

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, October 1, 2013
12:45 PM

ZONING COMMISSIONERS

| | |
|-----------------------------------|-----------------------------------|
| Mariana Ornelas – District 1 | Santos Villarreal – District 7 |
| Dan Martinez – District 2 | Francine Romero – District 8 |
| Terry Boyd – District 3 | Rick McNealy – District 9 |
| Ricardo Briones – District 5 | Milton R. McFarland – District 10 |
| Christopher Martinez – District 6 | Vacant – District Mayor |
| Orlando Salazar – District 4 | |
| Chairman | |

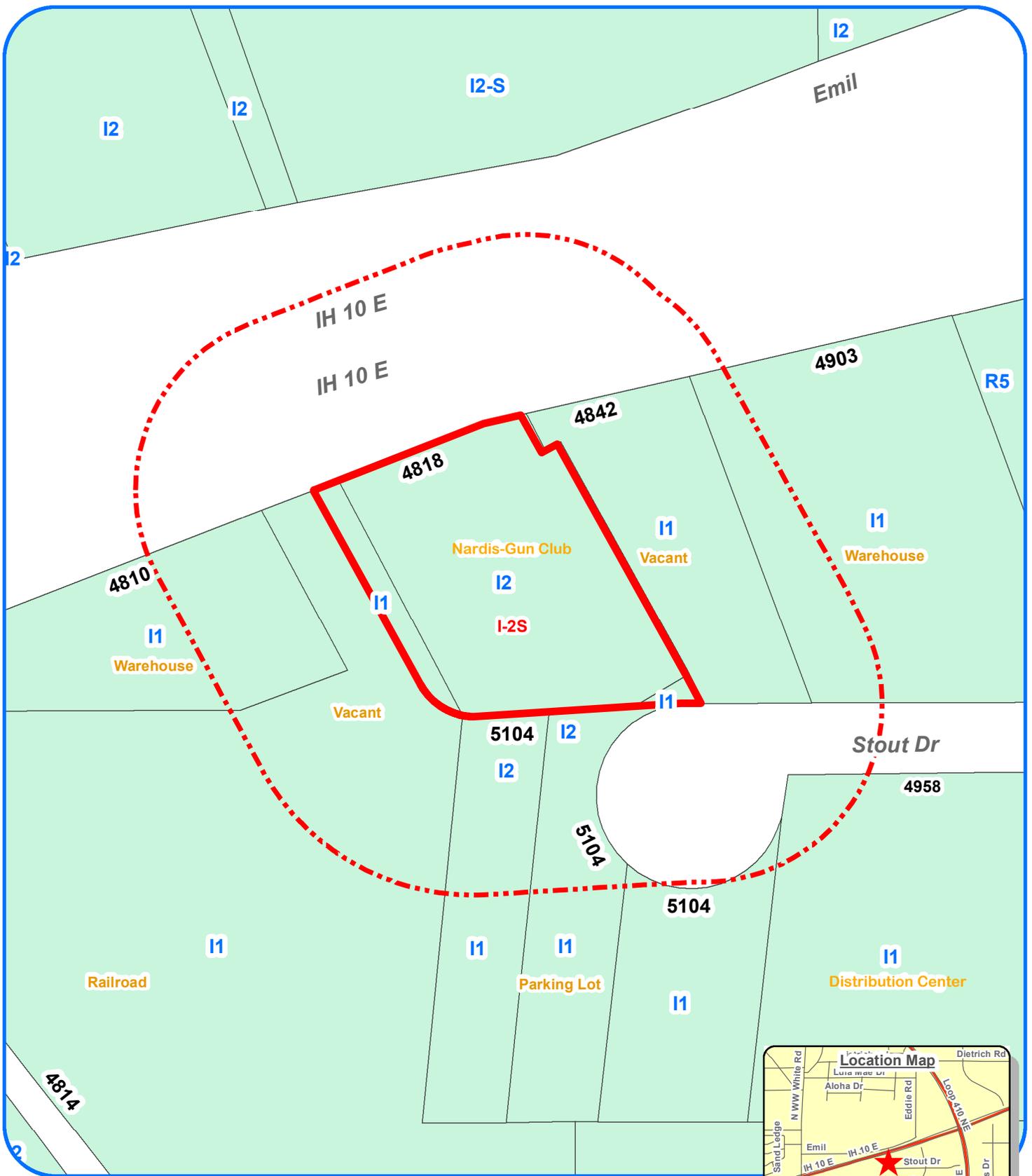
1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for October 1, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of September 3, 2013 and September 17, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013180 S (Council District 2):** A request for a change in zoning from “I-1” General Industrial District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, “I-2” Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to “I-2 S” Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage on 2.01 acres out of NCB 12867; 4818 Interstate Highway 10 East.
7. **ZONING CASE NUMBER Z2013190 (Council District 2):** A request for a change in zoning from “RM-4 HS AHOD” Historic Significant Residential Mixed Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 11 and 12, Block 26, NCB 674; 1115 South Olive Street.
8. **ZONING CASE NUMBER Z2013196 HL (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 HL AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 15, Block 4, NCB 12474; 307 Lakeridge Drive.
9. **ZONING CASE NUMBER Z2013199 HL (Council District 3):** A request for a change in zoning from “IDZ MC-2 AHOD” Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “RM-4” Residential Mixed District to “HL IDZ MC-2 AHOD” Historic Landmark Infill Development Zone South Presa

Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “RM-4” Residential Mixed District on Lot C6 and the south irregular 66.98 feet of the north 189.66 feet of the east irregular 242 feet of Lot A6, Block 3, NCB 2978; 3203 South Presa Street.

10. **ZONING CASE NUMBER Z2013200 HL (Council District 2):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “RM-4 HL AHOD” Historic Landmark Residential Mixed Airport Hazard Overlay District on Lot 53, Block 4, NCB 1602; 649 Delmar Street.
11. **ZONING CASE NUMBER Z2013201 (Council District 5):** A request for a change in zoning from “I-2 H HS AHOD” Historic Significant Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District, “I-1 H HS AHOD” Historic Significant General Industrial Cattleman Square Historic Airport Hazard Overlay District, and “I-1 H AHOD” General Industrial Cattleman Square Historic Airport Hazard Overlay District to “D H HS AHOD” Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District and “D H AHOD” Downtown Cattleman Square Historic Airport Hazard Overlay District on Lots 3, 4, 7, 8, 9, 10, 13, 14, Block 76, NCB 263 and Lot 3, Block 79, NCB 247; 904 and 910 West Travis Street, 915, 921 West Houston Street and 923 West Houston Street and 230 and 123 North Medina.
12. **ZONING CASE NUMBER Z2013205 (Council District 4):** 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 1.528 acres out of Parcel 24, NCB 15148 on a portion of the 8600 Block of Ray Ellison Boulevard.
13. Consideration and possible action to cancel January 7, 2014 Zoning Commission Meeting and other meeting dates as necessary.
14. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
15. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z2013-180S

Council District: 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 12867 BLK Lot 18, Portions of P-3B & P-3A

Legend

- Subject Properties ——— (2.010 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
(08/15/2013 - 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 #: Z2013180 S

Hearing Date: October 1, 2013

Property Owner: Nardis Investments Co. (by J. Greg Thurmon, President)

Applicant: Nardis Investments Co. (by J. Greg Thurmon, President)

Representative: Jack Thurmon

Location: 4818 Interstate Highway 10 East

Legal Description: 2.01 acres out of NCB 12867

Total Acreage: 2.01

City Council District: 2

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the September 3, 2013 public hearing.

Proposed Zoning Change

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

Requested Zoning: "I-2 S" Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Cherry Hills, I-10, & Houston Street Corridor Neighborhood Association

Planning Team Members: 24-Eastern Triangle Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1957 and was originally zoned “A” Single Family Residence District. In a 1969 case, the property was rezoned to “I-1” Light Industry District. In 1983, 1.838 acres was rezoned to “I-2” Heavy Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “I-1” General Industrial District and “I-2” Heavy Industrial District, respectively. The subject property is not platted in its current configuration. The property developed with warehouse and office space measuring 36,564 square feet in size that was constructed in 1950 and enlarged in 1984, 1986 and 2005.

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: All

Current Base Zoning: “I-1” and “I-2”

Current Land Uses: Vacant Land, Warehouses, Parking Lots and Distribution Centers

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: Interstate Highway 10 East

Existing Character: Expressway; four lanes in each direction with three-lane access roads

Proposed Changes: None known.

Thoroughfare: Stout Drive

Existing Character: Local Street; one lane in each direction with center medians, and sidewalks

Proposed Changes: None known.

Public Transit: The VIA numbers 550 and 551 bus lines operate along WW White Road, west of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size.

Ammunition - Manufacturing, Loading and Storage - 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 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 the Eastern Triangle Community Plan and is currently designated as Industrial in the future land use component of the plan. The requested base zoning district is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

3. Suitability as Presently Zoned:

Both the current and proposed base zoning districts are appropriate for the area. The subject site is located in an area described as having a more industrial character, including a combination of light and heavy industrial uses, service businesses and distribution uses. It is also situated near the Interstate Highway 10 East and Northeast Loop 410 interchange.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The area has long served as an industrial center and is the most appropriate location for intense manufacturing uses.

5. Public Policy:

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

6. Size of Tract:

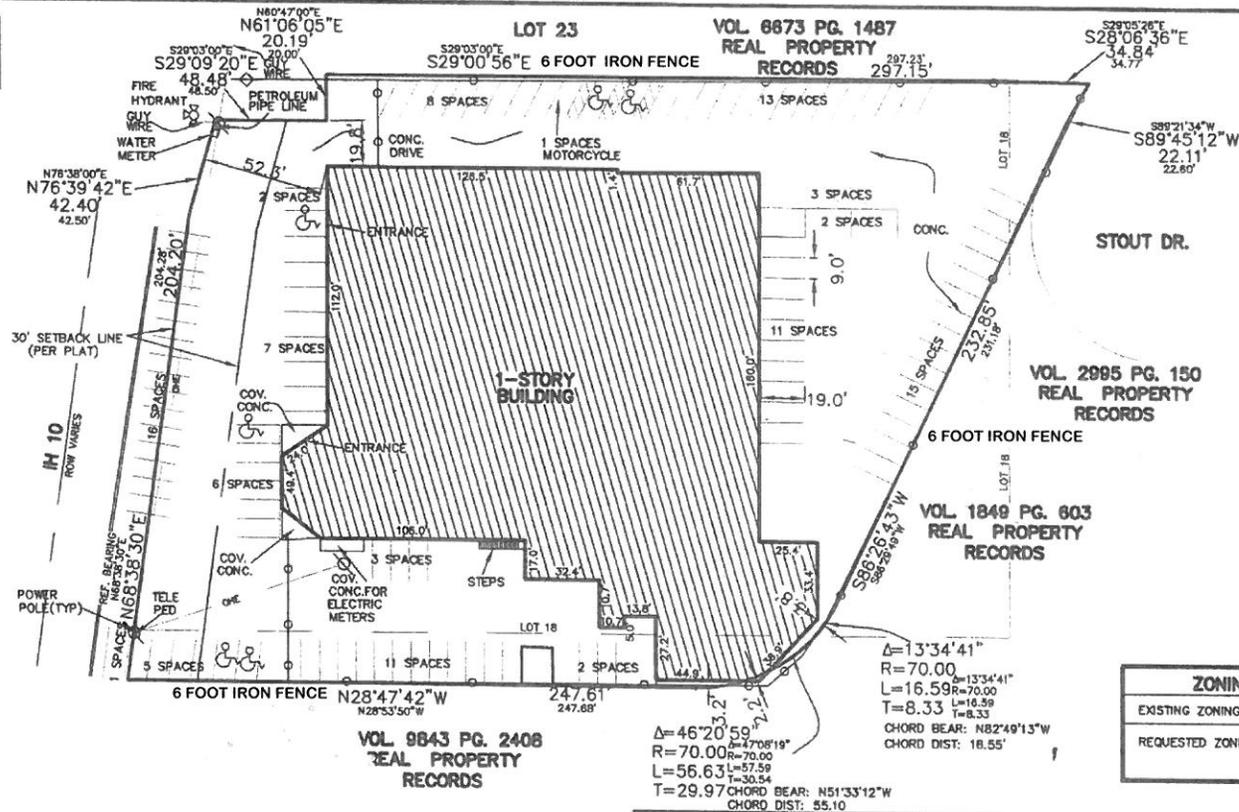
The required site plan shows no new construction, as the existing office/warehouse use is meant to remain in place. The requested Specific Use Authorization is intended to accommodate ammunition packing in conjunction with an indoor firing range, gunsmith services, and firearm safety training. The subject property is of sufficient size to accommodate the existing and proposed uses, along with the required parking.

7. Other Factors:

None.

Z2013180 S

TOTAL PARKING SPACES
 86 REGULAR SPACES
 6 REGULAR SPACES



| ZONING INFORMATION | |
|--------------------|--|
| EXISTING ZONING | I-2 |
| REQUESTED ZONING | I-2 W/ SPECIFIC USE: AMMUNITION MANUFACTURING |



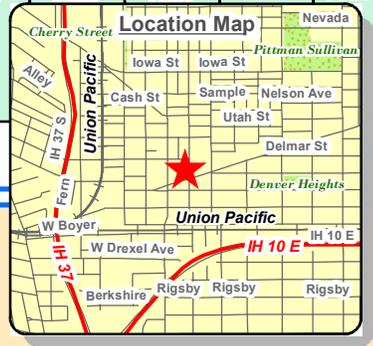
| | | | | | | | |
|--|--------------------|------------------------|----------------------|---------------|--------------------|-----------------|---------|
| N45°00'00"E 100.00' | RECORD INFORMATION | S45°00'00"W 100.00' | AS MEASURED IN FIELD | X BARBED WIRE | Δ SMOOTH WIRE | \\ / WOOD FENCE | |
| SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: | | | | o IRON FENCE | ◇ CHAIN LINK FENCE | | |
| VOL. 6149 | PAGE 30 | DEED | RECORDS | VOL. 3593 | PAGE 460 | DEED | RECORDS |
| VOL. 2187 | PAGE 257 | DEED | RECORDS | VOL. 6506 | PAGE 1988 | REAL PROPERTY | RECORDS |
| VOL. 2207 | PAGE 238 | REAL PROPERTY | RECORDS | VOL. 823 | PAGE 513,514 | DEED | RECORDS |
| VOL. 5395 | PAGE 1576 | REAL PROPERTY | RECORDS | VOL. 1849 | PAGE 603 | REAL PROPERTY | RECORDS |

I, JACK THURMON, VICE PRESIDENT OF NARDIS INVESTMENT COMPANY, THE PROPERTY OWNER ACKNOWLEDGE THAT THIS 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/ CITY-ADOPTED AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



12000 STARCREST, SUITE 107
 STEPHEN G. COOK ENGINEERING, INC. SAN ANTONIO, TEXAS 78247-4117
 REGISTERED LAND SURVEYORS 210/481-2533 * FAX: 210/481-2150
 WWW.SGCE.NET

LOT(S) 2.010 ACRES BLOCK -- N.C.B. 12867
 A.A. WALKER TRACT VOLUME 5970 PAGE 212
 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS 19 DAY OF JULY 20 13
 BUYER VICTOR SALAS, VICTOR SALAS, JR., GEORGE SALAS
 ADDRESS 4818 IH 10 OF NO. 04041060B-MS
 STEPHEN G. COOK, INC. JOB NO. 999-999-663 DRAWN BY: N.A. DISK: CAD/S SURV. BY: SGC



Zoning Case Notification Plan

Case Z-2013-190

Council District: 2
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00674 - BLOCK 026 - LOT 11 and 12

Legend

- Subject Properties (0.463 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
 (08/28/2013 - 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 #: Z2013190
Hearing Date: October 1, 2013
Property Owner: Ekbatana, Inc. (by Amir Sheikhi, President)
Applicant: Amir Sheikhi
Representative: Amir Sheikhi
Location: 1115 South Olive Street
Legal Description: Lots 11 and 12, Block 26, NCB 674
Total Acreage: 0.4637
City Council District: 2
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "RM-4 HS AHOD" Historic Significant Residential Mixed 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 September 13, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 18, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Neighborhood Associations: Denver Heights Neighborhood Association

Planning Team Members: 25 - Arena District Eastside Community Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "C" Apartment District. In a 1993 city-initiated large-area case, the property was rezoned to "R-2" Two Family Residence District. The "HS" Historic Significant designation was approved in 1988 as part of a City-initiated historic landmark effort. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4 HS" Historic Significant Residential Mixed District. The property is currently 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: Northwest, North and East

Current Base Zoning: "RM-4", "RM-4 S"

Current Land Uses: Single-family residences, undeveloped land

Direction: South and West

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

Current Land Uses: Undeveloped land, single-family residences, restaurant, gas station, and vacant commercial structures.

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

Transportation

Thoroughfare: South Olive Street and Florida Street

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

Proposed Changes: None known

Thoroughfare: Aransas Avenue

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

Proposed Changes: None known

Public Transit: VIA bus lines number 28 and 230 operate along Aransas Avenue, south 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: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units.

4-Family Dwelling – Minimum requirement: 1.5 spaces per dwelling unit; Maximum allowance: 2 spaces per dwelling unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Arena District/Eastside Community Plan, and is currently designated as Medium Density Residential in the future land use component of the plan. The “RM-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Removal of the Historic Significant designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the base zoning district. Most residential properties in the immediate vicinity are currently zoned “RM-4”.

3. Suitability as Presently Zoned:

The existing “RM-4” zoning district is consistent with the adopted land use designation and is appropriate for the subject property. The zoning request does not include a change to the base zoning district and residential uses will continue to be a permitted use on the property.

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 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 measures 0.463 of an acre, which is of sufficient size to accommodate the uses permitted in the “RM-4” district.

7. Other Factors:

According to the Office of Historic Preservation records, the former house was designated as an individual historic landmark on October 27, 1988. In 1995, the house was identified as a dangerous premise by the Code Compliance Department and was approved for demolition the same year. On September 18, 2013, the Historic and Design Review Commission approved the removal of the property’s Historic Significant designation.

Z2013190



**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

**HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS**

September 18, 2013

HDRC CASE NO: 2013-291
ADDRESS: 1115 S Olive
LEGAL DESCRIPTION: NCB 674 BLK 26 LOT 11 AND 12
HISTORIC DISTRICT: individually designated
LANDMARK DISTRICT: Yes
APPLICANT: Ekhatana Inc PO Box 120066
OWNER: Ekhatana Inc
TYPE OF WORK: Remove historic zoning overlay

REQUEST:

The applicant is requesting a recommendation to the City's Zoning Commission for approval to remove the historic zoning overlay from the vacant property at 1115 S Olive.

FINDINGS:

- a. According to OHP records, the former house at 1115 S Olive was designated as an individual historic landmark on October 27, 1988.
- b. According to OHP records, the house at 1115 S Olive was identified as a dangerous premises by the Code Compliance Department and approved for demolition circa 1995.
- c. This property is not located within a historic district, and the removal of the historic zoning overlay from this property would not have a negative impact on any historic districts.
- d. Pursuant to UDC Section 35-808, the Zoning Commission shall take no final action on a request to remove a historic zoning overlay without a recommendation from the HDRC.

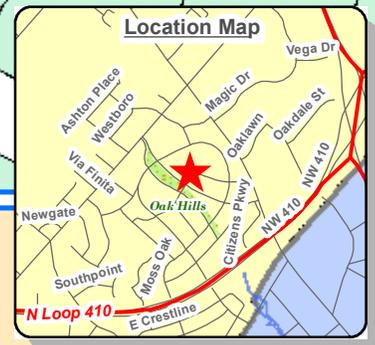
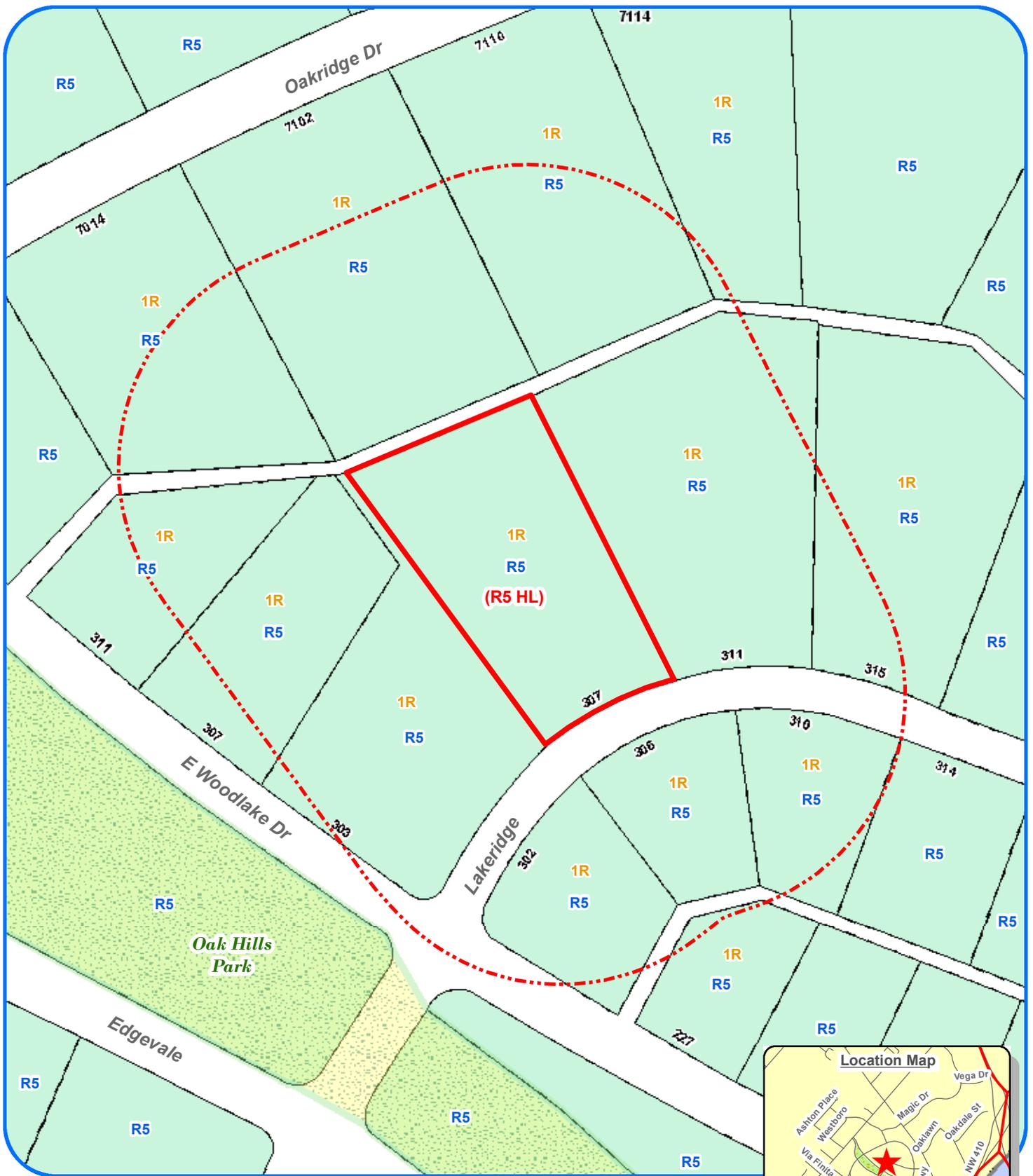
RECOMMENDATION:

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



Zoning Case Notification Plan

Case Z-2013-196 HL

Council District: 7
 School District: S.A.I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 12474 - BLK 004 - LOT 015

Legend

- Subject Properties (0.979 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
 (09/11/2013 - 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 #: Z2013196 HL
Hearing Date: October 1, 2013
Property Owner: Karolen Keane
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 307 Lakeridge
Legal Description: Lot 15, Block 4, NCB 12474
Total Acreage: 0.9797
City Council District: 7
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-5 HL AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 13, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 18, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: Oak Hills Citizens Association

Planning Team Members: 42-North Sector Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed in September of 1952, and was originally zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous based zoning district converted to the current "R-5" Residential Single-Family District. The subject property is developed with a residential structure measuring 2, 725 square feet in size that was built in 1956. The property is platted (Volume 3700, Page 32 Deed and Plat Records of Bexar County, Texas).

Topography: The subject property does include a significant front yard slope from north to south. The subject property is not included in a flood plain.

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Dwellings

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: Lakeridge and East Woodlake Drive

Existing Character: Local streets; one lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 509 operates along Callaghan Road, directly northwest of the subject property and VIA bus lines 100 and 520 operate along Fredericksburg Road, 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: Dwelling: Single-family - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: N/A

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Rural Estate Tier in the future land use component of the plan. The current Rural Estate Tier land use category allows for a concentrated blend of low-density residential lots greater than ½ acre and neighborhood commercial uses.

Requests for Historic Landmark designations do not change either the existing “R-5” base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of the “HL” Historic Landmark designation will not have an adverse impact on the neighborhood. Historic designation does not affect the range of permitted uses, but does regulate the exterior aesthetic of the structure and any new construction. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

The current “R-5” Residential Single-Family District and proposed Historic Landmark designation are both appropriate for the subject property. The “R-5” base zoning district is not consistent with the adopted land use designation, although the designation does include single-family residential uses on large lots. The existing “R-5” zoning is consistent with surrounding zoning and development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed Historic Landmark designation will not alter the character of the neighborhood. The area is fully developed as a single-family residential neighborhood.

5. Public Policy:

The request does not conflict with any public policy objective.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation. The house remains in its original location, has experienced few alterations, retains high integrity of original materials, and was executed with a high level of architectural style.

7. Other Factors:

On August 7, 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 of the Unified Development Code. The five criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

This request for Historic Landmark designation was initiated by the property owner.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

August 07, 2013

Z2013196

HDRC CASE NO: 2013-231
ADDRESS: 307 Lakeridge Dr
LEGAL DESCRIPTION: NCB 12474 BLK 4 LOT 15
HISTORIC DISTRICT: none
APPLICANT: Karolen Keane 307 Lakeridge Dr
OWNER: Karolen Keane
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the home at 307 Lakeridge Dr in the Oak Hills subdivision. The house was built 1955-56 as mid-century modern ranch house.

FINDINGS:

- a. The Keane House is an excellent example of a 1950s ranch house and is a contributing property to the Oak Hills subdivision which has been identified as eligible for historic district designation as an "area of high integrity and a fine example of car-oriented development and mid-century architecture."
- b. The Keane House has seen little alterations and has been well maintained with high integrity.
- c. The Keane House meets more than the three required criteria for landmark designation, as per the UDC Section 35-607.

RECOMMENDATION:

Staff recommends approval as submitted based on the findings.

COMMISSION ACTION:

Approved as submitted based on findings a through c.

Shanon Shea Miller
Historic Preservation Officer

Statement of Significance
307 Lakeridge, San Antonio, TX

Built in 1955-56 and first occupied on March 2, 1956, the Keane House is located in the Oak Hills neighborhood. Most of the Oak Hills neighborhood was originally part of a ranch belonging to the Frost banking family. The layout of Oak Hills was designed by father and son landscape designers, Hare and Hare. The rolling terrain of the neighborhood features long vistas, winding streets, and many live oaks. Oak Hills is characterized by mid-twentieth century architectural styles, with ranch houses being the most prevalent housing type. Other excellent examples of mid-century modern houses are also present.

As part of the first phase of Oak Hills, the Keane House was designed for the S. J. Keane family and was constructed by one of the neighborhood's custom builders, Walter Rock. It is a single-level ranch house on an acre of land which rises to a hill overlooking San Antonio. Large windows and wide porches on the front of the house provide a panoramic city view.

The house has had only three owners within the last fifty plus years. Mr. and Mrs. S. J. Keane and their 3 children lived in the home from 1956-1967. Mr. Keane worked at Southwest Research Institute, and Mrs. Keane taught in the San Antonio ISD. After the children went to college, the Keanes moved to a smaller home. The house was purchased by Dr. and Mrs. Bob Taylor, who lived there from 1967 to 2005. Dr. Taylor was part of the Health Science Center in the nearby South Texas Medical Center. After the death of his wife, he sold the home in 2005 to the middle child of the original occupants, Kay Keane.

The neighborhood of Oak Hills was recommended eligible for historic district designation by the Office of Historic Preservation as an "area of high integrity and a fine example of car-oriented development and mid-century architecture." As a contributing resource to the potential district and an excellent example of a 1950s ranch house, the Keane House is also eligible for individual landmark designation. The Keane House meets the following eligibility criteria for landmark designation:

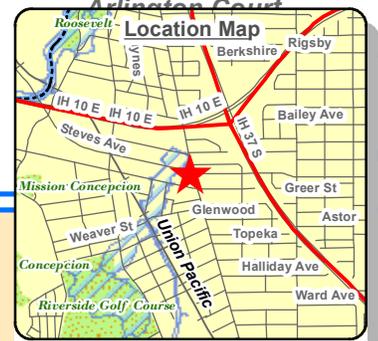
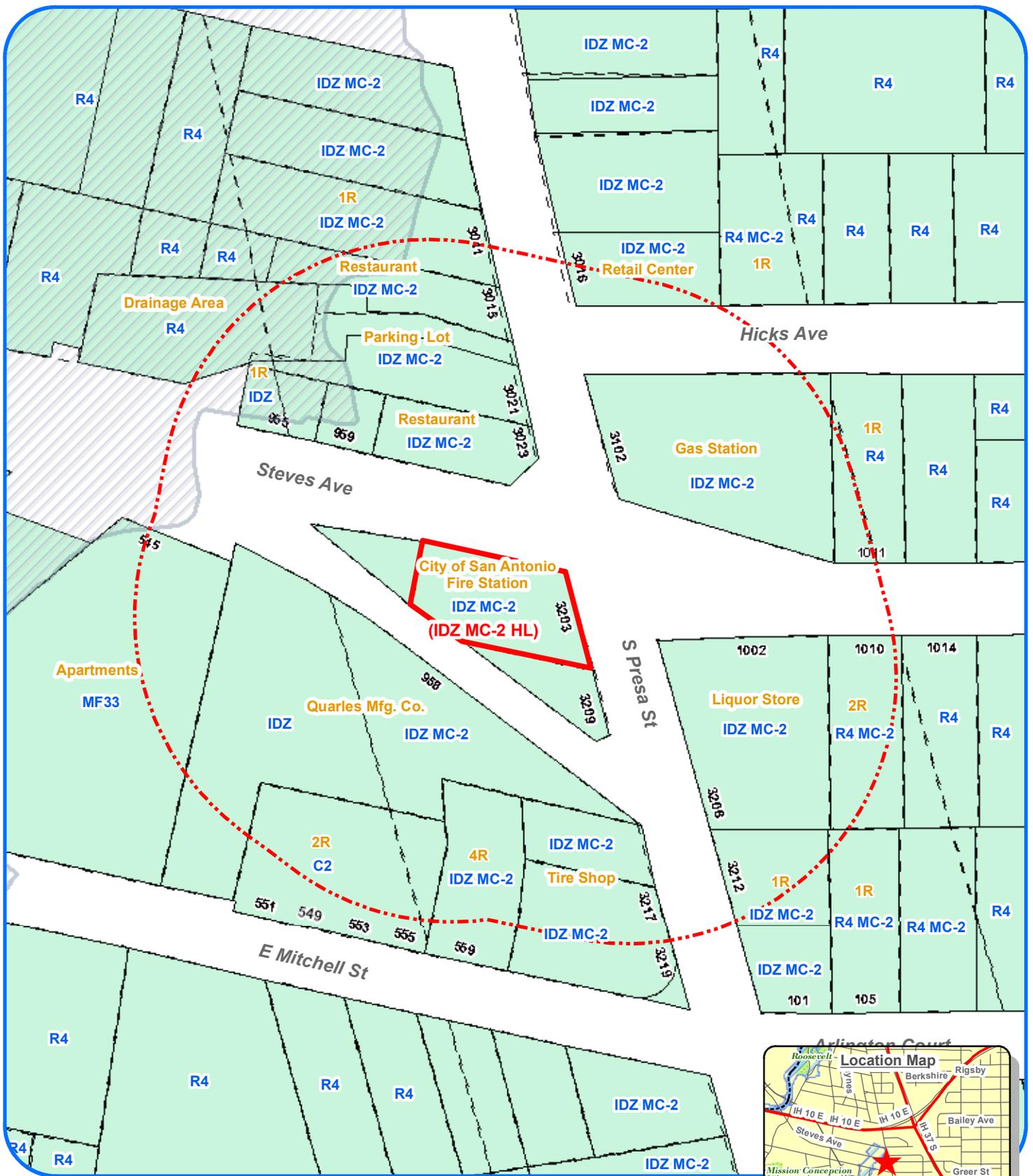
Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] an example of the mid-20th century suburban residential development characterizing the Oak Hills neighborhood and San Antonio in the 1950s and 1960s;

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 mid-20th century ranch house;

Its historical, architectural, or cultural 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] an intact and excellent example of the mid-20th century suburban residential development characterizing the Oak Hills neighborhood and San Antonio in the 1950s and 1960s;

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



Zoning Case Notification Plan

Case Z-2013-199

Council District: 7

School District: S.A.I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02978 - BLK 003 - LOT C6 & S IRR 66.98 FT OF N 189.66 FT OF E IRR 242 FT OF A6

Legend

- Subject Properties (0.184 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
(09/12/2013 - 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 #: Z2013199 HL
Hearing Date: October 1, 2013
Property Owner: City of San Antonio
Applicant: City of San Antonio Office of Historic Preservation Office
Representative: City of San Antonio Office of Historic Preservation Office
Location: 3203 South Presa Street
Legal Description: Lot C6 and the south irregular 66.98 feet of the north 189.66 feet of the east irregular 242 feet of Lot A6, Block 3, NCB 2978
Total Acreage: 0.184
City Council District: 3
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District

Requested Zoning: "HL IDZ MC-2 AHOD" Historic Landmark Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed 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 September 13, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 18, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: Roosevelt Park Neighborhood Association

Planning Team Members: 15 – South Central San Antonio Community Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized 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 2011 City-initiated large-area case, the property was rezoned to "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District. The property was developed in 1920 with the construction of a firehouse identified as Firehouse #13. 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 plan.

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "IDZ"

Current Land Uses: Restaurants, Parking Lot, Retail Center, Gas Station, Liquor Store, Tire Shop, Residences, and a Machine Shop

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

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

The "MC-2" South Presa Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A Certificate of Compliance review is performed by the Department of Planning and Community Development.

Transportation

Thoroughfare: Steves Avenue and South Presa Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 36 and 242, which operate along South Presa Street. There is a stop at the northwest intersection of South Presa Street and Steves Avenue.

Traffic Impact: The Infill Development Zoning District (IDZ) is exempt from the Traffic Impact Analysis (TIA) requirements per the Unified Development Code (UDC) Section 35-502 (b)(1).

Parking Information: The UDC does not include parking requirements for public/emergency service uses such as fire stations. "IDZ" waives all off-street vehicle 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 property is located within the South Central San Antonio Community Plan and is currently designated as Mixed Use 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. However, the "IDZ" 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.

3. Suitability as Presently Zoned:

The existing "IDZ MC-2 AHOD" district with uses permitted in "C-2" and "RM-4" zoning district is consistent with the adopted land use plan and is appropriate for possible future uses of the subject property.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

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

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 May 15, 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 of the Unified Development Code. The seven criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

May 15, 2013

22013189

HDRC CASE NO: 2013-128
ADDRESS: 3203 S. Presa
LEGAL DESCRIPTION: NCB 2978 BLK 3 LOT C6 & S IRR 66.98 FT OF N 189.66 FT OF E IRR 242 FT OF A6
PUBLIC PROPERTY: Yes
APPLICANT: Office of Historic Preservation 1901 S Alamo
OWNER: City of San Antonio
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for Fire Station #13 at 3203 S. Presa.

FINDINGS:

- a. Fire Station #13 was constructed in 1920. It is eclectic in its style, incorporating Mission Revival and Spanish Eclectic influences, with brick and tile exterior as well as concrete ornamentation and wood. The structure continues to function as a working fire station.
- b. Fire Station #13 meets more than the three required criteria for landmark designation, as per the UDC Section 35-607, reference above.
- c. Staff finds that this building represents a fine example of an early 20th century fire station and its prominent location on a corner within a residential neighborhood gives it high visibility within the area.

RECOMMENDATION:

Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

Approved as submitted based on findings a through c.

Shanon Shea Miller
Historic Preservation Officer

22013199

**Statement of Significance for 3203 S. Presa (Fire Station no. 13)
San Antonio, Texas**

The fire station located at 3203 S. Presa was constructed in 1920 at a cost of \$25,804.94 to replace a previous firehouse located at 2901 S. Presa at Hicks.¹ Its design embodies the eclecticism of the early 20th century and combines a number of stylistic influences, including Mission Revival and Spanish Eclectic. It is similar to other revivalist style fire stations in San Antonio of the time period. It was built of fireproof construction with concrete front with brick and tile curtain walls, brick and concrete ornamentation and wood on the sides.²

Fire stations became more prevalent in San Antonio as local laws regarding fire prevention were codified. Between 1870 and 1930 numerous fire stations were built within the original 36-square mile boundary of the city. Many of these fire stations still exist and are in active use as fire stations, including station #13.³

Fire station #13 meets the following criteria for local landmark designation:

Its value as a visible or archaeological reminder of the cultural heritage of the community, or national event [35-607(b)1] as a significant early 20th century fire station reflecting San Antonio's history of fire fighting and its continued operation as a functioning fire 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] as a significant example of an early 20th century fire station reflecting Mission Revival and Spanish Eclectic influences;

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 fire station;

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

Its historical, architectural, or cultural 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];

It is an important example of a particular architectural type or specimen [35-607(b)12];

¹ "San Antonio, Texas Historic Fire Stations" by Gloria Lamoureaux.

² Ibid.

³ Ibid.

Z2013189





Zoning Case Notification Plan

Case Z-2013-200

Council District: 2

School District: S.A.I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01602 - BLOCK 004 - LOT 53 (FIRE STATION No. 9)

Legend

Subject Properties (0.430 Acres)

200' Notification Area

Current Zoning

Requested Zoning Change

100-Year DFIRM Floodplain

Single Family Residential

(0.430 Acres)

(TEXT)

(TEXT)

(TEXT)

1R



Development Services Dept
City of San Antonio
(09/12/2013 - 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 #: Z2013200 HL
Hearing Date: October 1, 2013
Property Owner: City of San Antonio Fire Department
Applicant: City of San Antonio Office of Historic Preservation Office
Representative: City of San Antonio Office of Historic Preservation Office
Location: 649 Delmar Street
Legal Description: Lot 53, Block 4, NCB 1602
Total Acreage: 0.4308
City Council District: 2
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "RM-4 HL AHOD" Historic Landmark 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 September 13, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 18, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: None

Planning Team Members: 25 - Arena District Eastside Community Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District. In a 1993 city-initiated large area case, the property was rezoned to "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. The subject property is currently developed as a City of San Antonio Fire Station.

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: All

Current Base Zoning: "RM-4" and "C-1"

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: Delmar Street, South Mittman Street and Cooper Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are numbers 28 and 230, which operate along South Mittman Street, south of the subject property.

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

Parking Information: The UDC does not include parking requirements for public/emergency service uses such as fire stations.

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 Arena District/Eastside Community Plan and is identified as Medium Density Residential 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. However, the “RM-4” base zoning district is consistent with the adopted land use designation.

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 the property’s base zoning district. However, historic designation will regulate the exterior aesthetic of the existing structure and any new construction.

3. Suitability as Presently Zoned:

There is no proposed change to the existing “RM-4” base zoning district. Approval of the “HL” designation will require review and approval by the Historic and Design Review Commission of any building plans 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 request does not appear to conflict with any public policy objectives.

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 May 15, 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 of the Unified Development Code. The seven criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

May 15, 2013

HDRC CASE NO: 2013-129
ADDRESS: 649 Delmar
LEGAL DESCRIPTION: NCB 1602 BLK 4 LOT 53 FIRE STATION NO 9 SUBD
PUBLIC PROPERTY: Yes
APPLICANT: Office of Historic Preservation 1901 S Alamo
OWNER: City of San Antonio
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for Fire Station #9 at 649 Delmar.

FINDINGS:

- a. Fire Station #9 was constructed in 1914. At the time of its construction, it was one of the most modern and ornamental firehouses in the city. The building's style incorporates multiple stylistic influences including Mission Revival and Prairie as well as Art Nouveau and Arts and Crafts detailing. The building is still used as a working fire station.
- b. Fire Station #9 meets more than the three required criteria for landmark designation, as per the UDC Section 35-607, reference above.
- c. Staff finds that this building represents a fine example of an early 20th century fire station and its prominent location on a corner within a residential neighborhood gives it high visibility within the area.

RECOMMENDATION:

Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

Approved as submitted based on findings a through c.

Shanon Shea Miller
Historic Preservation Officer

22013200

**Statement of Significance for Fire Station # 9
649 Delmar
San Antonio, Texas**

This fire station located at 649 Delmar was built in 1914 at a cost of \$17,581.92 of fireproof construction with brick and reinforced concrete in a two-part commercial block form. At the time of its construction it was one of the most modern and ornamental firehouses in San Antonio. The station was originally known as the South Heights Fire Station.

Its design embodies the eclecticism of the early 20th century and combines a number of stylistic influences, including Mission Revival, Prairie, and subtle detailing borrowing from the Art Nouveau and Arts and Crafts movements. It is similar to other revivalist style fire stations in San Antonio and is an exact replica of Fire Station #10, located on the Westside at 1107 Culebra (originally known as the West End Station). Both stations were designed by City Building Inspector Emmett T. Jackson. According to a 1914 newspaper article, a police substation was to be designed with both stations. This was likely the small one-story projection on the east side of the building. Fire Station #9 was restored in 2000 at which time a new addition was constructed and replacement windows installed.¹

Fire stations became more prevalent in San Antonio as local laws regarding fire prevention were codified. Between 1870 and 1930 numerous fire stations were built within the original 36-square mile boundary of the city. Many of these fire stations still exist and are in active use as fire stations, including station #9.²

Fire Station #9 meets the following criteria for local historic landmark designation:

Its value as a visible or archaeological reminder of the cultural heritage of the community, or national event [35-607(b)1] as a significant early 20th century fire station reflecting San Antonio's history of fire fighting and its continued operation as a functioning fire 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] as a significant example of an early 20th century fire station reflecting Mission Revival, Prairie, and Arts and Crafts/Art Nouveau influences

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 fire station;

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

¹ "San Antonio, Texas Historic Fire Stations" by Gloria Lamoureux.

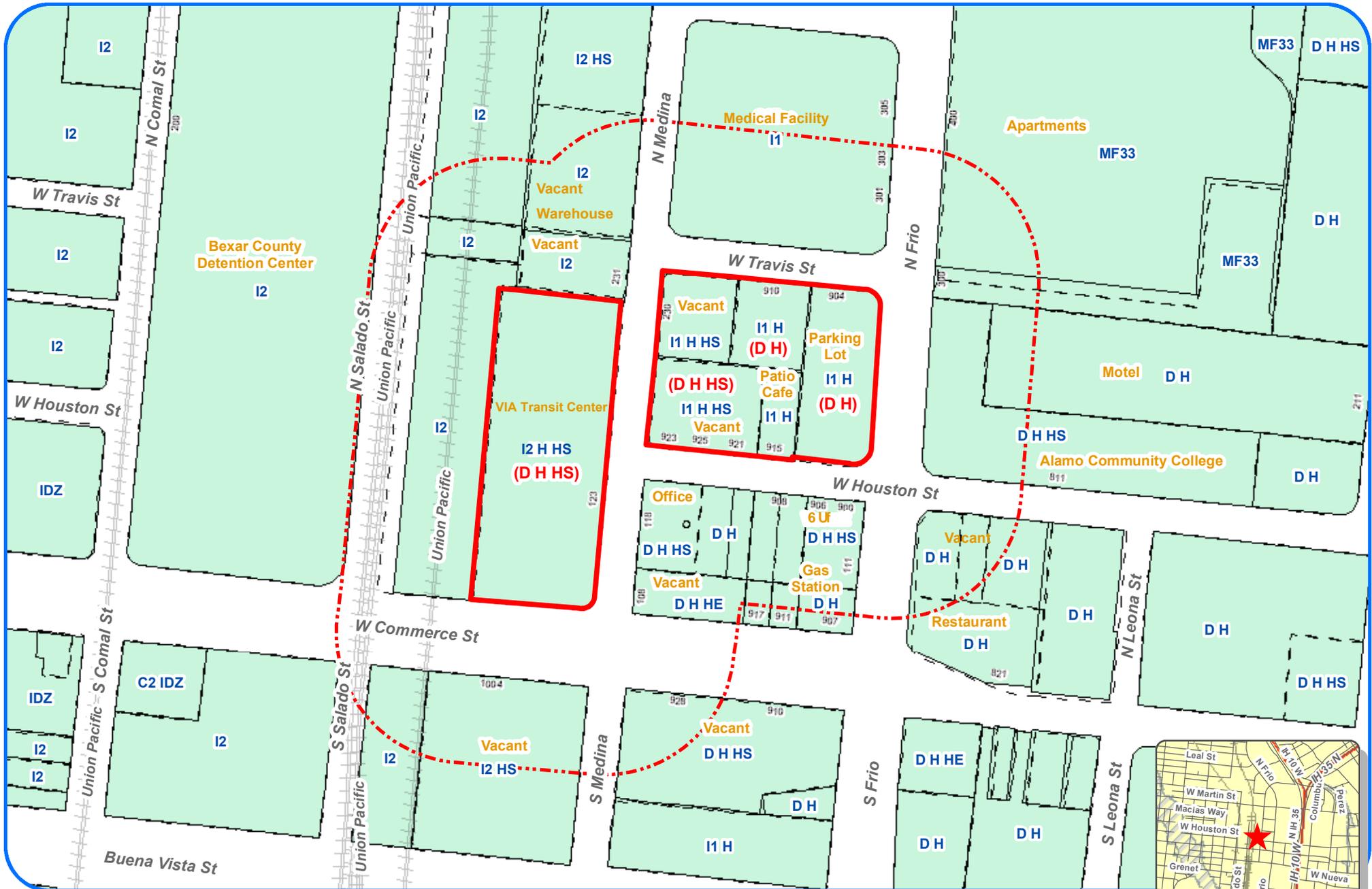
² Ibid.

Z2013200

Its historical, architectural, or cultural 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];

It is an important example of a particular architectural type or specimen [35-607(b)12];



Zoning Case Notification Plan

Case Z-2013-201

Council District: 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 00263 & 00247 - BLK 076 & 079 - LOT 3, 4, 7, 8, 9, 10, 13, & 14

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

Legend

- Subject Properties (Red outline) (4.172 Acres)
- 200' Notification Area (Dashed red line)
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain (Blue hatched)
- Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (09/13/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013201

Hearing Date: October 1, 2013

Property Owner: VIA Metropolitan Transit (Brian D. Buchanan, Chief Development Officer)

Applicant: VIA Metropolitan Transit (Brian D. Buchanan, Chief Development Officer)

Representative: VIA Metropolitan Transit (Jeffrey S. Tondre, Manager of Engineering or Larry Mares, Project Manager III)

Location: 904 and 910 West Travis Street, 915, 921 West Houston Street and 923 West Houston Street and 230 and 123 North Medina

Legal Description: Lots 3, 4, 7, 8, 9, 10, 13, 14, Block 76, NCB 263 and Lot 3, Block 79, NCB 247

Total Acreage: 4.172

City Council District: 5

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 H HS AHOD" Historic Significant Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District, "I-1 H HS AHOD" Historic Significant General Industrial Cattleman Square Historic Airport Hazard Overlay District, and "I-1 H AHOD" General Industrial Cattleman Square Historic Airport Hazard Overlay District

Requested Zoning: "D H HS AHOD" Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District and "D H AHOD" Downtown Cattleman Square Historic Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 13, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 18, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: None

Planning Team Members: 42 (Downtown Neighborhood Plan)

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject properties are located within the City Limits as they were recognized in 1938, and were originally zoned under the 1938 zoning code. The property located at 123 North Medina was originally zoned "L" First Manufacturing District. In a 1979 City-initiated large-area case, the properties located within NCB 263 were rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District and "I-2" Heavy Industrial District.

The subject properties are developed with commercial structures, many of which carry Historic Significant designations. The structures were all constructed between 1908 and 1940, with some additions made in 1960. One of the structures is currently used as a VIA transit center.

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 and West

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

Current Land Uses: Medical Facility, Vacant Land, Vacant Warehouse and the Bexar County Detention Center

Direction: South

Current Base Zoning: "I-2" and "D"

Current Land Uses: Vacant Land, Office, Bar and Gas Station

Direction: East and Northeast

Current Base Zoning: "D" and "MF-33"

Current Land Uses: Alamo Community College Offices, Motel and 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.

The surrounding properties are located in the Downtown Cattleman Square 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: North Medina, West Travis Street and West Houston Street

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: North Frio

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

Proposed Changes: None known

Thoroughfare: West Commerce Street

Existing Character: Primary Arterial Type B Street; 2 lanes and 2 access lanes

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 20, 68, 79, 93, 100 and 268 lines, which operate along North Medina and West Houston Street. VIA bus line 277 operates along North Medina and West Commerce Street.

Traffic Impact: The "D" Downtown District is exempt from Traffic Impact Analysis (TIA) requirements.

Parking Information: The UDC does not list parking requirements for publically operated transit facilities. The "D" Downtown District eliminates off-street vehicle 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 Downtown Neighborhood Plan area, and is identified as Mixed Use in the Future Land Use component of the Plan. The requested “D” zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed zoning request and development will not have any adverse impact on the neighboring properties. The subject property is surrounded by other properties of similar size, use and/or zoning. The Downtown District provides concentrated retail, service, office and mixed uses in the existing central business districts. Major/regional shopping centers are permitted, but urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and maintain the unique character of the center.

3. Suitability as Presently Zoned:

The existing “I-2” and “I-1” base zoning districts are inappropriate for the area. The “I-2” and “I-1” zoning districts are meant to accommodate manufacturing uses that typically generate very high volumes of heavy truck traffic. The subject property and surrounding areas are transitioning from previous industrial uses to mixed-use redevelopment. The uses permitted in the “I-2” and “I-1” districts are no longer suitable for the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The “D” district allows a wide range of uses, includes flexible development standards, and incorporates design standards for new development. The district is meant to create concentrated but pedestrian friendly development in the downtown area. Such development relies heavily on available public transit. The proposed transit center will ensure sufficient future public transit service in the downtown, UTSA, and surrounding areas.

5. Public Policy:

The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

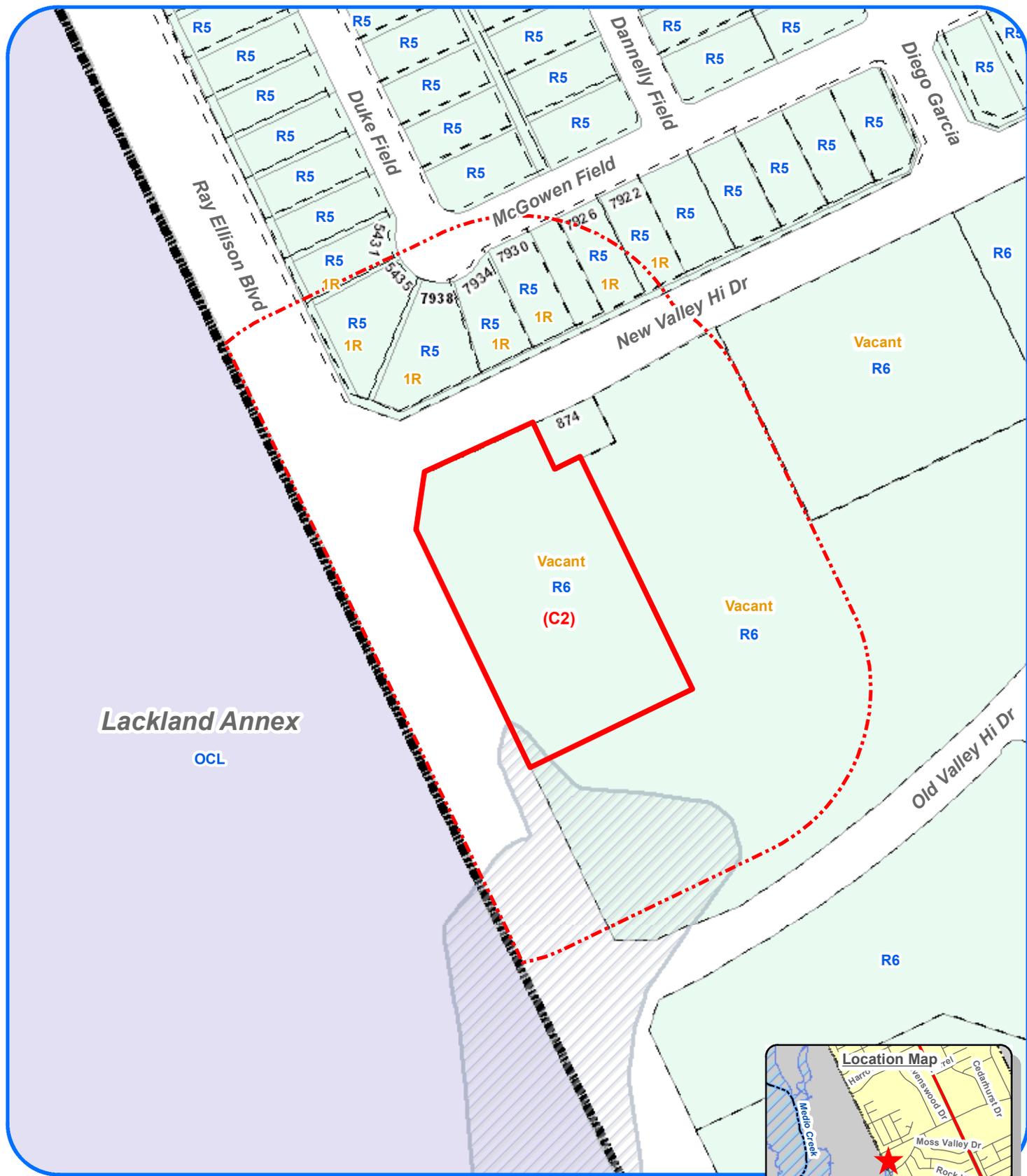
The existing “I-2” and “I-1” zoning is not consistent with the adopted “Mixed Use” land use designation.

6. Size of Tract:

The subject properties are 4.172 acres and appear to be of sufficient size to accommodate the proposed use.

7. Other Factors:

The purpose of the rezoning is to allow the development of the VIA Westside Multimodal Transit center. This development will consist of two phases. Phase one will consist of the restoration of the International & Great Northern (IG&N) Rail Depot and Phase two will consist of the creation of a Grand Plaza which will facilitate bus transfers and incorporate a street car stop. This transit center will provide alternative transportation modes for those located on the west side of downtown. Major nearby uses located on the west side of downtown include the UTSA Downtown campus, the University Health System and the Bexar Appraisal District.



Zoning Case Notification Plan

Case Z-2013-205

Council District: 4

School District: Northside I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 15148 - BLK 000 - LOT P-24, ABS 14

Legend

Subject Properties (1.528 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
(09/16/2013 - 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 #: Z2013205
Hearing Date: October 1, 2013
Property Owner: Kelly P. Hazel & Erismelda Hazel
Applicant: RSBR Investments, LLC (Jacob Stauffer, Executive Vice President)
Representative: Kaufman & Killen, Inc.
Location: A portion of the 8600 Block of Ray Ellison Boulevard
Legal Description: 1.528 acres out of Parcel 24, NCB 15148
Total Acreage: 1.528
City Council District: 4
Case Manager: Krystin Ramirez, Planning Technician
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 September 13, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 18, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: People Active in Community Effort (PACE); the Valley Hi North Neighborhood Association is located within 200 feet.

Planning Team Members: United Southwest Communities Plan

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property consists of a portion of a larger lot. 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 current "R-6" Residential Single-Family District. The property is not platted and is undeveloped.

Topography: The subject property slopes slightly to the south. The southeast corner of both the subject property and the parent-tract are located within the 100-year floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-family residences

Direction: East and South

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land and Valley Hi Elementary School

Direction: West

Current Base Zoning: "OCL"

Current Land Uses: Lackland Air Force Base Annex

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: Ray Ellison Boulevard

Existing Character: Collector Street; one lane in each direction with sidewalks and a turning lane

Proposed Changes: None known

Thoroughfare: New Valley Hi Drive

Existing Character: Collector Street; two lanes in each direction with curbs and sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 611 operates along Ray Ellison Boulevard and Old Valley Hi Drive, with multiple stops near 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 and size of use. A variety store is required to provide 1 parking space per 300 square feet of Gross Floor Area (GFA); and may provide up to 1 parking space per 200 square feet of GFA.

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 United Southwest Communities Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with the adopted land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Community Commercial. Staff and Planning Commission recommend approval of the plan amendment request.

The Community Commercial land use designation should be located at nodes on arterial thoroughfares at major intersections or where an existing commercial area has been established. The subject property is located at the intersection of two collector streets.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The "R-6" base zoning district is not necessarily appropriate for the subject property, the parent tract, or the surrounding undeveloped properties. Single-family residential development is not likely on the properties. The properties are better suited for institutional, multi-family residential, or small-scale office/commercial uses because of their proximity to the military base, at the periphery of two single-family residential subdivisions, bound by collector streets.

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 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 1.528 acres in size, which reasonably accommodates the uses permitted in "C-2" and the typical parking requirements.

7. Other Factors:

The subject property is located within the Lackland Military Influence Area. In accordance with the signed Memorandum of Understanding, zoning staff provided the Military with a copy of the rezoning request for review and comment. The comments returned to staff indicated no concern related to the rezoning request; however, there is concern regarding development of the site as the surrounding areas to the south are prone to flooding. Storm water and drainage will be reviewed as part of the site development and building permit process.