



City of San Antonio Development Services Department
Cliff Morton Development and Business Services Center
PO Box 839966, San Antonio, Texas 78283-3966
1901 South Alamo Street, San Antonio, Texas 78204

Case Manager: Ernest Brown, Planner
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Phone Number: 210-207-5017
Department Website: www.sanantonio.gov/dsd

Notice of a Zoning Commission Public Hearing Regarding Case Z2014059

The City of San Antonio's Development Services Department has received an application proposing the zoning change described below. You are invited to attend an important public hearing because you are an owner of property within 200 feet of this proposed property zoning change; representative of a registered neighborhood association; or a member of an applicable planning team. **By attending this hearing, you will have the opportunity to express your opinion either in support or opposition to the proposed zoning change detailed below. You may also submit written support or opposition to the zoning change request by mailing the response portion of this notice, or by submitting a written response by mail, email or fax. You may contact the case manager (listed above) if you have questions or need further information.** Your participation in this process is encouraged.

Meeting Location: **CLIFF MORTON DEVELOPMENT & BUSINESS SERVICES CENTER
1901 SOUTH ALAMO STREET (78204)
BOARD ROOM**

Date and Time: **TUESDAY, June 3, 2014 - 1:00 PM (may be considered after this time)**

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides 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 by calling (210) 207-7245 V/TTY for assistance.

ZONING CHANGE REQUEST

PROPERTY DESCRIPTION: 0.5 of an acre out of Lots A7 and 11, NCB 989; **Portions of 811 and 815 South Flores Street and of 118 and 120 Guadalupe Street**; located At the southwest corner of South Flores Street and Guadalupe Street.

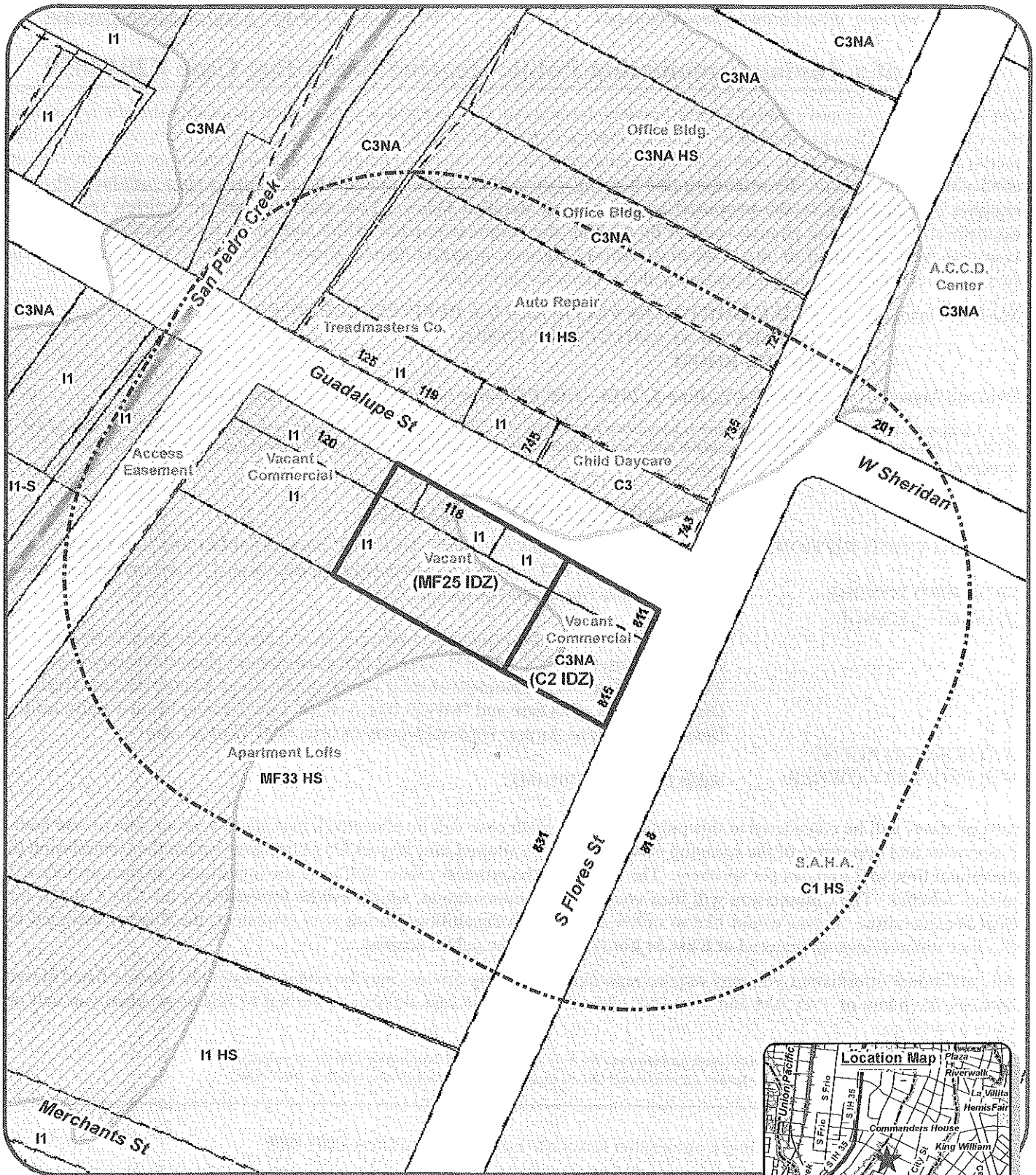
PROPOSED ZONING DISTRICT CHANGE: **FROM "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District TO "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.18 of an acre and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.32 of an acre**

AUTHORIZED AGENT FOR PROPERTY OWNER: Salah Diab (210) 308-0057

Several cases will be considered at this public hearing. Each case will be allocated a maximum hearing time of one hour. Proponents and opponents of the rezoning case will each be allotted time to provide a statement before the Commission (a maximum time of 3 minutes per speaker). The Agent for the property owner will have the opportunity to then provide a 3 minute rebuttal. The Commission will then vote on a recommendation, which will be forwarded to the City Council for final consideration. If you would like to utilize audio/video capabilities during your statement, the Planner assigned to this case must receive all material **at least 24 hours prior** to the public hearing.

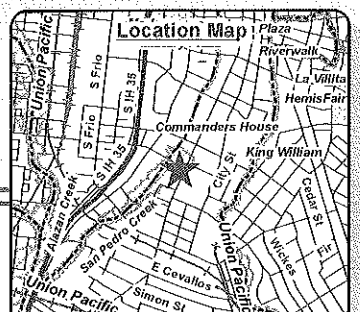
Any additional information you may require regarding the zoning process may be obtained from the Planner listed above between the hours of 7:45 AM and 4:30 PM. Please provide the case number at the top of this page when you call or leave a message.

**Este aviso contiene información muy importante, el cual pueda afectar su propiedad.
Para obtener más información en español, favor comunicarse teléfono 207-7980.*



Zoning Case Notification Plan
Case Z-2014-059

Legend
 Subject Properties (0.500 Acres)
 200' Notification Area
 Current Zoning
 TEXT



To: Planning Commissioners

**Case Z 2014059 (Portions of 811 and 815 South Flores Street and of 118 and 120
Guadalupe Street.)**

Comments:

The property owner is requesting a down zone from C3 NA to C2. It is the position of KWA to ask for "C-1" zoning as it specifically prohibits outdoor amplified noise. (UDC35-310.10 General Provisions). As stated in our comments at the April 15, 2014 public hearing.

The King William Association has worked with the property owner to come up with a resolution regarding the rezoning of the Property. As a compromise the property has submitted to KWA a review of a Deed Restriction for 811 S Flores Street. Although this is not the ideal resolution, the property owner has taken efforts to work with the neighborhood and provided a way to prohibit outdoor amplified noise.

**Cherise Bell, Executive Director
King William Association
June 2, 2014**