

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, May 20, 2014
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
William Shaw III – District 2	Francine Romero – District 8
Terry Boyd – District 3	John J. Middleton, II – District 9
Ricardo Briones – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4	
Chairman	

1. **12:45 PM** - Work Session – Lone Star Room – Briefing on Annexation and Flex District related large area rezoning case, discussion of policies and administrative procedures and any items for consideration on the agenda for May 20, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of May 6, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014138 S ERZD (Council District 9):** A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-3NA S ERZD MLOD-1” General Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility and “I-1 S ERZD MLOD-1” General Industrial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility on Lot 2, NCB 17866; 18952 Redland Road.
7. **ZONING CASE NUMBER Z2014119 (Council District 7):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on 14.084 acres out of NCB 18560 on portions of the 7500 Block of Bandera Road and the 7200 Block of Eckhert Road.
8. **ZONING CASE NUMBER Z2014129 (Council District 5):** A request for a change in zoning from “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-50” Multi-Family District and “C-2” Commercial District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and multi-family residential uses not to exceed 110 units per acre on Lots 14, 15, 16, 17, 18, A-19 and A-20, NCB 2569 on portions of the 300 and 400 Blocks of East Cevallos Street and Clay Street.

9. **ZONING CASE NUMBER Z2014131 (Council District 2):** A request for a change in zoning from “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on 68.79 acres out of NCB 16580 and NCB 16581 on portions of the 5200 through 5900 Blocks of East Loop 1604 North.
10. **ZONING CASE NUMBER Z2014143 (Council District 1):** A request for a change in zoning from “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Two-Family Dwelling to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District on 0.3233 of an acre out of Lots 9 and 10, Block 3, NCB 761; 308 Warren Street.
11. **ZONING CASE NUMBER Z2014144 (Council District 8):** A request for a change in zoning from “MF-33” Multi-Family District to “C-2” Commercial District on 1.65 acres out of NCB 14862; 6435 Babcock Road.
12. **ZONING CASE NUMBER Z2014147 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 5, the east part of Block 4, NCB 844; 617 East Euclid Avenue.
13. **ZONING CASE NUMBER Z2014148 HL (Council District 5):** A request for a change in zoning from “C-3 IDZ AHOD” General Commercial Infill Development Zone Airport Hazard Overlay District to “C-3 IDZ HL AHOD” Historic Landmark General Commercial Infill Development Zone Airport Hazard Overlay District on the southeast 100 feet of Lot 13, Block 1, NCB 2322; 105 South Zarzamora Street.
14. **ZONING CASE NUMBER Z2014149 HL (Council District 1 and 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District; “R-4 NCD-8 AHOD” Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District; “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District; “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District; “MF-33 AHOD” Multi-Family Airport Hazard Overlay District; “C-1 AHOD” Light Commercial Airport Hazard Overlay District; “C-2 AHOD” Commercial Airport Hazard Overlay District; “C-3NA NCD-5 AHOD” General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District; “C-3 AHOD” General Commercial Airport Hazard Overlay District to Add the “HL” Historic Landmark designation to all existing zoning on Lot 20 and the west 39.6 feet of Lot 21, Block 16, NCB 2025; the north irregular 102.01 feet of Lot 18, Block 4, NCB 2047 (as recorded in Volume 10441, Page 2200 of the Bexar County Deed Records); the south irregular 126.5 feet of Lot 18, Block 4, NCB 2047 (as recorded in Volume 2917, Page 1995 of the Bexar County Deed Records); Lot 15, Block 3, NCB 2076; Lots 16 and 17, Block 3, NCB 2208; Lots 10, 11 and 12, Block 31, NCB 2280; Lots 7 and 8 and the west 2.44 feet of Lot 9, Block 4, NCB 2282; Lot 14, Block 4, NCB 2313; Lots 9, 10, 11 and 12, Block 12, NCB 2317; Lot 15, Block 24, NCB 2318; Lots 13, 14 and 15, Block 20, NCB 2330; Lot 12 and the east 27 feet of Lot 11, Block 18, NCB 2332; Lots 4, 5 and 6, Block 6, NCB 2339; Lot 10, Block 6, NCB 2343; Lots 10, 11, 12, 13 and 14, Block 5, NCB 2368; the south 62.1 feet of Lots 23 and 24, Block 8, NCB 2371; Lot 6, Block 5, NCB 2417; the west 70 feet of the south 23.3 feet of Lot 10 and the west 70 feet of Lot 11, Block C, NCB 2418; the north 150 feet of Lots 5 and 6, Block 6, NCB 2429; the southwest irregular 125 feet of Lot 49, Block 6, NCB 2456 (as recorded in Volume 4295, Page 1295 of the Bexar County Deed Records); Lot 34, Block 7, NCB 2457; Lot 13, Block H, NCB 6021; and Lots 12, 13, 14, 15, 16, 17, 18, 39, 40, 41, 42, 43, 44 and 45, Block 1, NCB 8269; 1614 & 1624 Buena Vista Street; 2101 Buena Vista Street; 2201 Buena Vista Street; 1501 West Cesar E Chavez Boulevard & 425 South Brazos Street; 1801 West Cesar E Chavez Boulevard; 926 Cincinnati Avenue; 2124 Colima Street; 2006 West Commerce Street; 242 Cornell; 1225 & 1227 El Paso Street; 1423 (also known as 1425) El Paso Street; 2304 El Paso Street; 321 Fredericksburg Road; 323 Fredericksburg Road; 1805 Guadalupe Street; 2607 West Houston Street; 900 Leal Street; 4527 West Martin Street; 1111 Monterey

Street; 2303 Monterey Street; A portion of the 3800 Block of Morales; 402 & 404 North Richter Street; 2011 (also known as 2009) Vera Cruz Street; 214 & 218 South Zarzamora Street.

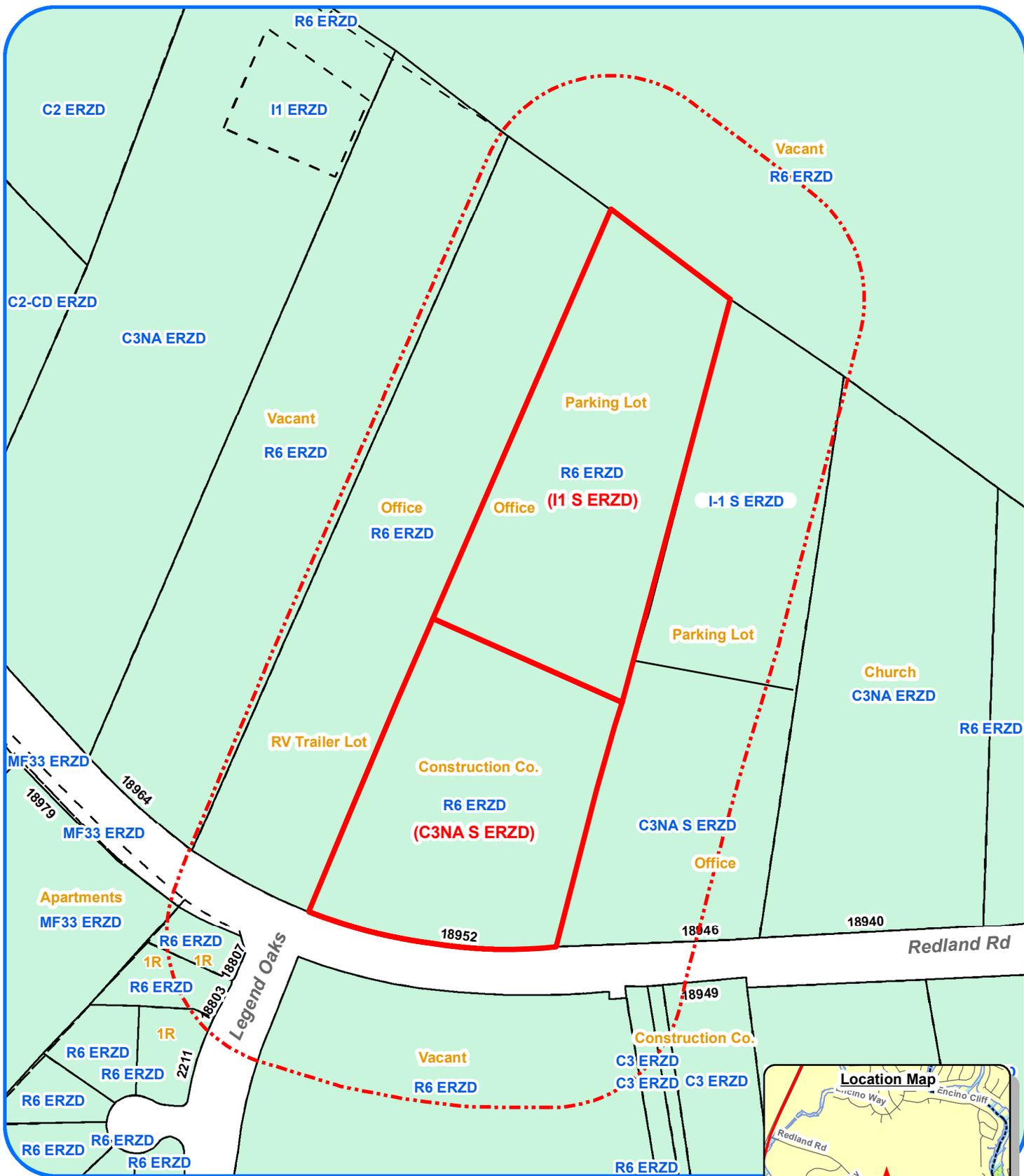
15. **ZONING CASE NUMBER Z2014151 (Council District 2):** A request for a change in zoning from “I-2” Heavy Industrial District and “R-5” Residential Single-Family District to “I-2” Heavy Industrial District on 14.383 acres out of Tract 7 (also known as Lot 7), NCB 10613; 242 North W.W. White Road.
16. **ZONING CASE NUMBER Z2014153 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on the south 129.8 feet of Lot 14, Block 1, NCB 2181; 547 Ruiz Street.
17. **ZONING CASE NUMBER Z2014154 HL (Council District 1):** A request for a change in zoning from “C-2 NCD-2 AHOD” Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “C-2 HL NCD-2 AHOD” Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 1 and 2, Block 29, NCB 1841 save and except that portion of Lot 2 conveyed in Volume 2993, Page 314 of the Bexar County Deed Records; 2822 North Flores Street.
18. **ZONING CASE NUMBER Z2014155 (Council District 8):** A request for a change in zoning from “C-1” Light Commercial District and “R-6 PUD” Residential Single-Family Planned Unit Development District to “C-2” Commercial District on 1.443 acres out of Lot 109, Block 11, NCB 16098 on a portion of the 6900 Block of Prue Road.
19. **ZONING CASE NUMBER Z2014157 (Council District 8):** A request for a change in zoning from “C-2” Commercial District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “C-2 MLOD-1” Commercial Camp Bullis Military Lighting Overlay District and “R-6 MLOD-1” Residential Single-Family Camp Bullis Military Lighting Overlay District to “MF-18” Limited Density Multi-Family District and “MF-18 MLOD-1” Limited Density Multi-Family Camp Bullis Military Lighting Overlay District on 22.402 acres out of NCB 14861 on portions of the 6200 through 6500 Blocks of De Zavala Road.
20. **ZONING CASE NUMBER Z2014158 (Council District 6):** A request for a change in zoning from “C-3” General Commercial District to “MF-25” Low Density Multi-Family District on 12.472 acres out of NCB 17635 on portions of the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road.
21. **ZONING CASE NUMBER Z2014159 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 1, Block 2, NCB 18170; 9514 Westover Hills Boulevard.
22. **ZONING CASE NUMBER Z2014160 CD (Council District 3):** A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 28, NCB 11156 on a portion of the 11900 Block of Southeast Loop 410.
23. **ZONING CASE NUMBER Z2014161 (Council District 1):** A request for a change in zoning from “C-3R H AHOD” General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District and “C-3R H HS AHOD” Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to “IDZ H AHOD” Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility and “IDZ H HS AHOD” Historic

Significant Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility on Lots 22, 23, 24, 25 and the south 22 feet of Lot 26, Block 4, NCB 902 on a portion of the 700 Block of South St. Mary's Street and the 500 Block of South Presa Street.

24. **ZONING CASE NUMBER Z2014163 (Council District 3):** A request for a change in zoning from “I-1” General Industrial District, “R-5” Residential Single-Family District and “C-3” General Commercial District to “C-3NA” General Commercial Nonalcoholic Sales District on Lots 22 and 23, NCB 10846; 3708 and 3710 South W.W. White Road.
25. Consideration and recommendation regarding proposed amendments to Chapter 35 of the Municipal Code, the Unified Development Code, related to Digital Displays at Performing Arts Centers and the “RIO-3” River Improvement Overlay -3 District.
26. **Director’s Report** – Current status of large area wide rezoning cases.
27. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
28. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7268 Voice/TTY.



Zoning Case Notification Plan

Case Z-2014-138 S

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 17866 - BLOCK 000 - LOT 002

Legend

Subject Properties		(7.415 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	



Development Services Dept
 City of San Antonio
 (04/23/2014 - R.Martinez)

Note: All Current and Requested Zoning includes MLOD (Military Lighting Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2104138 S ERZD

Hearing Date: May 20, 2014

Property Owner: Hills Subdivision Partnership, LTD

Applicant: City of San Antonio

Representative: Development Services Department

Location: 18952 Redland Road

Legal Description: Lot 2, NCB 17866

Total Acreage: 7.415

City Council District: 9

Case Manager: John Osten, Sr. Planner

Case History: This is the second public hearing of this zoning change request. The case was continued from the May 6, 2014 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-6 ERZD MLOD-1" Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-3NA S ERZD MLOD-1" General Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility and "I-1 S ERZD MLOD-1" General Industrial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Redland Ridge Association is located within 200 feet.

Planning Team: North Sector Plan (39)

Applicable Agencies: San Antonio Water Systems

Property Details

Property History: The subject property was annexed in 1985 and was originally zoned “Temp R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The property was platted into its current configuration in 1970 (Volume 8500, Page 155 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a child learning center, offices, an awning company, and construction contractor facility.

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

Adjacent Base Zoning and Land Uses

Direction: North, South and West

Current Base Zoning: “R-6”

Current Land Uses: Farm, Vacant and Boat/RV Park

Direction: East

Current Base Zoning: “C-3NA S” and “I-1 S”

Current Land Uses: Construction contractor facility

Overlay and Special District Information: All surrounding properties carry the “ERZD” Edwards Recharge Zone District. The “ERZD” does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water system (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

All surrounding properties carry the “MLOD” Military Lighting Overlay District, due to their proximity to Camp Bullis. The “MLOD” does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Redland Road

Existing Character: Secondary Arterial Type A 86’; one lane in each direction with shoulders.

Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements for Construction Contractor Facility are determined by the Gross Floor Area (GFA) of the use.

Construction Contractor Facility – Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 300 square feet per GFA.

Child Care/Learning Center – Minimum Parking Requirement: 1 space per 375 square feet of GFA. Maximum Parking Requirement: 1.5 spaces per square feet of GFA.

Professional Office – Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 140 square feet of GFA.

Awning Installation – Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 200 square feet of GFA.

Staff Analysis and Recommendation: Denial with an alternate recommendation for “C-2NA CD S ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Conditional Use and a Specific Use Authorization for a Construction Contractor Facility.

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

1. Consistency: The property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-3NA” and “I-1” base zoning districts are not consistent with the adopted land use plan. A plan amendment has been submitted, requesting to change the future land use designation to Regional Center and Specialized Center. Staff recommends denial; Planning Commission recommends approval of the request.

2. Adverse Impacts on Neighboring Lands: The subject property is already in use with various nonresidential uses, including a construction contractor facility. The requested zoning change will bring the zoning district into compliance with the current uses on the property. Therefore, no additional impact on neighboring lands is expected.

3. Suitability as Presently Zoned: The existing “R-6” zoning district may not be appropriate for the subject property due to the property’s location along Redland Road. The Suburban Tier land use designation accommodates a wide range of residential and commercial uses. Within the Suburban Tier, the more intense land uses are encouraged along arterial thoroughfares, in areas that are easily accessible by nearby residents.

4. Health, Safety and Welfare: High intensity uses that are allowed in industrial zoning districts are not generally considered compatible with residential uses. There may be adverse impacts on surrounding residents’ health, safety and welfare due to the nature of potential noxious uses that are allowed in industrial zoning districts.

5. Public Policy: The location of the subject property does not meet the criteria for Regional Center or Specialized Center in the North Sector Plan. The plan requires high intensity uses to be located at major intersections of arterials or close to Expressways. The requested zoning is too intense for this location. Additionally, the existing uses may be accommodated in the “C-2” base zoning district, without requiring a plan amendment.

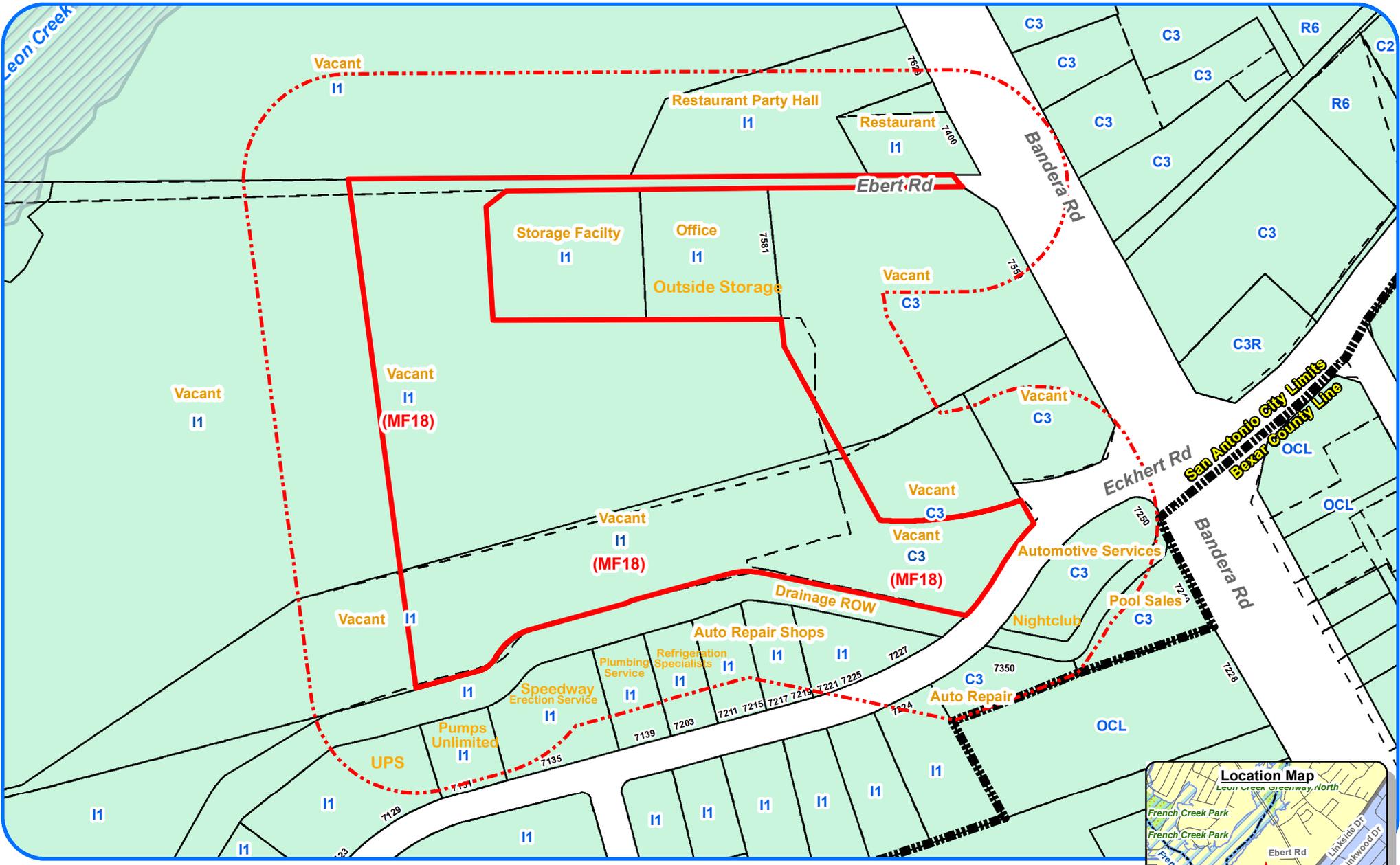
6. Size of Tract: The subject property is approximately 7.145 acres in size, which is able to reasonably accommodate existing uses.

7. Other Factors: In August 2006, the subject property owner obtained a Zoning Verification Letter from the Development Services Department of the City of San Antonio stating that the subject property was zoned “C-3NA S ERZD” and “I-1 S ERZD”. The letter was incorrect and was based on a zoning mapping error. The zoning and ordinance cited in the letter actually applied to a neighboring property that had been rezoned in 1994 (Ordinance #82050). The actual zoning for the subject property is “R-6 ERZD”. In order to correct this administrative error, the Development Services Department is initiating a plan amendment and rezoning of this property consistent with the information provided to the property owner through the Zoning Verification process. The plan amendment and rezoning of the property would bring the existing uses into compliance. It should be noted that the North Sector Plan was adopted in 2010, 4 years after the zoning verification letter was issued in error to the property owners.

The “C-3NA S” and “I-1 S” districts are high intensity zoning districts that are not consistent with the current land use designation of the subject property. Suburban Tier allows up to “C-2” Commercial District and it doesn’t allow any industrial district.

Alternate Recommendation:

The aforementioned existing uses can be achieved via the Conditional Use provision of the Unified Development Code (UDC) Section 35-422. This provision enables the rezoning of the subject property to “C-2NA CD S” with a Conditional Use for a Construction Contractor Facility (the Specific Use Authorization is required because the property is located over the Edwards Recharge Zone). This approach will not require a plan amendment. Therefore, staff recommends denial of the requested rezoning and recommends approval of “C-2NA CD S ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Conditional Use and a Specific Use Authorization for a Construction Contractor Facility. This alternate recommendation will make all of the existing uses conforming, and will allow future expansion for the Construction Contractor Facility because City-initiated rezoning cases are not subject to site plans.



Zoning Case Notification Plan

Case Z-2014-119

Council District: 7
 School District: Northside I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): NCB 18560 - BLK 000 - LOT 14.084 acres out of NCB 18560

- Legend**
- Subject Properties (14.084 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (03/28/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014119

Hearing Date: May 20, 2014

Property Owner: Northwest Corridor Business Park, Ltd. (by Charles Blank, President)

Applicant: NRP Group (by Jason Arechiga, Director of Land Acquisition)

Representative: Brown & Ortiz, P.C. (James McKnight)

Location: Portions of the 7500 Block of Bandera Road and the 7200 Block of Eckherth Road

Legal Description: 14.084 acres out of NCB 18560

Total Acreage: 14.084

City Council District: 7

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the April 15, 2014 Zoning Commission public hearing.

Proposed Zoning Change

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

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: None

Planning Team: Northwest Community Plan - 34

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1987, and was originally zoned “Temp R-1” Temporary Single Family Residence District. The subject property and its parent tract were included in a series of zoning changes from 1988 to 2009, resulting in the current “I-1” General Industrial District and “C-3” General Commercial District split-zoning. The property is undeveloped and is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: West, North and East

Current Base Zoning: “I-1” and “C-3”

Current Land Uses: Vacant Land, RV Storage Facility and Restaurant

Direction: South across a Drainage ROW

Current Base Zoning: “I-1”

Current Land Uses: Business Park

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

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial Type A; 3 lanes in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Eckhert Road

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

Proposed Changes: None known

Thoroughfare: Ebert Road

Existing Character: Private Road; a dirt and unpaved road

Proposed Changes: None known

Public Transit: VIA bus lines 88, 606 and 609 operate along Bandera Road, east of the subject property.

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

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

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the Northwest Community Plan and is identified as Regional Commercial and Business/Office Park in the future land use component of the plan. The zoning request is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the plan to Medium Density Residential. Staff and Planning Commission recommend approval of the plan amendment request.

Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building.

2. Adverse Impacts on Neighboring Lands:

Approval of the "MF-18" district is not likely to have an adverse impact on the neighboring lands. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

The existing "I-1" General Industrial District is not consistent with the adopted land use plan; however, it is consistent with the other zoning in the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Its location along a major arterial roadway, and the general surrounding conditions, which include a drainage easement that buffers the industrial and commercial uses to the south make it appropriate for the Medium Density Residential land use classification.

5. Public Policy:

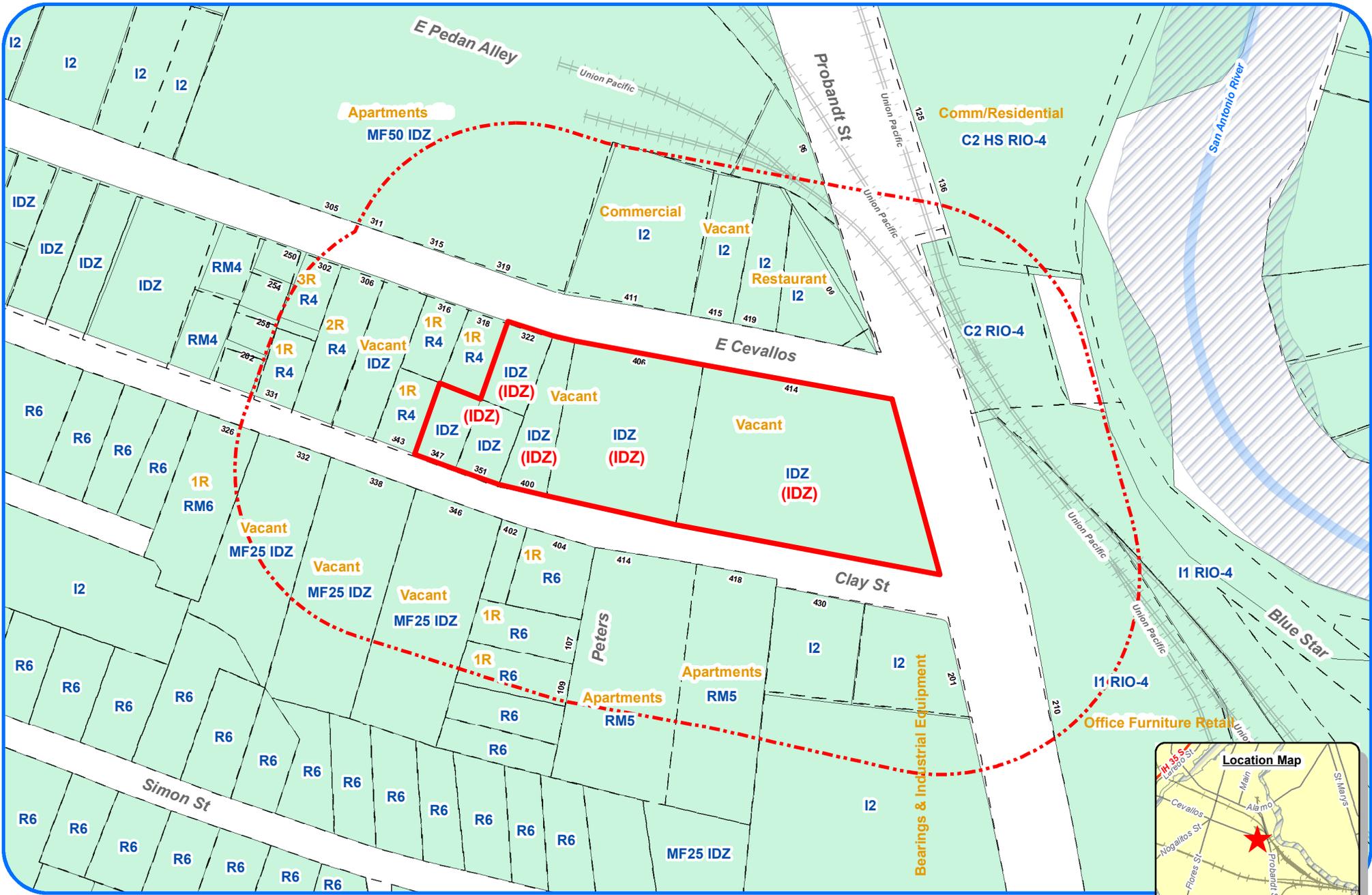
Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The Medium Density Residential classification will allow continued development in accordance with the goals of the Northwest Community Plan that encourage higher density housing along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

6. Size of Tract:

The subject property measures 14.084 acres in size which should be able to reasonably accommodate the proposed "MF-18" district and required parking. If the zoning change request is approved, the property will accommodate a maximum of 253 dwelling units.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-129

Council District 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 02569 - BLOCK 000 - LOT 14-18, A19, A-20

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

Legend

- Subject Properties (2.301 Acres) ▬
- 200' Notification Area - - -
- Current Zoning **TEXT**
- Requested Zoning Change **TEXT**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (05/01/2014 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014129

Hearing Date: May 20, 2014

Property Owner: Probandt-Clay, Ltd. (by Robert Richardson, President, Regent Intown, Inc., General Partner)

Applicant: Probandt-Clay, Ltd. (by Robert Richardson, President, Regent Intown, Inc., General Partner)

Representative: Chad Carey

Location: Portions of the 300 and 400 Blocks of East Cevallos Street and Clay Street

Legal Description: Lots 14, 15, 16, 17, 18, A-19 and A-20, NCB 2569

Total Acreage: 2.301

City Council District: 5

Case Manager: Brenda V. Martinez

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

Proposed Zoning Change

Current Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family Residential Uses not to exceed 110 units per acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association; the King William Association is located within 200 feet.

Planning Team: Lone Star Community Plan (No Planning Team)

Applicable Agencies: None

Property Details

Property History: The subject property is currently vacant. The property is located within the City Limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a 2006 large-area case, the property was rezoned to "IDZ" Infill Development Zone with uses permitted in "MF-25" Multi-Family District and "C-1" Light Commercial District. In a 2007 case, the property was rezoned to "IDZ" Infill Development Zone with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District.

The property owner is proposing to construct a multi-family development which will consist of 212 dwelling units with a parking garage.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-2" and "MF-50 IDZ"

Current Land Uses: Apartments, Commercial Use, Vacant Land and a Restaurant/Bar

Direction: South

Current Base Zoning: "I-2", "RM-5", "R-6" and "MF-25 IDZ"

Current Land Uses: Bearings and Industrial Equipment, Apartments, Single-Family Residences and Vacant Land

Direction: East

Current Base Zoning: "C-2" and "I-1"

Current Land Uses: Railroad Right-of-Way

Direction: West

Current Base Zoning: "R-4" and "IDZ"

Current Land Uses: Single-Family Residences and Vacant Land

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

Transportation

Thoroughfare: East Cevallos Street

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

Proposed Changes: None known

Thoroughfare: Probandt Street

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

Proposed Changes: None known

Thoroughfare: Clay Street

Existing Character: Local Street; 1 lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 46 and 246 lines, which operate along East Cevallos Street and Probandt Street.

Traffic Impact: The Traffic Impact Analysis has been waived for the following reason: IDZ is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units:

Multi-Family Dwellings - Minimum Parking Requirement: 1.5 spaces per unit; Maximum Parking Requirement: 2 spaces per unit.

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

Staff Analysis and Recommendation: Approval, pending the plan amendment

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

1. Consistency:

The subject property is located within the Lonestar Community Plan and is currently designated as “Low Density Mixed Use” in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to “High Density Mixed Use”. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

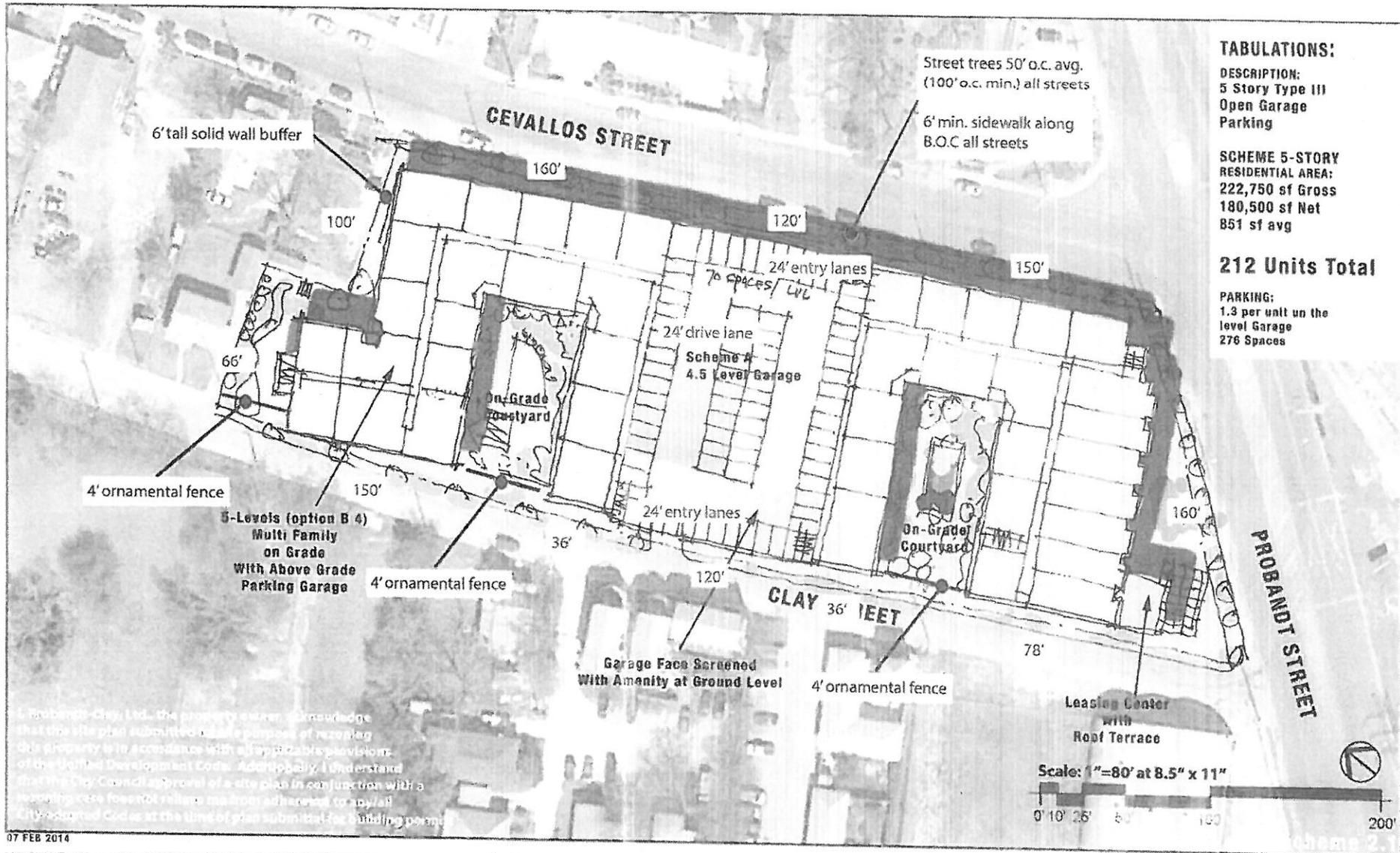
6. Size of Tract:

The subject property is 2.301 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

None.

22014129



TABULATIONS:
DESCRIPTION:
 5 Story Type III
 Open Garage
 Parking

**SCHEME 5-STORY
 RESIDENTIAL AREA:**
 222,750 sf Gross
 180,500 sf Net
 851 sf avg

212 Units Total

PARKING:
 1.3 per unit on the
 level Garage
 276 Spaces

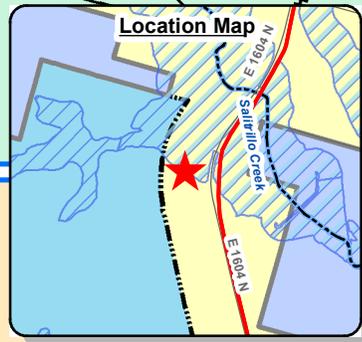
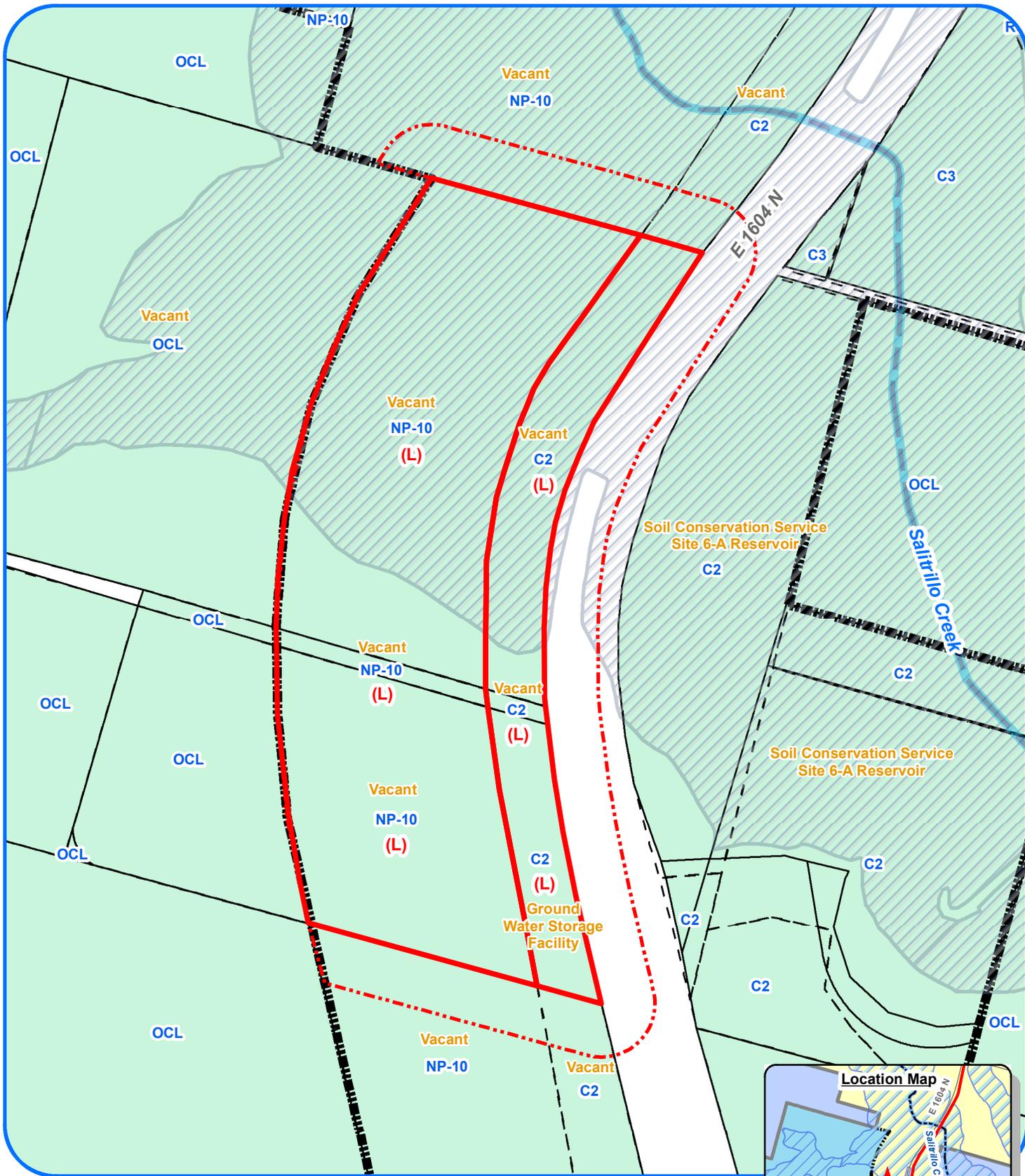
I, [Name], the property owner, acknowledge that the site plan submitted for the purpose of receiving this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a recording case does not relieve me from my responsibility to comply with City-adopted Codes at the time of plan submittal for building permit.

07 FEB 2014

WB Wilder Bolshaw Architects
 25 51st St. Suite 300
 San Antonio, TX 78204

La Tuna Site
 San Antonio, TX

TRANSWESTERN
 The Performance Advantage in Real Estate



Zoning Case Notification Plan

Case Z-2014-131

Council District: 2
 School District: East Central I.S.D.
 Scale: 1" approx. = 500 Feet
 Subject Property Legal Description(s): NCB 16581 - BLOCK 000 - LOT 68.790 acres out of Lot P-1, P-1A

Legend	
Subject Properties	(68.790 Acres)
200' Notification Area	(Dashed Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Hatched Area)
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (04/22/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014131

Hearing Date: May 20, 2014

Property Owner: San Antonio River Authority (by Stephen T. Graham, PE, Assistant General Manager)

Applicant: OCI Solar Power (by David Pressman, Development Manager)

Representative: David Pressman

Location: Portions of the 5200 through 5900 Blocks of East Loop 1604 North

Legal Description: 68.79 acres out of NCB 16580 and NCB 16581

Total Acreage: 68.79

City Council District: 2

Case Manager: Tony Felts, Planner

Case History: This is the first public hearing for this zoning case. The case has been expedited to City Council for consideration on June 5, 2014.

Proposed Zoning Change

Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 9, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1974 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1989 City-initiated large-area case, the property was rezoned to “R-A” Residence - Agriculture District and “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “NP-10” Neighborhood Preservation District and “C-2” Commercial District, respectively. The property is not platted and is undeveloped with the exception of a water storage tank. The subject property consists of a portion of three larger tracts, the remainders of which are located outside of the city limits.

Topography: The northern portion of the property is included within the 100 year floodplain.

Adjacent Zoning and Land Uses

Direction: North and South

Current Base Zoning: “NP-10” and “C-2”

Current Land Uses: Vacant Property

Direction: East

Current Base Zoning: Right-of-way

Current Land Uses: East Loop 1604 North

Direction: West

Current Base Zoning: Outside of the City Limits

Current Land Uses: Truck Repair, Vacant Property

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

Transportation

Thoroughfare: East Loop 1604 North

Existing Character: Freeway; one lane in each direction, without sidewalks

Proposed Changes: Widening to four lanes in progress

Public Transit: There are no VIA bus lines operating within the vicinity.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and the size of the principle building on the site. The application refers to a proposed solar farm. The UDC does not include specific parking requirements for solar farms; however, utility-related uses are typically required to provide one parking space per employee.

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The subject property is located within the IH-10 East Corridor Perimeter Plan and is designated as Parks/Open Space in the future land use component of the plan. Unlike most land use designations, consistency with the Parks/Open Space designation is not determined by base zoning district. Instead, it is determined by the proposed land use. The land use designation is meant to accommodate large or linear unimproved land where conservation is promoted and development is not encouraged. This includes flood plains, utility easements, and land uses that encourage outdoor passive or active recreation.

The proposed use is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to have the property designated as Light Industrial. Staff and Planning Commission recommend approval of the request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is currently being used in conjunction with waste-water treatment, and the proposed solar farm use may serve to mitigate adverse impacts from the current land use.

3. Suitability as Presently Zoned:

The existing "NP-10" and "C-2" base zoning districts are not consistent with the adopted future land use plan. While the existing zoning is consistent with surrounding zoning, the amount of floodplain in the area makes large-scale commercial development unlikely and residential development undesirable.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is over 68 acres in size, which is sufficient to accommodate the uses permitted in the "L" zoning district.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-143

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00761 - BLOCK 003 - LOT 9 & SE Tri 4 Ft of 10

Legend

- Subject Properties (0.323 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (05/01/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014143
Hearing Date: May 20, 2014
Property Owner: Cogo Investments (by Abelardo Juárez, Member)
Applicant: Abelardo Juárez
Representative: Abelardo Juárez
Location: 308 Warren Street
Legal Description: 0.3233 of an acre out of Lots 9 and 10, Block 3, NCB 761
Total Acreage: 0.3233
City Council District: 1
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Two-Family Dwelling

Requested Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Five Points Owners Association

Planning Team: Five Points Neighborhood Plan-21

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In 2003, the subject property was part of a large-area case that changed the base zoning district to "R-4" Residential Single-Family District. In 2012, the subject property was rezoned to "R-4 CD" with a conditional use for two dwelling units. The lot is not platted in its current configuration. The subject property is developed with a residential structure that measures 2,602 square-feet and was built in 1912.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "O-1" and "R-4"

Current Land Uses: Professional office, vacant, apartments and single-family residential

Direction: South and west

Current Base Zoning: "R-4"

Current Land Uses: Vacant and single-family residential

Direction: East

Current Base Zoning: "MF-50"

Current Land Uses: Apartments

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

Transportation

Thoroughfare: Warren Street and Marshall Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 2, 82, 88, 202, 282, and 288 which operate west of the subject property along North Flores Street; and the 4, 95, 96, 97, 204, and 296 which operate east of the subject property along San Pedro Avenue.

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

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

Multi-Family Dwellings

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The property is located within the Five Points Neighborhood Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "MF-25" base zoning district is not consistent with the Low Density land use designations. The applicant has applied for a plan amendment to change the future land use designation to High Density Residential. Staff and Planning Commission recommend denial.

2. Adverse Impacts on Neighboring Lands:

Approval of the requested rezoning will likely increase in traffic and on-street parking on a local street designed for single-family residential uses and traffic. Multi-family zoning districts may provide an appropriate transition between low-density residential uses and major arterial thoroughfares, but multi-family uses should not encroach into single-family neighborhoods.

3. Suitability as Presently Zoned:

The existing "R-4" base zoning district is appropriate for the subject property. The surrounding blocks include a mix of vacant lots, single-family dwellings, small and large apartment complexes, and office uses.

4. Health, Safety and Welfare:

Staff finds possible negative effects on the health, safety and welfare of the surrounding neighborhood due to the proposed increased density on the subject property. The area experiences a high occurrence of on-street parking. Staff is concerned that the on-street parking situation will worsen if the overall density of the neighborhood increases.

5. Public Policy:

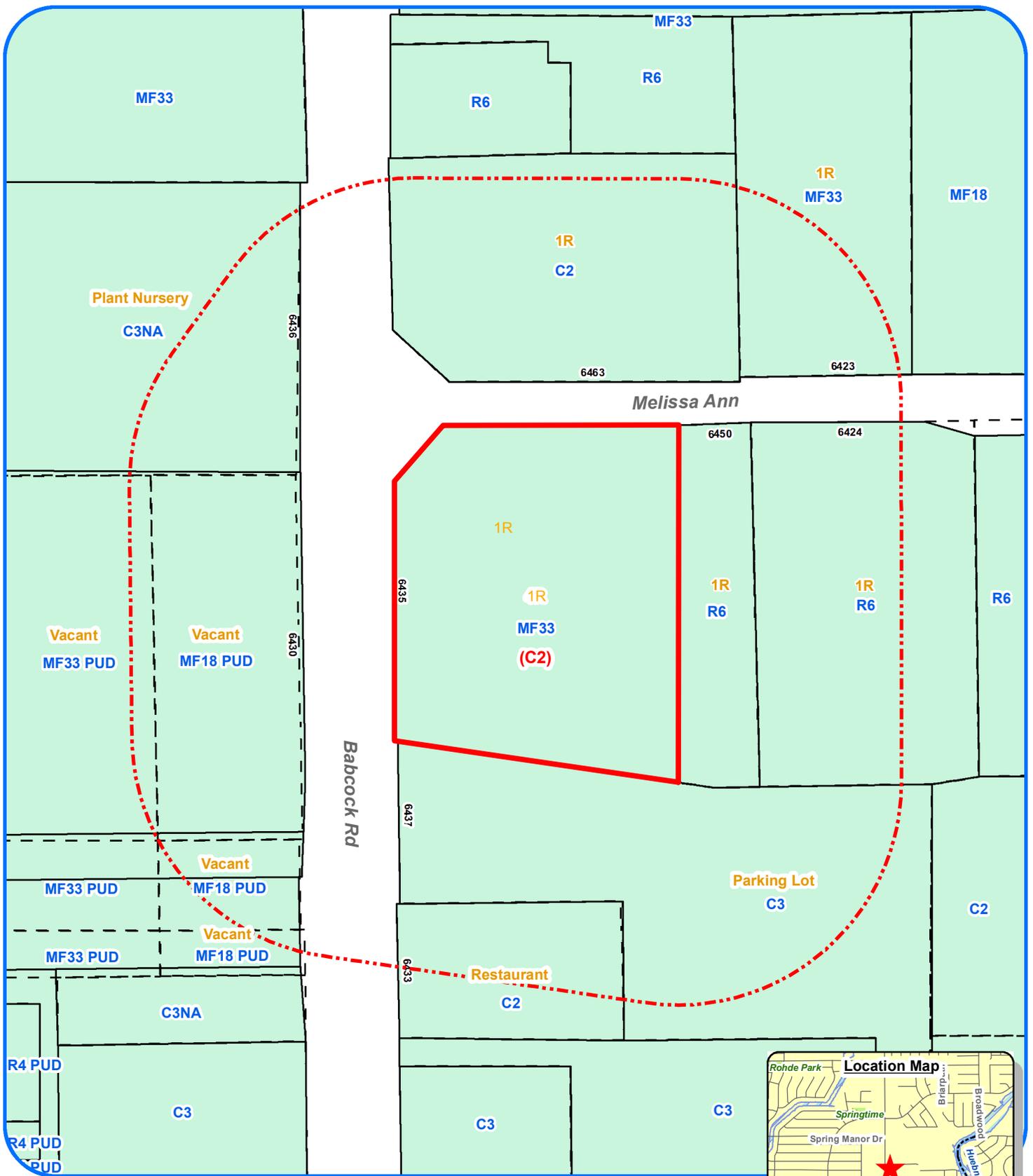
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.3233 of an acre in size, which would accommodate a maximum of 8 dwelling units if the zoning change request is approved. The small lot size and required parking may serve to limit the building size, but will still allow the 8 proposed dwelling units.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-144

Council District: 8

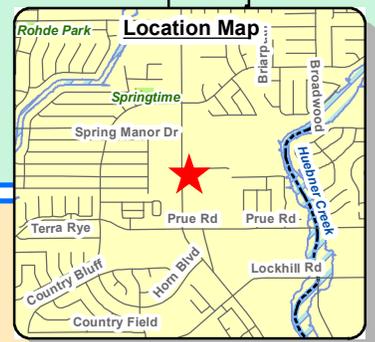
School District: Northside I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 14862 - BLOCK 000 - LOT P-71 & P-124

Legend

- Subject Properties (1.650 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(05/01/2014 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014144

Hearing Date: May 20, 2014

Property Owner: The Lorraine C. Phillips Irrevocable Trust (by Lorraine C. Phillips and Pat Wilson, Trustees) and The Linda A. Rock Irrevocable Trust (by Linda A. Rock and Pat Wilson, Trustees)

Applicant: Charles Christian

Representative: Charles Christian

Location: 6435 Babcock Road

Legal Description: 1.65 acres out of NCB 14862

Total Acreage: 1.65

City Council District: 8

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "MF-33" Multi-Family District

Requested Zoning: "C-2" Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 41

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1974 zoning case, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "MF-33" Multi-Family District. The property is developed with two single-family dwellings measuring approximately 1,353 square feet built in 1935 and 664 square feet built in 1939. The property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "C-3" and "C-2"

Current Land Uses: Parking Lot and Restaurant

Direction: North across Melissa Ann Street

Current Base Zoning: "C-2" and "R-6"

Current Land Uses: Single-Family Dwellings

Direction: West across Babcock Road

Current Base Zoning: "MF-33 PUD" and "C-3NA"

Current Land Uses: Vacant Land and Plant Nursery

Overlay and Special District Information: None

Transportation

Thoroughfare: Babcock Road

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

Proposed Changes: None known

Thoroughfare: Melissa Ann Street

Existing Character: Local Street; 1 lane in each direction with no sidewalks

Proposed Changes: None known

Public Transit: There are no public transportation lines in the immediate vicinity. The nearest VIA bus line is the 604 which operates along Spring Time Drive, north of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by type and size of the use. The rezoning application refers to a proposed restaurant and retail uses.

Food-Restaurant or Cafeteria-Minimum Parking Requirement: 1 space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 40 square feet of Gross Floor Area (GFA).

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within North Sector Plan area, and is identified as Suburban Tier in the Future Land Use component of the plan. The "C-2" Commercial District is consistent with the adopted land use designation.

The subject property is also located within the Tanglewoodridge Neighborhood Plan. This plan was adopted in 1994 and has not been updated; therefore, it is no longer a regulatory plan, but may be used as a guiding document. The Tanglewoodridge Neighborhood Plan identifies the properties with frontage on Melissa Ann as being appropriate for multi-family residential development.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The site is located in an area with a mix of commercial, multi-family dwellings and single-family dwellings.

3. Suitability as Presently Zoned:

Both the current "MF-33" and proposed "C-2" are appropriate for the subject property. The "C-2" district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial uses, and which generate a greater volume of vehicular or truck traffic. The property's location with frontage on a major thoroughfare is suitable for medium intensity commercial zoning and use.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. Should the zoning change be approved, a Type B 15-foot landscape buffer, a 6-foot tall solid screen fence, and building setbacks (10-foot side and 30-foot rear) will be required where the subject property abuts residential zoning or uses. These development standards will serve to mitigate the possible effects of increased noise and traffic on the subject property.

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.65 acres in size and appears to be of sufficient size to accommodate the proposed development.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-147

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00844 - BLOCK E PT 4 LOT 005

Legend

- Subject Properties ——— (0.191 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(05/05/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014147
Hearing Date: May 20, 2014
Property Owner: Archangelos, Inc. (by Viviana Frank, President)
Applicant: Julian Rotnofsky
Representative: Julian Rotnofsky
Location: 617 East Euclid Avenue
Legal Description: Lot 5, the east part of Block 4, NCB 844
Total Acreage: 0.1917
City Council District: 1
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association

Planning Team: Tobin Hill Neighborhood Plan - 13

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "E" Office District. In a 1995 City-initiated large-area case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The lot is not platted, but may be eligible for a plat deferral. The property is not developed.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6" and "RM-4"

Current Land Uses: Single-family residences, multi-family residences and vacant lots

Direction: South

Current Base Zoning: "C-2 S" and "C-1"

Current Land Uses: Professional offices and single-family residences

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Single-family residences and vacant lots

Direction: East

Current Base Zoning: "RM-4" and "R-6"

Current Land Uses: Single-family residences and duplexes

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

Transportation

Thoroughfare: East Euclid Avenue, Atlanta Avenue, Erie and East Laurel

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

Proposed Changes: None known

Public Transit: There are no public transit stops immediately adjacent to the subject property; however, the larger neighborhood is served by multiple transit lines that operate along McCullough Avenue, North Main Avenue and West Cypress Street to the west of the subject property and along North St. Mary's Street to the east of the subject property.

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

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

Four-Family Dwellings

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the Tobin Hill Neighborhood Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "RM-4" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to change the future land use designation to Medium Density Residential. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The zoning request is consistent with the existing zoning on surrounding residential properties.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property; however, single-family residential development may be unlikely due to the property's configuration and location on East Euclid Avenue. The existing and ongoing pattern of development along East Euclid Avenue encourages commercial and multi-family residential uses, but the property's long narrow shape and surrounding residential zoning will not accommodate commercial development standards such as building setbacks and landscape buffers. Current planning practices encourage more intense uses such as the proposed four-family residence to be located at the periphery of lower-density neighborhoods where they can serve as an appropriate transition from more intense commercial uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

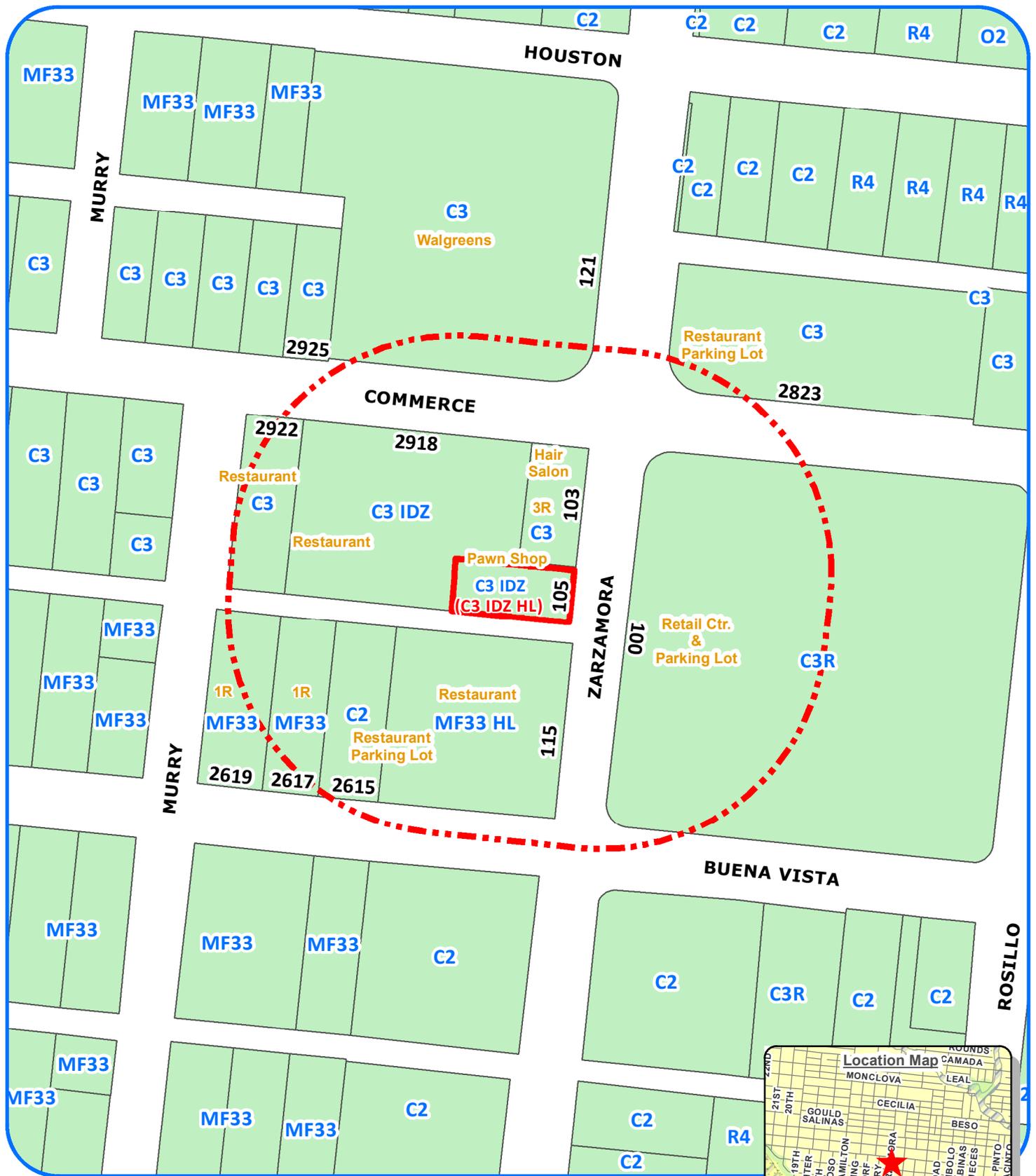
Should the requested plan amendment be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1917 of an acre in size, which should be able to reasonably accommodate the four proposed dwelling units and required parking.

7. Other Factors:

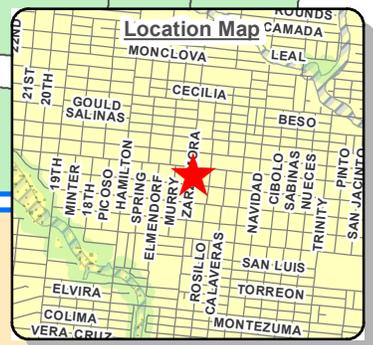
None.



Notification Plan
Case Z2014-148

Council District: 5
 School District: San Antonio ISD
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 2322 BLK 1 Lot SE 100ft. of Lot 13 (Bill's Pawn Shop)

- Legend**
- Subject Properties (0.1150 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (05/06/2014 - J. Ramirez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014148 HL

Hearing Date: May 20, 2014

Property Owner: Big Biz Investments, Ltd. (by Shirley Gonzales, Member, Back Alley, LLC, General Partner)

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 105 South Zarzamora Street

Legal Description: The southeast 100 feet of Lot 13, Block 1, NCB 2322

Total Acreage: 0.115

City Council District: 5

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

Current Zoning: "C-3 IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association; the Avenida Guadalupe Association is located within 200 feet.

Planning Team: Guadalupe/Westside Community Planning Team -24

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "H" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District. In a 2011 case, the property was rezoned to the current "C-3 IDZ" General Commercial Infill Development Zone District. The subject property consists of a portion of a platted lot. The existing commercial structure was built in 1934.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3", "C-3 IDZ"

Current Land Uses: Walgreens, Restaurant/Parking Lot, Hair Salon/Triplex, Restaurant

Direction: East

Current Base Zoning: "C-3R"

Current Land Uses: Retail/Parking Lot

Direction: South

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

Current Land Uses: Restaurant, Restaurant/Parking Lot, Single Family Residence, Single Family Residence

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Restaurant

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

A number of surrounding properties carry the "HS" Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure.

Transportation

Thoroughfare: Commerce Street/Buena Vista

Existing Character: Primary Arterial Type B (Couplet), 3 lanes one way each direction with sidewalks on both sides

Proposed Changes: None known

Thoroughfare: Zarzamora Street

Existing Character: Primary Arterial Type B, 2 lanes in each direction with sidewalks on both sides

Proposed Changes:

Thoroughfare: Murry Street

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus lines 75, 76, 275, 276, and 520 operate along Zarzamora Street.

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

Parking Information: The subject property is currently developed and being used as a Pawn Shop. The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this rezoning request; therefore there is no change in the parking requirement.

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on November 20, 2013.

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

1. Consistency:

The property is located within the Guadalupe/Westside Community Plan and is currently designated as Light Industrial in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

The subject property was identified through the ongoing Westside Cultural Resource Survey initiative that began in 2011. This zoning case is a portion of Phase II of the Westside Historic Landmark effort.

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

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On November 20, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to the subject property is specified in the attached Certificate of Appropriateness.



Commercial Building
105 S. Zarzamora

History

The building was designed by San Antonio architect N. Straus Nayfach in 1933 (*The San Antonio Light*, 6/11/1933, 6). A very similar building is located along St. Mary's Street near the King William neighborhood. Architect Nayfach is best known for his design of the Alameda Theater on Houston Street and for numerous homes within the Monticello Park area.

A *San Antonio Express* article (March 13, 1934, pg 16) shows that a Red and White store was there as early as 1934. The 1940-1941 City Directory continues to list Gunther's Red and White Store at this location. Red and White was a midcentury chain grocery store. Today, the building continues to serve a commercial function.

Public Comments

- This building is built of Nelstone blocks (precursor to cinder blocks)

Eligibility Criteria

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3]; as a structure designed by prominent San Antonio architect N. Straus Nayfach;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]; as a uniquely designed commercial storefront along the busy corridor of Zarzamora Street;

Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8]; as a well built example of an early to mid-century commercial structure

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as an intact and well designed commercial store front with parapet roof and awning that is typical of San Antonio's Westside.

Z2014148



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
November 20, 2013

HDRC CASE NO: 2013-378
ADDRESS: Various
APPLICANT: Office of Historic Preservation 1901 S Alamo
TYPE OF WORK: Westside Landmarks, Phase II

REQUEST:

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

FINDINGS:

- a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.
- b. Over the course of the last two years, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 26 potential landmarks identified for designation here represent the second phase of landmark designation.
- c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012. A public meeting for property owners of this second phase of landmark designation was held in September 2013.
- d. On January 16, 2013, the HDRC approved Findings of Historic Significance for 24 properties identified as the first phase of potential landmarks in the Westside Cultural Resource Survey. Of these properties, 22 were designated as local historic landmarks by City Council on March 21, 2013.

Z2014148

2013-378
11/20/13

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

RECOMMENDATION:

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

COMMISSION ACTION:

Approval of a Finding of Historic Significance for all properties with the exception of 1500 Guadalupe.



For: Shanon Shea Miller
Historic Preservation Officer

Z2014148

HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2013

Agenda Item No: 7

HDRC CASE NO: 2013-378

COMMON NAME: Westside Landmarks, Phase II

ADDRESS: City Council District 1 properties: 242 Cornell, 321 Fredericksburg, 323 Fredericksburg, 2607 W. Houston St., 900 Leal
City Council District 5 properties: 404 N. Richter, 2101 Buena Vista St, 2124 Colima, 2304 El Paso, 1500 Guadalupe St., 2303 Monterey St., 1501 W. Cesar Chavez, 218 S. Zarzamora, 214 S. Zarzamora, 2011 (2009) Vera Cruz, 2006 W. Commerce St., 4527 W. Martin St., 1614 (1624) Buena Vista St., 1805 (1807) Guadalupe St., 1425 (1423) El Paso St., 1227 El Paso St., 1111 Monterey St., 105 S. Zarzamora, 1801-1815 Cesar Chavez, 2201 Buena Vista St.
City Council District 7 properties: 926 Cincinnati Ave.

CITY COUNCIL DIST.: 1, 5, 7

APPLICANT: Office of Historic Preservation

OWNER: Various

TYPE OF WORK: Finding of Historic Significance

REQUEST:

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

APPLICABLE CITATIONS:

UDC Section 35-607 – Designation Criteria for Historic Districts and Landmarks:

a. Process for Considering Designation of Historic Districts and Landmarks. Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

b. Criteria for Evaluation.

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

6. Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;
12. It is an important example of a particular architectural type or specimen;
15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

FINDINGS:

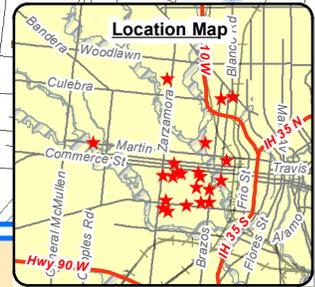
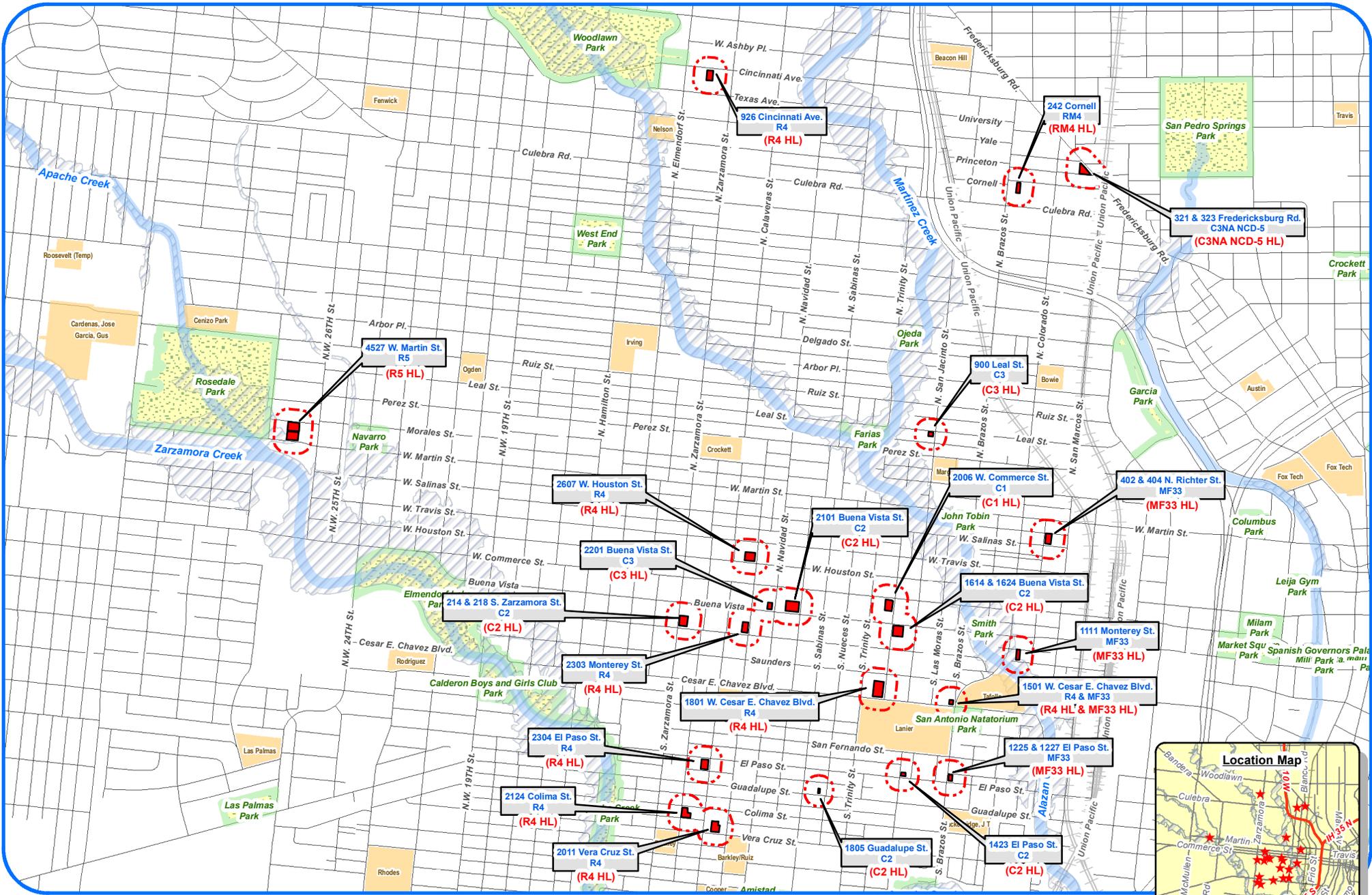
- a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.
- b. Over the course of the last two years, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 26 potential landmarks identified for designation here represent the second phase of landmark designation.
- c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012. A public meeting for property owners of this second phase of landmark designation was held in September 2013.
- d. On January 16, 2013, the HDRC approved Findings of Historic Significance for 24 properties identified as the first phase of potential landmarks in the Westside Cultural Resource Survey. Of these properties, 22 were designated as local historic landmarks by City Council on March 21, 2013.
- e. As documented in the report titled "Westside Potential Landmark Designation Initiative Phase II" prepared by OHP staff, each of these twenty-eight properties meets at least three of the Criteria for Evaluation, referenced above, in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

RECOMMENDATION:

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

CASE MANAGER:

Sara Ludueña



Zoning Case Notification Plan

Case Z-2014-149

Council District 1 & 5
 School District: San Antonio I.S.D. & Edgewood I.S.D.
 Scale: 1" approx. = 2000 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

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

Legend

- Subject Properties (7.938 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
 City of San Antonio
 (04/30/2014 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014149 HL

Hearing Date: May 20, 2014

Property Owner: Multiple Property Owners

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: See Attached

Legal Description: See Attached

Total Acreage: 7.938

City Council District: 1 and 5

Case Manager: Micah Diaz, Senior Planner

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

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District; "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District; "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District; "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District; "MF-33 AHOD" Multi-Family Airport Hazard Overlay District; "C-1 AHOD" Light Commercial Airport Hazard Overlay District; "C-2 AHOD" Commercial Airport Hazard Overlay District; "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District; "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: Add the "HL" Historic Landmark designation to all existing zoning

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 9, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Subject Property Owners: 25

Owners of Property within 200 feet: 618

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association, Gardendale Neighborhood Association, Prospect Hill Neighborhood Association, and Woodlawn Lake Community Association; the Beacon Hill Neighborhood Association and the Five Points Owners Association are located within 200 feet.

Planning Team: Downtown Neighborhood Plan (67), Guadalupe/Westside Community Plan (22), Midtown Neighborhoods Plan (11), and Near Northwest Community Plan (18)

Property Details

Property History: The subject property consists of 24 individual properties that are generally located on the near-west side of the city. The properties have varied zoning and development histories; specific details of each property are included in the attached Certificate of Appropriateness that was issued by the Historic and Design Review Commission on November 20, 2013.

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on November 20, 2013.

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

The subject properties were identified through the ongoing Westside Cultural Resource Survey initiative that began in 2011. This zoning case is Phase II of the Westside Historic Landmark effort.

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

6. Size of Tract:

The rezoning request includes 24 individual properties, the combined acreage of which is 7.938 acres. The properties are spread through the near Westside of San Antonio.

7. Other Factors:

On November 20, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the properties as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to each subject property are specified in the attached Certificate of Appropriateness.

Z2014149 HL

	Address	Legal Description	Current Base Zoning	Proposed Zoning	Council District
1	✓ 402 & 404 N. Richter St.	Lots 7 and 8 and the west 2.44 feet of Lot 9, Block 4, NCB 2282	"MF-33" Multi-Family District	"HL MF-33" Historic Landmark Multi-Family District	5
2	✓ 2101 Buena Vista St.	Lots 9, 10, 11 and 12, Block 12, NCB 2317	"C-2" Commercial District	"HL C-2" Historic Landmark Commercial District	5
3	✓ 926 Cincinnati Ave.	Lot 20 and the west 39.6 feet of Lot 21, Block 16, NCB 2025	"R-4" Residential Single-Family District	"HL R-4" Historic Landmark Residential Single-Family District	1
4	✓ 2124 Colima St.	The southwest irregular 125 feet of Lot 49, Block 6, NCB 2456	"R-4" Residential Single-Family District	"HL R-4" Historic Landmark Residential Single-Family District	5
5	✓ 242 Cornell	Lot 15, Block 3, NCB 2076	"RM-4" Residential Mixed District	"HL RM-4" Historic Landmark Residential Mixed District	1
6	✓ 2304 El Paso St.	The north 150 feet of Lots 5 and 6, Block 6, NCB 2429	"R-4" Residential Single-Family District	"HL R-4" Historic Landmark Residential Single-Family District	5
7	✓ 321 Fredericksburg Road	The south irregular 126.5 feet of Lot 18, Block 4, NCB 2047	"C-3NA" General Commercial Nonalcoholic Sales District	"HL C-3NA" Historic Landmark General Commercial Nonalcoholic Sales District	1
8	✓ 323 Fredericksburg Road	The north irregular 102.01 feet of Lot 18, Block 4, NCB 2047	"C-3NA" General Commercial Nonalcoholic Sales District	"HL C-3NA" Historic Landmark General Commercial Nonalcoholic Sales District	1
9	✓ 2303 Monterey St.	Lot 12 and the east 27 feet of Lot 11, Block 18, NCB 2332	"R-4" Residential Single-Family District	"HL R-4" Historic Landmark Residential Single-Family District	5
10	✓ 1501 W. Cesar E Chavez Blvd. & 425 S. Brazos St.	The south 62.1 feet of Lots 23 and 24, Block 8, NCB 2371	"R-4" Residential Single-Family District and "MF-33" Multi-Family District	"HL R-4" Historic Landmark Residential Single-Family District and "HL MF-33" Historic Landmark Multi-Family District	5
11	✓ 214 & 218 S. Zarzamora St.	Lots 13, 14 and 15, Block 20, NCB 2330	"C-2" Commercial District	"HL C-2" Historic Landmark Commercial District	5
12	✓ 2011 (also known as 2009) Vera Cruz St.	Lot 34, Block 7, NCB 2457	"R-4" Residential Single-Family District	"HL R-4" Historic Landmark Residential Single-Family District	5
13	✓ 2006 W. Commerce St.	Lot 14, Block 4, NCB 2313	"C-1" Light Commercial District	"HL C-1" Historic Landmark Light Commercial District	5
14	✓ 2607 W. Houston St.	Lots 10, 11 and 12, Block 31, NCB 2280	"R-4" Residential Single-Family District	"HL R-4" Historic Landmark Residential Single-Family District	1
15	✓ 4527 W. Martin St.	Lots 12, 13, 14, 15, 16, 17, and 18, Block 1, NCB 8269	"R-5" Residential Single-Family District	"HL R-5" Historic Landmark Residential Single-Family District	5
16	A portion of the 3800 Block of Morales	Lots 39, 40, 41, 42, 43, 44 and 45, Block 1, NCB 8269	"R-5" Residential Single-Family District	"HL R-5" Historic Landmark Residential Single-Family District	5
17	✓ 1614 & 1624 Buena Vista St.	Lots 4, 5 and 6, Block 6, NCB 2339	"C-2" Commercial District	"HL C-2" Historic Landmark Commercial District	5
18	✓ 900 Leal St.	Lots 16 and 17, Block 3, NCB 2208	"C-3" General Commercial District	"HL C-3" Historic Landmark General Commercial District	1
19	✓ 1805 Guadalupe St.	Lot 13, Block H, NCB 6021	"C-2" Commercial District	"HL C-2" Historic Landmark Commercial District	5
20	✓ 1423 (also known as 1425) El Paso St.	The west 70 feet of the south 23.3 feet of Lot 10 and the west 70 feet of Lot 11, Block C, NCB 2418	"C-2" Commercial District	"HL C-2" Historic Landmark Commercial District	5
21	✓ 1225 & 1227 El Paso St.	Lot 6, Block 5, NCB 2417	"MF-33" Multi-Family District	"HL MF-33" Historic Landmark Multi-Family District	5
22	✓ 1111 Monterey St.	Lot 10, Block 6, NCB 2343	"MF-33" Multi-Family District	"HL MF-33" Historic Landmark Multi-Family District	5
23	✓ 1801 W. Cesar E Chavez Blvd.	Lots 10, 11, 12, 13 and 14, Block 5, NCB 2368	"R-4" Residential Single-Family District	"HL R-4" Historic Landmark Residential Single-Family District	5
24	✓ 2201 Buena Vista St.	Lot 15, Block 24, NCB 2318	"C-3" General Commercial District	"HL C-3" Historic Landmark General Commercial District	5

** All other current overlay districts shall remain unchanged. All subject properties are located within the "AHOD" Airport Hazard Overlay District. A limited number of properties are located within the "NCD-5" The Beacon Hill Area and "NCD-8" The Woodlawn Lake Neighborhood Conservation Districts. **

Z2014149 HL



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
November 20, 2013

HDRC CASE NO: 2013-378
ADDRESS: Various
APPLICANT: Office of Historic Preservation 1901 S Alamo
TYPE OF WORK: Westside Landmarks, Phase II

REQUEST:

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

FINDINGS:

- a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.
- b. Over the course of the last two years, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 26 potential landmarks identified for designation here represent the second phase of landmark designation.
- c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012. A public meeting for property owners of this second phase of landmark designation was held in September 2013.
- d. On January 16, 2013, the HDRC approved Findings of Historic Significance for 24 properties identified as the first phase of potential landmarks in the Westside Cultural Resource Survey. Of these properties, 22 were designated as local historic landmarks by City Council on March 21, 2013.

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11/20/13

Z2014149A

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

RECOMMENDATION:

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

COMMISSION ACTION:

Approval of a Finding of Historic Significance for all properties with the exception of 1500 Guadalupe.



Shanon Shea Miller
Historic Preservation Officer

HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2013

Agenda Item No: 7

HDRC CASE NO: 2013-378

COMMON NAME: Westside Landmarks, Phase II

ADDRESS: City Council District 1 properties: 242 Cornell, 321 Fredericksburg, 323 Fredericksburg, 2607 W. Houston St., 900 Leal
City Council District 5 properties: 404 N. Richter, 2101 Buena Vista St, 2124 Colima, 2304 El Paso, 1500 Guadalupe St., 2303 Monterey St., 1501 W. Cesar Chavez, 218 S. Zarzamora, 214 S. Zarzamora, 2011 (2009) Vera Cruz, 2006 W. Commerce St., 4527 W. Martin St., 1614 (1624) Buena Vista St., 1805 (1807) Guadalupe St., 1425 (1423) El Paso St., 1227 El Paso St., 1111 Monterey St., 105 S. Zarzamora, 1801-1815 Cesar Chavez, 2201 Buena Vista St.
City Council District 7 properties: 926 Cincinnati Ave.

CITY COUNCIL DIST.: 1, 5, 7

APPLICANT: Office of Historic Preservation

OWNER: Various

TYPE OF WORK: Finding of Historic Significance

REQUEST:

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

APPLICABLE CITATIONS:

UDC Section 35-607 – Designation Criteria for Historic Districts and Landmarks:

- a. Process for Considering Designation of Historic Districts and Landmarks. Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

6. Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;
12. It is an important example of a particular architectural type or specimen;
15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

FINDINGS:

- a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.
- b. Over the course of the last two years, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 26 potential landmarks identified for designation here represent the second phase of landmark designation.
- c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012. A public meeting for property owners of this second phase of landmark designation was held in September 2013.
- d. On January 16, 2013, the HDRC approved Findings of Historic Significance for 24 properties identified as the first phase of potential landmarks in the Westside Cultural Resource Survey. Of these properties, 22 were designated as local historic landmarks by City Council on March 21, 2013.
- e. As documented in the report titled "Westside Potential Landmark Designation Initiative Phase II" prepared by OHP staff, each of these twenty-eight properties meets at least three of the Criteria for Evaluation, referenced above, in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

RECOMMENDATION:

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

CASE MANAGER:

Sara Ludueña

Z2014149

Westside Proposed Landmarks
Phase II
2013



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Community Partners:



**Westside Preservation
Alliance**



Guadalupe Community Center
1801-1815 W Cesar Chavez

History

The Guadalupe Community Center has long been a provider of services to the Westside community. The center first appears in City directories in 1951 (through at least 1956) at 417 S. Pinto. There was a connection between the Alazan courts and Guadalupe Center. Throughout the mid-20th century the Guadalupe Center sponsored a Civic Club (*San Antonio Light* November 11, 1941, pg 13, prepared Christmas dinners for the needy during the holiday season (*San Antonio Express* December 14, 1941), and in 1950 had a basketball team that competed in the "International Loop" games (*San Antonio Light* January 2, 1950). Bob Hope once did a benefit concert for the center in 1958 (*San Antonio Express And News* May 18, 1958). The center offered classes in many activities including basketball, ballet, boxing, sewing, etc. (*San Antonio Express And News* July 5, 1959).

A new building was constructed in 1955 to replace an earlier one next door at 428 S. Pinto. The new building included a health clinics, offices, sewing room, social hall, and nursery (*San Antonio Light* June 14, 1955). At that time, the older main building and workshop were demolished for outdoor play space. The 1956 director of the center was Sister Margaret Mary (*San Antonio Light* June 13, 1956). Ground breaking for a \$165,000 addition to the center occurred in 1965 (*San Antonio Light* June 11, 1965), made possible through a federal grant. The concrete and brick addition was to provide clinical and day-care services. The center received a Public Health Service grant in spring 1965 (*SA Express*, March 31 1969, 6-D).

Today, the Guadalupe Community Center continues to provide social services to Westside families through after-school and summer youth programs, youth leadership training, ten alcohol and drug abuse prevention education, cultural enrichment programs, food and clothing distribution, and wellness and fitness training (www.mc-sa.org/partners/neighborhood/guadalupe.asp). The mural is of Our Lady of Guadalupe (*Nuestra Señora de Guadalupe*), Patroness of All the Americas in the Catholic Church.

Public Comments

None

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant social service organization for San Antonio's Westside community since the 1950s.

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent corner location on Cesar Chavez and the distinctive Lady of Guadalupe mural on the façade;

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

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of early 20th century minimal Romanesque style ecclesiastical architecture;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large lot along the busy corridor of Buena Vista Street;

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

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

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



Victory Temple
2101 Buena Vista

History

According to the cornerstone, the former Prospect Hill Methodist Church was constructed in 1910. It was rebuilt on the site of the former church (that was identified in the 1904 Sanborn map) and whose congregation was established in 1894. The cornerstone names W.N. Hagy as the architect. According to a 1909 news article, "a meeting of the building committee of the Prospect Hill Methodist church held Tuesday evening at the parsonage resulted in the definite decision to erect a \$25,000 church on the site of the old church...an architect has been employed...the church will have a seating capacity of 750...the Sunday school room will be located on the main floor, and a kitchen and several classrooms will be located in the basement" (*SA Light & Gazette*, 12/8/1909). A 1910 newspaper article further stated that, "the corner stone of the Prospect Hill Methodist church will be laid on Monday, August 29, and appropriate ceremonies will be held at the new building site on Buena Vista and Cibolo streets" (*SA Light & Gazette*, 8/21/1910). Deed records indicate that the church acquired property in 1905 from C.A. Steiren for a parsonage (which was located next door at 2105 Buena Vista per City directory research). An additional lot was acquired by the church in 1909 presumably for the existing church building. The listing in the 1910-11 City Directory is Prospect Hill Methodist Church, Corner Buena Vista, Cobolo [sic]. Rev. Zebulon V. Liles, pastor [who lived next door at 2105 Buena Vista]. Services Sunday 11 a.m., 8 p.m. Sunday school 9:30 a.m.

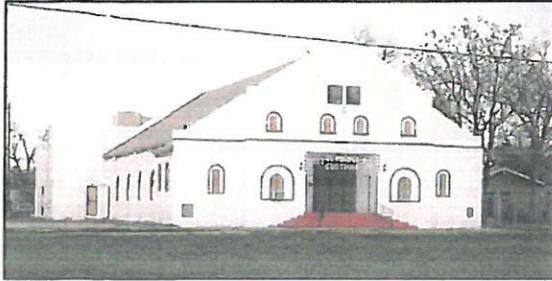
By 1915, city directories no longer list the church at this address, and the parsonage appears to be rental property. The 1927-28 through 1950 City directories list 2101 Buena Vista as the Prospect Hill ME Church (South). According to research, the Prospect Hill Methodist Church relocated in the 1920s to a location on W. Woodlawn (per letter dated November 24, 1991 to Mr. Ronald L.M. Ramsay from Jody Williams working in the S.A. Conservation Society Library). By 1955, the building on Buena Vista is listed as the El Devino Salvador Methodist Church. Reportedly, the El Devino Methodist Church moved to the building formerly occupied by the Prospect Hill congregation on West Woodlawn [in the 1980s?], and the building at 2101 Buena Vista was taken over by Victory Temple. It appears from aerial photographs that the parsonage formerly next door at 2105 Buena Vista was standing as late as 2004. Today the original parsonage house is gone, and the site is a playground on the church property.

Public Comments

- Beautiful windows, very influential in the community
- Beautiful stained glass windows and architecture – reflects an important Methodist/Protestant history. I love passing by!
- Long history and now social service.
- Vital public service during early decades of societal turmoil from rampant drug use.
- Has touched many hearts and saved so much people – lots-n-lots of sentimental value
- Was an important part of my family's spiritual life when it was a Methodist church
- Great old building

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant religious institution for San Antonio's Westside community and its early association with the Prospect Hill community;



Templo Cristiano
2304 El Paso

History

Designed by architect Walter R. Faught and constructed in 1950. The full name of the building's plaque reads, "El Templo Cristiano de las Asambleas de Dios." The building is designed with minimal mission revival style influences and features arched windows that have been infilled with stucco and decorative tile. A two-story church hall is located at the rear of the church. (Andrew Perez Associates Architects. *Villa de Guadalupe Historic Resources Assessment*. Prepared for City of San Antonio. July 9, 1986. Office of Historic Preservation files)

Listed on the 1951 Sanborn map as 2302 El Paso, Christian Temple Assembly of God (Mexican).

Public Comments

- A lovely, culturally important building.
- Religion was a vital part of every community.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant religious institution for San Antonio's Westside community

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of mid-20th century minimal Mission Revival style ecclesiastical architecture;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot within a residential neighborhood;

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



Templo Espiritual Church
2011 (2009) Vera Cruz

History

City directory research first indicates the building as Iglesia Angelica Luterana Church in 1929-30. In 1955, the property (listed as 2009 Vera Cruz) is identified as Our Savior Evangelical Lutheran Mission. Services here were mentioned in newspapers as early as 1935 (*San Antonio Light* December 14, 1935). There was a fire in 1939 while school was in session in the rear school building, but the children got out safely (*San Antonio Express*, March 9, 1939). Meetings for the 1940 Latin American Health Week were held here (*San Antonio Express* June 25, 1940). In 1947, Pastor Hartman was stationed here to manage the Spanish newspaper "El Mansejero Luterano" (*San Antonio Express* June 4, 1947). The church is significant as one of few remaining wooden religious structures within the area. It features a unique square steeple with a delicate cross at the entrance and arched door and window openings on the façade.

Public Comments

- Great example of a Span.-influence wood church
- Strong architectural statement.
- UNIQUE and architecturally significant!
- Great wooden structure
- A wooden frame structure with a wonderful design. Don't see too many wooden structures like this anymore.
- By design, fits into neighborhood/period. Unusual to see so well preserved.
- Few if any examples of wooden religious structure still stand in SA.
- Grew up 2 blocks from this building. Never walked in but always "my neighborhood."
- One of only a handful of wooden churches left in neighborhood

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a longstanding religious organization for San Antonio's Westside community and association with the Lutheran Church;

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

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing religious institution associated with the Lutheran Church and serving San Antonio's Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] an important example of an early 20th century wooden vernacular style church structure and one of few remaining within community.



St. James AME Church
404 (410) N. Richter

History

From cornerstone: St. James AME Temple, founded 1878, erected 1928, Bishop Wm D. Johnson, site purchased by Rev. Dr. S.J. Johnson, M.L. Pendegriff P.E., Rev. Dr. W.O. Boyd Pastor. St. James Temple 2nd Unit – erected 1935, laid by Masons SA Lodge No.1. Per article (1925-2-21, *San Antonio Express*), the current church at that time (2nd to be built at the site) was located at W. Travis and N. Concho in the African-American community and had been worshipped in for “over 30 years ago.” Article mentioned an injunction had been granted against the plan of the current pastor, W.O. Boyd, who wanted to sell the church and build a new one at another location. The suit had been filed by members of the congregation who felt that the motion to sell the old church and build a new one was done by a “steam-roller” method and that many congregation members were not allowed to vote.

Public Comments

- One of the few black churches on Westside.
- Please preserve this church which reflects African American culture, heritage, and religion
- Indicative of the ethic/racial mix of the Westside
- Important African American church in the Westside.
- One of few African-American churches in the Westside.
- For both Masonic and race integration history – a large part of city’s culture.
- The historical significance of this AME church needs to be preserved w/in this sector of the city.

Eligibility Criteria

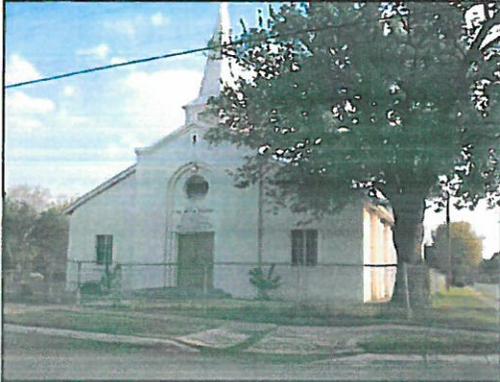
Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant religious organization for San Antonio’s Westside community historically serving an African American congregation;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of an early 20th century vernacular church with Gothic Revival style influences;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing religious institution serving San Antonio’s Westside community and African-American congregation;

It represents a resource, whether natural or manmade, which greatly contributes to the character or image of a defined neighborhood, community or area [35-60(b)15] a significant religious institution historically serving an African American congregation within a largely Hispanic community.



Church
2124 Colima

History

According to the 1951 Sanborn map, the property at that time was known as Antioquia Baptist Church (Mexican), with an address of 2122 or 2120 Colima (1911-1952vol.6, 1924, sheet 656). In 1939, the church was mentioned in "Sunday Sermon Topics" (*San Antonio Express* November 18, 1939). In 1946, the church was referred to as "Westside Baptist" in an article about taxation exemption (*San Antonio Light* October 25, 1946). The church remains active as Capilla Bautista El Buen Pastor.

Public Comments

- A very important – and beautiful – structure!
- Religious sites were one of the things that bound community.
- Another example of all the churches that were/are in my neighborhood. All of the ones showcased in this booklet (Phase II Potential Landmarks) are blocks away from each other.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a longstanding religious organization for San Antonio's Westside community and association with the Baptist Church;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing religious institution associated with the Baptist Church and serving San Antonio's Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] an important example of an early 20th century vernacular style church structure that continues to play an active role in the community.



Church
1614 (1624) Buena Vista

History

City directories place a residence at 1624 Buena Vista through 1951. The 1911, 1924-25, and 1940 city directories indicate a William J. Edgar living there, and the 1951 city directory lists Geo O Seabury. A 1911 Sanborn map identifies a 2-story home on the property. A 1949 newspaper article describes the house at 1624 Buena Vista as a "large, old, 2-story home, 8 lrg rms, & garages, dble, cor lot, ideal location, needs repairs...Mario Elizondo." (*San Antonio Light*, February 2, 1949).

By 1951-52, Sanborn maps identify the property as Trinidad Lutheran Church (Mexican) with what appears to be its current configuration. The church first appears in the 1955-56 City directory as Trinidad Lutheran Church. This same entry is listed in the 1960 directory. It is possible that a portion of the original 2-story home on the lot was converted into the existing church building ca. 1951-52, or the original house may have been razed prior to construction of the church. The building may have served as an office space in 1962, based on a newspaper article stating, "Dr. Ricardo G. Montano...announces the removal of his office to 1624 Buena Vista" (*San Antonio Express* March 9, 1962). The façade is unusual with mid-20th century Art Moderne and International stylistic influences. Today, the property appears to serve a residential function.

Public Comments

- Obviously a church at one time
- Interesting façade – need more info.
- I've always been fascinated by this building. Please save!
- I think it's a residence now. Very interesting building.
- I think this is a residence now. Obviously a church at one time.
- Westside churches hold the stories of the development of the area, not just in records but in family histories
- Seems worthy of more research.

Eligibility Criteria

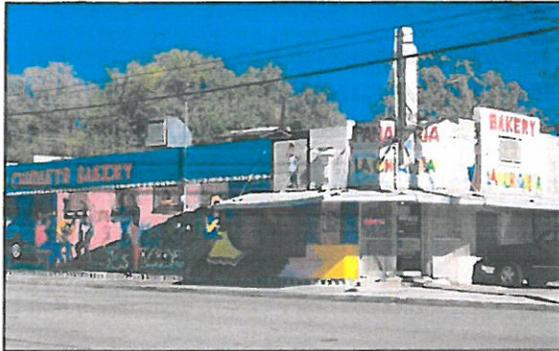
Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] as a former religious institution serving San Antonio's Westside community and its association with the Lutheran Church;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] unusual façade reflecting mid-20th century Art Moderne and International stylistic influences;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot along the busy corridor of Buena Vista;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a former religious institution associated with the Lutheran Church and serving San Antonio's Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] an unusual example of mid-20th century Art Moderne and International stylistic influences.



La Chiquita Bakery
1227 (1225) El Paso

History

La Chiquita (formerly *La Poblana*) is one of the many family-owned *panaderias* found on the Westside. The bakery has been located in the neighborhood for more than 40 years and specializes in homemade *pan dulce* and the "Big Donut!" Originally known as La Poblana Bakery, it was owned by Tules Eguia and later Jacinto Eguia. The bakery has since been rented for the last 30 years by baker Seferino Martinez Balmez. At 66 years old, he still woke up at 3:30 AM to work the dough. His pan dulce alligators were edible works of art. (*Express News* 6-9-1999). Balmez came to the US from Mexico alone as a boy to create a better life. He passed away in August 2012 at the age of 78. His parents had been bakers, and he also worked with other Westside bakers at Fiesta, Superior, and Cinderella bakeries (*SA Express News*, Aug. 18, 2012).

Per City directory research, the address of 1227 El Paso appears in 1924-25 as La Estrella Bakery. This name continues to be listed through at least 1929-30. From 1940-41 through at least 1960, the directory lists the property as La Mexicana Bakery. The 1912 Sanborn map identifies a one-story dwelling on the parcel (1911-24, vol. 4, 1912, sheet 417). By 1951, the Sanborn map identifies the property as a store with a bake house and oven in the rear part of the building. A dwelling with a full front porch is attached to the bakery/store and may be the same house as indicated in the 1912 Sanborn although the footprint appears smaller. A 1921 newspaper ad for "New-Way Flour" identifies 1227 El Paso as being grocer V. Valdez (*SA Light*, Dec. 8, 1921). Another ad, this time for root beer, in 1925 identifies V. Valdez at 1227 El Paso as a location to purchase the beverage (*SA Light*, June 22, 1925). Later newspaper articles identify John Eguia, an employee at La Mexicana Bakery (*SA Light*, Mar. 15, 1938), Antonio Eguia at 1227 El Paso (*SA Express*, Aug. 10, 1940), Jacinto Eguia at 1227 El Paso (*SA Light*, Dec. 17, 1942), Joe S. Eguia at 1227 El Paso (*SA Light*, Jan. 8, 1951), and Lupe Eguia, daughter of Mrs. Esther Eguia (*SA Express*, Jan. 23, 1952). No references were found to La Poblana Bakery in City directory research through 1960, so it must have changed to the present name after this time.

Public Comments

- Good bread. I used to buy the alligator semitas.
- Panaderias are an important part of our community. Glad it continues to be one. Those alligator breads were delicious.
- Despite links to obesity and diabetes, panaderias are integral to the community and for their history of assistance to Jewish victims of inquisition.
- Nice example of Mexican bakery – good corner building
- My father's dream was to see La Chiquita a part of AGA (Avenida Guadalupe Assn.) Renovation

Z2014149

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history as a local bakery serving the Westside community;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its long time service as a local bakery to the Westside neighborhood;

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



Commercial Building
1805 Guadalupe St

History

This is a one story CMU commercial storefront building with a stepped parapet. It appears to accommodate separate tenant spaces with two separate entrance doors flanking fixed glass windows. There is also a frame sidewalk awning supported with metal tie rods.

The building first appears in the 1924-1925 Directory under Jose & Isabel Castillo, a wood peddler, who rented it. Following similar patterns in the area, it went through a period of successive ownership and use. In 1926 Lucas Sanchez, a driver, rented it, and in 1927 it was rented by Amador & Juana Buentello. He was listed as a salesman at this location and actually lived at 623 El Paso. A second family also resided there: Braullio & Adelia Castellanos, was an employee of the Gebhardt Chili powder Company. The Castellanos' were followed by Felix & Salome Lopez, a driver, who were listed as the homeowners from 1928 until 1934. In 1934 the residents changed to Filliberto & Petra Diaz, followed by Pablo & Concepcion Esparza, a laborer, in 1938. There was a questionable listing as vacant in 1940 because in 1942 it was listed under Pablo "Espinoza"/Esparza once again until 1946. Ownership changed again from 1946 to 1951, when it was under Ernesto & Juana Lara, who was listed as a laborer in 1946 and a helper of Mission Concrete in 1948. This was followed by another change in 1951 to Jimmie & Cruz Gonzalez.

The building continued to alternate ownership for several years. From 1952 to 1954, Mrs. Josefa/Juanita Alderte, a widow of Elisidro, rented the property. Then in 1954 it was listed under Frank & Estella Guitierrez, who was a machine operator, while in 1955 it was listed under Presente & Vicenta Villanueva. This continued in 1957 when Ignacio & Antonia Olivares, a driver for the City Sanitation Department, were listed as the homeowners. In 1958 Fidela Gonzalez, who was the widow of Pedro, was listed as the owner/resident, with the addition of Manuela Chairez in 1959. Finally, from 1960 until 1965 Manuela Chairez, a dressmaker, was the only listed homeowner. Then from 1965 until 1968, it remained vacant for a period, after which (1968 to 1974) Alejandro & Maria Mares, a laborer, took over residency.

Following these shifts was another longer period of residency. From 1975 until 1983, Saul & Elia Gonzalez, a driver for Vulcan Materials (under Glen Lambert, Supt. Gravel & Ready Mix 12307 Huebner rd.) and later in sales, lived there. After them was Jesus & Dora Jimenez from 1983 to 1988 after which it had a short period of vacancy. This was followed by the residency of the Mares family from 1988 to 2002. The first member was a retiree, Alejandro & Maria Mares, who lived there or were listed as the owners until 2000, after which their son or relative Manuel and his wife Rachel also are listed as residents. (*Cultural Survey/Esperanza pg 22*)

Public Comments

None

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community [35-607(b)1]; as a significant example of a the small tienditas and stores found throughout the Westside during the early to mid-20th century.

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It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as an intact example of the small community tienditas and stores that served the local community during the early to mid-20th century prior to the introduction of strip centers and larger chain grocery stores.

It is an important example of a particular architectural type or specimen [35-607(b)12]; as an intact tiendita/ commercial building type with a typical parapet roof and awning found throughout the Westside.



Aguilar Grocery
900 Leal

History

The 1924-25 City directory lists "E C Sanchez, grocer, meat mkt, 900 Leal, r 826 Leal" at this address. By 1929-1930, the directory lists Frank Cattarusa as the property owner. Under the last name Cattaruse, in the same directory, are listed Carolina, Frank grocer, and Frank Jr. as residing at this address. The 1940-41 directory lists Silvestra and Jose Saenz as grocers at this address. In 1951, the listing is under A. Geo and Alberto Aguilar, the same last name that remains on the exterior building signage today. In 2008, Ruth Aguilar Hardin granted the Alberto Aguilar, Jr. estate property on 900 Leal Street to Debra Jewel Hardin. So it appears that the property remained within the Aguilar family from at least 1951 through 2008. The structure remains an intact example of an early 20th century corner store that would have served the local community.

Public Comments

- Still needs TLC and a new purpose
- Typical tienditas. Once there was one on every block.
- Important example of community staple.
- It reminds of the past and keeps the hopes for the future within us.
- Nice storefront of the past – need research.
- This grocery store is right on the corner where I live on Leal St. I knew Albert Aguilar for many years; my father, my family would buy groceries there. He would give credit if you didn't have money. You pay later. He graduated from Trinity University, had a Master's Degree in Education. He researched the neighborhood history. He once told me the house I was in was 100 years old back then. Now it's moved.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history serving as a market/grocery store within the Westside community;

Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian or commercial structure [35-5607(b)6] an intact example of an early 20th century wooden corner grocery building;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its long time service as a corner grocer/market servicing the Westside community;

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

Z2014149

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

It is an important example of a particular architectural type or specimen [35-607(b)12] one of the few remaining examples of an early 20th century corner market building on San Antonio's near Westside.



Commercial Building
1425 El Paso

History

This structure first appeared in the 1921 directory as a curio shop and residence under Pedro & Rosa Martinez. It was listed as La Mexican Grocery from 1922 through 1934. The directory stated that "they have staple & fancy groceries" and that there is a No. 2 shop located at 725 El Paso. In 1934 it became La Argentina Grocery & Market, listed under Napoleon & Sara Manguel/Manzel. It also listed two others living there: Alfredo Garcia & Sons groceries, and Esteban & Anitta Villarreal, both of whom were listed as homeowners. From approximately 1961 to 1966, it became San Fernando Groceries under Albert & Dora Guerrero, who lived at 601 S Pinto. Also located here was the Creamy Way Novelties ice cream shop under Manuel & Eva Gonzalez, whose home was at 2615 Saunders. After 1966, only the SF grocery store was listed here under Israel Garcia. It remained this way until 1983 when it became Casa Puente groceries under Santonia Sandoval. Again in 1988 it changed to Super Mercado Típico under Juan Nunez and remained so until 1992 when it became vacant.

Public Comments

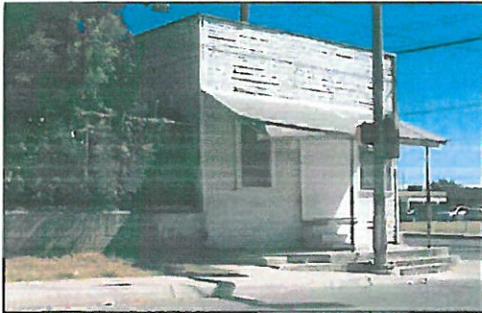
- Too cute to let go
- Ice cream factory
- Many different businesses throughout the years. Remember ice cream. Would see it almost every day walking to school. Also next door, few doors from Guadalupe Church.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history serving as a corner grocery store within the Westside community;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its long time service as a corner grocer/market servicing the Westside community;

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



Tiendita/store
1501 W. Cesar Chavez (423 S. Brazos)

History

Based on research, the property appears to have been constructed ca. 1928-29. The property appears in the city directories in 1929-30 under Carlos Amaya Grocer (no listing in 1927-28 directory). This name continues through at least 1940-41. In 1951 it is listed as Durango Drug Store. In 1955-56 the property is listed as vacant. In 1960 the property is listed as Trevino Ambulance Service. The property does not show up on the 1911-24 Sanborn (parcel is empty). The tiendita is identified on the 1951 Sanborn (1911-1951, vol. 4, 1912-1951, sheet 408) as a store and on the revised 1952 Sanborn map as a restaurant (1911-1952, vol. 4, 1912, sheet 408) with two dwellings and an auto paints building fronting Brazos St. (the cross street). A 1950 newspaper classified ad identifies the property as "Place of business in operation, corner, across school. Fully equipped for café." (*SA Express*, Nov. 2, 1950). In 1969, a newspaper article identifies the property as the Guadalupe Community Center (*SA Express and News*, Sept. 6, 1969).

Public Comments

- The "cube" looks old and interesting – needs more investigation. It is "unique."
- Looks interesting – history?
- This was a store that served many Lanier students
- Another tiendita that was typical of every neighborhood.
- It was reported as Centeno Store back in 1940s. – Joe Centeno
- Stores like this dotted the "Westside landscape." I delivered Bear Ice Cream (Mellorine) to all of these stores with my father John B. Martinez who worked for the old Bear Ice Cream Company.
- Would be nice to have a little "tiendita" open.
- Should be restored and put back into service.
- Typical little tiendita
- Stores or commercial buildings have survived urban renewal. Across from Lanier High School, saw it almost every day because our family went to school here. Have photos of uncles playing baseball across the street from building.

Eligibility Criteria

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

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

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

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an early 20th century vernacular tiendita or small corner store that was once a common feature in every Westside neighborhood;

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



Former Gas Station
323 Fredericksburg Road

History

City Directory Research:

The property is first listed in the 1931-32 City directory as Magnolia Petroleum Company Station #1058. It continued to function as a service stations through at least 1958. In 1934-35, the station was listed under D.A. Thaxton. In 1941 the station was listed under Fred L. Miller. In 1948 it was listed as a service station under Vaughan & Patteson. It was identified as Nolan's Service Station in 1951-53, H.P. Noack Service Station in 1954, Hunt Eldon Service Station in 1955-57, and Lovelace's Conoco Service Station in 1958.

The *Magnolia* petroleum company was organized in organized in 1898 in Corsicana, TX, and was headquartered in Dallas by 1911. The company's major products were "Magnolia Gasoline" and "Magnolene Motor Oils." Magnolia was acquired by Standard Oil Co. of New York in 1918 but retained the Magnolia name. By 1930, the company had extended from coast to coast.

Architecturally, it reflects elements of Spanish Eclectic/Mission styles with tile coping on canopy roof and the stucco siding. It represents a typical Box with Canopy type gas station (commonly found ca. 1920-1940). It is also significant for its location along Fredericksburg Road, an early commercial corridor and part of the Old Spanish Trail Auto Highway of the 1920s. Its presence along this busy roadway is reflective of the dramatic rise in automobiles in the early 20th century. It remains a largely intact early 20th century gas station, which is a rapidly disappearing building type across San Antonio.

Public Comments

- When gas stations were simple, service oriented, and beautiful.
- Usable gas station drive thru – well preserved carrying on tradition of ice house.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] an intact example of an early 20th century service station;

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

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of Fredericksburg Road (and part of the Old Spanish Trail Auto Highway of the 1920s), where it would have once serviced passing motorists;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an intact example of an early 20th century service station that would once have serviced the local community;

It is an important example of a particular architectural type or specimen [35-607(b)12] an intact example of an early 20th century service station, a resource type that is rapidly disappearing.



Former Pig Stand No. 17
321 Fredericksburg

History

Building resembles a published 1928 design by architectural firm of F. J. Woerner & Co. for a Pig Stand being constructed at Zang's Blvd. and Colorado in Dallas. According to article, at that time, Pig Stands Company, a Dallas institution, had started less than five years prior (ca. 1925) and were operating in 39 cities in 12 states. The article stated, the "ornamental building has been adopted as the standard design for the many future stores." Article further described the design as faced with brick, highly colored tile, ornamental stone trimmings, and a distinctive, sloping clay tile roof and noted that the cornice and ornaments would be decorated with electric lights in "varied contrasting colors." A 1932 SA Light article noted five Pig Stands in San Antonio (one being at 332 Fredericksburg Road?). The motto for the company was, "a tasty meal served at your wheel." (SA Light, 7/2/1932). The original corner light posts that extended above the roofline are still visible.

Public Comments

- One of very few "standard" Pig Stand designs left in whole U.S.
- "French" mansard roof in interesting.
- Please save this early Pig Stand. Pig Stands are a cherished SA institution.
- San Antonio icon – although this historic form is disappearing.
- Gotta keep her – too cute.
- Cultural significance of drive-ins

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a largely intact example of an early 20th century Pig Stand restaurant;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an example of the "standard design for the many future stores" of the Pig Stand Restaurant chain in the 1920s;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of Fredericksburg Road (and part of the Old Spanish Trail Auto Highway of the 1920s), where it would have once serviced passing motorists;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an intact example of an early 20th Pig Stand restaurant;

It is an important example of a particular architectural type or specimen [35-607(b)12] an intact example of an early 20th century Pig Stand restaurant.



Asian Bungalow
218 and 214 S. Zarzamora

History

The Asian-inspired bungalow was constructed ca. 1920. It appears in City Directories in 1924-25 under the ownership of David and Bessie Lehr. Lehr is listed as a contractor. By 1929, the property is listed as vacant. In 1940-41, the property was the home of Albert W. Bennett, an accountant with Mo Pac Lines. It was under the ownership of Carlos J. Contreras, who dealt in real estate, by 1950. It remained under the Contreras ownership through at least 1960. According to deed research, owners Carlos and Mary Contreras handed a deed of trust to Travis Savings & Loan Association in 1979. Carlos J. Contreras executed a warranty deed with Domingo B. Guerrero in 1995, and Domingo B. Guerrero issued a deed to Laredo National Bank in 1999.

The Asian-inspired details of the Craftsman bungalow reflect America's interest in the "Oriental" that began in the mid-19th century with Admiral Perry's "opening" of Japan to the Western World. Japanese exhibits were very popular in international exhibitions during the late 19th century such as the Columbian Exposition in Chicago in 1893, San Francisco's California Midwinter International Exposition in 1894, and the Louisiana Purchase Exposition in St. Louis in 1904. On the front cover of the January 1910 issue, "Bungalow Magazine" featured the pagoda-inspired bungalow built for trapeze performer Blanche Sloan, in Long Island New York. These exotic "Oriental" elements were incorporated into the Arts and Crafts style of bungalows that were one of the most prominent residential building types in the United States in the first few decades of the 20th century. Via magazines and plan books, bungalow design spread throughout the United States and beyond. Most notable in California architecture, San Antonio none the less has a handful of examples of Asian-inspired bungalows. It's possible that the design for this Asian bungalow on S. Zarzamora came from a plan book. Asian-inspired features include the "lattice" work in the gable end over the porches and the rounded rafter tails. *(Excerpted from narrative by Ricki Kushner, SACS, available in OHP office files).*

Public Comments

- It was the home of Carlos Contreras family – brother of Lucille Briseno – Alex's and Rolando's mother. Carlos' son is Jose Contreras – United Way – and his daughter is artist Rita Avery Contreras – Mr. Contreras was a successful businessman who ran the "Trading Post" real estate company.
- Distinctive architecture

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] one of only a few identified Asian-inspired bungalows in San Antonio;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its unusual Asian-influenced design and its prominent location at the edge of a residential neighborhood along the busy commercial corridor of S. Zarzamora;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; A unique Asian-influenced mid-20th century bungalow that has been successfully adapted into a modern banking facility;

It is an important example of a particular architectural type or specimen [35-607(b)12] one of few Asian-influenced bungalows yet identified in San Antonio or within the Westside.



Carol Burnett Childhood Home
2006 W. Commerce

History

Carol Burnett lived in this house when it was located at 2803 W. Commerce with her grandmother and great-grandmother from her birth in 1933 until she was about seven years old. According to her 1986 memoir, *One More Time*, Burnett recalls roller skating on the house's wood floors, shelling peas on the front porch, and bathing in the kitchen sink. Burnett came back to San Antonio in 1978 and was taken by her former home during her visit.

The home was constructed ca. 1903 in the Queen Anne style with a wrap-around porch, decorative turned porch supports and balustrade, and a multi-gabled roof. The former residential neighborhood had turned largely commercial by the 21st century, and in 2007, Bill Miller Bar-B-Q purchased the house in its former location and agreed to donate the home to American Sunrise, a non-profit organization established by Henry and Mary Alice Cisneros. The house was cut into pieces and moved approximately 8 blocks to its current location. Carol Burnett returned to San Antonio in 2012 to dedicate her childhood home as part of American Sunrise, a resource center for underprivileged children and families, in partnership with Teaching and Mentoring Communities (TMC). It has recently undergone extensive renovation by American Sunrise and will offer a Head Start program. (Excerpted from Urban Spotlight San Antonio website: <http://urbanspotlight.wordpress.com/2010/02/11/carol-burnetts-childhood-home/> and *SA Express News*. "New Role for Burnett House." June 20, 2011).

Public Comments

- An important landmark!
- Notable for its former resident, Carol Burnett. The fact that a celebrity lived here.
- I'm glad it was preserved for its architecture.
- It's a beautiful design and worthy for the architecture even if Carol Burnett didn't live there.
- Cultural significance
- Wonderful rambling house – rare – w/ great history

Eligibility Criteria

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3] the childhood home of nationally recognized comedienne and actress Carol Burnett;

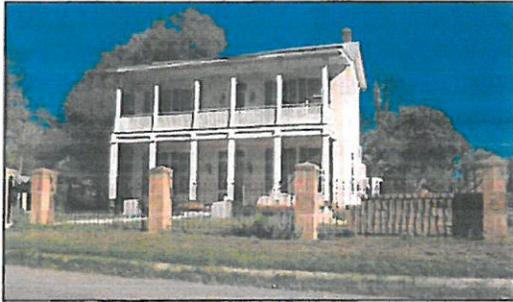
Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact example of a turn-of-the-century Queen Anne style home

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

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It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflective of the type of homes that once lined W. Commerce Street and its association with actress Carol Burnett;

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



House
2303 Monterey (at Chupaderas)

History

The house at 2303 Monterey at the corner of Chupaderas was built in 1884 by Charles H. and Annie Wagner. In November of 1883 Charles purchased lots # 11 & 12 on which the house stands as well as the two lots # 1 & 2 which run from the alley behind lots 11 & 12 to Buena Vista St. Charles and his wife Annie pledged the 4 lots for a loan to build the house in February, 1884. The document between the Bexar Building and Loan Association indicates plans for a 1 ½ story frame house are on file and that Charles Wagner himself was to be the builder/contractor. In November 1890 Charles acquires lots #9 & 10 immediately west of the house lots from J.M. Taylor for \$800 cash.

Between 1889 and 1908 Annie must have died because the City Directory of 1908 lists a "Mrs. B" living at 2303 Monterey along with Charles Wagner. Mrs. B has to be Bertha Baer Wagner, a second wife. Charles Wagner died June 6, 1928, about 2 weeks short of what would have been his 76th birthday. His death certificate indicates he was born in Milwaukee, Wisconsin, and that his father, William Wagner and his mother were both born in Germany. His occupation was given as a freight agent for the G.C. and Sante Fe Railway. Other information in the certificate indicates he would have been about 28 years old when he came to San Antonio and lived here about 48 years. He would have lived in the house on Monterey for approximately 44 years, from the time he was 32.

In June of 1949 Bertha Wagner and other executors of Charles Wagner's estate sell to Lucy Mae H. Matthews, a widow, lots 9, 10, 11 12 - the four lots totaling 200 feet along Monterey St. from the corner of Chupaderas. These four lots are described as Tract I and there is also a sale of land described in tract II which is difficult to follow but is most probably lots #1 & 2 facing Buena Vista. This document states that Charles Wagner had stipulated in his will that the homestead could not be sold during Bertha's lifetime without her consent. In this document Bertha expressly consents to the sale. Other information gleaned from this document is that Bertha has been blind for many years and for that reason is signing with an X.

An affidavit filed in February of 1953 states that Bertha Baer Wagner died on or about February 7, 1950, (less than a year after the sale of the homestead) and that the only child of Charles and Bertha Baer Wagner was Erna Wagner, who married Winchester Kelso. From the above it appears that the property was sold outside of the Wagner family by the sale to Mrs. Matthews in 1949.

In 1953 the former Wagner holdings became divided. In February of 1953 Mrs. Matthews sold the corner lot (#12) and the east 27 feet of lot # 11 (this footage from the two lots being the site of the house) and tract 2 to Eduardo Enriquez and his wife Albina R. Enriquez. In March of 1953 Mrs. Matthews sold Lot 9, 10, and the west 23 ft of lot 11 to Oswald and Armando Rodriguez.

Public Comments

- One of the last owners was Mr. Benito Romo, father of current UTSA President, Dr. Ricardo Romo.
- Important relic of German community.
- Nice home in Westside – w/ presence
- There lived a Japanese doctor about 1938

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th National style home with double balconies, rare example of a style not commonly found within the Westside community or San Antonio;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot within a residential neighborhood largely composed of more modest early 20th century homes;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; very distinctive style of early 20th century residential architecture (National Style) not at all common or remaining within the Westside community.

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant and rare example of an early 20th century National style home with double balconies.



Two Story House
4527 W. Martin

History

Research indicates that the house at 4527 W. Martin (formerly Lake View) was probably built as the home of James Dover Stephenson and his wife, Julia Perrin Stephenson. No architect or builder has been identified and there are no known early photographs of the house. The Stephenson house was the center of a large dairy farm that operated from c. 1905 until at least the early to mid-1920s.

Members of the Stephenson family continued to occupy the house after the dairy operation closed. The property remained in the Stephenson family until 1970 when it was sold to Juan and Lillian Contreras. Though not completely researched, it is thought that after their death, the house passed to their heirs and that the current owner, Melissa Ybarra is a member of the Contreras family.

James Dover Stephenson was born in England in 1849. The date of his arrival in the United States has not been established, but census records indicate that Stephenson was naturalized in either 1872 or 1875. He married Julia Perrin c. 1880, and the couple and their first child Daisy, then less than one year old, were enumerated on the 1880 census in Kendall County, Texas. Stephenson was engaged in farming.¹

James and Julia Stephenson moved to San Antonio about 1900 and established a dairy. They were enumerated on the 1900 census living with their six children on Buena Vista Street. Their address in 1903 was 2523 Buena Vista Street between Rosillo and Zarmora. The location of the dairy is not clear. Stephenson purchased a large tract of land from Mrs. Henry Elmendorf in the Rosedale subdivision in 1905. The land included 108 lots "in the west part of the city" and another ten acre tract "adjacent to the western limits of the city." H.E. Elmendorf had purchased land west of the city in the late 1800s and the property was subdivided and platted for at least two developments including Lakeview and Rosedale Park.²

James Stephenson lived on his dairy farm at the intersection of Lakeview (now Martin) and 26th streets. He was listed as a dairyman on the 1910 census. The household was comprised of Stephenson, his wife, and five of their children—Daisy, Floy, Walter, Annie and Mabel—as well as an adopted daughter, Marion. The 1911 city directory listed Stephenson as a dairyman and owner of Berkshire hogs and Jersey cattle.³

James Stephenson died on February 8, 1922, at his home at 4001 Lakeview Avenue. His obituary stated that he was a native of England, a former resident of Boerne, and had lived in San Antonio for 22 years. Stephenson's funeral was held at his home and he was buried in Boerne.⁴ Julia Stephenson continued to live in the Lakeview Avenue house, later numbered 4515 West Martin.

¹ United States Census, Texas, 1880, 1900 and 1910. Julia Perrin was the daughter of David and Emily Perrin. She was born in Illinois. The family moved to Iowa in the late 1850s. It is not known why or when Julia Perrin came to Texas (United States census, Iowa 1860; 1870).

² United States census, Texas, 1900; San Antonio *Daily Light*, March 30, 1905, 7; November 11, 1905, 5; Bexar County Deed Records (BCDR) 237:352.

³ United States census, Texas, 1910; San Antonio city directory, 1910. Julia Stephenson adopted Marion Rietbert "who has been in my family like a daughter since she was two weeks old," in 1927 (BCDR 961:79).

⁴ San Antonio *Light*, February 8, 1922, 16.

Julia Stephenson continued to live in the family house, and in 1930, was enumerated with her maid and an 11 year old "ward" named Gene Stephenson, presumably a grandchild. It is assumed that the dairy operation closed after James Stephenson's death. Prior to her death in 1945, Julia Stephenson conveyed her property to her children in various transactions. She died on April 11, 1945 at the age of 88, and was buried with her husband in Boerne.⁵

The Stephenson's son, Walter, a carpenter, moved to the Martin Street house and remained there at least until 1954. (Subsequent city directories have not been checked.) Julia Stephenson's probate record has not been researched, but it is known that the Martin Street house was willed to her children who sold it in 1970 to Juan Contreras, Sr. and his wife, Lillian. The Contreras family sold the property to Melissa Ybarra and Raul Pesina in 2002. The families are thought to be related. Raul Pesina sold his interest to Melissa Ybarra in 2006. She continues to own and live in the house in 2012.⁶

Public Comments

- Beautiful. Looks like a farmhouse. I would look at it from my classroom windows at OLLU.
- Great porch – let's party! Don't lose it!
- Looks like it may have been a farmhouse. Next to Rosedale Park.
- I have passed this house for about 30 years. I think it should be restored...It's a beautiful house. I call it the Bate's Hotel from the movie "Psycho."
- Important historic reference

Eligibility Criteria

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

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot in a largely non-residential area;

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

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

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of an early 20th century Queen Anne style home with double wrap around porches.

⁵ San Antonio *Express*, April 12, 1945; BCDR 1813:147-49; 1807:536-37.

⁶ BCDR 6389:568-572; 9583:1676; 12148:0706. The property had many owners by 2002, possibly indicating that it was probably inherited by various members of the Contreras family. Among the names of those conveying the property in 2002 were Contreras, Pesina, Moreno, Medina Villanueva, and Guzman. Further research is needed to confirm this assumption.



House
2607 W Houston

History

The property appears to have been constructed ca. 1906-1907. The property is not identified in the 1905-06 City Directory but is listed in the 1911 directory under ownership (home) of WF and Blanche Woods. At that time the address was 2901 W. Houston. Beginning in 1927-28 and continuing through at least 1940-41, the property was listed under Henry Buchsenchultz. In 1951 the property was listed as apartments (under 2905 W. Houston per Sanborn map). In 1955-56 and 1960, the property (still identified as 2905 W. Houston), was listed under Mrs. Antonia J. Ortiz. The 1911 Sanborn map (1911-1924, 1911, vol. 1, sheet 8) identifies the property as the only house within the city block. A 2-story stable with a one-story side ell is located behind the house, as well as a small one-story structure next to the stable. At that time, the property (lot) extended through the block from W. Houston to Zavalla (later Travis St.). The 1950 Sanborn map (1911-1951, vol. 1, 1911-1950, sheet 8) identifies the property as apartments with a rear one-story detached garage. By this time, an alley is located at the rear of the lot, separating it from the lot to the north fronting Travis St. The earliest reference to the property is a 1907 newspaper ad seeking a cook for Mrs. W.F. Woods, 2901 W. Houston (*SA Light*, Sept. 15, 1907). In 1926, a newspaper ad appeared for "goats and sheep bought and sold" by Geo. W. Burdett, 2905 W. Houston (*SA Light*, June 18, 1926). In October 1926 an ad for "two large upstairs rooms, every modern convenience, garage" were listed for 2905 W. Houston (*SA Light*, Fri. Oct. 8, 1926). The property appears to have already been split into apartments by 1940, as an ad lists a 2-story apartment house for sale at 2905 W. Houston (*SA Express*, Apr. 17, 1940).

Public Comments

- Not too many 2-story houses in Westside that look historical.

Eligibility Criteria

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

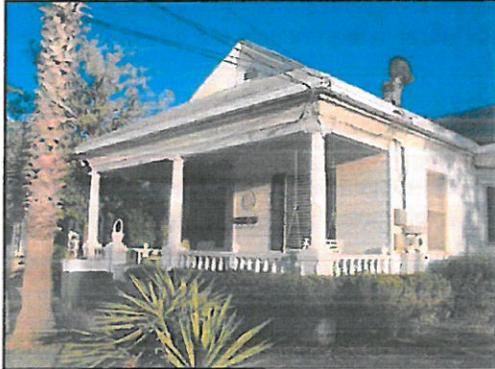
Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large corner lot along the busy corridor of W. Houston St.;

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

Z2014149

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; significant example of an early 20th century Queen Anne style residence and reflective of the types of homes that likely once comprised more of the surrounding neighborhood;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of an early 20th century Queen Anne style home with double wrap around porches.



Home of Hannibal Pianta
242 Cornell

History

This was the home of ornamental plaster manufacturer Hannibal Pianta. Pianta did ornamental plasterwork on numerous buildings, both public and private, throughout San Antonio in the early 20th century. Pianta moved to this home with his wife Rose in 1915. Rose remained in the home until her death in 1961. Notice Pianta's decorative plaster ornament in the cornice above the columns. Both houses at 631 and 641 Leal were built upon Hannibal's father John's lots immediately following John's death and have Pianta artistic features. (Source: Charlotte Kahl, OST) One of Pianta's most well known projects was the design of the ornamental plasterwork on the magnificent Thomas Jefferson High School.

Pianta Family Existing Buildings:

300-302 Fredericksburg Rd – Hannibal Pianta Ornamental Concrete Shop (1913)
 302 Fredericksburg Rd – Pianta/Beacon Hill Residential Hotel above shop (1923)
 102 Cornell St – Home of Hannibal Pianta and Sons Ornamental Concrete Shop (1927)
 242 Cornell St – Home of Hannibal Pianta and family (1915)
 307 Cornell St – NesStone rental and curb
 315 Cornell St – Dale Pianta Home
 310 Cornell St – Eugene Pianta Home
 102 Beal St – Home built by Hannibal for Rose but not used by family
 402 Donaldson Ave – home built by contractor Sultenfuss while his son was working with Pianta
 311 Fredericksburg Rd – NelStone Building between Pianta shops

Public Comments

- Attractive home

Eligibility Criteria

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3] the home of renowned ornamental plaster manufacturer Hannibal Pianta;

Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation [35-607(b)4] Hannibal Pianta whose decorative plaster ornament adorns hundreds of San Antonio buildings and whose work was prolific throughout the city in the early decades of the 20th century;

Z2014149

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact example of a turn-of-the-century home with distinctive Pianta decorative ornamental plaster ornament;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflective of the type of ornamental plasterwork for which Pianta is well known;



House
926 Cincinnati

History

The third owners are reportedly living in house now and state that it was built in 1875 (although other accounts suggest a later date) and has had alterations including removal of a porch. The house reflects Eastlake/Stick, Queen Anne, and Shingle Style influences. It appears to have been constructed ca. 1890, although City directories don't show the address of 926 Cincinnati until 1921-22. *Frank Leslie's Illustrated Newsletter*, dated Oct 4, 1890, includes a drawing of the property by H.D. Nichols. It identifies the house, along with others in the vicinity as "the suburbs of San Antonio Views in 'West End.'"

Today, 926 East Cincinnati is on lots 20 & 21, yet the City Directories do not show an owner (John and Elizabeth Jordan) at 926 Cincinnati until late 1920 or 1921. Property (lots 20 & 21) was originally purchased as part of Moore's Subdivision of George M. Maverick's first Addition to the City of San Antonio in 1890 by Ada and James B. Day from the Homestead Land and Improvement Company (1890-May 17, V76 p294). James Day then buys lots 22 & 23 in 1891 (1891-May 15, V100 p161). Lots 20 and 21 are sold to John and Mary Sommerville in 1895 (1895-April 8, V141 p88). John and Mary Sommerville sell lots 20 and 21 to H.B. Woodley in 1897, and deed states "Said property is now and has been ever since the purchase of same by us from the said James Day and Ada Day our homestead and has been constantly and continuously since the purchase of same land used, occupied and enjoyed by us as our homestead, and actual and bona fide residence" (1897-May 4, V158 p553). *This would indicate that the existing house was constructed ca. 1895.* In 1905, James Day sells the adjoining lots 22 & 23 to H.B. Woodley (1905-July 21, V239 p172). Alice C. Woodley, widow and executrix of the estate of H. B. Woodley sells the four lots (20, 21, 22 & 23) to John Jordan in 1911 (1911-March 2, V353 p417). It is the Jordan family who first appear in the City Directory at 926 Cincinnati in 1920.

The Jordan family owned and lived at the property from 1911 until 1976. Present day 926 Cincinnati sits on Lot 20 and part of Lot 21. These lots were part of the parcel of four lots (20, 21, 22, and 23) purchased by John Jordan from Alice Woodley, the widow of H.B. Woodley in March 1911. Mr. John Jordan's death certificate and a short obituary indicate that he was a farmer, born of German immigrant parents in Fredericksburg, TX, August 8, 1851. His wife Elizabeth was also the child of German immigrants. John and Elizabeth were the parents of seven children when they moved from Gillespie County (Fredericksburg area) to San Antonio in 1911 when Mr. Jordan was about 59 years of age. The Jordans appear in the San Antonio City Directory for the first time in 1912 under the name section and street guide at 818 E. Cincinnati and he is listed as a grocer at 3202 West Houston. The purchase of the four lots on E. Cincinnati coincides with their move to San Antonio.

The 1913 and 1914 City Directories list the Jordans as still living at #818 E. Cincinnati and Mr. Jordan is indicated as a retail grocer at 3202 W Houston St. In the 1915 directory his name is followed by "retired." He and Elizabeth are still at #818 E Cincinnati.

The City Directory of 1921-1922 is the first to show the family at 926 E. Cincinnati. Prior to that they are still at #818. There are seven new numbers in the 900 block of E. Cincinnati (919 to 1000) in the 1921-1922 edition, including 926. Until the appearance of these new house numbers there were only two 900 block numbers, 902 and 916, appearing in the immediately preceding years. As the two numbers 902 and 916 appear for several years prior to the appearance of 926, there is no reason to think the Directory service would not have also included 926 if there was a structure there (?)

A short obituary appearing in the San Antonio Express of Sunday, April 15, 1923, states that John Jordan died at his home at 926 E Cincinnati and that he had been a resident of San Antonio the "last 12 years." His death certificate which gives the date of death as April 14, 1923 (when he would have been 71 years old) describes him as a retired farmer. John Jordan was survived by his wife Elizabeth, and four daughters. John Jordan's widow, Elizabeth, continued to live at 926 Cincinnati after John Jordan's death. In August 1935, she sold lot 23 out of the original four lots to the Schirens

The 1948 City Directory lists Mrs. Elizabeth Jordan still at 926 Cincinnati. A separate name listing of Lena M. Jordan (daughter) indicates she resides with her mother and is a seamstress at Wolff and Marx. The 1961 City Directory lists Emily Jordan (daughter) at 926 E. Cincinnati and that she is an organizer of the AF of L United Garment Workers. September 22, 1964, Louise D. Jordan (widow of the youngest Jordan son Guido who died in May 1964) conveys Lot 20 and Lot 21 (with exception of the east 12.22 ft of lot 21) to Lena, Susie and Emily Jordan – all feme soles. Lena died in September 1967 and Susie died in March of 1968. The 1976 City Directory lists Emily F Jordan still residing at 926 Cincinnati. She would have been 81 years old. She died August 1977. The 1977 Directory indicates 926 as vacant. On November 13, 1978, Margaret Jordan and other Jordan heirs sell the above property to Ruben and Margarita Mendez.

The house is also within the area once known as the West End. An 1892-93 City Directory ad described the area as "Beautiful West End... the finest artificial lake in the South, lighted at night by electric lights...beautiful architectural beauty of over 200 homes...the finest electric car system in the state...fine artesian wells...handsome dancing pavilion and boats for rowing on the lake...cars leave corner of Houston and Main Ave every 15 minutes for the place." (Research by Lisa Davis, San Antonio Conservation Society).

Public Comments

- Impressive confluence of Victorian-era styles - Queen Anne and more.

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of a late 19th century home reflecting Eastlake/Stick, Queen Anne, and Shingle Style influences and one of the only homes of this age and style to remain in the area;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent location on a large lot within a residential area characterized by later early 20th century homes;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11] significant example of a late 19th century home reflecting Eastlake/Stick, Queen Anne, and Shingle Style influences and one of the only homes of this age and style to remain in the area; reflects the early suburban designs of the area once known as West End;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of a late 19th century home reflecting Eastlake/Stick, Queen Anne, and Shingle Style influences.



Munguia Printers
2201 Buena Vista

History

The 1940-1941 city directory identifies the property as 2905 Saunders Ave, Munguia Romulo, printer. By 1951, the property is listed as Romulo Munguia at 2907 Saunders Ave, and Munguia Printers at 2201 Buena Vista. Based on research, the building was constructed in 1949.

A 1949 *San Antonio Evening News* article (Apr 29, 1949) called the construction "modernistic design printing plant." The building was originally was a single story structure designed by De Haven Pitts, architect. The second story was added in the early 1960s.

This was one of the few Westside places where political candidates could go for inexpensive printing of campaign materials, Munguia's Printers were responsible for publishing *Alazan Times*, *LULAC News*, *PAPA*, *Actividades*, *Mosaicos*, *West Side Examiner*, *Alpha*, *Southern Star*, *Texas Bantam Banner*, *Chinese Lantern*, and many other publications (*SA Evening News*, 4/29/1949).

Public Comments

- "Heard that the original printing press is at the Smithsonian" **(per coordination with the Latino Collections curator at the National Museum of American History at the Smithsonian, the printing press is not part of the Smithsonian collection)*
- Printed historically significant publications and one of few union printers
- "Hub" of the Westside!!

Eligibility Criteria

Its value as a visible or archaeological reminder of the cultural heritage of the community, or national event [35-607(b)1]; as an important location for Westside printing, including many community campaign materials.

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3]; as the location of Munguia Printers, established by Munguia Romulo.

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as one of the first printers on the Westside of San Antonio that served as the printers of political campaign materials.



Building
1111 Monterey

History

The property at 1111 Monterey is first listed as a 28-unit apartment in the 1926 city directory. Prior to that, a single family house was at that address. Most of the units in 1927-28 were still vacant (only nine were rented).

The building does not show up in the Sanborn San Antonio 1911-1924, but it does show up as 2 identical buildings on the San Antonio 1951 Sanborn map (vol.4, Sheet 401). Only one building remains today. No mention was found of the building(s) in newspapers other than vital statistics, thefts. It appears to remain a multi-unit residential building today.

Public Comments

None

Eligibility Criteria

Its value as a visible or archaeological reminder of the cultural heritage of the community, or national event [35-607(b)1] as a remaining example of a 1920s multi-unit dwelling that was once a common housing type on San Antonio's Westside;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] one of a few remaining examples of vernacular early 20th century multi-family housing on San Antonio's Westside;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11] as a remaining example of a 1920s multi-unit dwelling that was once a common housing type on San Antonio's Westside.



Zoning Case Notification Plan

Case Z-2014-151

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): 14.383 acres out of Tract 7 aka Lot 7, NCB 10613

Legend	
Subject Properties	(14.383 Acres)
200' Notification Area	(Dotted line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Hatched box)
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (05/06/2014 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014151

Hearing Date: May 20, 2014

Property Owner: ExxonMobil Oil Corporation (by William Wright, Commercial Portfolio Manager)

Applicant: Martin & Drought, P.C. (c/o Ryan Sweeney)

Representative: Ryan Sweeney

Location: 242 North W.W. White Road

Legal Description: 14.383 acres out of Tract 7 (also known as Lot 7), NCB 10613

Total Acreage: 14.383

City Council District: 2

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "I-2" Heavy Industrial District and "R-5" Residential Single-Family District

Requested Zoning: "I-2" Heavy Industrial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: Arena District/Eastside Community Plan - 22

Applicable Agencies: None

Property Details

Property History: The portion of the site fronting along North WW White was annexed in 1952 and the remainder was annexed in 1957. The property was originally zoned "A" Single-Family Residence District and "LL" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-5" Residential Single-Family District and "I-2" Heavy Industrial District. The subject property is currently developed with a warehouse measuring 13,000 square feet. According to the Bexar County Appraisal District, the structure was built in 1940.

The applicant is requesting a zoning change in order to bring the existing trucking terminal into compliance.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-2"

Current Land Uses: Hardware Supply, Auto Repair and a Single-Family Residence

Direction: South

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

Current Land Uses: Vacant Land, Tire Sales, Single-Family Residences, Warehouse and Wholesale Plants, Seeds and Equipment

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Railroad Right-of-way and Vacant Land

Direction: West

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

Current Land Uses: HEB Construction Storage, Industrial Welding Supplies, Truck Fueling Station, Restaurant and Gas Station/Convenience Store

Overlay and Special District Information: None

Transportation

Thoroughfare: North WW White

Existing Character: Primary Arterial Type A Street; 2 lanes in each direction with a center turning lane

Proposed Changes: None known

Thoroughfare: Gambler Road

Existing Character: Secondary Arterial Type B Street; 2 lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 24, 222, 550 and 551 lines, which operate along North WW White Road.

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

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size. The rezoning application refers to a trucking terminal with outside storage and a warehouse.

Trucking Terminal - Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 300 square feet of GFA.

Storage - Outside (open with no screening required) - Minimum Parking Requirement: 1 space per 600 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 350 square feet of GFA.

Warehousing - Minimum Parking Requirement: 1 space per 5,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 350 square feet of GFA.

Staff Analysis and Recommendation: Approval, pending the plan amendment

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

1. Consistency:

The subject property is located within the Arena District/Eastside Community Plan and is designated as Regional Commercial in the future land use component of the plan. A plan amendment has been initiated to change the land use designation on the subject property to "Heavy Industrial". Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding properties located along North WW White Road are developed with a wide range of commercial and industrial uses.

3. Suitability as Presently Zoned:

The current "I-2" base zoning district is appropriate for the subject property and surrounding properties, given the industrial uses in the area. Further, the property's location along a railroad right-of-way makes future residential development unlikely on the portion currently zoned "R-5". Staff believes the trucking terminal use will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

The existing "R-5" and "I-2" zoning districts are not consistent with the adopted Regional Commercial land use designation.

6. Size of Tract:

The subject property is 14.383 acres in size, which should reasonably accommodate the uses permitted in the "I-2" base zoning district and required parking.

7. Other Factors:

Goal 4.8 of the Arena District/Eastside Community Plan encourages locating heavy industrial uses in the area near Loop 410 and WW White where such land use already exists.



Zoning Case Notification Plan

Case Z2014-153

Council District: 5
 School District: San Antonio ISD
 Scale: 1" approx. = 100 Feet

Legend

- Subject Properties ——— (0.1671 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (5/6/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 2181 BLK 1 S 129.8 FT OF LOT 14

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District) & MLOD (Military Lighting Overlay District)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014153
Hearing Date: May 20, 2014
Property Owner: Jose Jaime & Juanita Castilleja
Applicant: Alejandro J. Martinez
Representative: Alejandro J. Martinez
Location: 547 Ruiz Street
Legal Description: The south 129.8 feet of Lot 14, Block 1, NCB 2181
Total Acreage: 0.1671
City Council District: 5
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Gardendale Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In a 2002 case, the property was rezoned to the current "R-4" Residential Single-Family District. The lot is not platted in its current configuration. The subject property is developed with a residential structure measuring 1,162 square feet in size that was built in 1900.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1" and "R-4"

Current Land Uses: Church, vacant, single-family residential and auto repair shop

Direction: South

Current Base Zoning: "IDZ" and "R-4"

Current Land Uses: Gas station, parking lot, single-family residential and vacant

Direction: East

Current Base Zoning: "I-1" and "R-4"

Current Land Uses: Restaurant, vacant and single-family residential

Direction: West

Current Base Zoning: "I-1" and "R-4"

Current Land Uses: Single-family residential and corner store

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

Transportation

Thoroughfare: North Colorado Street

Existing Character: Secondary Arterial Type B 70'-86'; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Ruiz Street

Existing Character: Collector; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 79 operate along Street, with multiple stops immediately adjacent to the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and size of the structure. The rezoning application refers to a proposed music retail use.

Music Store - Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 200 square feet GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is not located within any future land use plan. However, the requested zoning district is consistent with the current development pattern and uses in the neighborhood.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area is developed with a mix of residential and commercial uses; however, many of the residential properties are beginning to transition to small retail and office uses.

3. Suitability as Presently Zoned:

The existing "R-4" may be appropriate for the subject property. However, the proposed "C-1" zoning district would provide a suitable transition between the residential neighborhood to the east and the established commercial corridor to the west.

4. Health, Safety and Welfare:

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

5. Public Policy:

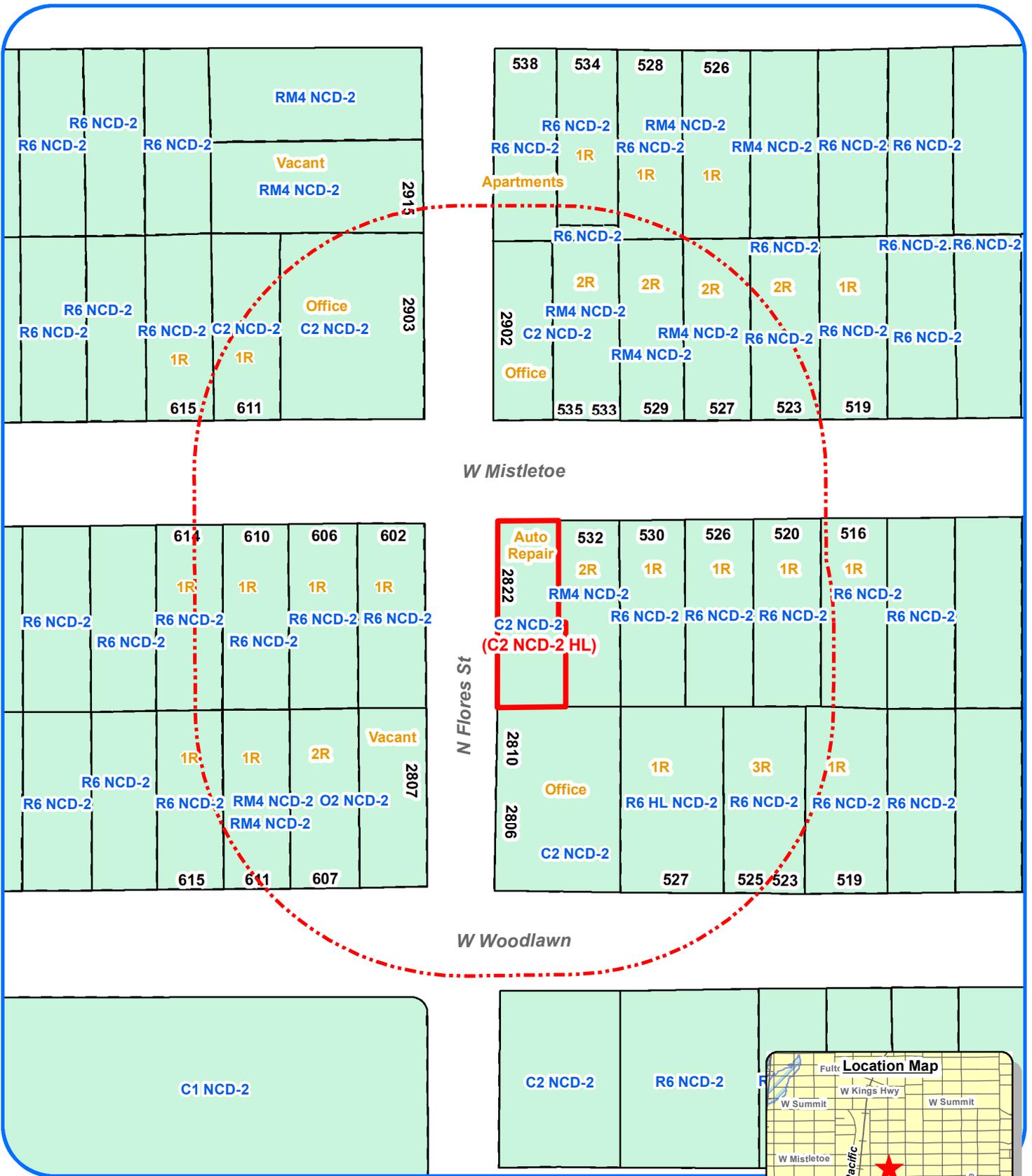
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1671 of an acre in size, which should be able to reasonably accommodate the proposed light commercial use. The small size of the property will serve to limit the scale and impact of the proposed commercial use.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-154 HL

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01841 - BLOCK 029 - LOT 1 & W Irr 3 ft of 2

Legend

- Subject Properties ——— (0.134 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(05/06/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014154 HL

Hearing Date: May 20, 2014

Property Owner: R. A. Coker, LLC (by Robert A. Coker, Member)

Applicant: City of San Antonio - Office of Historic Preservation

Representative: City of San Antonio - Office of Historic Preservation

Location: 2822 North Flores Street

Legal Description: Lots 1 and 2, Block 29, NCB 1841 save and except that portion of Lot 2 conveyed in Volume 2993, Page 314 of the Bexar County Deed Records

Total Acreage: 0.1349

City Council District: 1

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

Current Zoning: "C-2 NCD-2 AHOD" Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "C-2 HL NCD-2 AHOD" Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association

Planning Team: Midtown Neighborhood Plan - 11

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. In a 1996 City-initiated large-area case, the subject property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-2" Commercial District. The 0.134 acre tract was developed in 1910 with an Automotive Repair Shop and office. The subject property is not platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: North, Northeast

Current Base Zoning: "C-2", "RM-4"

Current Land Uses: Office, Single Family Residence, Single Family Residence, Duplex, Single Family Residence

Direction: East

Current Base Zoning: "RM-4", "R-6"

Current Land Uses: Single Family Residence

Direction: South, Southeast

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

Current Land Uses: Commercial, Single Family Residence

Direction: West, Southwest

Current Base Zoning: "R-6", "O-2", "RM-4", "R-6"

Current Land Uses: Single Family, Office, Single Family Residence

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

The Alta Vista Neighborhood Conservation District (NCD-2) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: West Mistletoe Avenue and North Flores Street

Existing Character: Local Streets, one lane in each direction with sidewalk on both sides.

Proposed Changes: None known

Thoroughfare: West Woodlawn Avenue

Existing Character: Secondary Arterial Type B, divided with 2 lanes in each direction and sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest VIA transit line operates along West Woodlawn Avenue.

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

Parking Information: The subject property is currently developed and being used as an Automotive Repair and Office. The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this rezoning request; therefore there is no change in the parking requirement.

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on March 7, 2014.

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

1. Consistency:

The property is located within the Midtown Neighborhood Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On March 7, 2014, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

The subject property owner is in favor of the Historic Landmark designation.



22014154

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
March 07, 2014

HDRC CASE NO: 2014-075
ADDRESS: 2822 N. Flores St.
LEGAL DESCRIPTION: NCB 1841 BLK 29 LOT 1 & W IRR 3 FT OF 2
APPLICANT: Robert A. Coker 1143 Bailey Ave.
OWNER: R.A. Coker LLC
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the commercial building at 2822 N. Flores St.

FINDINGS:

- a. The structure at 2822 N. Flores was constructed sometime after 1911. A one-story corner store and a separate market structure are shown occupying this site in the Sanborn Map of 1911 and are indicated as 2620 and 2618 N. Flores. It is possible that one or both of the structures located here in 1911 were integrated into the present structure, though it is unclear. The City Directory of 1911 indicates that J.D. Hovel & Sons operated at this address. In 1915 the Monarch Grocery operated from this address. The address had changed to 2822 by 1924. The present-day filling station and auto repair shop, along with three separate stores, appear in the reissue of this map in 1950. The 1929-1930 City Directory lists the Community Auto Service Co. at this address. The Texas Company (Texaco) leased the building about 1935 for a gas station and in 1948 the property was sold and was again operated as an auto repair shop until 2002.
- b. This structure, with its combination auto repair and retail space, is an excellent example of the multi-use commercial structures built in San Antonio between World War I and II. The auto repair shop portion features subtle Mission Revival detailing with stucco walls and tiles along the parapet. The shop portion of the structure features an awning which was typical of early 20th century commercial structures with individual entrances to each retail space.
- c. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b).
- d. This application is owner-initiated.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d.

COMMISSION ACTION:

Approved as submitted based on findings a through d.


Shanon Shea Miller
Historic Preservation Officer

72014154

**Statement of Significance
For
2822 N. Flores
San Antonio, Texas**

The structure at 2822 N. Flores was constructed sometime after 1911. A one-story corner store and a separate market structure are shown occupying this site in the Sanborn Map of 1911 and are indicated as 2620 and 2618 N. Flores. It is possible that one or both of the structures located here in 1911 were integrated into the present structure, though it is unclear. The City Directory of 1911 indicates that J.D. Hovel & Sons operated at this address. In 1915 the Monarch Grocery operated from this address. The address had changed to 2822 by 1924. The present-day filling station and auto repair shop, along with three separate stores, appear in the reissue of this map in 1950. The 1929-1930 City Directory lists the Community Auto Service Co. at this address. The Texas Company (Texaco) leased the building about 1935 for a gas station and in 1948 the property was sold and was again operated as an auto repair shop until 2002.

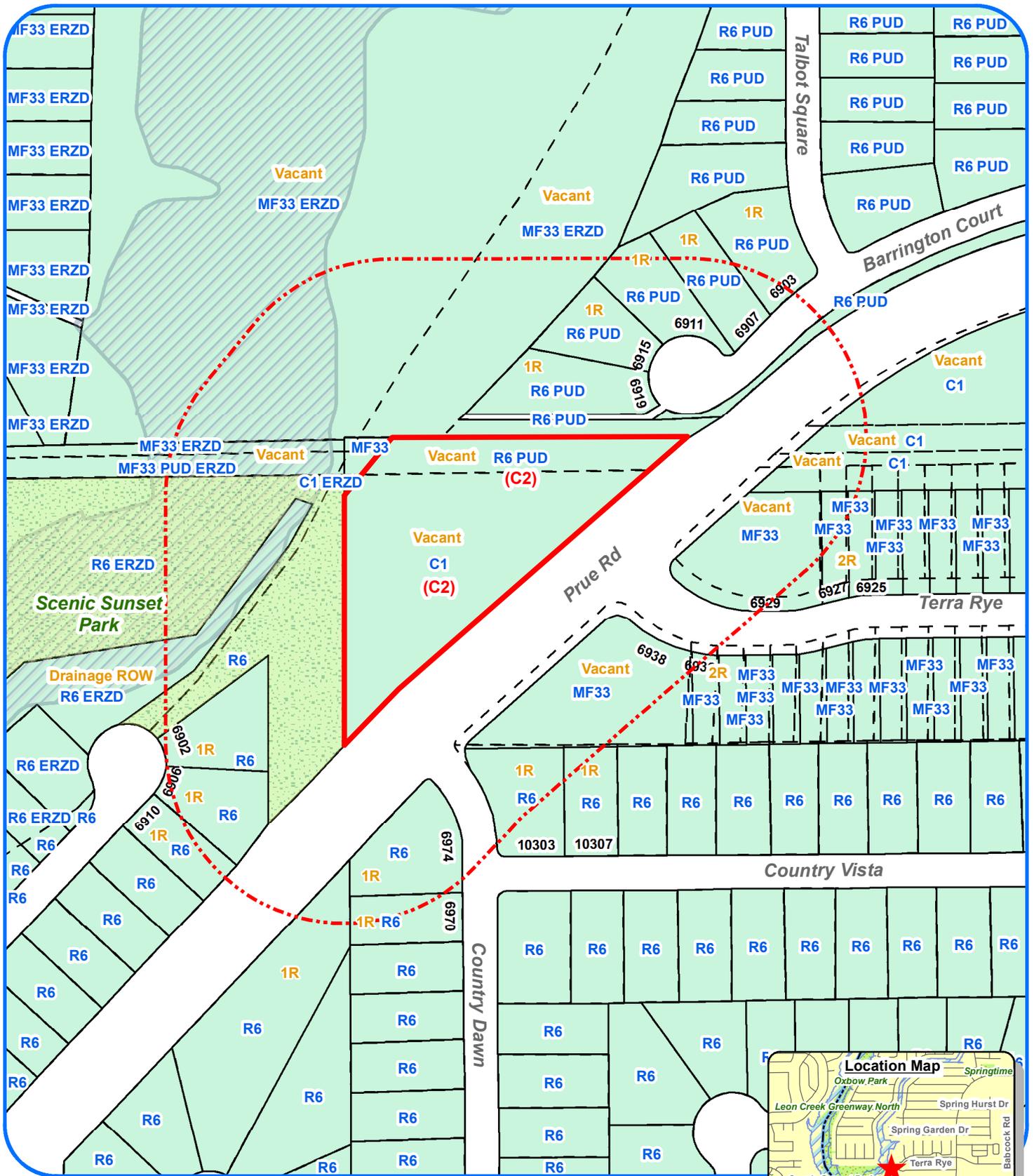
This structure, with its combination auto repair and retail space, is an excellent example of the multi-use commercial structures built in San Antonio between World War I and II. The auto repair shop portion features subtle Mission Revival detailing with stucco walls and tiles along the parapet. The shop portion of the structure features an awning which was typical of early 20th century commercial structures with individual entrances to each retail space.

The property at 2822 N. Flores meets the following criteria for landmark designation:

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction [35-607(b)5]; as an early 20th-century Mission Revival commercial structure.

Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures [35-607(b)6]; as an early 20th century gas station and corner retail establishment.

It is an important example of a particular architectural type or specimen [35-607(b)12]; as an early 20th century multi-use commercial structure.



Zoning Case Notification Plan

Case Z-2014-155

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 16098 - BLOCK 011 - LOT 109

Legend

- Subject Properties ——— (1.443 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(05/06/2014 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014155
Hearing Date: May 20, 2014
Property Owner: Zahb Ventures, LLC (by Betty Aguilar, President)
Applicant: Betty Aguilar
Representative: Brown & Ortiz, P. C. (James McKnight)
Location: A portion of the 6900 Block of Prue Road
Legal Description: 1.443 acres out of Lot 109, Block 11, NCB 16098
Total Acreage: 1.443
City Council District: 8
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "C-1" Light Commercial District and "R-6 PUD" Residential Single-Family Planned Unit Development District

Requested Zoning: "C-2" Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: None

Planning Team: Huebner/Leon Creeks Community Plan - 18

Applicable Agencies: City of San Antonio Parks and Recreation Department

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “Temporary R-1” Temporary Single Family Residence District. In a 1980 case, the property was rezoned to “R-3” Multiple Family Residence District. In a 1995 case, the northern most portion of the property was rezoned to “P-1 R-1” Planned Unit Development Single Family Residence District. In a 2001 case, the remaining “R-3” portion of the property was rezoned to “B-1” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-6 PUD” Residential Single-Family Planned Unit Development District and “C-1” Light Commercial District, respectively. The property was platted into its current configuration in 2007 and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: West, North, East and South

Current Base Zoning: “R-6”, “MF-33”, “R-6 PUD” and “C-1”

Current Land Uses: Scenic Sunset Park, Undeveloped Land, Single-Family Residences and Duplexes

Overlay and Special District Information: A portion of the subject property and some adjacent properties carry the “PUD” Planned Unit Development designation. Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: Prue Road

Existing Character: Secondary Arterial, Type A; two lanes in each direction with center medians, turn lanes, and sidewalks

Proposed Changes: None known

Thoroughfare: Barrington Court, Terra Rye, Country Dawn

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

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements for commercial uses are typically determined by the type of use and building size. The zoning application refers to proposed office and community retail uses; therefore, staff cannot calculate the required parking at this time.

Staff Analysis and Recommendation: Approval, Pending Plan Amendment

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

1. Consistency:

The subject property is located within the Huebner/Leon Creeks Community Plan and is designated as Low Density Residential in the future land use component of the plan. The applicant has requested a plan amendment to Community Commercial, and staff and the Planning Commission have recommended approval of the requested change.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area around the property is a mix of commercial, multi-family, and single-family uses.

3. Suitability as Presently Zoned:

The current "C-1" zoning district is not consistent with the adopted future land use plan. The requested "C-2" zoning district is consistent with the proposed plan amendment; and the property's location along Prue Road, a Secondary Arterial Street, is appropriate for medium-intensity commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. As the property is currently undeveloped, any new development would need to comply with the buffer yard requirements of the UDC.

5. Public Policy:

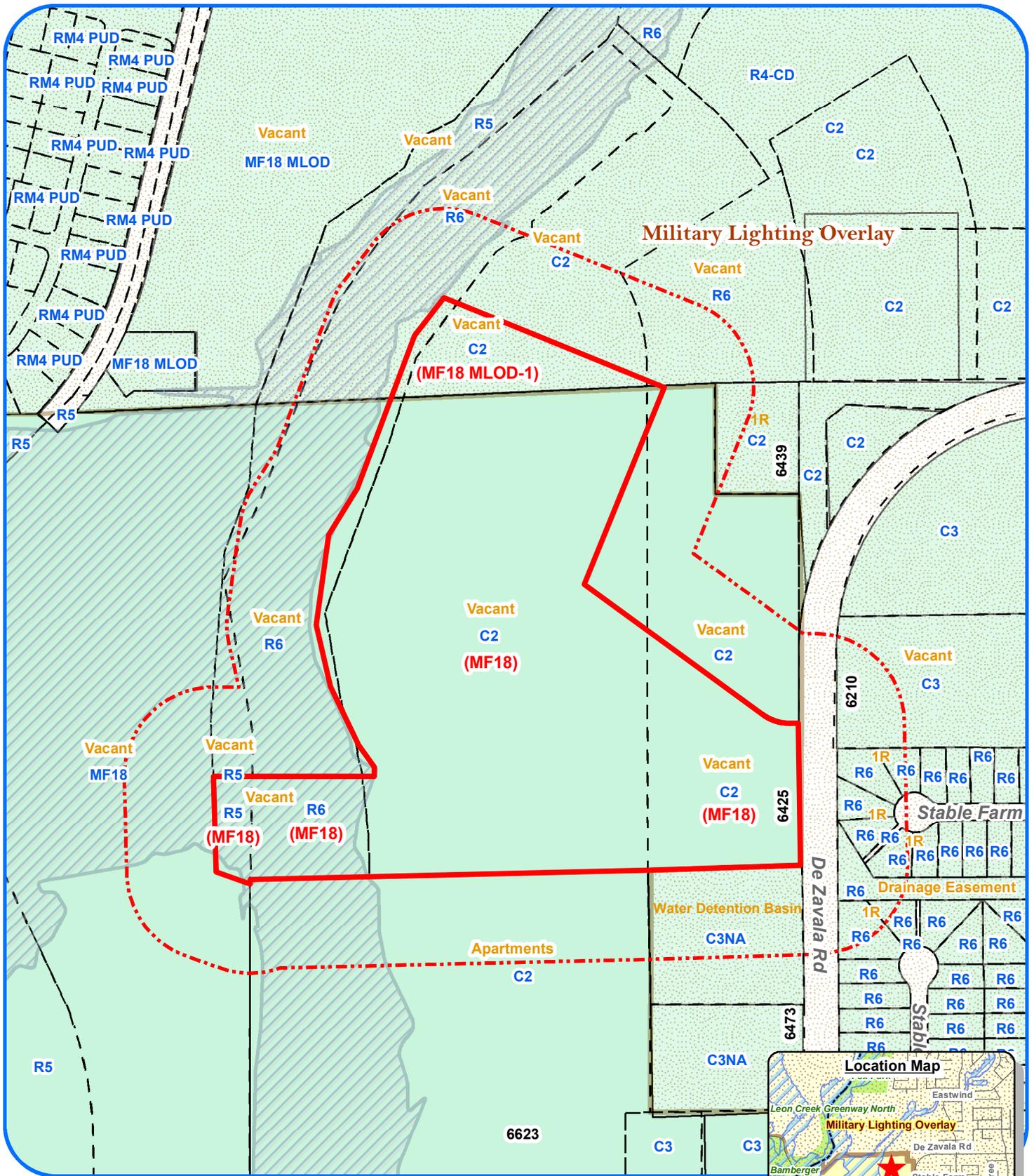
Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.443 acres in size, which should reasonably accommodate the uses permitted in the "C-2" base zoning district and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan Case Z-2014-157

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 300 Feet
 Subject Property Legal Description(s): 22.402 acres out of NCB 14861

- Legend**
- Subject Properties (22.402 Acres) ————
 - 200' Notification Area - - - - -
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain
 - Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (05/07/2014 - R.Martinez)

Note: Current and Requested Zoning includes a Portion in MLOD (Military Lighting Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014157

Hearing Date: May 20, 2014

Property Owner: SLF IV/Legacy NWSA, L.P. (by Peter M. Aberg, Vice President, Legacy Capital Company II, General Partner or Legacy Capital Partners II, General Partner)

Applicant: SLF IV/Legacy NWSA, L.P. (by Peter M. Aberg, Vice President, Legacy Capital Company II, General Partner or Legacy Capital Partners II, General Partner)

Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond

Location: Portions of the 6200 through 6500 Blocks of De Zavala Road

Legal Description: 22.402 acres out of NCB 14861

Total Acreage: 22.402

City Council District: 8

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "C-2" Commercial District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District

Requested Zoning: "MF-18" Limited Density Multi-Family District and "MF-18 MLOD-1" Limited Density Multi-Family Camp Bullis Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Oakmont Downs Homeowners Association is within 200 feet.

Planning Team: North Sector Plan - 39

Applicable Agencies: The Camp Bullis Military Installation

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "R-6" Residential Single-Family District. In a 2006 case, portions of the subject property were rezoned to "R-5" Residential Single-Family District and "C-2" Commercial District.

Topography: The property has a slight slope, and an abundance of grasses, shrubs and trees. A portion of the site near the southwest property line appears to be in the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North and West

Current Base Zoning: "C-2", "R-6", "R-5" and "MF-18"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "C-2" and "C-3"

Current Land Uses: Apartments and a Water Detention Basin

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Overlay and Special District Information: Some of the surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: De Zavala Road

Existing Character: Secondary Arterial Type A Street, 2 lanes in each direction with a center turning lane

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 604 line, which operates along Babcock and De Zavala Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements. Turn lane requirements to be determined at the building permit stage.

Parking Information: The minimum parking requirement for multi-family dwellings is 1.5 spaces per unit and the maximum parking requirement is 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as “Suburban Tier” in the Future Land Use Section. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where such uses can support existing and planned commercial development. The site is located in an area with existing single-family, multi-family and commercial uses as well as appropriate traffic circulation to major thoroughfares (Babcock Road and De Zavala Road). The proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

Both the existing “C-2” base zoning district and the requested multi-family designation are suitable for the property’s location along an arterial thoroughfare.

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

4. Health, Safety and Welfare:

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

5. Public Policy:

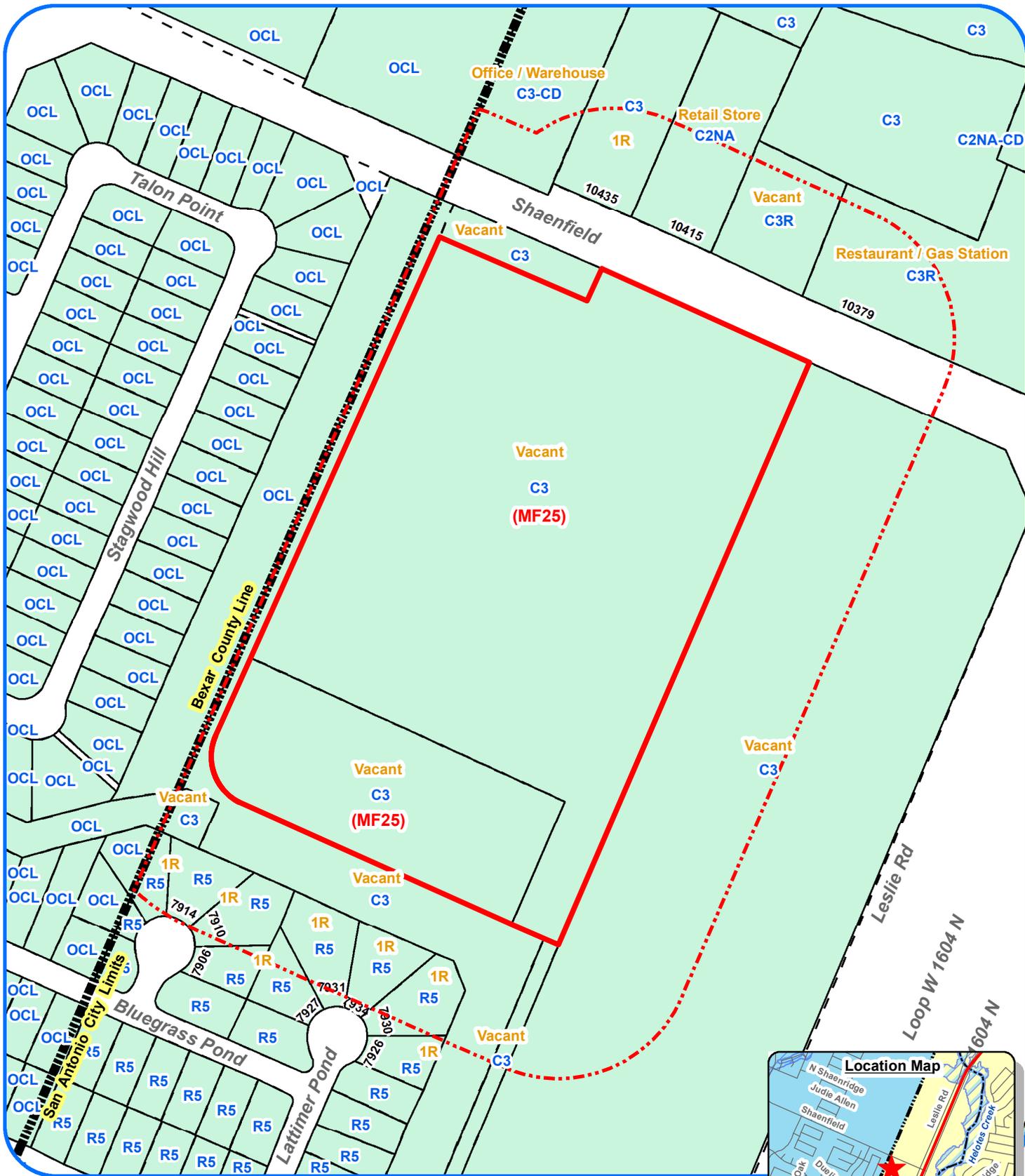
The request does not appear to conflict with any public policy objective. The request is consistent with the North Sector Plan.

6. Size of Tract:

The subject property measures 22.402 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 403 dwelling units. The applicant is estimating 304 dwelling units for the site.

7. Other Factors:

A portion of the subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is located south of Loop 1604.



Zoning Case Notification Plan

Case Z-2014-158

Council District: 6
 School District: Northside I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 17635 - BLOCK 000 - LOT Portion of P-33

- Legend**
- Subject Properties (12.472 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **TEXT**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (05/07/2014 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014158

Hearing Date: May 20, 2014

Property Owner: Shaenfield-1604, L.P. (by J. C. Trevino, III, Manager, Shaenfield-1604 Management LLC, General Partner)

Applicant: White-Conlee Builders, Ltd. (by John C. White, President, White-Conlee Development Corporation, General Partner)

Representative: Kaufman & Killen, Inc.

Location: Portions of the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road

Legal Description: 12.472 acres out of NCB 17635

Total Acreage: 12.472

City Council District: 6

Case Manager: Tony Felts, Planner

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

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District

Requested Zoning: "MF-25" Low Density Multi-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Bridgewood Association

Planning Team: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1993 and was originally zoned “Temporary R-1” Temporary Single-Family Residence District. In 1994, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3” General Commercial District. The property is not platted and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North, East

Current Base Zoning: “C-2NA”, “C-3”, “C-3R”, “C-3 CD”

Current Land Uses: Offices, Warehouses, Retail, Restaurant, Gas Station, Vacant Land

Direction: South, West

Current Base Zoning: “R-5”, “C-3”

Current Land Uses: Vacant Property, Single-Family Residences

Overlay and Special District Information: None

Transportation

Thoroughfare: Shaenfield Road

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

Proposed Changes: None known

Public Transit: The nearest public transit line is the 660 VIA bus line, which operates along Oscar Wood Place and Loop 1604.

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

Parking Information: Off-street vehicle parking requirements for multi-family dwellings are a minimum of 1.5 spaces per unit and a maximum of 2 spaces per unit.

Staff Analysis and Recommendation: Approval, Pending Plan Amendment

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is designated as Mixed Use Center in the future land use component of the plan. The applicant has requested a plan amendment to General Urban Tier, and staff and the Planning Commission have recommended approval of the requested change.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area around the property is a mix of commercial and single-family uses. The subject property lies between Loop 1604 and a single-family residential neighborhood; additionally, a large “C-3” zoned tract of land will remain between the subject property and Loop 1604. Multi-Family development may provide an effective transition between the single-family neighborhood and the “C-3” zoned property and Loop 1604.

3. Suitability as Presently Zoned:

The current zoning designation is not consistent with the adopted future land use plan. The requested “MF-25” zoning designation is consistent with the proposed plan amendment, and the property’s location along Shaenfield Road, a Secondary Arterial Street, is appropriate for the requested future land use designation.

4. Health, Safety and Welfare:

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

5. Public Policy:

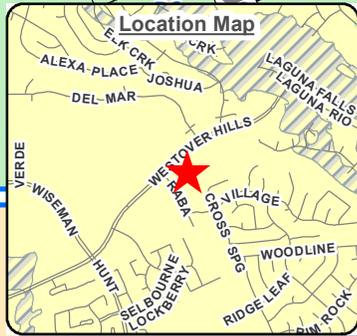
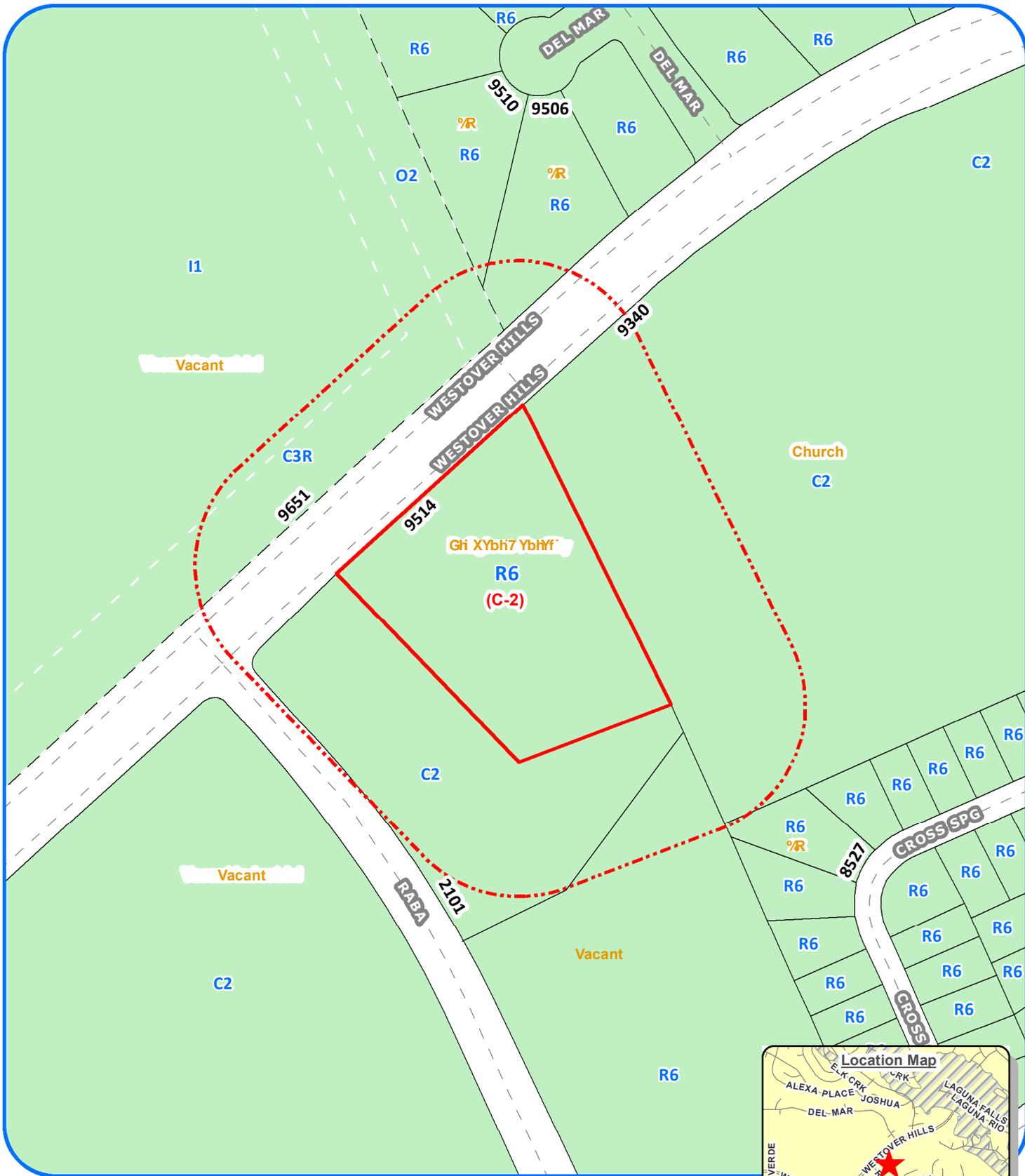
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 12.472 acres in size, which should reasonably accommodate the uses permitted in the “MF-25” base zoning district and required parking.

7. Other Factors:

The current future land use designation of Mixed Use Center is consistent with very high density multi-family development (“MF-40” and “MF-50”) as well as intense retail uses. While the “MF-40” and “MF-50” districts allow lower-density development, lower-density zoning districts are not listed as being consistent with the land use designation. The proposed plan amendment and zoning change will allow less intense development on the subject property.



Notification Plan Case Z2014-159

Council District: 6
 School District: Northside I.S.D
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 18170 BLK 2 Lot 1

- Legend**
- Subject Properties ——— (3.00 Acres)
 - 200' Notification Area - · - · -
 - Current Zoning **TEXT**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (05/08/2014 - J. Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014159

Hearing Date: May 20, 2014

Property Owner: Westover Hills Assembly of God (by Jim D. Rion, President)

Applicant: Westover Hills Assembly of God (by Jim D. Rion, President)

Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond

Location: 9514 Westover Hills Boulevard

Legal Description: Lot 1, Block 2, NCB 18170

Total Acreage: 3

City Council District: 6

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1994 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1996, the subject property was rezoned "R-1" Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The subject property is currently developed with a non-residential structure measuring 7,700 square feet.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1", "C-3", "O-2" and "R-6"

Current Land Uses: Vacant Land and Single-Family Residences

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Church

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: Westover Hills Boulevard

Existing Character: Secondary Arterial Type A; two lanes in each direction with a center median

Proposed Changes: None known

Thoroughfare: Raba Drive

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: There is no public transit near the subject property.

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

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size. The zoning application generally refers to commercial and church-related uses; therefore, staff cannot calculate the parking requirement at this time.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

The General Urban Tier accommodates a wide range of residential densities and commercial uses.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing residential zoning is not appropriate for the subject property. New residential development is not likely on the subject property due to the property's location on a major thoroughfare.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 3 acres in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

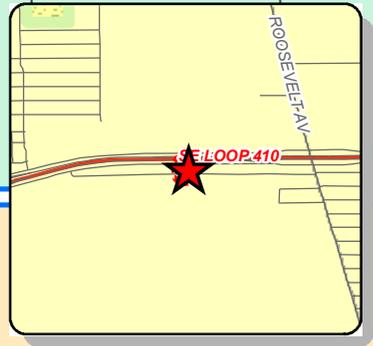
Case Z2014-160 CD

Council District: 3
 School District: Southside ISD
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11156 BLK LOT 28

Legend

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



Development Services Dept
 City of San Antonio
 (5/9/2014 - S. Murphy)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014160 CD
Hearing Date: May 20, 2014
Property Owner: Fernando Tovar, Jr.
Applicant: Tober Engineering, LLC (Joseph E. Tober, P.E.)
Representative: Tober Engineering, LLC (Joseph E. Tober, P.E.)
Location: A portion of the 11900 Block of Southeast Loop 410
Legal Description: Lot 28, NCB 11156
Total Acreage: 0.387
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "UD AHOD" Urban Development Airport Hazard Overlay District

Requested Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Planning Team: Heritage South Sector Plan-38

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The property was annexed in September of 1952 and was originally zoned "B" Residence District. In a 1986 City-initiated large-area case, the property was rezoned to "B-3NA" Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3NA" General Commercial Nonalcoholic Sales District. In a 2004 City-initiated large-area case, the property was rezoned to the current "UD" Urban Development District. The property was platted into its current configuration in 2013 (Volume 9659, page 127 of the Deed and Plat Records of Bexar County, Texas), and is occupied with an office building measuring 350 square feet and a detached carport measuring 1,000 square feet.

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

Adjacent Zoning and Land Uses

Direction: East, West and South across Chavaneaux Road

Current Base Zoning: "UD"

Current Land Uses: Outside Storage, Parking and Storage, Vacant Land and Single-Family Dwelling

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

Transportation

Thoroughfare: South Loop 410 Access Road

Existing Character: Access Road; 2 lanes in one direction without sidewalks

Proposed Changes: None known

Thoroughfare: Chavaneaux Road

Existing Character: Local Street; 1 lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: The closest VIA bus line is number 42 which operate along Roosevelt Avenue, east of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. Motor Vehicle Sales uses are required to provide a minimum of 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building, and a maximum of 1 space per 375 square feet of GFA of sales and service building.

The Conditional Use site plan shows more parking spaces that the UDC allows; however, many of the spaces are meant as vehicle display. The applicant is working to amend the site plan to correctly show display area.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands related to the zoning change request. The requested "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service) would be appropriate at this location and will not alter the character of the area.

3. Suitability as Presently Zoned:

The existing "UD" zoning district is not suitable for the subject properties. The "UD" district allows commercial uses only within major or minor nodes, which are very specifically defined in Section 35-310.15(a)(3) of the UDC. As the subject property is not located within either a major or minor node, only residential uses are permitted within the "UD" district at this location. However, new residential development is unlikely on the subject property due to their significant frontage along Interstate Highway South Loop 410.

The Flex District regulations in the UDC, including the "UD" district, are currently under review and significant revisions have been proposed by City staff. Should the proposed UDC amendment be approved, the "UD" district will no longer exist and all properties currently zoned "UD" will be rezoned.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. The requested "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service) is consistent with the surrounding land uses, which are commercial and industrial in nature.

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives. Both the current and proposed base zoning districts are consistent with the Heritage South Sector Plan, which was adopted by City Council on September 16, 2010.

6. Size of Tract:

The subject property is 0.387 of an acre in size, which is sufficient size to accommodate the uses permitted in the "C-2" district as well as the requested conditional use and required parking. The small size of the property will serve to limit the scale of the proposed development. The applicant has submitted a site plan in order to comply with the Conditional Use requirements.

7. Other Factors:

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

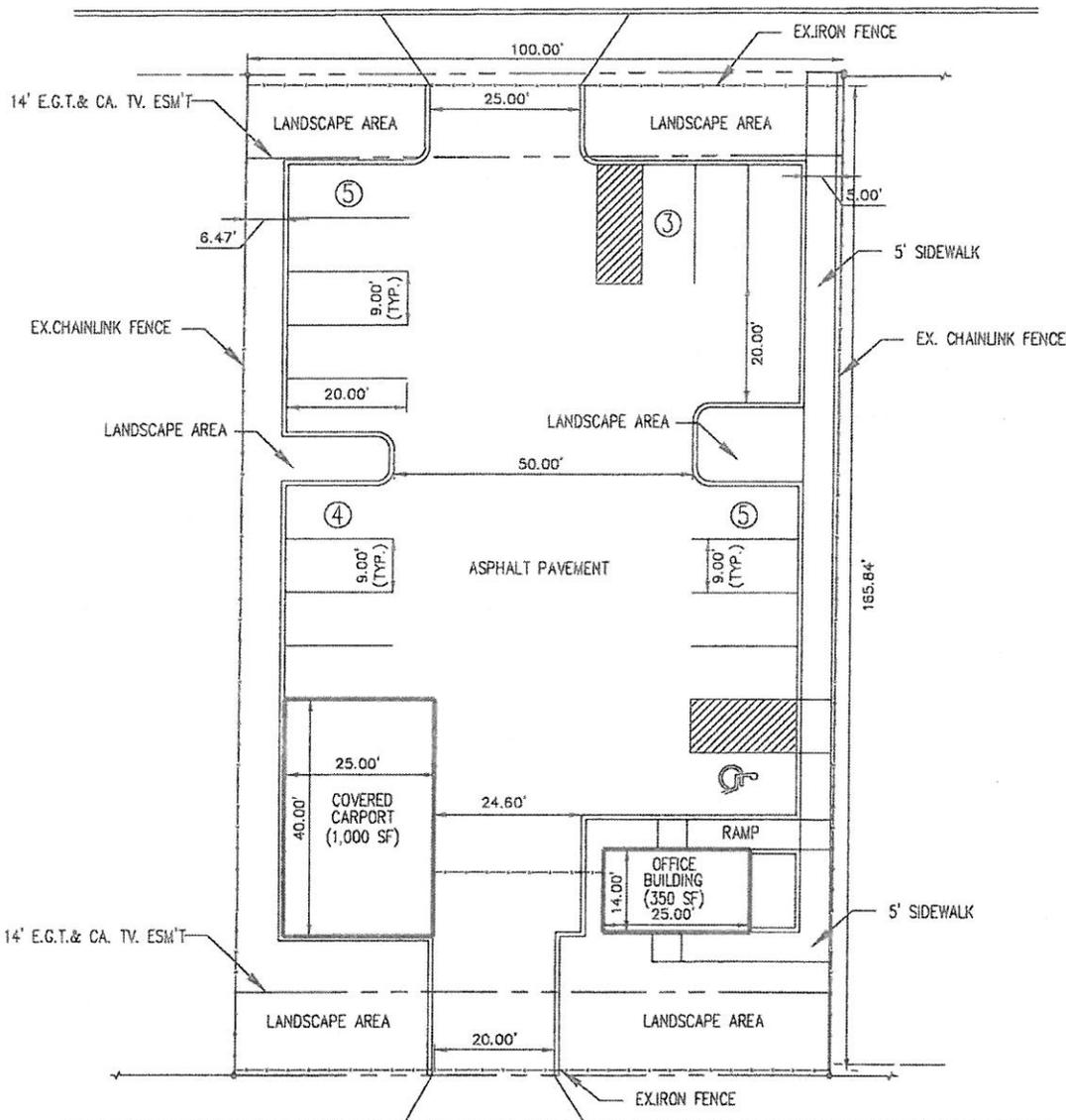
DRAFT

7.2014160



SOUTH LOOP 410 FEEDER ROAD

SCALE: 1"=20'



CHAVANEAUX ROAD

STATEMENT:

"I, FERNANDO TOVAR JR., THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM THE ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

NOTE:

1. NO SIDE OR REAR SETBACKS REQUIRED.
2. CURRENT AND PROPOSED USE - MOTOR VEHICLE SALES (FULL SERVICE)
3. PROPERTY IS PLATTED AS "TOVAR HEIGHTS SUBDIVISION" (VOL. 9659, PG. 127)
4. TOTAL NUMBER OF SPACES = 17 SPACES WITH 1 ADA ACCESSIBLE SPACE

No. LOTS	ACRES	IMPERVIOUS COVER	OPEN SPACE
1	0.387	0.293	0.293

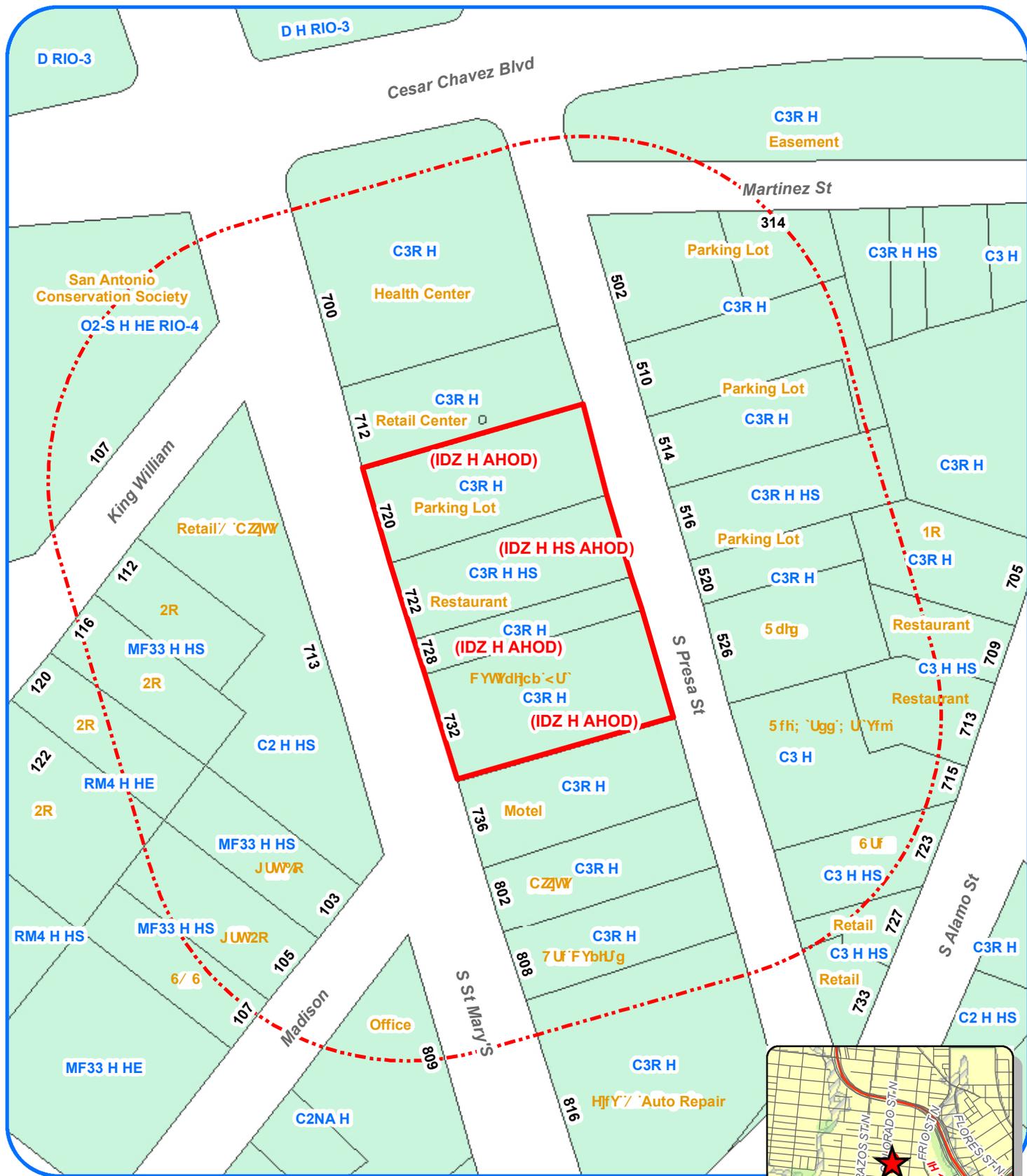
TOBER ENGINEERING

TOBER ENGINEERING, LLC
 FIRM ID# PE NO. F-15723
 8007 ASHWOOD POINTE
 SAN ANTONIO, TEXAS 78254
 TEL: (210) 383-6184
 TOBERENGINEERING@OUTLOOK.COM

SITE PLAN EXHIBIT
 TOVAR HEIGHTS
 0.387 ACRES
 LOT 28, N.C.B. 11156

11930 S.E. LOOP 410
 SAN ANTONIO, TX 78221
 CITY COUNCIL DISTRICT 3

DATE: 04-18-14



Zoning Case Notification Plan

Case Z2014-161

Council District: 1
 School District: San Antonio ISD
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): LOT 22, 23, 24 25, & S 22 FT OF 26, Blk 4, NCB 902

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

Legend

- Subject Properties ——— (0.88 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (5/9/2014 - S. Murphy)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014161

Hearing Date: May 20, 2014

Property Owner: El Mirador Restaurant, LTD (by Julian Trevino, Sec/Treas/VP of Comidamex Corp., General Partner)

Applicant: Crockett Urban Ventures, LLC (by Patrick Shearer, Manager)

Representative: Patrick Shearer

Location: A portion of the 700 Block of South St. Mary's Street and the 500 Block of South Presa Street

Legal Description: Lots 22, 23, 24, 25 and the south 22 feet of Lot 26, Block 4, NCB 902

Total Acreage: 0.88

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District and "C-3R H HS AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility and "IDZ H HS AHOD" Historic Significant Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association; the King William Association is located within 200 feet.

Planning Team: Lavaca Neighborhood Plan - 12

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1991 large area rezoning case, the property was rezoned to “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3R” General Commercial Restrictive Alcohol Sales District.

The subject property is currently developed with multiple structures. According to the Bexar County Appraisal District, a 1,732 square foot commercial structure was constructed in 1939. The property also has two commercial structures measuring 4,571 square feet and 1,496 square feet that were both built in 1950. Another 2,042 square foot commercial structure was built in 1962.

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

Adjacent Base Zoning and Land Uses

Direction: North, South and East

Current Base Zoning: “C-3”

Current Land Uses: Retail Center, Health Center, Parking Lot, Apartments, Art Glass Gallery, Restaurant, Bar, Vacant Land, Tire & Auto Repair, Car Rentals, Office and a Motel

Direction: West

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

Current Land Uses: Retail Center, Office, Two-Family Dwellings, Vacant Single-Family Residence, Vacant Two-Family Dwelling, and a Bed & Breakfast

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

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

Transportation

Thoroughfare: South St. Mary’s

Existing Character: Secondary Arterial Type B Street; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: South Presa Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 34, 42 and 242 lines, which operate along South St. Mary’s Street and Madison Street.

Traffic Impact: The Traffic Impact Analysis has been waived for the following reason: IDZ is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by type of use and building size. The Traffic Impact Analysis refers to restaurant, bar, and a party house/reception hall/meeting facility uses.

Food – Restaurant or Cafeteria - Minimum Parking Requirement: 1 space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 40 square feet of GFA.

Alcohol – bar/tavern - Minimum Requirement: 1 space per 100 square feet of Gross Square Footage (GSF).

Maximum Allowance: 1 space per 75 square feet of GSF. Parking requirements for a bar/tavern are determined by

the building area gross square footage, which includes accessory uses such as offices, kitchens, restrooms, storage areas, mechanical and dressing rooms.

The UDC does not list parking requirements specifically for party house/reception hall/meeting facility. The closest listing similar would either be Dance Hall (Minimum: 1 per 2 seats; Maximum: 1 per 1.5 seats) or Clubhouse – Private including Lodges and Meeting Halls (Minimum: 1 per 3 persons; Maximum: N/A).

The “IDZ” Infill Development Zone District eliminates off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Lavaca Neighborhood Plan area, and is identified as Mixed Use in the Future Land Use component of the Plan. The requested “IDZ” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

The site is located in an area with a mix of commercial, office, single-family, two-family dwellings and multi-family dwellings with access to South St. Mary’s Street and South Presa Street, which are both major arterial thoroughfares.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is not consistent with the adopted future land use designation of the plan; however, it is consistent with the surrounding zoning and development pattern.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

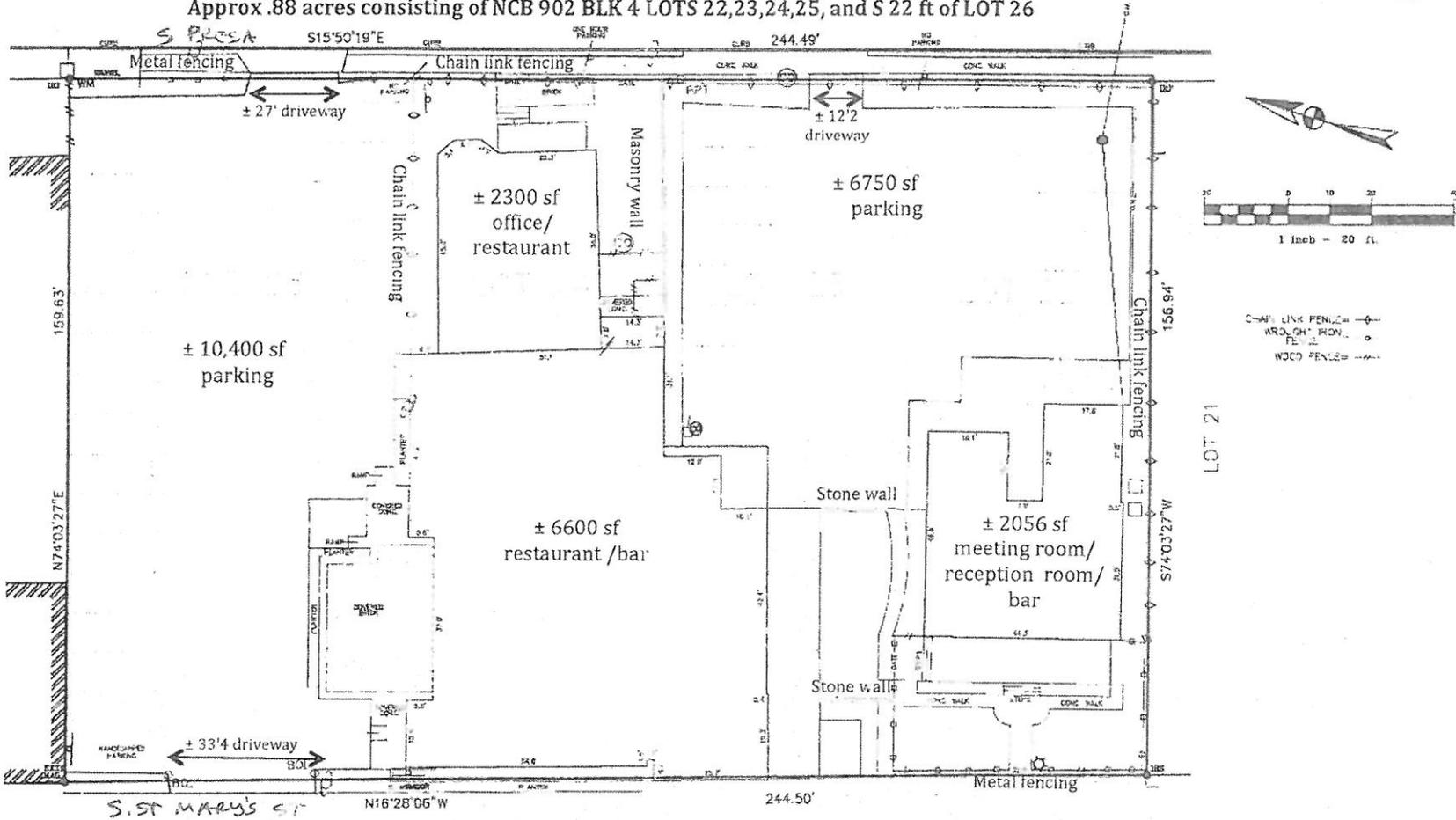
The subject property is 0.88 acres and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district.

7. Other Factors:

The zoning change request is meant to bring the existing uses into compliance. At this time, no new construction or change of use is planned.

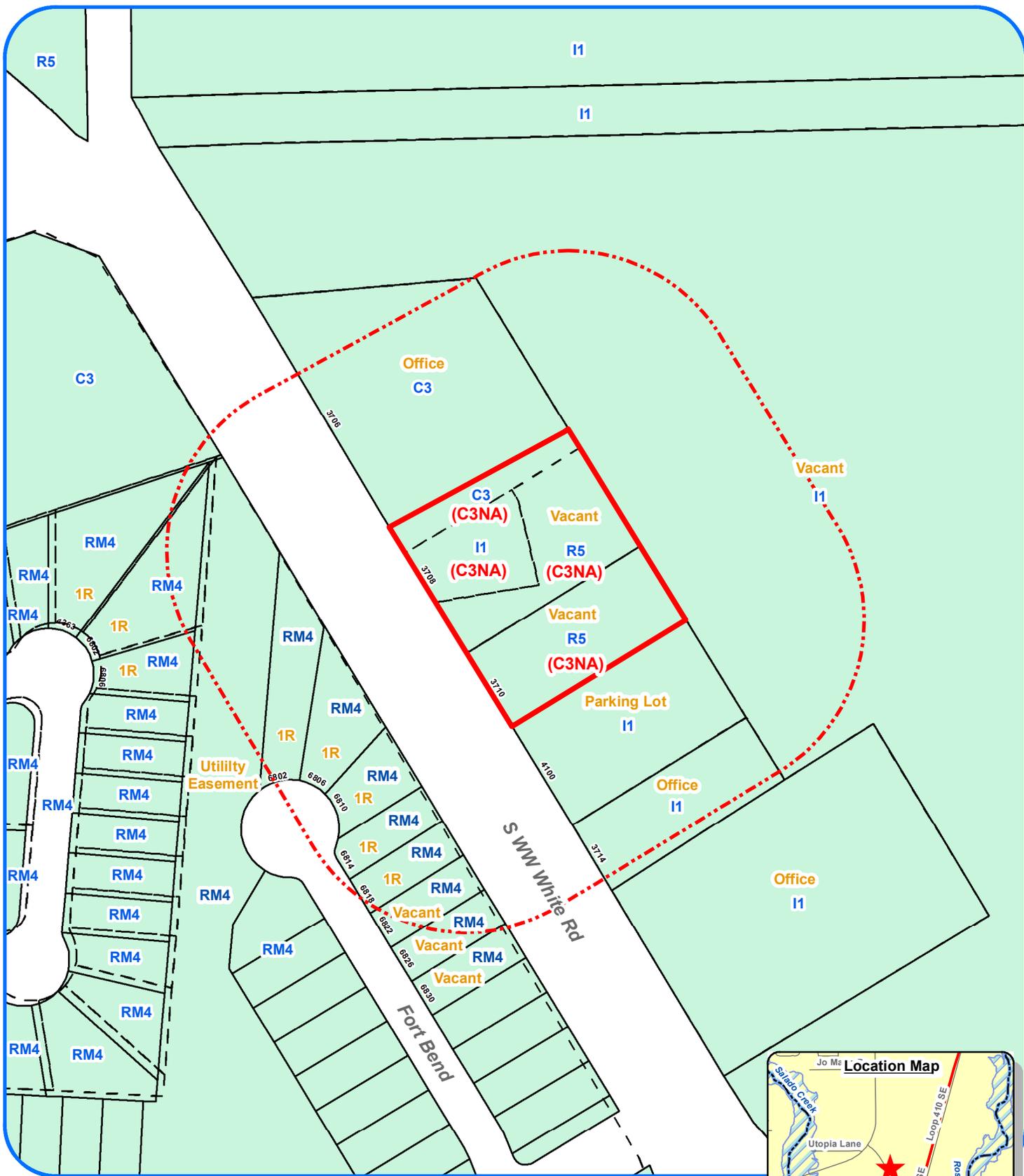
EXISTING SITE PLAN

Approx .88 acres consisting of NCB 902 BLK 4 LOTS 22,23,24,25, and S 22 ft of LOT 26



Zoning: IDZ with uses allowed in C2 and reception hall, bar, and meeting facility

I, Patrick Shearer, on behalf of El Mirador Restaurant LTD, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.



Zoning Case Notification Plan

Case Z-2014-163

Council District: 3

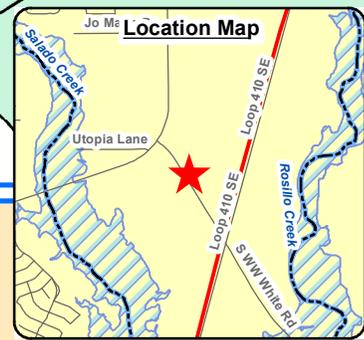
School District: East Central I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 10846 - BLOCK 000 - LOT 22 & 23

Legend

- Subject Properties (1.120 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(05/05/2014 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014163
Hearing Date: May 20, 2014
Property Owner: Chester D. Eastin
Applicant: Jerome Camero
Representative: Michele Haussmann, Land Use Solutions
Location: 3708 and 3710 South W.W. White Road
Legal Description: Lots 22 and 23, NCB 10846
Total Acreage: 1.12
City Council District: 3
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "I-1" General Industrial District, "R-5" Residential Single-Family District and "C-3" General Commercial District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 16, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Pecan Valley Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1957 and was originally zoned “A” Single-Family Residence District and “J” Commercial District. In 1971, a portion of the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-5” Residential Single-Family District, “I-1” General Industrial District, and “C-3” General Commercial District, respectively. The property was platted into its current configuration in 1990 and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North, South, East

Current Base Zoning: “C-3”, “I-1”

Current Land Uses: Offices, Parking Lot, Vacant Land

Direction: West

Current Base Zoning: “RM-4”

Current Land Uses: Vacant Land, Single-Family Residences

Overlay and Special District Information: None

Transportation

Thoroughfare: South WW White Road

Existing Character: Secondary Arterial, Type A; one lane in each direction, without sidewalks

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity of the subject property.

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

Parking Information: The zoning application refers to proposed funeral home use; the minimum number of parking spaces for this use is 1 space per 4 seats and the maximum number of parking spaces is 1 space per 2 seats.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within a future land use plan. The area around the subject property contains a mix of uses and zoning designations, including commercial, industrial, and single-family residential. The proposed "C-3NA" zoning district is not out of character for the area and is therefore appropriate.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current single-family zoning designation is not appropriate for a property which fronts along an arterial street. Additionally, the size of the "I-1" portion of the property is insufficient to provide any meaningful development, and may be inappropriate for the area given the proximity to single-family residences across WW White Road. The requested "C-3NA" zoning designation is appropriate for the property's location along South WW White Road, a Secondary Arterial Street.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.12 acres in size, which should reasonably accommodate the uses permitted in the "C-3NA" base zoning district and required parking. The size of the lot will serve to limit the intensity of future retail uses.

7. Other Factors:

None.

AN ORDINANCE

AMENDING CHAPTER 35, ARTICLE III, SECTION 35-311, USE REGULATIONS, ARTICLE VI, SECTION 35-678, SIGNS AND BILLBOARDS IN THE RIO, AND APPENDIX A, DEFINITIONS TO ALLOW DIGITAL DISPLAYS IN THE RIO-3 AT A PERFORMING ARTS CENTER ZONED "D" DOWNTOWN DISTRICT

* * * * *

WHEREAS, the City seeks to preserve, protect, and enhance historically, culturally, architecturally, and archaeologically significant sites and structures which impart a distinct aspect to the city; and

WHEREAS, the City promotes the economic prosperity and welfare of the community by conserving the fabric and integrity of historic neighborhoods; and

WHEREAS, the City seeks to strengthen civic pride through neighborhood preservation; and

WHEREAS, the City recognizes the importance of neighborhood involvement in the historic designation process; and

WHEREAS, the City Council has carefully reviewed and desires to adopt provisions to expand performing arts on the Riverwalk; **NOW THEREFORE:**

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

SECTION 1. Chapter 35, Article III, Section 35-311, Table 311-2 is amended by adding Performing Arts Center as follows:

	PERMITTED USE	O-1 & O-1.5	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD
Recreation	Park - Public	P	P	P	P	P	P	P	S	S	S	P
Recreation	<u>Performing Art Center - Digital Display Monitor</u>							<u>S</u>				
Recreation	Recreational Facility - Community Wide					P	P	P				P

SECTION 2. Chapter 35, Article VI, Section 35-673(i), Street Furnishings is amended as follows:

* * * * *

(i) **Street Furnishings.** Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(1) **Prohibited Street Furnishings in Riverwalk Area.** The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

* * * * *

G. Monitors (i.e., television screens, computer screens, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

SECTION 3. Chapter 35, Article VI, Section 35-678, Signs and Billboards in the RIO is amended as follows:

* * * * *

(n) **Nonconforming Status.** Any legally erected sign ~~that~~ ~~which~~, by reason of revisions to this chapter, no longer complies with its provisions, shall be awarded nonconforming status upon review by all necessary city departments.

(o) **Performing Arts Center Signs.** Notwithstanding any other provision of this Chapter or Chapter 28 of the City Code of the City of San Antonio, a wall sign that is a digital display monitor meeting the following parameters may be allowed in the "RIO-3" River Improvement Overlay District-3 by the City Council with a Specific Use Authorization provided that such digital display monitor meets the following standards:

1. The monitor must be situated on a performing arts center premises.
2. The monitor may only be utilized during ticketed events of the performing arts center.
3. The monitor may not be used for on-premise or off-premise advertising.
4. Sound associated with the monitor must be in compliance with the noise ordinance in the City Code.
5. The light intensity of the monitor shall not exceed:
 - (a) 1,000 nits during the day; and
 - (b) 500 nits at night, measured from sunset until sunrise.

6. The monitor must automatically adjust the monitor's light intensity according to ambient light conditions.

7. The size of the monitor is in compliance with the provisions of 35-678(d).

8. The monitor complies with all condition(s) imposed by the City Council as part of the specific use authorization.

(p) (e) Violations in River Improvement Overlay Districts and on the Riverwalk.

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SECTION 3. Chapter 35, Appendix, Section 35-A101, Definition and Rules of Interpretation is amended by adding a definition for Performing Arts Center as follows:

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Perennial stream. A stream that flows throughout a majority of the year (or greater than ninety (90) percent of the time) and flows in a well-defined channel.

Performing Arts Center means a multi-use performance venue with at least 1,500 permanent seats in one or more performance spaces in a building of at least one hundred thousand (100,000) square feet. A performing arts center use may include, the provision of alcohol, a dance hall, food services, and/or live entertainment as an accessory use.

Perimeter street. A street adjoining the exterior boundaries of a subdivision plat or master development plan.

SECTION 4. This ordinance shall take effect immediately on passage by eight or more votes otherwise this ordinance shall take effect on June 8, 2014.

PASSED AND APPROVED this the 29th day of May, 2014.

M A Y O R
Julián Castro

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Robert F. Greenblum, City Attorney