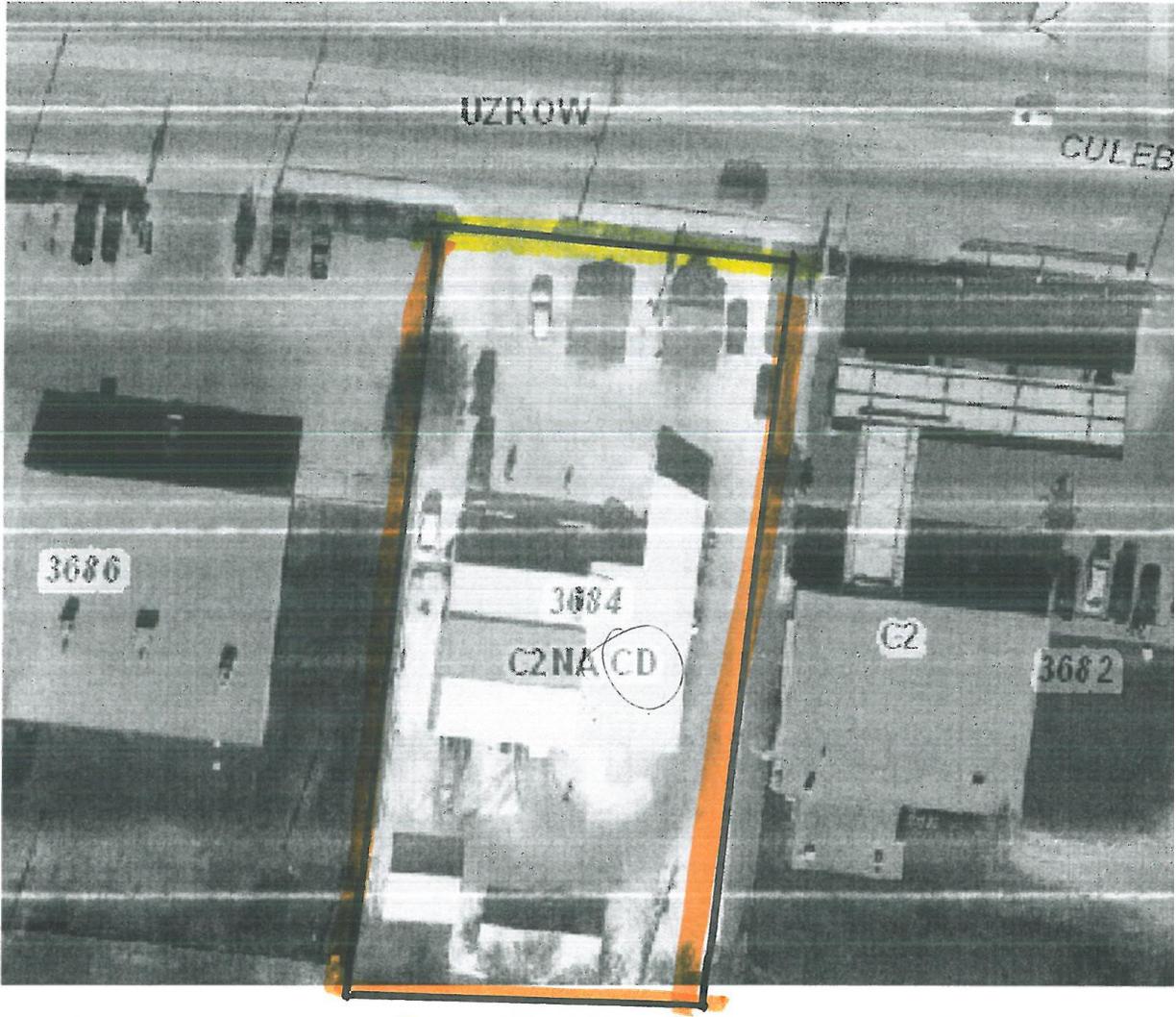


"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District: 5

3684 Culebra

Deane Kpeme et Sequoias Department  
City of San Antonio

**Attachment 3  
Applicant's Site**



Front - wrought iron  
Rest - chain link

**Flex Viewer**  
Powered by ArcGIS Server

**Attachment 4 - Photos**

**3684 Culebra Road (Subject Property – Existing Building)**



**3684 Culebra Road (Street Frontage)**



**Side of Subject Property (Gas Station to the east)**



**Rear of Subject Property (Single-Family homes)**





## **City of San Antonio Development Services Department Staff Report**

To: Board of Adjustment  
Case No.: A-14-115  
Date: November 3, 2014  
Applicant: Orlando Rangel  
Owner: Orlando and Margaret Rangel  
Council District: 1  
Location: 127 Camp Street  
Legal Description: Lot 9, Block 5, NCB 2554  
Zoning: "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport  
Hazard Overlay District  
Prepared By: Logan Sparrow, Planner

---

### **Request**

A request for 1) a two foot variance from the six foot maximum as described in Section 35-514(d) to allow a wood privacy fence eight feet tall in the rear of the property and 2) a two foot variance from the four foot maximum as described in Section 35-514(d) to allow a predominately open six foot tall fence in the front yard.

### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners within two hundred (200) feet of the subject property on October 21, 2014. The application details were published in The Daily Commercial Recorder, an official newspaper of general circulation, on October 17, 2014. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The subject property is located at 127 Camp Street approximately 360 feet northwest of South Flores Street. The applicant is seeking two variances. The first is to allow an eight foot tall wood privacy fence in the rear of the property and the second is for a six foot tall wrought iron fence, with a six foot tall wrought iron electric gate, in the front of the home.

The applicant has stated that the single-family home, the only one occupied on Camp Street, has been broken into twice already this year. The applicant is in the process of renovating the property to move into and would enjoy the added privacy and security that the taller fences would provide. Additionally, the applicant has spoken with the commercial properties around them and gained the support of the neighbors for the requested variances, per the applicant.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
“C-3 NA AHOD” General Commercial Non-Alcoholic Sales Airport Hazard Overlay District	Single-Family Dwelling

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	“C-3 NA AHOD” General Commercial Non-Alcoholic Sales Airport Hazard Overlay District	Vacant
South	“IDZ HS AHOD” Historic Significant Infill Development Zone Airport Hazard Overlay District	Condominiums
East	“C-3 NA AHOD” General Commercial Non-Alcoholic Sales Airport Hazard Overlay District	Vacant
West	“I-1 AHOD” General Industrial Airport Hazard Overlay District	Vacant

**Comprehensive Plan Consistency/Neighborhood Association**

The property is within the boundaries of the Lone Star neighborhood plan. The subject property is not located within the boundaries of any registered neighborhood association.

**Criteria for Review**

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. *The variance is not contrary to the public interest.*

**The public interest is defined as the general health, safety, and welfare of the public. In this case, these criteria are related to the applicants wish to enjoy the safety and privacy of their home. The applicants are requesting these variances so that they have a greater peace of mind while living in this downtown community. Additionally, the home is surrounded by commercial uses and the requested variances will help to separate the applicant’s single-family home from these commercial properties.**

2. *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*

**The special conditions present in this case are the occurrences of theft in the community. The applicant has stated that the home has been burglarized twice this year. The applicant is requesting the variance to provide greater protection for himself and his wife. Additionally, the single-family home, which was built in 1928 per Bexar County tax records, is situated on a property zoned for commercial uses. The applicant has already applied for, and been granted, non-conforming use rights for a single-family dwelling, which was granted on September 26, 2014. The home is adjacent to several commercial properties and the fences will provide added separation between residential and commercial uses.**

3. *By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.*

**The variances requested may be considered consistent with the spirit of the ordinance because the fence will serve to protect the applicant's home. The applicant has further stated that the adjacent commercial properties are in favor of the requested fence variances.**

4. *Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.*

**The requested variances will not authorize the operation of a use on the subject property other than those specifically permitted in the "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District.**

5. *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*

**The requested variances are unlikely to adversely affect the community as the neighboring commercial properties have stated, per the applicant, that they are in favor of the requested variances. As such, those most affected by the proposed variances are in support of them.**

6. *The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

**The unique circumstances existing on the property are the high property crime rates in the community. Also, the single-family home is adjacent to several commercial properties in this downtown community. These unique circumstances are not created by the owner and are not merely financial in nature.**

### **Alternative to Applicant's Request**

The applicant would need to comply with the standards established by the Unified Development Code and construct a fence six feet in height. It is very likely that this alternative would lead to a compromised enjoyment of the applicant's home.

## **Staff Recommendation**

Staff recommends **approval of A-14-115** based on the following findings of fact:

1. The eight foot tall fence will help to provide added security and privacy for the applicant's home.
2. The added fence height will serve to provide more separation between the applicant's single-family home and the adjacent commercial uses.
3. The neighboring commercial properties are in favor of the requested variances, per the applicant.

## **Attachments**

Attachment 1 – Notification Plan (Aerial Map)

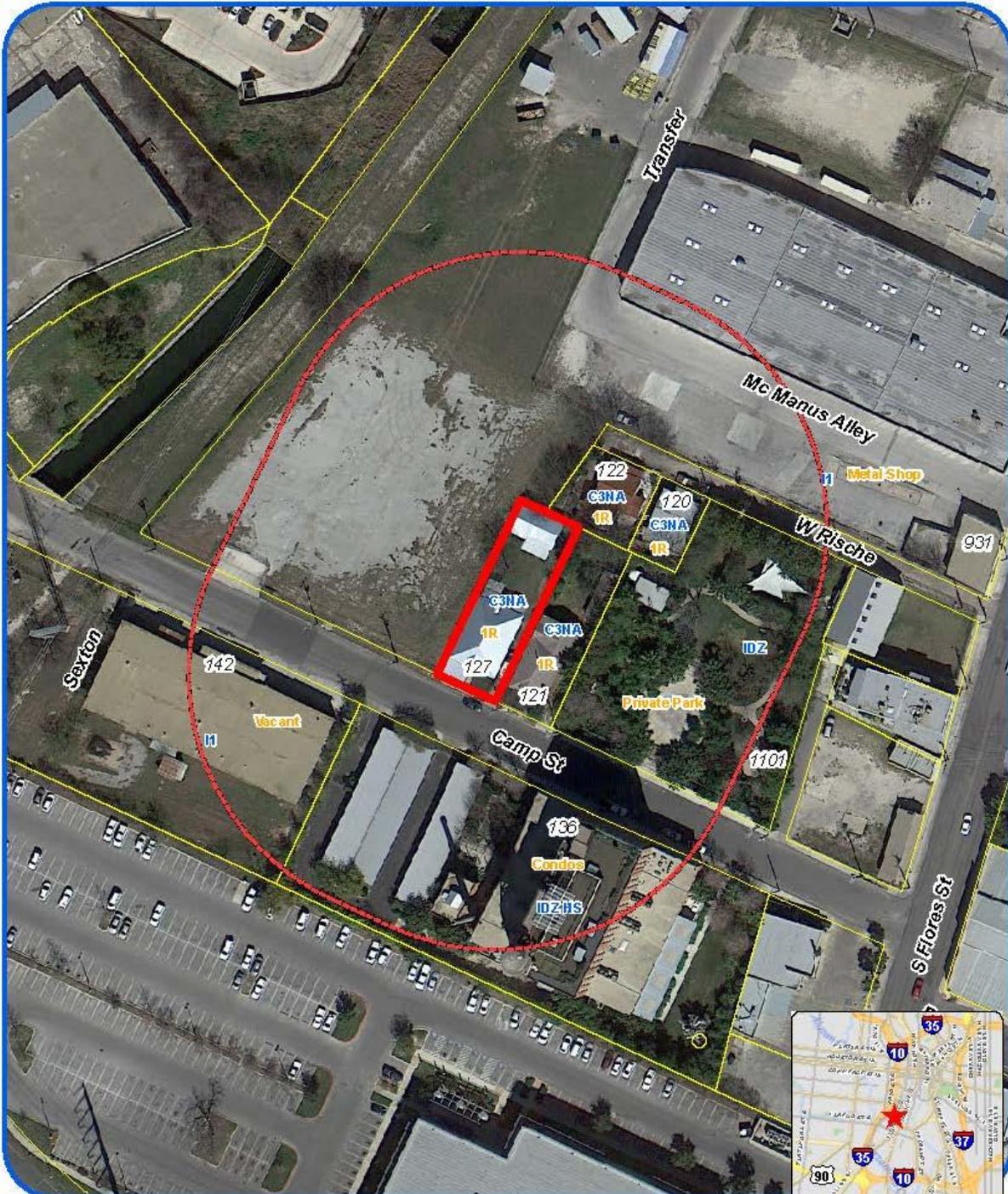
Attachment 2 – Plot Plan (Aerial Map)

Attachment 3 – Elevation of Sign

Attachment 4 – Site Photos



**Attachment 1  
Notification Plan (continued)**



<p><b>Board of Adjustment Notification Plan for Case No A-14-115</b></p>		<p>San Antonio City Limits </p> <p>Subject Property </p> <p>200' Notification Boundary </p> <p>Council District 1 </p>	<p><b>NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY</b></p> <p>Department Services Department City of San Antonio</p>
--	--	--	--

**Attachment 2  
Plot Plan**



**Board of Adjustment**  
Plot Plan for  
**Case No A-14-115**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District: 1

Development Services Department  
City of San Antonio

**127 Camp St**

Attachment 2  
Plot Plan (continued)



Variance Request: 1) a two foot variance from the six foot maximum to allow a wood fence eight feet tall in the rear of the property, and 2) a two foot variance from the four foot maximum to allow a predominately open fence in the front of the property.

**Board of Adjustment**  
Plot Plan for  
Case No A-14-115



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District: 1

127 Camp St

Deane Kpeme at Services Department  
City of San Antonio



**Attachment 4 - Photos**

**127 Camp Street (Subject Property)**



**127 Camp Street (Subject Property)**



**Side view of 127 Camp Street (Subject Property)**



**Streetscape (Camp Street)**





## **City of San Antonio Development Services Department Staff Report**

To: Board of Adjustment  
Case No.: A-15-001  
Date: November 3, 2014  
Applicant: Brian Rosenau  
Owner: Brian & Tina Rosenau  
Council District: 6  
Location: 4503 Tranquil Creek  
Legal Description: Lot 21, Block 3, NCB 18086  
Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District  
Prepared By: Margaret Pahl, AICP Senior Planner

---

### **Request**

A request for a 12 foot variance from the minimum 20 foot rear yard setback to allow an attached patio cover and a storage shed 8 feet from the rear property line.

### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners within two hundred (200) feet of the subject property on October 22, 2014. The application details were published in The Daily Commercial Recorder, an official newspaper of general circulation, on October 17, 2014. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The subject property is located at the corner of Tranquil Creek and Oakstone Place in the Lindsay Place Subdivision, Unit #2. The plat was recorded in 2000 and the owners were the original buyers of the new home. The lot includes 6,276 square feet and the home contains 2,771 square feet of living space. The owner built a 300 square foot covered patio and a 120 square foot shed in his rear yard without building permits. He avoided encroaching into the utility easements but was unaware of the building setbacks and the patio roof is constructed as close as 8 feet on one corner. The storage shed is over 12 feet from the property line, but still encroaching into the 20 foot rear setback. The applicant is seeking a variance in order to keep the improvements as constructed.

The applicant states in the submittal that he served on his owner’s association architectural control committee, reviewing plans for additions and the members still never knew of the zoning setback. He is taking steps to amend their review documents to ensure this does not happen again.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
“R-6 AHOD” Residential Single-Family Airport Hazard Overlay District	Residential Dwelling

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	“R-6 AHOD” Residential Single-Family Airport Hazard Overlay District	Residential Dwelling
South	“R-6 AHOD” Residential Single-Family Airport Hazard Overlay District	Residential Dwelling
East	“R-6 AHOD” Residential Single-Family Airport Hazard Overlay District	Residential Dwelling
West	“R-6 AHOD” Residential Single-Family Airport Hazard Overlay District	Residential Dwelling

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the boundaries of the Lindsay Place Neighborhood Association, a registered neighborhood association. As such, they were notified and asked to comment.

**Criteria for Review**

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. *The variance is not contrary to the public interest.*

The public interest is defined as the general health, safety, and welfare of the public. **According to the applicant, the project supports inadequacies of the original design, the lack of storage. In addition, the details of the patio roof were designed to compliment the architecture of the home, making the requested variance not contrary to the public interest.**

2. *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*

**According to the applicant, the floor plan of the house includes a kitchen that forms a pointed corner that reaches the 20 foot rear setback. A literal enforcement of the code would result in an unnecessary hardship as the owners would be required to dismantle the patio cover and the storage shed.**

3. *By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.*

**The variances requested may be considered consistent with the spirit of the ordinance because the irregular floor plan and orientation of the kitchen reduced compliant patio options.**

4. *Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.*

**The requested variances will not authorize the operation of a use on the subject property other than those specifically permitted in the “R-6 AHOD” Residential Single-Family Airport Hazard Overlay zoning district.**

5. *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*

**The requested variance is not likely to adversely affect adjacent property owners. The storage shed will be enhanced with french doors and windows, camouflaging its use. According to the applicant, the patio roof contributes to the individualism of the home, rather than the original “cookie-cutter” version.**

6. *The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

**The special condition present in this case is the kitchen design and shape built right up to the setback line. Because of this unique shape, the covered patio had to also be custom designed to relate to the rear wall of the home. This situation is not merely financial, nor typical of other homes in the district.**

### **Alternative to Applicant’s Request**

The applicant would need to comply with the standards established by the Unified Development Code and dismantle the patio cover and the shed.

### **Staff Recommendation**

Staff recommends **approval of A-15-001** based on the following findings of fact:

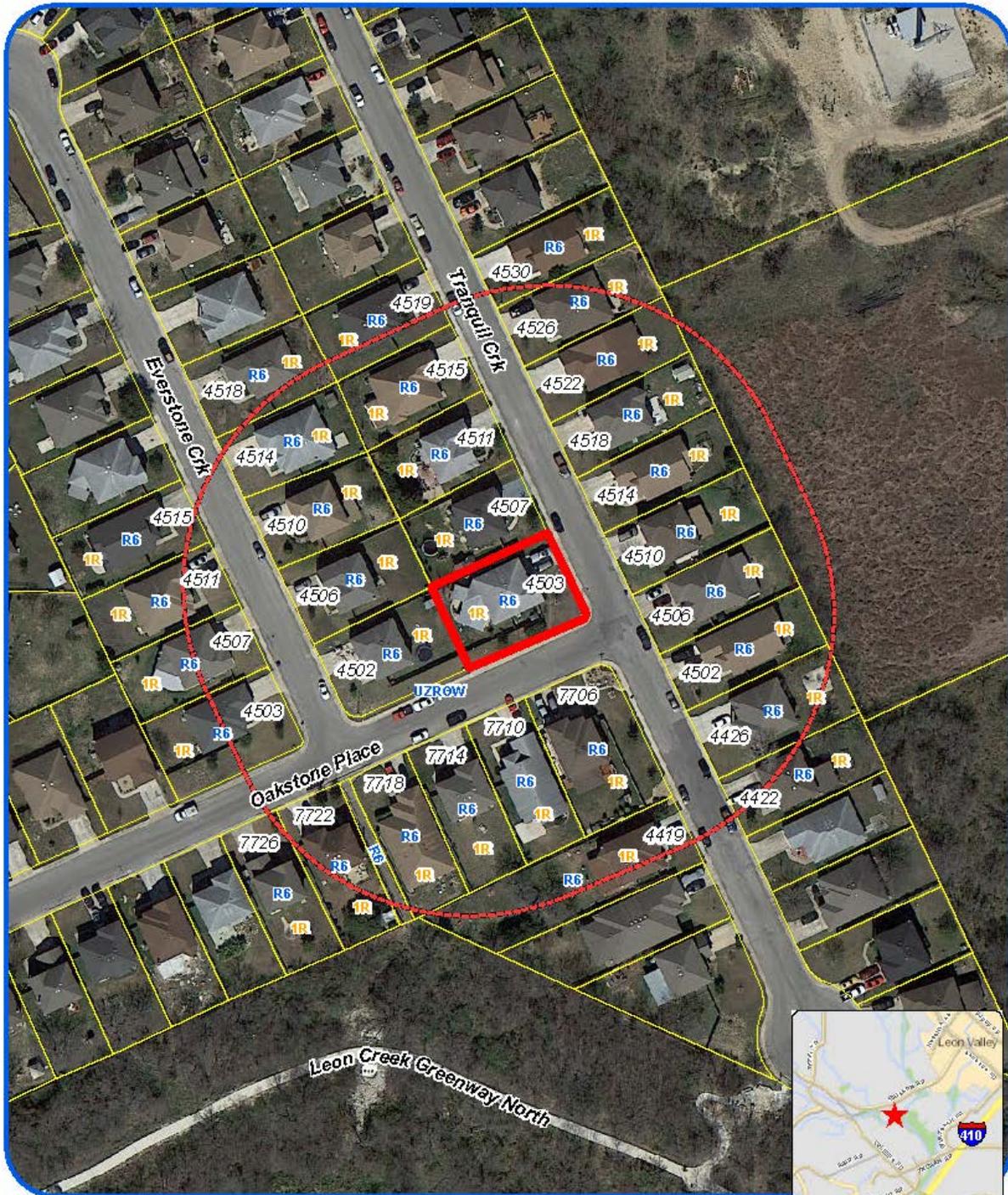
1. The unique shape of the kitchen required a custom covered patio which encroaches into the rear setback.

### **Attachments**

- Attachment 1 – Notification Plan (Aerial Map)
- Attachment 2 – Plot Plan (Aerial Map)
- Attachment 3 – Elevation of Sign
- Attachment 4 – Site Photos



**Attachment 1  
Notification Plan (continued)**



<p><b>Board of Adjustment</b> Notification Plan for Case No A-15-001</p>		<p>San Antonio City Limits </p>	<p align="right">*NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY*</p> <p align="right">Deane Kpeme at Services Department City of San Antonio</p>
		<p>Subject Property </p>	
		<p>200' Notification Boundary </p>	
		<p>Council District 6 </p>	

**Attachment 2  
Plot Plan**



**Board of Adjustment**  
Plot Plan for  
**Case No A-15-001**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District: 6

**4503 Tranquil Creek**

Development Services Department  
City of San Antonio

Attachment 2  
Plot Plan (continued)



**Board of Adjustment**  
Plot Plan for  
Case No A-15-001

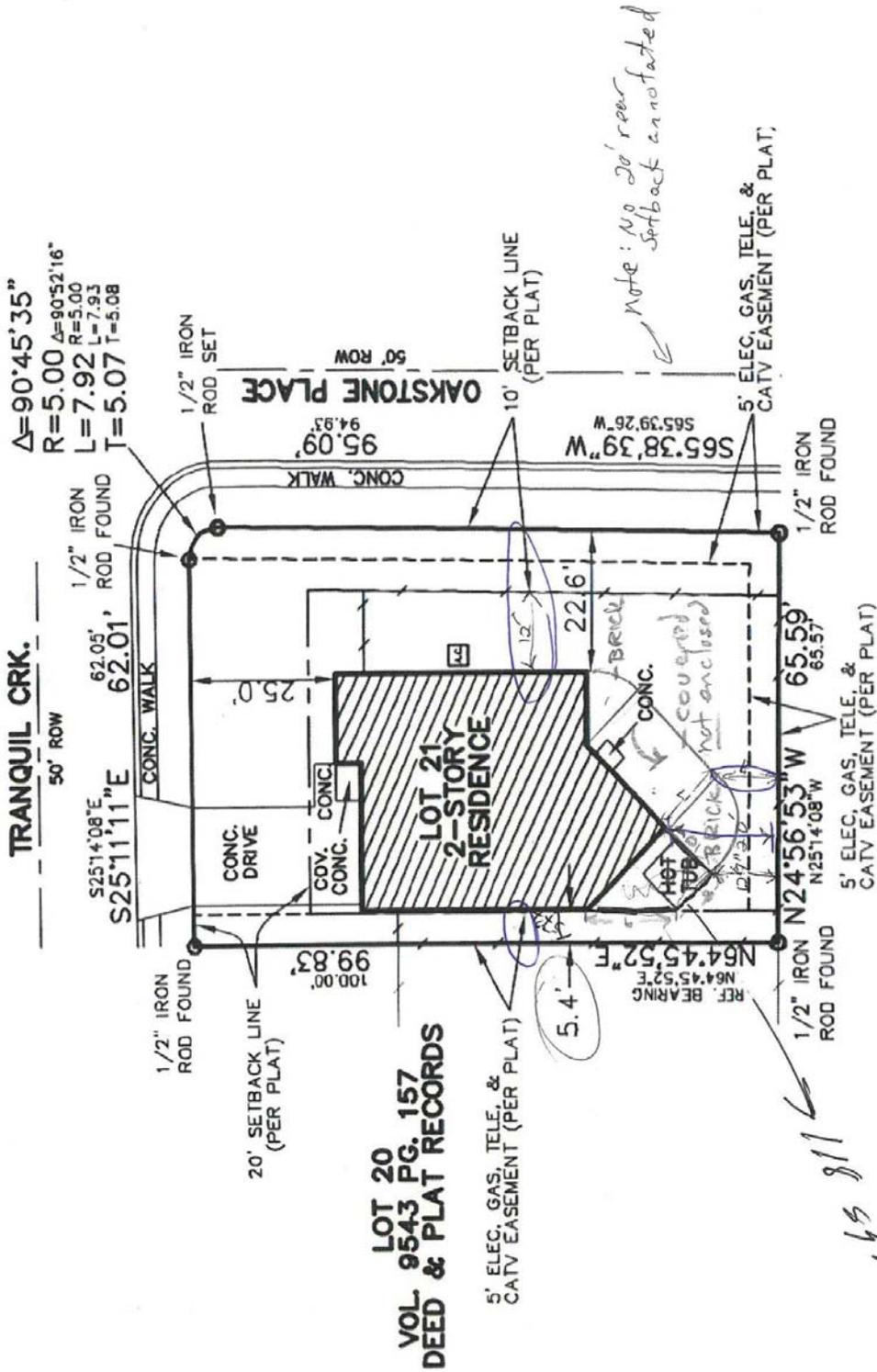


"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District: 6

4503 Tranquil Creek

Development Services Department  
City of San Antonio

Attachment 3  
Applicant's Site



**Attachment 4 - Photos**

**4503 Tranquil Creek (Subject Property)**



**4503 Tranquil Creek (Subject Property)**



### 4503 Tranquil Creek (Subject Property)



### 4503 Tranquil Creek Storage Shed

Photo 2 is the basic framework structure that will include French doors and the windows in the background.





## City of San Antonio Development Services Department Staff Report

To: Board of Adjustment  
Case No: A-14-070  
Date: November 3, 2014  
Applicant: Map Industries, LLC  
Owner: Map Industries, LLC  
Location: 4805 Roosevelt Avenue  
Legal Description: Lot 5A, Block 4, NCB 11160  
Zoning District: "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor  
Airport Hazard Overlay District  
Prepared By: Margaret Pahl, AICP Senior Planner

---

### **Request**

An appeal of the following Director's decisions:

- 1.) Denial of certification of legal non-conforming use rights at the above-referenced location to operate of a "Used Automotive Parts Recycling"; and
- 2.) Denial of certification of legal non-conforming use rights at the above-referenced location to operate a "Metal and Non-Ferrous Material Recycling Facility with or without Outside Storage and/or Processing."

### **Procedural Requirements**

Pursuant to *Section 35-481* of the *Unified Development Code (UDC)*, the *Board of Adjustment* is empowered to hear and consider appeals of decisions made by an administrative official. The *Board* must consider the appeal as a quasi-judicial public hearing pursuant to *Section 35-404*. The *Board* has the authority to affirm, modify or reverse the administrative official's order, requirement, decision or determination from which the appeal is taken and make the correct order, requirement, decision or determination, with a concurring vote of 75% of its members.

This appeal was publicly noticed in accordance with *Section 35-403* of the *UDC*. Notices were sent to property owners within two hundred (200) feet of the subject property on October 23, 2014, and the application details were published in *The Daily Commercial Recorder*, an official newspaper of general circulation, on October 17, 2014. Notice of this meeting was posted at City Hall and on the City of San Antonio internet website on or before October 31, 2014, in accordance with *Section 551.043(a)* of the *Texas Government Code*.

## **Background: Automotive Recycling Use**

The current owner, Map Industries, purchased the subject property and business in January of 2014. The owner applied for non-conforming use rights for the facility. The facility had been previously granted legal non-conforming use registration status for the Automotive Recycling use in 2000 and issued a Certificate of Occupancy in 2000. The application included documentation of continued use since 2000.

Several licenses and inspections concur that the facility has been primarily known for auto salvage and recycling. Invoices were submitted covering the period from 2000 until current to illustrate that the non-conforming use for the automotive recycling use has been in continuous operation since it was last certified. In addition, the new owner was hoping to be granted non-conforming use rights as a generic metal recycling facility. To provide documentation showing operation as a metal recycling facility, the applicant submitted some invoices for washers and dryers, a metal patio set, metal shelving and cans.

### **1) Automotive Recycling Use**

Since the adoption of the City's first zoning ordinance in 1938, used auto parts recycling has required industrial zoning. According to the 1938 Code, *automobile wrecking* was allowed only in the "L" zoning district. The "L" zoning district was described as the first manufacturing district. In the 1965 Zoning Code automotive recycling required a conditional use approval from the City Council and was only allowed in the "I-2" Industrial district.

The property was first annexed into the city limits in 1952 and given a temporary zoning designation of "A" Single Family Residential District. After a search of the City Clerk archives the zoning history of the property was determined to be as listed below:

**Temporary "A" Single Family Residential** Ordinance #18,115 adopted September 25, 1952.

**"B" Residence District** Ordinance #24277 adopted on January 24, 1957.

**"B-3" Business District** Ordinance #62153 adopted on January 9, 1986.

**"C-3" General Commercial District** (conversion) Ordinance #93881 adopted on May 3, 2001.

**"C-2" Commercial District** Ordinance #2009-10-01-0797 adopted on October 1, 2009

**"MC-1" Metropolitan Corridor-1 Overlay District** Ordinance #2009-10-01-0798 adopted on October 1, 2009

A legal non-conforming use is generally defined as a use which was operating lawfully in accordance with applicable development regulations and zoning provisions at the time of establishment but, because of code amendments or zoning map amendments, is now out of compliance. The previous registration of nonconforming rights for "Used Automotive Parts Recycler" was granted in error for the property at 4805 Roosevelt in 2000. Subsequently, the first certificate of occupancy for "Salvage Yard Used Parts" was issued based on the nonconforming use registration in 2000. A certificate of occupancy based on an error does not create a legal use. Aerial photographs in 2002, and later, show the property as being used for "Auto Salvage Yard and Used Auto Parts" at that time.

For this property to have legal nonconforming rights to operate as a "Used Automotive Parts Recycler" the use would have had to be legally in operation prior to annexation and operated

continuously, without an interruption of more than 12 months, since the annexation of the property. This property was annexed in 1952 and zoned Temporary “A” Single Family Residential and since that time has never been zoned industrial. There is no evidence of the automotive recycling use in operation at the time of annexation. An aerial photograph of the property taken in 1955 shows no evidence of the facility operating on the property. Based on this evidence, the Director of Development Services denied the certification of non-conforming use rights because the use as a “Used Automotive Parts Recycler” was never legally established.

**Staff Recommendation:**

Staff recommends denial of A-14-070 (1) because of the following reason:

- 1) The automotive recycling use was never a legally established use as the zoning history never permitted the use by right.

**Background: Metal and Non-Ferrous Material Recycling Use**

In 2008, Chapter 16 of the City Code, *Licenses and Business Regulation*, was amended to include metal recycling facilities, under the same section of code and subject to the same terms and regulations for the used auto parts. In February 2011, the State amended their regulations regarding metal recycling, creating a licensing and inspection program. To be consistent with the State’s regulations the City Council, in December of 2012, amended several sections of the City Code including listing “Used Automotive Recycler” and “Metal Recycling Entity” [with or without outside storage]” as separate uses in the zoning use matrix in Chapter 35, Table 311-2. Separate regulatory standards were adopted as well.

A “Metal Recycling Entity” is now authorized to be located only in “I-1” General Industrial District or “I-2” Heavy Industrial District with a Specific Use Authorization for a “Metal Recycling Entity.” The applicable industrial district is dependent on the outside storage needs. Effective January 2013, a business operating as a metal recycler is required to secure an annual license to operate from the City of San Antonio, as well as a license from the Texas Department of Public Safety (DPS).

Licensing and regulatory compliance could be considered support for establishing and documenting the requested uses. The previous operator had not complied with these recent licensing requirements for metal recycling from the Texas Department of Public Safety (DPS) or the City. The applicant applied for the license from Texas Department of Public Safety (DPS) in January and was granted approval earlier this year. The State license is a requirement for the City-issued license described above.

2) **Metal and Non-Ferrous Material Recycling Use**

The applicant submitted various regulatory licenses. These include:

1. 1999: Storm Water Pollution Prevention Plan: SAWS
2. 2000: Certificate of Occupancy: COSA
3. 2007: Hazardous Material Permit: COSA
4. 2008: Storm Water Discharge Elimination Permit: TxECQ
5. 2011: Inventory of Surrendered Certificates of Title: TxDOT
6. 2011: Salvage Yard, Auto Dismantler, & Recycling License: COSA Code
7. 2012: Storm Water Compliance Notice: SAWS
8. 2013: Storm Water Compliance Notice: SAWS
9. 2014: Storm Water Compliance Notice: SAWS
10. 2013: Texas Used Automotive Parts Recycler License: TX DOL&R
11. 2014: Texas Used Automotive Parts Recycler License: TX DOL&R
12. 2014: Texas Department of Public Safety Registration as Metal Recycling Entity

The applicant submitted receipts of metal objects as proof that the use was a legal, conforming use operating in accordance with applicable development regulations and zoning provisions at the time of establishment but, because of code amendments or zoning map amendments, is now out of compliance. However, as previously detailed in the zoning history, the property never had an industrial zoning that would have permitted the recycling facility to operate legally.

The appeal asserts that the staff should not rely on aerial photography to determine continuous use and states that the receipts which date back to May of 2003 of metal objects should suffice as proof of metal recycling, making the facility a recognized Metal Recycling Facility. However, a Metal Recycling license was required by the Texas Department of Public Safety (DPS) in 2011. DPS does not review municipality's zoning rules, instead deferring to the applicant to secure appropriate zoning or use designations as required by municipalities. The applicant did not secure a State license for metal recycling until 2014. The current zoning of "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District does not permit a Metal Recycling Facility by right, therefore, the metal recycling use cannot be registered as a Non-Conforming Use as the operation was not legally operating in accordance with applicable development regulations and zoning provisions when the use was purportedly established.

**Staff Recommendation:**

Staff recommends denial of A-14-070 (2) because of the following reason:

- 1) The Metal and Non-Ferrous Material Recycling use was never a legally established use. The current and past zoning districts for the property have never permitted the use by right.

## **Board of Adjustment**

The Board of Adjustment is asked to determine if either use can be recognized. Non-conforming rights have always depended on the lawful use of land.

In addition, in this case, the *Board of Adjustment* has the authority to review and consider the appeal before it, investigate facts, weigh evidence and draw conclusions. The *Board* may reverse or affirm, in whole or in part, the administrative decisions brought forward by the appellant and discussed in this report.

Therefore, the *Board* is charged with reviewing the Director's decisions described below pursuant to *Section 35-481* of the *UDC*:

1. The property at 4805 Roosevelt does not qualify to be certified as a legal non-conforming use for "*Used Automotive Parts Recycling*".
2. The property at 4805 Roosevelt does not qualify to be certified as a legal non-conforming use for "*Metal and Non-Ferrous Material Recycling Facility*".

## **Attachments**

Attachment 1 – Denial of Legal Non-Conforming Rights

Attachment 2 – Appeal Application and Licenses

Attachment 3 – Historic Photographs

Attachment 4 - Ordinances

Attachment 5 – Notification Plan & Photographs

Attachment #1  
Denial of Legal  
Non-Conforming Rights



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



---

## Non-Conforming Use Notification of Decision

June 4, 2014

U-Pull It  
4805 Roosevelt Ave.  
San Antonio, Texas 78230

---

RE: Nonconforming Use Rights for NCB 11160, Blk 4, Lot N IRRG 556 FT OF S 583 FT OF 5A  
Case NC-14-038

To whom it may concern:

On January 7, 2014 the City of San Antonio received an application requesting registration of legal nonconforming rights at the above referenced property for the use as a "Used Automotive Parts Recycling" and for the use as a "Metal and Non Ferrous Material Recycling Facility with or without Outside Storage and/or Processing."

After an extensive review of the information submitted and available the request is denied for legal nonconforming rights of both "Used Automotive Parts Recycler" and "Metal and Non Ferrous Material Recycling Facility with or without Outside Storage and/or Processing" at 4805 Roosevelt Avenue, San Antonio, Texas.

Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas (UDC) generally defines a "Nonconforming Use" as a use of an existing property or structure which was operated lawfully in accordance with applicable development regulations and zoning provisions at the time of establishment but, because of an amendment to the UDC or some other governmental action, is no longer a permitted use in the district in which the use is located.

Since the City of San Antonio's first zoning ordinance in 1938, industrial zoning has been required to operate legally as a "Used Automotive Parts Recycler" and as a "Metal and Non Ferrous Material Recycling Facility with or without Outside Storage and/or Processing." The zoning history for the property follows:

<b>Current Zoning District</b>	<b>Ordinance</b>	<b>Date</b>
C-2 (Commercial District)	#2009-10-01-0797	10-1-2009
MC-1 (Metropolitan Corridor – 1)	#2009-10-01-0798	10-1-2009
<b>Previous Zoning District</b>	<b>Ordinance</b>	<b>Date</b>
C-3 (General Commercial District)	#93881	5-3-2001
B-3 (Business District)	#62153	1-9-1986
B (Residence District)	#24277	1-24-1957
Temporary A Single Family Residential	Annexation	1952

Registration of nonconforming rights for “Used Automotive Parts Recycler” was granted in error for the property at 4805 Roosevelt in 2000. Subsequently, the first certificate of occupancy for “Salvage Yard Used Parts” was issued based on the nonconforming use registration in 2000. A certificate of occupancy based on an error does not create a legal use. Aerial photographs in 2002, and later, show the property as being used for “Auto Salvage Yard & Used Auto Parts” at that time.

For this property to have legal nonconforming rights to operate either as a “Used Automotive Parts Recycler” or a “Metal and Non Ferrous Material Recycling Facility with or without Outside Storage and/or Processing” the uses would have had to be legally in operation prior to annexation and operated continuously, without an interruption of more than 12 months, since the annexation of the property. This property was annexed in 1952 and zoned Temporary A Single Family Residential and since that time has never been zoned industrial. There is no evidence of either use in operation at the time of annexation. An aerial photograph of the property taken in 1955 shows no evidence of either a “Used Automotive Parts Recycler” or a “Metal and Non Ferrous Material Recycling Facility with or without Outside Storage and/or Processing” operating on the property.

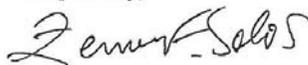
In consideration of the annexation history and the zoning history of the property and the City’s applicable zoning ordinances the request for nonconforming rights as a “Used Automotive Parts Recycler” and “Metal and Non Ferrous Material Recycling Facility with or without Outside Storage and/or Processing” is denied. Any use of the property for either of these uses is an illegal use.

Based on the denial of a legal nonconforming use for both requests the following options may be available:

- Cease operation as a “Used Automotive Parts Recycler” or a “Metal and Non Ferrous Material Recycling Facility with or without Outside Storage and/or Processing”
- Appeal the decision of denial to the Board of Adjustment
- Apply for a plan amendment to Heavy Industrial land use and apply for rezoning of the property to I-2 S Industrial with Specific Use Authorization  
(No property can obtain two (2) specific use authorizations for separate uses.

If I may be of any further assistance, please do not hesitate to contact me at (210) 207-7796.

Respectfully,



Zenon F. Solis  
Senior Planner

## Nonconforming Use Research Notes

NCU Case #: NC -14-038

Hansen Case #: 125585

Address: 4805 Roosevelt

Legal Description(s): NCB 11160, Blk 4, Lot N IRRG 556 FT of S 583 ft of 5A

Land Use(s) Trying to Register: "Used Automotive Parts Recycler" and "Metal and Non Ferrous Material Recycling Entity With Outside Storage and/or Processing"

Date Use Commenced: Mid 70's

Annexation Date: 9-25-1952

---

### Zoning History/Ordinances/Dates of Ordinances

Current:

C-2 (Commercial District) /Ordinance #2009-10-01-0797 /10-1-2009

MC-1 (Metropolitan Corridor – 1) /Ordinance #2009-10-01-0798 /10-1-2009

Previous:

C-3 (General Commercial District) /Ordinance #93881 /5-3-2001

B-3 (Business District) /Ordinance #62153 /1-9-1986

B (Residence District) /Ordinance #24277 /1-24-1957

Temporary A Single Family Residential

---

### Aerial Photos (enclosed)

1955 and 1966 – Appear to be residential or commercial structures. No vehicles.

2002, 2003, 2004, 2008, 2010, 2012, 2013 – all show vehicles supporting Used Auto Parts Recycling but none show any evidence of a recycling area or equipment

---

### Timeline of Events

1973 City of SA Code - "Junkyards or Salvage Yards" allowed only in I-2 CC (Heavy Industry District)

1974 Zoning Ordinance (44297) for neighboring property identified the subject property as "B" Residence District with the label "Junk Cars"

1979 Zoning Ordinance (50347) for abutting property identified the subject property as "B" Residence District with the label "Auto Storage Yard" and "G&P Auto Parts"

- 1986 Area Rezoning (Ordinance 62153) changed the zoning for the site from B to B-3 (Business District)
- 2000 Registered Nonconforming Use for "Auto Salvage Yard & Used Auto Parts" Certificate of Occupancy for DBA "U-Pull-It Auto Parts" for the use of "Salvage Yard Used Parts"
- 2001 Adoption of the Unified Development Code (Ordinance 93881). Only "Junkyard or Salvage Yard" in the Use Matrix and only permitted with an I-2 S (Specific Use Authorization). Separate definitions for "Junkyard or Salvage Yard" and "Recycling Business".
- 2004 Recycling Facility with or without outside storage and/or processing added to the Use Matrix. Without Outside Storage/Processing allowed in I-1 and I-2. With Outside Storage/Processing only allowed in I-2. (Ordinance #100126)
- 
- 2011 State of Texas (Department of Public Safety) required licensing for all Metal Recyclers. Reference Senate Bill 694. No Metal Recycling License for the subject property until 2014. Zoning not part of DPS review for License.
- 2012 Ordinance 2012-12-13-1006 amended sections of Code pertaining to Salvage Yards and Recyclers.
- "Junkyard or Salvage Yard" renamed "Used Automotive Parts Recycler" and only allowed in I-2 S. Definition added.
  - Added "Excluding Metal recycling entity" to previous Recycling Facility in the Use Matrix.
  - Added "Metal recycling entity With or Without Outside Storage and or Processing". Without Outside Storage/Processing allowed in I-1S or I-2S. With Outside Storage/Processing only allowed in I-2S. Definitions added.
  - Article VII pertaining to Nonconforming Use amended. Metal Recycling Facilities registered for Nonconforming Use is the only use allowed to expand on the entire lot (regardless of current business scale).

Final Determination:

Approval for Used Automotive Parts Recycler

&

Denial for Metal recycling entity With or Without Outside Storage and or Processing

Case Manager/Reviewer: Zenon "Zeke" Solis

Date of Review: May 30, 2014

Attachment #2  
Appeal Documentation  
& Regulatory Licenses



CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT

CITY OF SAN ANTONIO  
STATE OF TEXAS

§  
§  
§

COUNTY OF BEXAR

TO THE HONORABLE BOARD OF ADJUSTMENT:

Property description (Attach field notes if necessary):

Lot no. 086

Block No. 4

NCB 11160 Property Address: 4805 Roosevelt Ave  
SA TX 78213

Per Section 35-481 of the Unified Development Code (UDC), the Zoning Board of Adjustment is empowered to consider appeals of a decision made by an administration official.

The Applicant, Christina Gomez of Bexar County, alleges that

the following administrative official Zenon Solis, in his/her capacity as

Senior Planner, made an incorrect decision, or interpretation regarding Section 35-16

of the UDC. The correct decision or interpretation should be as follows:

Provisions of Ch 16 of City Code of S.A, TX  
City Code are contradicting to pass useage  
of property regarding recycling centers & salvage  
yards.

\*Note: Local Government Code § 211.010 (b) and San Antonio City Code § 35-481 (b)(1) require that the applicant give notice of the specific grounds for the appeal. Failure to state the reasons for the alleged error and applicable code sections will result in the return of your application. Please attach additional pages if necessary.

We have decided the we are going to have to appeal the decision of denial for nonconforming rights to 4805 Roosevelt, provision of chapter 16 and 35 of the city of san antonio are inconsistent regarding salvage yards and recycling centers. This location has been denied the right to continue to do business in the manner it has conducted business in past years. U-Pull it has been an established business for over a decade, consistently, With non-conforming rights as a salvage yard. 4805 Roosevelt has been in compliance with the city of San Antonio by filing their application every year since 1999, all permits read as one united entity "Salvage Yard, Auto Dismantler, Recycling license". 4805 Roosevelt is classified on its Certificate Of Occupancy dated 5-04-2000 as having non-conforming Salvage Yard I-1 Use. During this time Salvage Yards Definition fell under chapter 16-186 refers to any facility or premises used for the storage or collection of regulated metal or salvage as defined in section 16-199 Secondary metal recycler means any person who, directly or through an agent, manager, or employee, purchases or receives scrap metal which is thereafter subjected to two or more of the follow. The definition elaborates into more detail if the metal physical form is ever changed or process it fall under Metal recycling facilities. Metal Recycling plants are defined as processing metal, meaning the physical property of the metal is change. In San Antonio there are only two Actual Metal Recycling plants that actually process metal by changing the physical form. Under the city of san antonio all other label metal recycling facilities would really be labeled as "Secondhand metal dealer or Secondary metal recyclers.

The definition of a salvage yard and metal recycling having been very contradicting and inconsistent since 1999 till 2012. The department has called this the "Grey area"

U-Pull-It has been licensed with the city of San Antonio as Salvage Yard,Auto dismantler,Recycling License, as permits has been listed since 1999 till 2011 from our records. With this permit they have always been in compliance with the city.

This location has bought non-ferrous item and metal item to recycle at the rate they were able to keep up with. This metal was bought and sold within 72 hours to be beneficial to the owner and compliance with the city. Zenon Solis has debated that inspectors have not seen scrap metal on ground and that he was not able to get a visual on google earth. I am also not able to find vehicles in the lot that are seen from google earth because those were recycled years ago but somehow they are still there under google earth. Meaning google earth is not a reliable source.

4805 has non-conforming right "I-1" meaning the location is able to have indoor storage.

We want to be in compliance with the city and state this is why we are appealing Mr. Solis decision, we are going by facts of the consistent use of the lots and want to continue the uses of business with the city's approval.



San Antonio Water System

December 28, 1999

**CERTIFIED MAIL # Z 436 407 171  
RETURN RECEIPT REQUESTED**

U-Pull It Auto Parts  
Mr. Henry Valle  
4805 Roosevelt  
San Antonio, Texas 7821214

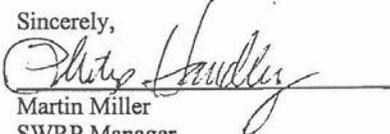
**R.e.: Approval of 2000 Storm Water Pollution Prevention Plan (SWP3)**

Dear Mr. Valle:

The San Antonio Water System (SAWS), Surface Water Resource Protection, conducts investigations and inspections of automobile salvage operations. The purpose of these inspections is to confirm compliance with the Environmental Protection Agency's (EPA), National Pollutant Discharge Elimination System (NPDES), Storm Water Regulations. On December 23, 1999 an inspection was conducted at U-Pull It Auto Parts by SAWS Representative, Robert Sanchez. The results of the inspection indicate that the facility is complying with the EPA'S (National Storm Water Program), by applying for a NPDES Permit to discharge storm water and the development and implementation of a Storm Water Pollution Prevention Plan (SWP3). Both of these documents are critical for you to maintain and keep current for the coming year.

A SAWS Representative will continue to perform on site inspections of your facility and to review the implementation and documentation of the Storm Water Pollution Prevention Plan (SWP3), including all quarterly and yearly reports. If you have any comments or questions, please contact Robert Sanchez, Storm Water Quality Specialist at 704-7448.

Sincerely,

*for* A handwritten signature in cursive script, appearing to read "Martin Miller", is written over a horizontal line. To the left of the signature, the word "for" is written in a smaller, handwritten font.

Martin Miller  
SWRP Manager  
Source Water & Watershed Protection Department

1001 E. MARKET ST. P.O. BOX 2449 SAN ANTONIO, TEXAS 78298-2449 210-704-7297

A-14-070-15

NO. 409800

CITY OF SAN ANTONIO, TEXAS

DATE: 5/04/2000

DEVELOPMENT SERVICES DEPARTMENT

### CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the building located at:

Address of Location 4805 ROOSEVELT AV Bldg: Suite:

Lot: 5A Block: 0 NCB: 11160 Zone: C3

has been inspected and the following occupancy thereof is hereby authorized:

Occupancy Group: M Occupant Load: 8

Occupant: ENRIQUE J. VALLE

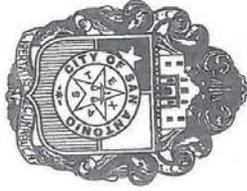
DBA: U-PULL-IT AUTO PARTS

Use of Premises:  
SALVAGE YARD USED PARTS  
NON CONFORMING II USE



\_\_\_\_\_  
Director of Development Services

The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.



**CITY OF SAN ANTONIO**  
**CODE ENFORCEMENT SERVICES DEPARTMENT**  
**Salvage Yard, Auto Dismantler and Recycling License**



2011

FROM JANUARY 1<sup>st</sup>, 2011 TO DECEMBER 31<sup>st</sup>, 2011

**LICENSE NO.** 5794  
**THIS IS TO CERTIFY THAT:** U-PULL-IT AUTO PARTS  
**OWNED BY:** CARLOS VALLE  
**BUSINESS ADDRESS:** 4805 ROOSEVELT AV  
**LEGAL DESCRIPTION:** NCB: 11160 BLK: 4 LOT: 086

HAS PAID TO THE CITY OF SAN ANTONIO, CODE ENFORCEMENT SERVICES THE REQUIRED ANNUAL CITY LICENSE FEE OF \$ 575.00 AND IS HEREBY LICENSED AS A SALVAGE YARD, AUTO DISMANTLER AND/OR A RECYCLING CENTER IN THE CITY OF SAN ANTONIO, TEXAS UNDER THE CONDITIONS IMPOSED BY LAW.

**INVOICE NO. 90443500**

Form #CESD24A Rev. 1/2011

*David D. Garza*  
 David D. Garza, Director  
 Code Enforcement Services Department



City of San Antonio  
Treasury Division  
P.O. Box 839975  
San Antonio, Tx 78283-3975

## HAZARDOUS MATERIAL PERMIT

2007

**Billed to:**

U-PULL-IT AUTO PARTS  
ATTN: CARLOS VALLE  
4805 ROOSEVELT AV  
SAN ANTONIO TX 78221  
USA

**Issued to:**

U-PULL-IT AUTO PARTS  
ATTN: CARLOS VALLE  
4805 ROOSEVELT AV  
SAN ANTONIO TX 78221  
USA

Contract	100003413	Date	10/31/2006
Document	90126235		
Account	5794		
Material	HAZ MAT STORAGE <5,000 LBS 4404130		
Payment	CK 642	Fee	125.00
Account	5794		
Effective	01/01/2007		
Expiration	12/31/2007		
Issued by	Hazmat Enforcement Office		
Telephone	(210) 207-7492 or (210) 207-7954		



**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**  
Texas Pollutant Discharge Elimination System  
Storm Water Multi-Sector General Permit

The Notice of Intent (NOI) for the facility listed below was received on August 20, 2011. The intent to discharge storm water associated with industrial activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) storm water multi-sector general permit TXR050000 is acknowledged. Your facility's TPDES multi-sector storm water general permit number is:

**TXR05W974**

Coverage Effective: January 13, 2008

TCEQ's storm water multi-sector general permit requires certain storm water pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a storm water pollution prevention plan (SWP3) that is tailored to your industrial site. As a facility authorized to discharge under the storm water multi-sector general permit, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:  
RNF03069332  
UPPULIT AUTO PARTS  
4805 ROOSEVELT AVE  
SAN ANTONIO, TX 78214  
BEXAR County

Operator:  
CN60317868  
VALLE ENRIQUE  
4805 ROOSEVELT AVE  
SAN ANTONIO, TX 78214

This permit expires on August 14, 2016, unless otherwise amended. For additional information, see the TCEQ web site at [www.tceq.state.tx.us](http://www.tceq.state.tx.us) or contact the Storm Water Processing Team by telephone at (512) 245-0130 or e-mail at [swpermit@tceq.state.tx.us](mailto:swpermit@tceq.state.tx.us). A copy of this document should be kept with your SWP3.

*M. Wiley*

FOR THE COMMISSION

ISSUED: August 20, 2011

*COPY*

INVENTORY RECEIPT FOR SURRENDERED CERTIFICATES OF TITLE  
 OR OTHER EVIDENCE OF OWNERSHIP

FOR PERIOD BEGINNING FROM: \_\_\_\_\_ DATE \_\_\_\_\_ to \_\_\_\_\_ DATE \_\_\_\_\_

SALVAGE VEHICLE DEALER  
 LICENSE NUMBER  
 LICENSE EXPIRES (MO/YR)

LICENSE PLATE NUMBER	STATE OF LICENSE	YEAR OF VEHICLE	MAKE OF VEHICLE	VEHICLE IDENTIFICATION NUMBER	TITLE DOCUMENT NUMBER	CITY, STATE, ZIP CODE	
						STATE OF TITLE	OTHER
1	TX	1991	FORD	1A19W9W6532458	0128 2100 0200	TX	
2	TX	1991	FORD	1A19W9W6532458	0128 2100 0200	TX	
3	TX	1998	FORD	1A19W9W6532458	0128 2100 0200	TX	
4	TX	1998	FORD	1A19W9W6532458	0128 2100 0200	TX	
5	TX	1998	FORD	1A19W9W6532458	0128 2100 0200	TX	
6	TX	1998	FORD	1A19W9W6532458	0128 2100 0200	TX	
7	TX	1998	FORD	1A19W9W6532458	0128 2100 0200	TX	
8	TX	1998	FORD	1A19W9W6532458	0128 2100 0200	TX	
9	TX	1998	FORD	1A19W9W6532458	0128 2100 0200	TX	
10	TX	1998	FORD	1A19W9W6532458	0128 2100 0200	TX	

TOTAL PLATES (SETS): \_\_\_\_\_

TOTAL TITLES/OTHER: 10

I HEREBY CERTIFY THAT, IN ACCORDANCE WITH OCCUPATIONS CODE, CHAPTER 2302, AND 43 TAC §17.79, ALL UNEXPIRED LICENSE PLATES AND REGISTRATION VALIDATION STICKERS WERE REMOVED FROM EACH MOTOR VEHICLE OBTAINED BY THE ABOVE-NAMED BUSINESS DURING THE PERIOD SHOWN ABOVE FOR THE PURPOSE OF SCRAP DISPOSAL, RESALE OF PARTS, OR ANY OTHER FORM OF SALVAGE. SUCH PLATES AND REGISTRATION STICKERS WERE PLACED IN A SECURE LOCKED PLACE AND ARE LISTED ABOVE COVERING EACH VEHICLE SO OBTAINED. I FURTHER CERTIFY THAT, IN ACCORDANCE WITH TRANSPORTATION CODE, CHAPTER 501, SUBCHAPTER E, AND OCCUPATIONS CODE, CHAPTER 2302, THE PROPERLY ASSIGNED CERTIFICATES OF TITLE, OR OTHER EVIDENCE OF OWNERSHIP, LISTED HEREON COVER ALL VEHICLES OBTAINED FOR SCRAP DISPOSAL, RESALE OF PARTS, OR ANY OTHER FORM OF SALVAGE DURING THE PERIOD STATED ABOVE.

SIGNED _____	PRINTED NAME _____	POSITION _____	DATE _____
SIGNED _____	PRINTED NAME _____	POSITION _____	DATE _____

BEING A DULY APPOINTED REPRESENTATIVE OF THE TEXAS DEPARTMENT OF TRANSPORTATION, I DO HEREBY CERTIFY THAT THE EVIDENCE OF OWNERSHIP LISTED ABOVE WERE SURRENDERED TO ME ON THE DATE INDICATED BELOW:

**WARNING: A PERSON WHO FAILS TO COMPLY WITH THE PROVISIONS MENTIONED ABOVE COMMITS A CLASS A MISDEMEANOR THAT COULD RESULT IN A FINE NOT TO EXCEED \$4,000.00, CONFINEMENT IN JAIL FOR A TERM NOT TO EXCEED ONE YEAR OR BOTH SUCH FINE AND IMPRISONMENT.**

- NOTE:**
- If any of the above vehicles are sold, attach a separate sheet listing the number of the line that described the vehicle and the purchaser's name and address.
  - This book (or completed original and duplicate pages from it) and the ownership documents listed thereon must be submitted to the local Vehicle Titles and Registration Division Regional Office on a monthly basis.
  - Keep copies of the front and back of any out-of-state certificate of title or other evidence of ownership covering a vehicle you obtain for your records.
  - Keep copies of pages submitted by mail in your files until the acknowledged Duplicate (Firm Copy) is returned.

TEXAS DEPARTMENT OF TRANSPORTATION, VEHICLE TITLES AND REGISTRATION DIVISION, AUSTIN, TEXAS 78778-0001

ORIGINAL - DEPARTMENT COPY      DUPLICATE - FIRM COPY



November 15, 2012

U-Pull-It Auto Parts  
Attn: Carlos Valle  
4805 Roosevelt  
San Antonio, Texas 78214

**RE: Storm Water Program - Compliance Notification**

Dear Mr. Valle:

The San Antonio Water System (SAWS), Resource Protection & Compliance Department, Resource Compliance Division, conducts routine inspections of industrial facilities managed under the Texas Commission on Environmental Quality (TCEQ), Storm Water Program. These inspections are to determine if on-site operations are in compliance with the TCEQ Texas Pollutant Discharge Elimination System (TPDES), Storm Water Regulations.

An inspection was conducted on **November 15, 2012** and based on information obtained during the inspection U-Pull-It Auto Parts appears to be in compliance with the TCEQ TPDES Storm Water Program. We appreciate your time and effort and thank you for your continued cooperation. If you have any questions or concerns, please contact our office at 233-3571.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Michael Wildman', is written over a horizontal line.

Michael Wildman, REM 12086  
Environmental Protection Specialist III  
Resource Compliance Division

2800 U.S. Highway 281 North ☐ San Antonio, Texas 78212 ☐ (210) 704-SAWS



August 30, 2013

U-Pull-It Auto Parts  
Attn: Carlos Valle  
4805 Roosevelt  
San Antonio, Texas 78214

---

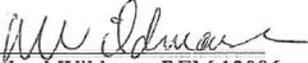
**RE: Storm Water Program - Compliance Notification**

Dear Mr. Valle:

The San Antonio Water System (SAWS), Resource Protection & Compliance Department, Resource Compliance Division, conducts routine inspections of industrial facilities managed under the Texas Commission on Environmental Quality (TCEQ), Storm Water Program. These inspections are to determine if on-site operations are in compliance with the TCEQ Texas Pollutant Discharge Elimination System (TPDES), Storm Water Regulations.

An inspection was conducted at U-Pull-It Auto Parts on **August 30, 2013** and based on information U-Pull-It Auto Parts appears to be in compliance with the TCEQ TPDES Storm Water Program. We appreciate your time and effort and thank you for your continued cooperation. If you have any questions or concerns, please contact our office at 233-3571.

Sincerely,

  
Michael Wildman, REM 12086  
Environmental Protection Specialist III  
Resource Compliance Division

2800 U.S. Highway 281 North ■ San Antonio, Texas 78212 ■ (210) 704-SAWS



October 07, 2014

Danny's U-Pull-It Auto Parts  
Attn: Danny Ramirez  
4805 Roosevelt  
San Antonio, Texas 78228

---

**RE: TCEQ STORM WATER PROGRAM –COMPLIANCE NOTIFICATION**

Dear Mr. Ramirez:

The San Antonio Water System (SAWS), Resource Protection & Compliance Department, Resource Compliance Division, conducts routine inspections of industrial facilities managed under the Texas Commission on Environmental Quality (TCEQ), Storm Water Program. These inspections are to determine if on-site operations are in compliance with the TCEQ Texas Pollutant Discharge Elimination System (TPDES), Storm Water Regulations.

An inspection was conducted at U-Pull-It Auto Parts on **September 23, 2014** and based on information U-Pull-It Auto Parts appears to be in compliance with the TCEQ TPDES Storm Water Program. We appreciate your time and effort and thank you for your continued cooperation. If you have any questions or concerns, please contact our office at 233-3571.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Wildman", is written over a horizontal line.

Michael Wildman, REM 12086  
Environmental Protection Specialist III  
Resource Compliance Division

2800 U.S. Highway 281 North ■ San Antonio, Texas 78212 ■ (210) 704-SAWS

TEXAS DEPARTMENT OF LICENSING AND REGULATION  
P.O. Box 12157  
Austin, Texas 78711-2157  
1-800-803-9202 (512) 463-6599  
<http://www.license.state.tx.us>



If you cut around the border of the license it will fit in a standard 5" x 7" frame.

### Business Location

**U PULL IT AUTO PARTS**  
**4805 ROOSEVELT AVE**  
**SAN ANTONIO TX 78214**

*The license below should be prominently displayed at your place of business.*

U PULL IT AUTO PARTS  
4805 ROOSEVELT AVE  
SAN ANTONIO TX 78214-3213

*Frank Denton*  
Chair

*Mike Arismendez*  
Vice Chair



*LuAnn Morgan*  
*Fred N. Moses*  
*Lilian Norman-Keeney*  
*Ravi Shah*  
*Deborah Yurco*

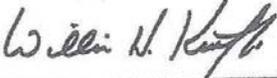
## TEXAS USED AUTOMOTIVE PARTS RECYCLER

U PULL IT AUTO PARTS

License Number: 375

The business named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: AUGUST 18 2013

  
William H. Kuntz  
Executive Director

lic-440.dff

TEXAS DEPARTMENT OF LICENSING AND REGULATION  
P.O. Box 12157  
Austin, Texas 78711-2157  
1-800-803-9202 (512) 463-6599  
<http://www.license.state.tx.us>



If you cut around the border of the license it will fit in a standard 5" x 7" frame.

### Business Location

**U PULL IT AUTO PARTS**  
**4805 ROOSEVELT AVE**  
**SAN ANTONIO TX 78214**

*The license below should be prominently displayed at your place of business.*

U PULL IT AUTO PARTS  
4805 ROOSEVELT AVE  
SAN ANTONIO TX 78214-3213



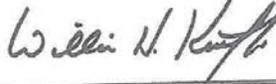
<p><i>Frank Denton</i> Chair</p> <p><i>Mike Arismendez</i> Vice Chair</p>	<p><i>LuAnn Morgan</i> <i>Fred N. Moses</i> <i>Lilian Norman-Keeney</i> <i>Ravi Shah</i> <i>Deborah Yurco</i></p>
---	---

**TEXAS USED AUTOMOTIVE  
PARTS RECYCLER**  
U PULL IT AUTO PARTS

License Number: 375

The business named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: AUGUST 18 2014

 William H. Kuntz  
Executive Director

lic-440.dft

# Texas Department of Public Safety



Certificate of Registration  
Metal Recycling Entity  
**CERTIFICATE #0101947**



Location Name  
**DANNY'S METAL RECYCLING #4 &  
U-PULL-IT**

Location Address  
**4805 ROOSEVELT AVE  
SAN ANTONIO, TX 78214**

Statutory Agent  
**RAMIREZ,ALMA**

Valid  
**1/10/2014 thru 1/10/2016**

This certificate affirms the above stated metal recycling entity registered pursuant to Texas Occupations Code, Chapter 1956, on the date stated above, and makes no other representations or warranties; nor does this certificate make any representations or warranties to any person or entity, other than the named certificate holder at the address listed above; for whose sole benefit it is issued. Texas DPS assumes no liability to any person or entity in connection with the foregoing.

Texas Department of Public Safety, Regulatory Services Division, 5806 Guadalupe Street, Austin, Texas 78751  
[www.txdps.state.tx.us](http://www.txdps.state.tx.us)

# Attachment #3 Historic Photographs



↑  
N  
1955



↑  
N  
1966



Google earth feet 500  
meters 100

9-27-2002



Google earth feet 500  
meters 100

12-30-2003



Google earth feet 500  
meters 100

12-30-2004



Google earth feet 500  
meters 100

10-30-2008



Google earth

feet 500  
meters 100



1-29-2010



Google earth

feet 500  
meters 100



4-21-2012



Google earth feet meters 100 500

10-28-2012



Google earth feet meters 100 500

2-16-2013



Google earth

feet 500  
meters 100



2-7-2014

# Attachment #4 Ordinances

A 24277

AN ORDINANCE

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

\* \* \*

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

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC." passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, 1938, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinbelow designated property, to-wit:

The re-zoning and re-classification of property from "A" TEMPORARY RESIDENCE as follows:

From: "A" TEMPORARY RESIDENCE DISTRICT  
To: "B" RESIDENCE DISTRICT

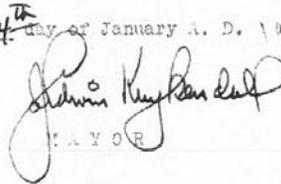
An irregular area bounded on the west by the present corporate limits of the City of San Antonio; bounded on the south by the present corporate limits of the City of San Antonio; bounded on the east by the present corporate limits of the City of San Antonio; bounded on the north by a line beginning at the present east corporate limits of the City of San Antonio and proceeding westerly along Upson Road to Military Highway, thence along Military Highway to Goliad Road, thence along Goliad Road to Ophelia Street, thence westerly along Ophelia Street to Woodruff Street, thence northerly along Woodruff Street to Dauchy Road, thence westerly along Dauchy Road to South Gevers Street, thence southerly along South Gevery Street to Koehler Court, thence westerly along Koehler Court to South Presa Street, thence northerly along South Presa Street to Stratford Court, thence westerly along Stratford Court to Riverside Drive, thence northerly along Riverside Drive to Roosevelt Boulevard, thence southerly along Roosevelt Boulevard to Ware Boulevard, thence westerly along Ware Boulevard to Pleasanton Road, thence southerly along Pleasanton Road to Formosa Boulevard, thence westerly along Formosa Boulevard to South Zarzamora Street, thence northerly along South Zarzamora Street to Hutchins Boulevard, thence westerly along Hutchins Boulevard 570 feet to an established property line of the San Antonio Independent School District, thence northerly along said property line 450 feet to a corner; thence westerly with said line 800 feet to a corner, thence southerly with said line 450 feet to Hutchins Boulevard, thence westerly along Hutchins Boulevard to Fetchet Street, thence northerly along Fetchet Street to Somerset Road and Military Drive, thence westerly along Military Drive to Bynum Avenue, thence northerly along Bynum Avenue to Fenfield Street, thence westerly along Fenfield Street to the present westerly corporate limits of the City of San Antonio except

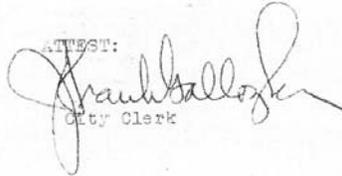
those areas now under permanent zoning in the above described area.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED THIS <sup>24<sup>th</sup></sup> day of January A. D. 1957

  
MAYOR

ATTEST:  
  
City Clerk

# Affidavit of Publisher

**THE STATE OF TEXAS,**  
COUNTY OF BEXAR  
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_

Charles D. Treuter

\_\_\_\_\_, who being by me duly sworn,

says on oath that he is one of the publishers of the \_\_\_\_\_

Commercial Recorder

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the \_\_\_\_\_ Ordinance \_\_\_\_\_ hereto attached has been published in

every issue of said newspaper on the following days, to-wit: \_\_\_\_\_

March 27

19 57

**AN ORDINANCE**  
AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC." PASSED AND APPROVED ON NOVEMBER 2, 1928, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

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

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC." passed and approved by the Commissioners of the City of San Antonio on the 2nd day of November, 1928, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinafter designated property, to-wit:

The re-zoning and re-classification of property from "A" TEMPORARY RESIDENCE as follows:

From: "A" TEMPORARY RESIDENCE DISTRICT To: "B" RESIDENCE DISTRICT

An irregular area bounded on the west by the present corporate limits of the City of San Antonio; bounded on the south by the present corporate limits of the City of San Antonio; bounded on the east by the present corporate limits of the City of San Antonio and proceeding westerly along Union Road to Military Highway, thence along Military Highway to Goliad Road, thence along Goliad Road to Opheila Street, thence westerly along Opheila Street to Woodruff Street, thence northerly along Woodruff Street to Dauchy Road, thence westerly along Dauchy Road to South Govers Street, thence southerly along South Govers Street, to

along Koester Court to South Presa Street, thence northerly along South Presa Street to Stratford Court, thence westerly along Stratford Court to Riverside Drive, thence northerly along Riverside Drive to Roosevelt Boulevard, thence southerly along Roosevelt Boulevard to Wares Boulevard, thence westerly along Wares Boulevard to Pleasanton Road, thence southerly along Pleasanton Road to Formosa Boulevard, thence westerly along Formosa Boulevard to South Zarzamora Street, thence northerly along South Zarzamora Street, to Hutchins Boulevard, thence westerly along Hutchins Boulevard 570 feet to an established property line of the San Antonio Independent School District, thence northerly along said property line 458 feet to a corner; thence westerly with said line 580 feet to a corner, thence southerly with said line 456 feet to Hutchins Boulevard, thence westerly along Hutchins Boulevard to Fitchet Street, thence northerly along Fitchet Street to Somerset Road and Military Drive, thence westerly along Military Drive to Bynum Avenue, thence northerly along Bynum Avenue to Penfield Street, thence westerly along Penfield Street to the present westerly corporate limits of the City of San Antonio except those areas now under permanent zoning in the above described area.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 24th day of January A. D. 1957.

J. EDWIN KUYKENIALL, Mayor

ATTEST:  
J. FRANK GALLAGHER  
City Clerk.

Charles D. Treuter

Sworn to and subscribed before me this 27 day of March, 19 57

D. E. Mellor

Notary Public in and for Bexar County, Texas

D. E. Mellor

Ordinance 62153 January 9, 1986

AN ORDINANCE **62153**

AMENDING CHAPTER 42 OF THE CITY CODE THAT  
CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE  
OF THE CITY OF SAN ANTONIO BY CHANGING THE  
CLASSIFICATION AND REZONING OF CERTAIN  
PROPERTY DESCRIBED HEREIN.

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

SECTION 1. THAT SECTION 42-22 OF CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE AND THE SAME IS HEREBY AMENDED, SO THAT IT SHALL HEREAFTER INCLUDE THE FOLLOWING DESCRIBED CHANGES IN CLASSIFICATION AND THE REZONING OF THE HEREINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z85405)

The rezoning and reclassification of property

FROM: Temporary "R-1" One Family Residence District; "B" Residence District, "R-4" Mobile Home Residence District; "F" and "H" Local Retail Districts; "B-2" Business District; "B-3R" Restrictive Business District; "B-3" Business District, "J" and "JJ" Commercial Districts; "I-1" Light Industry District; "L" First Manufacturing District; Historic "B" Residence District; Historic "F" Local Retail District; Historic "B-3" Business District; Historic "J" and Historic "JJ" Commercial Districts; Historic "LL" First Manufacturing District; Historic "I-2" Heavy Industry District and Historic Landmark "B" Residence District.

TO: "R-A" Residence-Agriculture District; "R-1" One Family Residence District; "R-5" One Family Residence District; "R-2" Two Family Residence District; "B-2" Business District; "B-3NA" Non Alcoholic Sales District; "B-3R" Restrictive Business District; "B-3" Business District; "I-1" Light Industry District; Historic "R-A" Residence-Agriculture District; Historic "R-1" One Family Residence District; Historic "R-5" One Family Residence District; Historic "R-2" Two Family Residence District; Historic "R-3" Multiple Family Residence District; Historic "B-2" Business District; Historic "B-3NA" Non Alcoholic Sales District; Historic "I-1" Light Industry District; Historic "I-2" Heavy Industry District; Historic Landmark "R-A" Residence-Agriculture District; Historic "R-1" One Family Residence District; "B-3NA" S.U.P. Non Alcoholic Sales District Special Use Permit for an appliance storage; "B-3NA" S.U.P. Non Alcoholic Sales District Special Use Permit for a Commercial Diesel Service; "B-3" S.U.P. Business District Special Use Permit for a Ballpark.

FROM: Historic "B" Residence District and Historic Landmark "B" Residence District

TO: Historic "R-A" Residence-Agriculture District and Historic Landmark "R-A" Residence-Agriculture District.

NCB 10916, Parcel 101,103 and 108.  
NCB 10917, The southwest 100' of Tracts 5, 6, 7 and 8 adjacent and parallel to San Juan irrigation ditch.  
NCB 10918, The southwest 100' of Tracts 3 and 4, Parcel 108 adjacent and parallel to the San Juan irrigation ditch.  
NCB 10919, All of NCB, save & except parcels 104, 105, and 106.  
NCB 10920, Lot 3, and the east 790' of Tracts 3, 4, and 5.  
NCB 11173, All of NCB, save & except portion of NCB fronting on Espada Road, between Espada irrigation ditch, Tract G-4, and Lot 80.  
NCB 11174, All of NCB, save & except Tracts 1-A, 8-J, 8-A, 5, 6, 7, F, G, H, and the north 20' of Tract E and the west irr. 110.5' of Tract 15.  
NCB 10933, All of NCB, save & except Tracts 4, 26, 27 and 27 1/2.

FROM: "I-1" Light Industry District; Temporary "R-1" One Family Residence District; "B" Residence District; Historic "B" Residence District and Historic Landmark "B" Residence District

TO: "R-1" One Family Residence District, Historic "R-1" One Family Residence District and Historic Landmark "R-1" One Family Residence District.

NCB 7664, Portion of NCB, San Jose Burial Park property and a portion that is bounded by March Ave. on the north, 92nd Street on the south, Echo Street on the east and Roosevelt Ave. on the west.  
NCB 10882, Lot 1.  
NCB 10916, Parcel 100, save & except the east 300'.  
NCB 10917, The east 635' of Tract 5.  
NCB 10917, The east 550' of Tract 6.  
NCB 10917, The east 1040' of Tract 7.  
NCB 10917, The east 970' of Tract 8.  
NCB 10917, Parcels 100F, 100D, and 100, save & except the south 300' of the east 300' of Parcel 100.  
NCB 10918, The east 380' of Tract 4.  
NCB 10923, Tracts 2A, 3A, 4A, 5A, 1B, 2B, 3B, 4B, 5B, 6B, 1C, 2C, 3C, and 4C.  
NCB 10924, All of NCB  
NCB 10932, All of NCB, save & except the northwest irr. 950' of Tract W, Tract 1-A, Lots 15, 16, 17, 18 and the eastern portion of Tract 30, 31 1/2 between Southern Pacific Railroad R.O.W. and S. Presa Street.  
NCB 11039, All of NCB.  
NCB 11040, All of NCB, save & except Tracts 7 and 8.  
NCB 11041, All of NCB.  
NCB 11042, Lots 2, 3, 6, 7 and 8.  
NCB 11043, All of NCB.  
NCB 11044, All of NCB.  
NCB 11045, Lots 3 thru 8 and 11 thru 17.  
NCB 11046, All of NCB, save & except Lot 64.  
NCB 11047, All of NCB.  
NCB 11048, All of NCB, save & except Lots 1 thru 6.  
NCB 11049, All of NCB.

NCB 11152, All of NCB.  
 NCB 11166, Tracts 6, 7, 10 and the north 460' of Tract 8.  
 NCB 11168, Tracts 8C, 8D, 8E, 8F, 8G, 8H, H, G, Lots 17, 18, 19 The east irr.  
 260' of Tract A, B, C.  
 NCB 11169, The east 200' of Lots 1E, 2E, 3E, 4E, 5E, 4, 5, Tract 4 and 21.  
 NCB 11170, Tracts 1A, 2A, 1, 2, 3, 4, 5, 12, F, G and H.  
 NCB 11173, Portion of NCB, fronting on Espada Road, being between Espada  
 irrigation ditch & Espada Road and Tract G-4, save & except Lot 80.  
 NCB 11174, Tracts 1-A, 8-J, 8-A, 5, 6, 7, F, G, H, and the north 20' of Tract  
 E.  
 NCB 11175, All of NCB save & except Tracts 1-A, 1-B, 1-C, 1, A, B, C, D and  
 the west irr. 240' of Tract R.  
 NCB 13599, All of NCB.  
 NCB 13600, All of NCB.  
 NCB 13601, All of NCB.  
 NCB 13602, All of NCB.  
 NCB 15635, All of NCB, save & except Lots 1 thru 6 and 47.  
 NCB 15636, All of NCB.  
 NCB 15637, All of NCB, save & except Lots 1 thru 6.  
 NCB 15638, All of NCB.  
 NCB 15639, All of NCB, save & except Lots 1 thru 6.  
 NCB 15640, All of NCB.  
 NCB 15641, All of NCB, save & except Lots 1 thru 6.  
 NCB 15642, All of NCB.  
 NCB 15643, All of NCB, save & except Lots 1 thru 6.  
 NCB 15644, All of NCB, save & except Lots 1 thru 6.  
 NCB 15645, All of NCB, save & except Lots 1 thru 6.  
 NCB 15646, All of NCB, save & except Lots 1 thru 6.  
 NCB 15647, All of NCB.  
 NCB 16061, All of NCB, save & except Lots 6 and 7  
 NCB 16156, Lots 3 thru 10 and 10-A.  
 NCB 16157, All of NCB.  
 NCB 17201, All of NCB.

FROM: "B" Residence District and Historic "B" Residence District

TO: "R-5" One Family Residence District and Historic "R-5" One Family Residence  
 District

NCB 7438, All of NCB.  
 NCB 14954, Lots 1 thru 20.  
 NCB 14955, Lots 1 thru 23.  
 NCB 14960, Lots 1 thru 16, and 32 thru 34.

FROM: "B" Residence District and Historic "B" Residence District

TO: "R-2" Two Family Residence District and Historic "R-2" Two Family Residence  
 District

NCB 10916, The east 300' of Parcel 100.  
 NCB 10917, The south 300' of the east 300' of Parcel 100.  
 NCB 10918, Parcel 1.  
 NCB 10919, Parcels 104, 105, and 106.  
 NCB 10933, Tracts 4, 26 and 27 1/2.

NCB 11171, All of NCB, save & except Lot 9 and Tract 3-A.  
NCB 11172, All of NCB, save & except Tract 3A, Lot 13 and the west irr. 447.18'  
of Tract 11.  
NCB 16061, Lots 6 and 7.

FROM: Historic "B" Residence District

TO: Historic "R-3" Multiple Family Residence District

NCB 10932, The northwest irr. 950' of Tract W.

FROM: "D" Apartment District and Historic "B" Residence District

TO: "B-2" Business District and Historic "B-2" Business District

- NCB 11168, The south irr. 173.49' of K, the south irr. 174.43' of J, the west  
144' of south 173.49' of L, and the east 55' of south 173.49' of L.  
NCB 11174, The west irr. 110.9' of Tract 15.  
NCB 11176, The east irr. 300' of Tracts C, D and E.  
NCB 11177, Lots 18, 19 and the east irr. 200' of Tract Division #3.  
NCB 10926, Lots 24 thru 28 and 31 thru 34.

FROM: "B" Residence District; "B-2" Business District; "B-3" Business District;  
Historic "B" Residence District and Historic "I-1" Light Industry District

TO: "B-3NA" Non Alcoholic Sales Business District and Historic "B-3NA" Non  
Alcoholic Sales District.

NCB 10919, Parcels 5-B, 107, 108 and Lot 23.  
NCB 10920, Lots 2, 3, 4, 1-B, 2-A, 3-A, Tract 19, Tract 5-B, being on the southwest  
side of US Hwy 181 and the southwest 60' of Tract A, area being  
between South Presa Street and Old Corpus Christi Road.  
NCB 10922, All of NCB, save & except the southwest irr. 51.6' of Tract 2, being  
on the westside of US Hwy 181.  
NCB 10923, Tract 1-A, save & except the west 105.9'  
NCB 11042, Lot 1  
NCB 11045, Lot 10  
NCB 11046, Lot 64  
NCB 11048, Lots 1 thru 6  
- NCB 11156, The south 150' of the east irr. 1427.52' of Tract M, the east 1800'  
of Tract R, the east 150' of Tract K.  
NCB 11168, Lots 22, 23, 24, 26, 27, 28 Parcel 102, 103, 104, 105, Tract C save & except  
the east irr. 260' of Tract C, Tract D, save & except the east irr.  
680' of Tract D, the south 150' of the east irr. 1427.52' of Tract  
M. and the south 168' of east irr. 77' of Parcel 101.  
NCB 11178, Lots 105, 106, 119, 120, 121, 122, 139, 148, and the east 137' of Lot 146.  
NCB 15635, Lots 1 thru 6  
NCB 15637, Lots 4, 5, 6  
NCB 15639, Lots 1 thru 6  
NCB 15641, Lots 1 thru 6  
NCB 15644, Lots 1 thru 6  
NCB 15645, Lots 1 thru 6  
NCB 15646, Lots 1 thru 6  
NCB 16156, Lots 1 and 2

FROM: "B" Residence District

TO: "B-3R" Restrictive Business District

NCB 11178, Lots 103,104, and 107.

FROM: "B" Residence District; "F" Local Retail District; "H" Local Retail District; "B-2" Business District; "B-3R" Restrictive Business District; "J" & "JJ" Commercial Districts; "L" First Manufacturing District; "I-1" Light Industry District; Historic "B" Residence District; Historic "JJ" Commercial District and Historic "F" Local Retail District.

TO: "B-3" Business District and Historic "B-3" Business District

NCB 7664, A portion of NCB, the west 200', fronting on Roosevelt Ave., between 92nd Street and Ashley Road (properties of City of San Antonio and Harlandale School District).

NCB 9486, Lot 2.

NCB 9491, Lots 253 thru 260.

NCB 9492, Lots 261 thru 266.

NCB 9497, Lots 139, 267, 268, 269 270 and G.

NCB 9800, The east 260' of NCB.

NCB 9802, Lots 7, 12, 15 and 16.

NCB 10918, Parcel 104' the northeast 200' of Parcel 108, the northeast 200' of Tract 2, The northeast 200' of Tract "A", the northeast 200' of Tract 4, save and except the most easterly 300' fronting on US Hwy 181 south.

NCB 10920, Tract 5-B, being on the northeast side of S. Presa, Tract A and lots 1 thru 4.

NCB 10922, The southwest irr. 51.6' of Tract 2, being on the westside of US Hwy 181.

NCB 10926, Lots 13, 14 and 15.

NCB 10927, Lots 38, 39 and 40.

NCB 10928, Tract 7-E, the north 330' of the west irr. 200' of Tract 7B and the south 330' of the west irr. 120' of Tract 7-B.

NCB 10930, Lots 9, 10, Tract 2 and 4.106 acre Tract - State Hwy Dept property.

NCB 10931, Lots 13, 14, the north 200' of Tract 1, north and east 200' of Tract 2 and the northeast 200' of Tract 5-B.

NCB 11033, The east irr 150' of Lots 1 and 2

NCB 11156, The east 150' of Lots 7, 9, 19, 20, 22, Tracts B, C, K and M and parcel 8.

NCB 11160, All of Tract 5-A.

NCB 11168, The west 150' of Parcels 100 and 101.

NCB 11169, The west 150' of Tracts 1-A, and 17.

NCB 11170, The west 150' of Lot 13 and Tract A.

NCB 11171, The west 150' of Lot 9.

NCB 11172, The west 150' irr of Lot 13.

NCB 11175, Tracts 1-A, 1-B, 1-C, Lots 44, 45 and the west 240' of Tract R.

NCB 11176, Tract A and the west 150' and the south 75' of Lot 23.

NCB 11177, The west 150' of Lot 17.

NCB 11178, Lots 101 and 102, 154,155, the west 111' of Lot 146 and the east 300' of Lot 160 and Tracts A, B and C.



FROM: "I-1" Light Industry District

TO: "B-3NA" Non Alcoholic Sales District, Special Use Permit for Appliance Storage.

NCB 11168, Lot 25.

FROM: "I-1" Light Industry District

TO: "B-3NA" Non Alcoholic Business District, Special Use Permit for Commercial Diesel Service

NCB 11168, Tract 8-B.

FROM: "I-1" Light Industry District

TO: "B-3" Business District, Special Use Permit for a Ballpark

NCB 11040, Tract 7 and 8.

"I-1" Light Industry District

6' Solid Screen Fence for Outside Storage.

NCB 10928, Tract 7-F.

FROM: "B" Residence District, "R-3" Multiple Family Residence District, "D" Apartment District, "JJ" Commercial District, "L" First Manufacturing District, Historic "F" Local Retail District, Historic "JJ" Commercial District and Historic "LL" First Manufacturing District

TO: "I-1" Light Industry District and Historic "I-1" Light Industry District

NCB 7664, All of NCB, save & except the area bounded by March Ave. on the north, 92nd Street on the south, Echo Street on the east and Roosevelt Ave on the west, the west 200' along Roosevelt Ave, between 92nd Street, Ashley Road and a portion of NCB being San Jose Burial Park.

NCB 10917, Tract 5, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch, save & except the easterly 635' Tract 6, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch and save & except the easterly 550'. Tract 7, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch and save & except the easterly 1040'. Tract 8, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch, save & except the easterly 970'

NCB 10918, Parcel 108, save & except the northeast 200' and the west 100' adjacent and parallel to the San Juan irrigation ditch. Tract 2, save & except the northeast 200' and the southwest, southeast and the northwest 100' adjacent and parallel to the San Juan irrigation ditch. Tract B and Tract A, save & except the northeast 200'

Tract 4, save & except the northeast 200' the easterly 380' fronting on US Hwy 181 South and the southwest 100' adjacent and parallel to the San Juan irrigation ditch.

NCB 10923, Tracts 1, 2, 7, Lots 1-D, 3-D, 7-D, 8-D, 9-D, 18 and the west 35.08' of Lot 16.

NCB 10925, Lot 15.

NCB 10926, Lots 19 thru 23.

NCB 10927, Lots 41 thru 45.

NCB 10928, Tracts 7-C, 7-D and 6-B, save & except the west irr 200' and Tract 7-B, save & except the north 330' of the west irr 200' and the south 330' of the west irr. 120'.

NCB 10931, Tract 1, save & except the north 200', Tract 2, save & except the north and northeast 200', Tract 5B, save & except the northeast 200'

NCB 10932, Lots 15, 16, 17, 18 and the eastern portion of Tracts 30 and 30 1/2 between Southern Pacific Railroad R.O.W and S. Presa St.

NCB 11033, Lots 1 and 2, save & except the east irr 150'.

NCB 11156, Lots 21 and 22, Tracts G, H and Tracts C, K, save & except the east irr. 150' The west 150' of the east 200' of Tract B, Lots 21 and 22, save & except the east irr. 150'.

NCB 11168, Tracts 5, 16, 16-C, and the north 100' of Tracts 16-A, 16-D. Parcel 100, save & except the west 150', Tracts A and B, save & except the east irr. 260'. Parcel 101, save & except the south 110' and the west 150'

NCB 11169, Lot 24, save & except the west 150', Tract 17, 18 save & except the west 150', Tract 2, 3, 1-A, save & except the west 150' Tract 34, save & except the east 200'. Tract 21, 1-E, 2-E, 3-E, 4-E, 5-E, 4 and 5 save & except the east 200'.

NCB 11170, Tracts B, C, D, 18, Lot 13, Tract A, save & except the west 150'. A 1.487 acre tract of land by field notes filed in the Office of the Planning Department (zoning case #6870).

NCB 11171, Tracts 3-A, Lot 9 save & except the west 150'

NCB 11172, Tract 3-A, the west irr. 447.18' of Tract 11, and Lot 13, save & except the west 150'

NCB 11175, Tracts B, C and D.

NCB 11176, Lots 1 thru 6, 11 thru 15, Tract B, Tracts C, D, E, save & except the east irr. 300' and Lot 23, save & except the west 150' and south 75'.

NCB 11177, Lot 17, save & except the west 150', Tract Division #3, save & except the east irr. 200'.

NCB 11178, Lots 123 and 124.

FROM: Historic "LL" First Manufacturing District and "B-3" Business District

TO: Historic "I-2" Heavy Industry District

NCB 11176, Lots 21 and 25.  
 NCB 10932, The southeast 680' of Tract 8-A.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 42, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 42-11.

SECTION 3. THAT THE DIRECTOR OF PLANNING SHALL CHANGE IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 9<sup>th</sup> DAY OF January 1986.

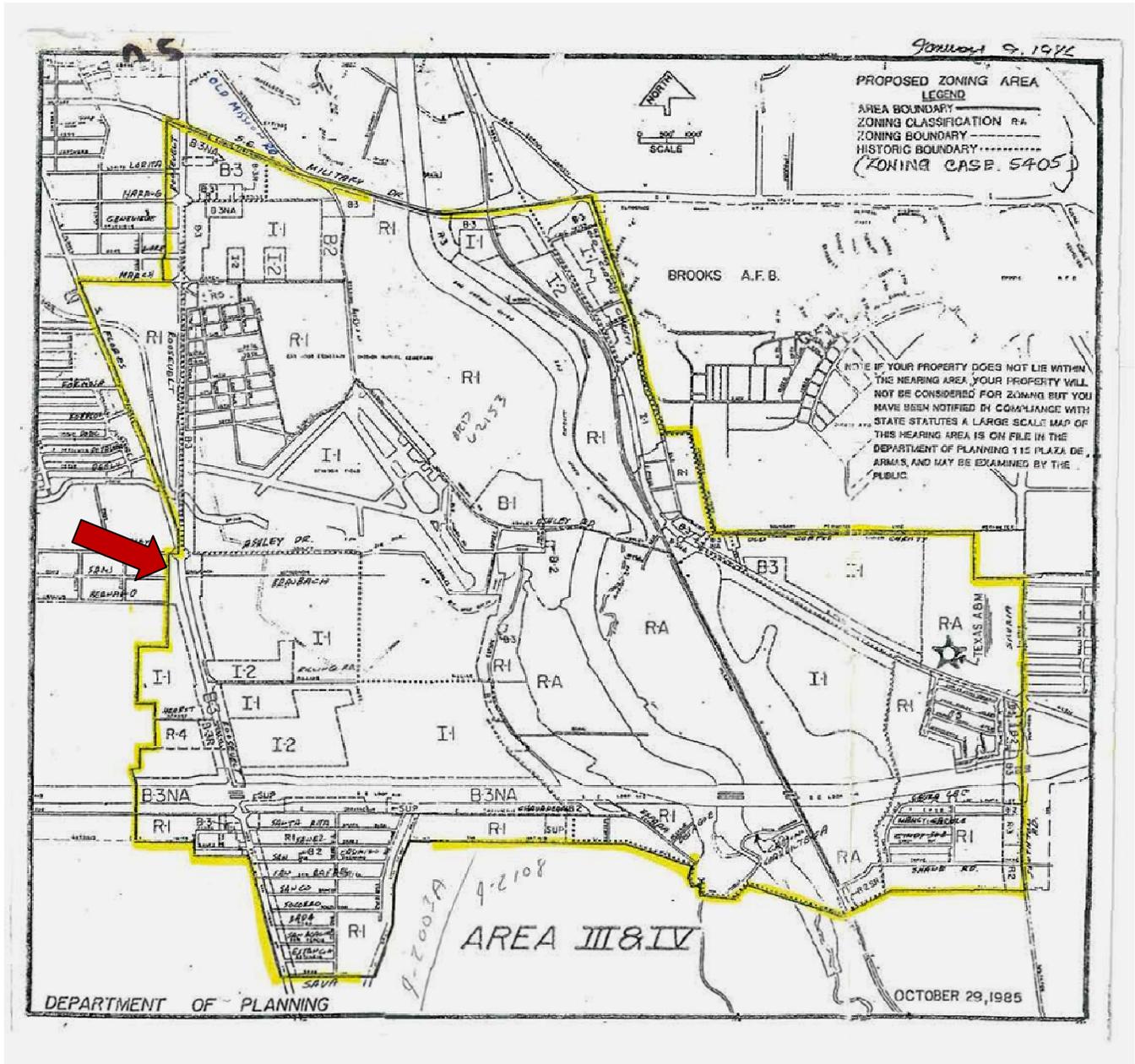
ATTEST: Anna J. Higgins  
CITY CLERK

Henry Cisneros  
MAYOR

APPROVED AS TO FORM: [Signature]  
CITY ATTORNEY

86-02

Ordinance 62153 Map Exhibit



Ordinance 2009-10-01-797 October 1, 2009

SG/cia  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

AN ORDINANCE 2 0 0 9 - 1 0 - 0 1 - 0 7 9 7

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

\* \* \* \* \*

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE,**

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

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of the following:

**The rezoning and reclassification of property from “C-3” General Commercial District to “C-2” Commercial District listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
11153-000-0532	NCB 11153, LOT N IRR 331.88 FT OF 53
11160-004-0810	NCB 11160, BLK 4, LOT 81
11160-004-0820	NCB 11160, BLK 4, LOT 82
11160-004-0901	NCB 11160, BLK 4, LOT N IRR 77.42 FT 90
11160-004-0850	NCB 11160, BLK 4, LOT N IRRG 117 FT OF 5A
11160-004-0862	NCB 11160, BLK 4, LOT N IRRG 556.0 FT OF S 583.0 FT OF 5A
11160-004-0904	NCB 11160, BLK 4, LOT S IRR 104.58 FT OF N 182 FT OF 90
11160-004-0903	NCB 11160, BLK 4, LOT SE IRR 15 FT OF 90
11170-000-0140	NCB 11170, LOT 14
11170-000-0011	NCB 11170, LOT NW IRR 160 FT OF A
11178-000-1630	NCB 11178, LOT 163
11178-000-0020	NCB 11178, LOT B
11178-000-1640	NCB 11178, LOT 164
02929-001-0010	NCB 2929, BLK 1, LOT 2 AND E 113.81 FT OF 1
02985-003-0060	NCB 2985, BLK 3, LOT 6
03589-034-0070	NCB 3589, BLK 34, LOT S IRR 75 FT OF 4, S IRR 80 FT OF 5 ABD S IRR 95 FT OF



SG/cia  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

03976-002-0120	NCB 3976, BLK 2, LOT E IRR 66 FT OF 12
03976-002-0121	NCB 3976, BLK 2, LOT W 45 FT OF 12
03976-002-0140	NCB 3976, BLK 2, LOT W 70 FT OF 13 AND 14
09486-006-0130	NCB 9486, BLK 6, LOT 13
09486-006-0060	NCB 9486, BLK 6, LOT 6 EXC S 112.99 FT OF E 253.21 FT SAVE AND EXCEPT THE SOUTH 150 FT
09486-006-0070	NCB 9486, BLK 6, LOT 7
09486-000-0020	NCB 9486, LOT TR 2
09486-006-0120	NCB 9491, BLK 6, LOT 12
09491-000-2520	NCB 9491, LOT 252, 253, AND 254
09491-000-2590	NCB 9491, LOT 259 AND 260
09492-000-2610	NCB 9492, LOT 261 AND 262
09492-000-2630	NCB 9492, LOT 263, 264, 265, AND 266
09497-002-1390	NCB 9497, BLK 2, LOT 139 AND G
09497-002-2700	NCB 9497, BLK 2, LOT 270
09497-002-0921	NCB 9497, BLK 2, LOT 267, 268, AND 269
09802-007-0120	NCB 9802, BLK 7, LOT 12
09802-007-0150	NCB 9802, BLK 7, LOT 15
09802-007-0160	NCB 9802, BLK 7, LOT 16
09802-007-0074	NCB 9802, BLK 7, LOT W 121.56 FT OF NE 291.56 FT OF BLK 7
09802-007-0073	NCB 9802, BLK 7, LOT W 129.71 FT OF S 25 FT OF BLK 7
09800-005-0071	NCB 9800, BLK 5, LOT E 260 FT OF E IRR 544.3 FT OF 5

**The rezoning and reclassification of property from “C-3” General Commercial District and “I-1” General Industrial District to “C-2” Commercial District listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
11033-000-0011	NCB 11033, LOT 1 AND S IRR 27.0 FT OF 5A
11171-000-1220	NCB 11171, LOT 9
11172-000-1110	NCB 11172, LOT 13
11033-000-0020	NCB 11033, LOT 2
11156-000-0075	NCB 11156, LOT 7 SAVE AND EXCEPT THE N 100 FT SAVE AND EXCEPT THE E 384.14 FT, 21, 22, SW 178.69 FT OF 9, AND N IRR 206.02 FT OF 9 ARB TR-48

**The rezoning and reclassification of property from “C-3” General Commercial District and “C-3R” General Commercial Restrictive Alcohol Sales District to “C-2” Commercial District listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
11178-000-1650	NCB 11178, LOT 165 EXC NE 210.15 FT

**The rezoning and reclassification of property from “H C-3” General Commercial Mission Historic District to “H C-2” Commercial Mission Historic District listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
11176-000-0240	NCB 11176, LOT 24
11176-000-0260	NCB 11176, LOT 26
11176-000-0232	NCB 11176, LOT NW 150 FT OF 23
11178-000-1540	NCB 11178, LOT 154
11178-000-1550	NCB 11178, LOT 155
11178-000-1461	NCB 11178, LOT W 111 FT OF 146
11911-007-0250	NCB 11911, BLK 7, LOT 25
11918-014-0080	NCB 11918, BLK 14, LOT 8
07660-001-0060	NCB 7660, BLK 1, LOT 6
07665-000-0182	NCB 7665, LOT NE IRR 47 FT OF SW 593.17 FT OF NW 179.77 FT OF TR 10
07665-000-0180	NCB 7665, LOT NE IRR 64.36 FT OF SW 657.53 FT OF TR 10
07674-000-0012	NCB 7674, BLK C, LOT W PT OF 1R AND 2A EXC NE TRI 50 FT X 90 FT
07674-200-0220	NCB 7674, BLK D, LOT 4A
07674-200-0230	NCB 7674, BLK D, LOT 4B
07674-200-0240	NCB 7674, BLK D, LOT 4C
07674-200-0251	NCB 7674, BLK D, LOT 4D EXC N TRI .44X45 FT & SW TRI 2.14X42 FT
07674-200-0271	NCB 7674, BLK D, LOT NE IRRG 46.31 FT OF 190 FT OF 4 OR PT OF TR 4
07674-300-0040	NCB 7674, LOT W IRR 235.5 FT OF TR 1
07676-000-0090	NCB 7676, LOT 5 A AND N TRI 70 FT OF 4 B
07676-000-0210	NCB 7676, LOT 7
07676-000-0080	NCB 7676, LOT S IRRG 190.4 FT OF 4B
07676-000-0400	NCB 7676, LOT N IRR 36.26 FT OF B1
07676-000-0410	NCB 7676, LOT S IRR 26.19 FT OF B2
08619-000-0100	NCB 8619, LOT 4 AND 5B
08619-000-0130	NCB 8619, LOT 6A
08619-000-0080	NCB 8619, LOT SE 120 FT OF 2

**The rezoning and reclassification of property from “H C-3” General Commercial Mission Historic District and “H I-1” General Industrial Mission Historic District to “H C-2” Commercial Mission Historic District listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
07665-000-0220	NCB 7665, LOT SE IRR 153.6 FT OF NE IRR 211.3 FT OF SW 503.6 FT OF 12 AND N TRI 73.67 FT OF 1A

SG/cla  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

**The rezoning and reclassification of property from "H C-3" General Commercial Mission Historic District and "H R-4" Residential Single Family Mission Historic District to "H C-2" Commercial Mission Historic District listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
11176-000-1031	NCB 11176, LOT W480 OF TRC NCB 11177 LOT 4 THROUGH 14, 15 EXC E 310 FT OF S 139 FT, 16 EXC E 300 FT OF S 148.3 FT, AND 17

**The rezoning and reclassification of property from "H C-3R" General Commercial Restrictive Alcohol Sales Mission Historic District to "H C-2" Commercial Mission Historic District listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
11911-007-0240	NCB 11911, BLK 7, LOT 24
11911-007-0260	NCB 11911, BLK 7, LOT N IRR 271.36 FT OF TR-A
11918-014-0090	NCB 11918, BLK 14, LOT 9
11918-014-0091	NCB 11918, BLK 14, LOT N IRR 135.4 FT OF TR-A
11919-015-0100	NCB 11919, BLK 15, LOT 10
11919-015-0130	NCB 11919, BLK 15, LOT 13
11919-015-0140	NCB 11919, BLK 15, LOT 14
11919-015-0121	NCB 11919, BLK 15, LOT N IRRG 175 FT OF TR A
11919-015-0150	NCB 1919, BLK 15, LOT 15
07668-000-0151	NCB 7668, LOT SE IRR 152.82 FT OF 15
08619-000-0020	NCB 8619, LOT 1A

**The rezoning and reclassification of property from "H C-3R" General Commercial Restrictive Alcohol Sales Mission Historic District and "H R-5" Residential Single Family Mission Historic District to "H C-2" Commercial Mission Historic District listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
07668-000-0150	NCB 7668, LOT 15, EXC NW 21.3 FT AND SE IRR 152.82 FT

SG/cia  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

**The rezoning and reclassification of property from "H I-1" General Industrial Mission Historic District to "H C-2" Commercial Mission Historic District listed below as follows:**

District Account Number	Property Description
11176-000-0234	NCB 11176, LOT NE 150 FT OF E 298.5 FT OF 23
07665-000-0102	NCB 7665, LOT SW IRR 293.63 FT OF SE 5 FT OF 10 AND SW IRR 287.70 FT OF 12

**The rezoning and reclassification of property from "H I-1" General Industrial Mission Historic District and "H C-3" General Commercial Mission Historic District to "H C-2" Commercial Mission Historic District listed below as follows:**

District Account Number	Property Description
11176-000-0233	NCB 11176, LOT SE 148.5 FT OF 23

**The rezoning and reclassification of property from "H C-3 CD RIO-5" General Commercial Mission Historic River Improvement Overlay District-5 with a Conditional Use for On Premise Consumption of Alcoholic Beverages and "H C-3 RIO-5" General Commercial Mission Historic River Improvement Overlay District-5 to "H C-2 RIO-5" Commercial Mission Historic River Improvement Overlay District-5 listed below as follows:**

District Account Number	Property Description
07665-000-0380	NCB 7665, LOT 28
08628-000-0030	NCB 8628, LOT 3

**The rezoning and reclassification of property from "H C-3 RIO-5" General Commercial Mission Historic River Improvement Overlay District-5 to "H C-2 RIO-5" Commercial Mission Historic River Improvement Overlay District-5 listed below as follows:**

District Account Number	Property Description
06614-000-0090	NCB 6614, LOT 9 AND 10

SG/cia  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

07665-000-0095	NCB 7665, LOT 14 OR 9B AND SW TRI 90.23 FT OF 9A
07665-000-0093	NCB 7665, LOT 9C
07665-000-0072	NCB 7665, LOT 9D
07665-000-0121	NCB 7665, LOT 9F AKA 9A & 9E AKA 9B
07665-000-0133	NCB 7665, LOT 9G AND NE 102.55 FT OF 9H
07665-000-0094	NCB 7665, LOT 9J AND 9A EXC SW TRI 90.23 FT
07665-000-0160	NCB 7665, LOT MID PART OF 10A
07665-000-0072	NCB 7665, LOT S 194.2 FT OF 8B
07665-000-0190	NCB 7665, LOT SW IRR 120 FT OF 11
07672-021-0042	NCB 7672, BLK 21, LOT 9
07672-021-0220	NCB 7672, BLK 21, LOT 22
07674-300-0054	NCB 7674, BLK E, LOT E PT & MID PT OF TR-1
07674-300-2000	NCB 7674, LOT E IRR 389.76 FT OF W IRR 1585.33 FT OF 1A & 2A
08628-000-0020	NCB 8628, LOT 2

**The rezoning and reclassification of property from "H C-3R RIO-5" General Commercial Restrictive Alcohol Sales Mission Historic District River Improvement Overlay District-5 to "H C-2 RIO-5" Commercial Mission Historic River Improvement Overlay District-5 listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
03577-022-0091	NCB 3577, BLK 22, LOT 9

**The rezoning and reclassification of property from "HS I-1 RIO-4" Historic Significant General Industrial River Improvement Overlay District-4 to "HS C-2 RIO-4" Historic Significant Commercial River Improvement Overlay District-4 listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
03854-004-0010	NCB 3854, BLK 4, LOT 1 AND W 37.5 FT OF 2

**The rezoning and reclassification of property from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2NA" Commercial Nonalcoholic Sales District listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
02987-001-0030	NCB 2987, BLK 1, LOT 3

SG/cia  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

02987-001-0040 NCB 2987, BLK 1, LOT S 75.6 FT OF 4 AND 5  
02987-001-0081 NCB 2987, BLK 1, LOT W 50 FT OF 8 AND W 50 FT OF S IRR 18.56 FT OF 7  
11156-000-0075 NCB 11156, LOT N 100 FT OF 7, SAVE AND EXCEPT THE E 384.14 FT  
09486-006-0060 NCB 9486, BLK 6, THE SOUTH 150 FT OF LOT 6 EXC S 112.99 FT OF E 253.21 FT

**The rezoning and reclassification of property from "C-3 RIO-4" General Commercial River Improvement Overlay District-4 to "C-2 RIO-4" Commercial River Improvement Overlay District-4 listed below as follows:**

Bexar County  
Appraisal  
District Account  
Number Property Description  
00020-000-0030 NCB A-20, LOT B3  
00020-000-0040 NCB A-20, LOT B4  
00020-000-0050 NCB A-20, LOT B5  
00020-000-0010 NCB A-20, LOT B1  
00020-000-0020 NCB A-20, LOT B2  
02978-003-1593 NCB 2978, BLK 3, LOT S 86 FT OF 159  
00020-000-0451 NCB A-20, LOT 45  
00020-000-0443 NCB A-20, LOT S 130 FT OF E 98.6 FT OF A10 AND NCB 2978 LOT N 90.9 FT OF S 129.9 FT OF LOT 160  
03057-001-0050 NCB 3057, BLK 1, LOT E IRR 141.9 FT OF 5 AND 1.42 FT TRI OF ALLEY

**The rezoning and reclassification of property from "I-1 RIO-4" General Industrial River Improvement Overlay District-4 to "C-2 RIO-4" Commercial River Improvement Overlay District-4 listed below as follows:**

Bexar County  
Appraisal  
District Account  
Number Property Description  
00020-000-0280 NCB A-20, LOT 10G  
00020-000-0380 NCB A-20, LOT 34 AND A10  
00020-000-0121 NCB A-20, LOT E IRR 345.93 FT OF S 193.4 FT OF F AND E IRR 381.9 FT OF N 20 FT OF G  
00020-000-0130 NCB A-20, LOT N 125 FT OF E 400 FT OF A9  
00020-000-0160 NCB A-20, LOT S 20.23 FT OF N 145.03 FT OF E 400 FT OF H & W IRR 491.06 FT OF N 145 FT OF H ARB A9  
00020-000-0120 NCB A-20, LOT W 145 FT OF E IRR 490.93 FT OF S 193.4 FT OF F AND E IRR 545.31 FT OF S 117.840FT OF G  
02976-001-0591 NCB 2976, BLK 1, LOT 59 THROUGH 60 AND S IRR 20 FT OF 3  
02976-001-0611 NCB 2976, BLK 1, LOT E 100 FT OF 61  
02976-001-0613 NCB 2976, BLK 1, LOT W 51 FT OF 61  
02977-002-1290 NCB 2977, BLK 2, LOT 129  
02977-002-1300 NCB 2977, BLK 2, LOT 130

SG/cia  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

03121-002-0010	NCB 3121, BLK 2, LOT 1
03121-002-0020	NCB 3121, BLK 2, LOT 2 AND 3
03132-013-0100	NCB 3132, BLK 13, LOT 10 AND 11
03132-013-0120	NCB 3132, BLK 13, LOT 12, 13, AND 14
03132-013-0060	NCB 3132, BLK 13, LOT 6 AND 7
03132-013-0080	NCB 3132, BLK 13, LOT 8 AND 9
03132-013-0010	NCB 3132, BLK 13, LOT 1 THROUGH 5
06097-001-0011	NCB 6097, LOT W 123 FT OF 1
06098-002-0011	NCB 6098, BLK 2, LOT 1, 2, AND S IRR 50 FT OF 4
06098-002-0031	NCB 6098, BLK 2, LOT E 21.9 FT OF 3
06098-002-0034	NCB 6098, BLK 2, LOT E 31.5 FT OF W 61 FT OF 3
06098-002-0040	NCB 6098, BLK 2, LOT N 50 FT OF 4
06098-002-0013	NCB 6098, BLK 2, LOT W 29 FT OF 3

**The rezoning and reclassification of property from "I-1 RIO-4" General Industrial River Improvement Overlay District-4 and "R-4 RIO-4" Residential Single Family River Improvement Overlay District-4 to "C-2 RIO-4" Commercial River Improvement Overlay District-4 listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
03122-003-0120	NCB 3122, BLK 3, LOT 12

**The rezoning and reclassification of property from "H C-3NA CD" General Commercial Nonalcoholic Sales Mission Historic District with a Conditional Use for a Packing Plant to "H C-2NA" Commercial Nonalcoholic Sales Mission Historic District listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
07676-000-0260	NCB 7676, LOT 26

**The rezoning and reclassification of property from "H C-3NA" General Commercial Nonalcoholic Sales Mission Historic District to "H C-2NA" Commercial Nonalcoholic Sales Mission Historic District listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
11178-000-1461	NCB 11178, LOT E 137 FT OF 146

SG/cia  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

07668-000-0120	NCB 7668, LOT 12
07668-000-0130	NCB 7668, LOT 13 AND 14
08619-000-0100	NCB 8619, LOT E IRRG 23.1 FT OF 3
08619-000-0090	NCB 8619, LOT W IRRG 129 FT OF 3

**The rezoning and reclassification of property from "H C-3NA RIO-4" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-4 to "H C-2NA RIO-4" Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-4 listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
00020-000-0300	NCB A-20, LOT 31
00020-000-0310	NCB A-20, LOT 32
00020-000-0321	NCB A-20, LOT N IRR 50.66 FT OF 33
00020-000-0322	NCB A-20, LOT S IRR 119.52 FT OF 33
03120-001-0011	NCB 3120, BLK 1, LOT 1, 2, 3 AND 10

**The rezoning and reclassification of property from "H C-3NA RIO-5" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5 to "H C-2NA RIO-5" Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5 listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
14330-001-0030	NCB 14330, BLK 1, LOT 3
03577-022-0251	NCB 3577, BLK 22, LOT 25
03577-022-0091	NCB 3577, BLK 22, LOT NW 10 FT X 157.4 FT OF 26

**The rezoning and reclassification of property from "C-3NA RIO-4" General Commercial Nonalcoholic Sales River Improvement Overlay District-4 to "C-2NA RIO-4" Commercial Nonalcoholic Sales River Improvement Overlay District-4 listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
03057-001-0050	NCB 3057, BLK 1, LOT N IRR 46.52 FT OF 6 & 1.42 FT TRI OF ALLEY
03057-001-0010	NCB 3057, BLK 1, LOT 1-2
03057-001-0031	NCB 3057, BLK 1, LOT E 75 FT OF 3
03057-001-0033	NCB 3057, BLK 1, LOT W 85 FT OF 3

SG/cia  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

06306-000-0010 NCB 6306, LOT 1 AND 2

**The rezoning and reclassification of property from "H I-1" General Industrial Mission Historic District to "H C-3" General Commercial Mission Historic District listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
07676-000-0500	NCB 7676, LOT 18

**The rezoning and reclassification of property from "H C-3" General Commercial Mission Historic District to "H IDZ" Infill Development Mission Historic District with uses permitted in "MF-33" Multi-Family and "C-2" Commercial Districts listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
07675-000-0205	NCB 7675, LOT 20D, 20E, NE IRR 302.01 FT OF 20F, 21D, AND 43

**The rezoning and reclassification of property from "C-3 RIO-4" General Commercial River Improvement Overlay District-4 to "MF-18 RIO-4" Multi-Family River Improvement Overlay District-4 listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
02978-003-1597	NCB 2978, BLK 3, LOT N 45 FT OF S 131 FT OF 159
02978-003-1595	NCB 2978, BLK 3, LOT N 63.5 FT OF 159
02978-003-1591	NCB 2978, BLK 3, LOT S 45 FT OF N 107 FT OF 159 OR A2

**The rezoning and reclassification of property from "I-1 RIO-4" General Industrial River Improvement Overlay District-4 to "MF-18 RIO-4" Multi-Family River Improvement Overlay District-4 listed below as follows:**

Bexar County	Property Description
--------------	----------------------

SG/cla  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

Appraisal  
District Account  
Number  
02978-003-1273    NCB 2978, BLK 3, LOT E 50 FT OF 127  
02978-003-1271    NCB 2978, BLK 3, LOT W IRR 58.3 FT OF 127

**The rezoning and reclassification of property from "C-3" General Commercial District to "MF-25" Multi-Family District listed below as follows:**

Bexar County  
Appraisal  
District Account  
Number            Property Description  
03976-002-0130    NCB 3976, BLK 2, LOT E 70 FT OF 13 AND 14

**The rezoning and reclassification of property from "H C-3R RIO-5" General Commercial Restrictive Alcohol Sales Mission Historic River Improvement Overlay District-5 to "H MF-33 RIO-5" Multi-Family Mission Historic River Improvement Overlay District-5 listed below as follows:**

Bexar County  
Appraisal  
District Account  
Number            Property Description  
07672-021-0043    NCB 7672, BLK 21, LOT 10, 11, AND E IRR 215 FT OF TR-A

**The rezoning and reclassification of property from "C-3NA RIO-4" General Commercial Nonalcoholic Sales River Improvement Overlay District-4 to "MF-33 RIO-4" Multi-Family River Improvement Overlay District-4 listed below as follows:**

Bexar County  
Appraisal  
District Account  
Number            Property Description  
03057-001-0040    NCB 3057, BLK 1, LOT 4

**The rezoning and reclassification of property from "H O-2 RIO-5" Office Mission Historic River Improvement Overlay District-5 to "H O-1 RIO-5" Office Mission Historic River Improvement Overlay District-5 listed below as follows:**

Bexar County  
Appraisal  
District Account  
Number            Property Description

SG/ela  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

03577-022-0251 NCB 3577, BLK 22, LOT NE IRR 40.67 FT OF 26

**The rezoning and reclassification of property from "O-2 RIO-4" Office River Improvement Overlay District-4 to "O-1 RIO-4" Office River Improvement Overlay District-4 listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
02977-002-1240	NCB 2977, BLK 2, LOT N 137.5 FT OF 124

**The rezoning and reclassification of property from "I-1 RIO-4" General Industrial River Improvement Overlay District-4 to "R-4 RIO-4" Residential Single Family River Improvement Overlay District-4 listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
02978-003-1280	NCB 2978, BLK 3, LOT S 137.5 FT OF 128
02978-003-1290	NCB 2978, BLK 3, LOT S 137.5 FT OF 129
02978-003-1300	NCB 2978, BLK 3, LOT S 137.5 FT OF 130
03851-001-0010	NCB 3851, BLK 1, LOT 1
03851-001-0020	NCB 3851, BLK 1, LOT 2 AND W 25 FT OF 3
03851-001-0240	NCB 3851, BLK 1, LOT 24
03851-001-0250	NCB 3851, BLK 1, LOT 25
03851-001-0260	NCB 3851, BLK 1, LOT 26
03854-004-0020	NCB 3854, BLK 4, LOT E 12.5 FT OF 2 AND W 42 FT OF 3
06097-001-0010	NCB 6097, BLK 1, LOT E 50 FT OF 1

**The rezoning and reclassification of property from "H C-3 RIO-5" General Commercial Mission Historic River Improvement Overlay District-5 and "H C-2 RIO-5" Commercial Mission Historic River Improvement Overlay District-5 to "H R-6 RIO-5" Residential Single Family Mission Historic River Improvement Overlay District-5 listed below as follows:**

Bexar County Appraisal District Account Number	Property Description
---	----------------------

SG/cia  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

07456-000-0100 NCB 7456, LOT 7, SE IRR 6.47 FT OF 8 AND P-100

**The rezoning and reclassification of property from "H C-3NA CD RIO-5" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5 with a Conditional Use for a Wholesale Food Distributor to "H R-6 RIO-5" Residential Single Family Mission Historic River Improvement Overlay District-5 listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
07456-000-0091	NCB 7456, LOT 9

**The rezoning and reclassification of property from "H C-3R RIO-5" General Commercial Restrictive Alcohol Sales Mission Historic District River Improvement Overlay District-5 to "H R-6 RIO-5" Residential Single Family Mission Historic River Improvement Overlay District-5 listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
03577-022-0020	NCB 3577, BLK 22, LOT 2

**The rezoning and reclassification of property from "C-3 RIO-4" General Commercial River Improvement Overlay District-4 and "C-3NA RIO-4" General Commercial Nonalcoholic Sales River Improvement Overlay District-4 to "R-6 RIO-4" Residential Single Family River Improvement Overlay District-4 listed below as follows:**

Bexar County	
Appraisal	
District Account	
Number	Property Description
03057-001-0070	NCB 3057, BLK 1, LOT W IRR 4.95 FT OF 5 AND NW TRI OF 6

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

SG/cla  
10/01/09  
# Z-10. Amended.

CASE NO. Z2009134

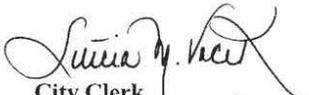
provided for in Section 35 -491.

**SECTION 3.** The Director of Planning and Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective October 11, 2009.

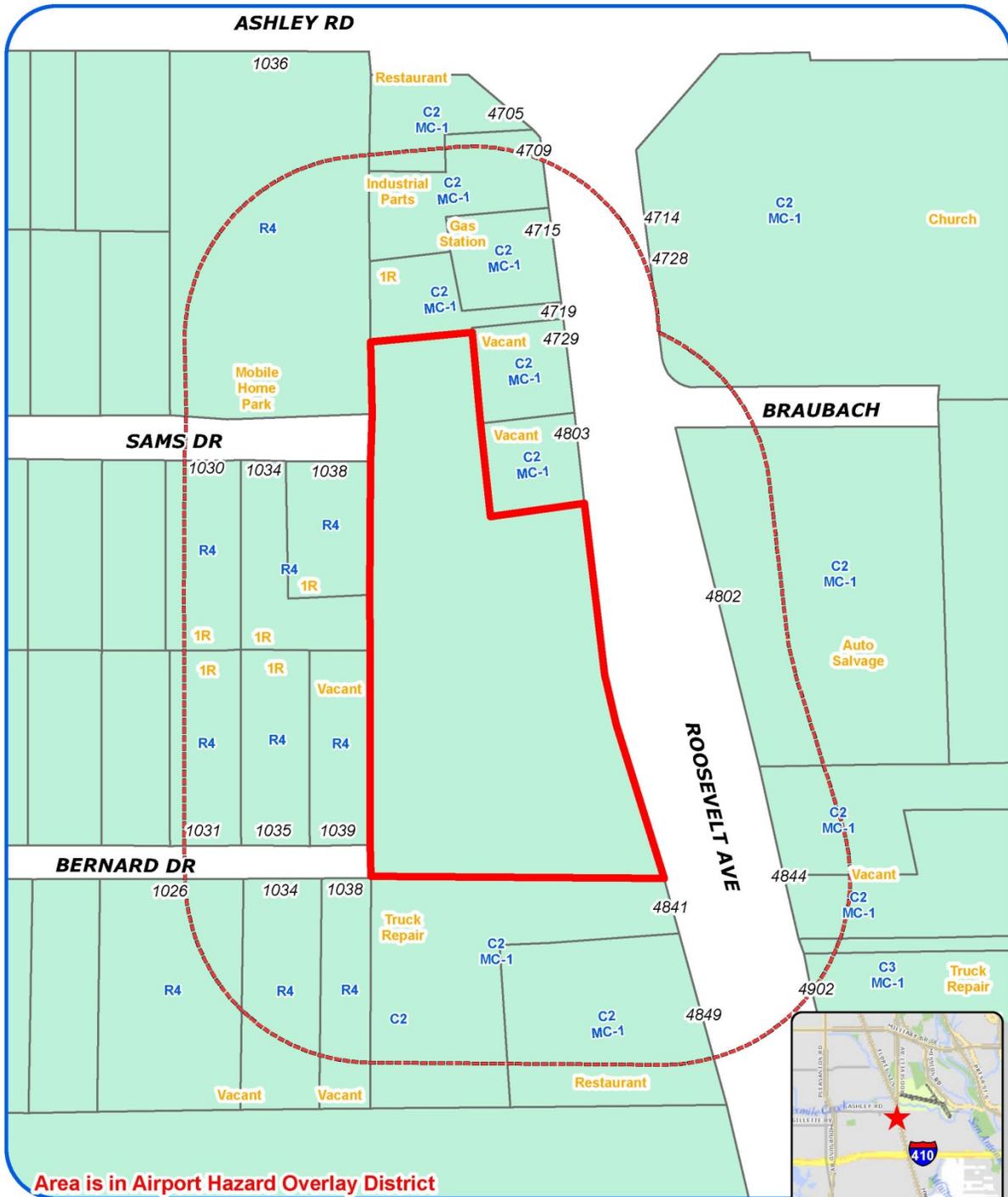
**PASSED AND APPROVED** this 1st day of October 2009.

  
M A Y O R

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
For City Attorney

Attachment #5  
Notification Plan  
& Photographs



**Board of Adjustment**  
**Notification Plan for**  
**Case No A-14-070**

San Antonio City Limits 

Subject Property 

200' Notification Boundary 

Council District 3 

W N E S

"NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department  
 City of San Antonio



Area is in Airport Hazard Overlay District

**Board of Adjustment**  
**Notification Plan for**  
**Case No A-14-070**



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District 3



"NOT TO SCALE,  
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department  
 City of San Antonio

