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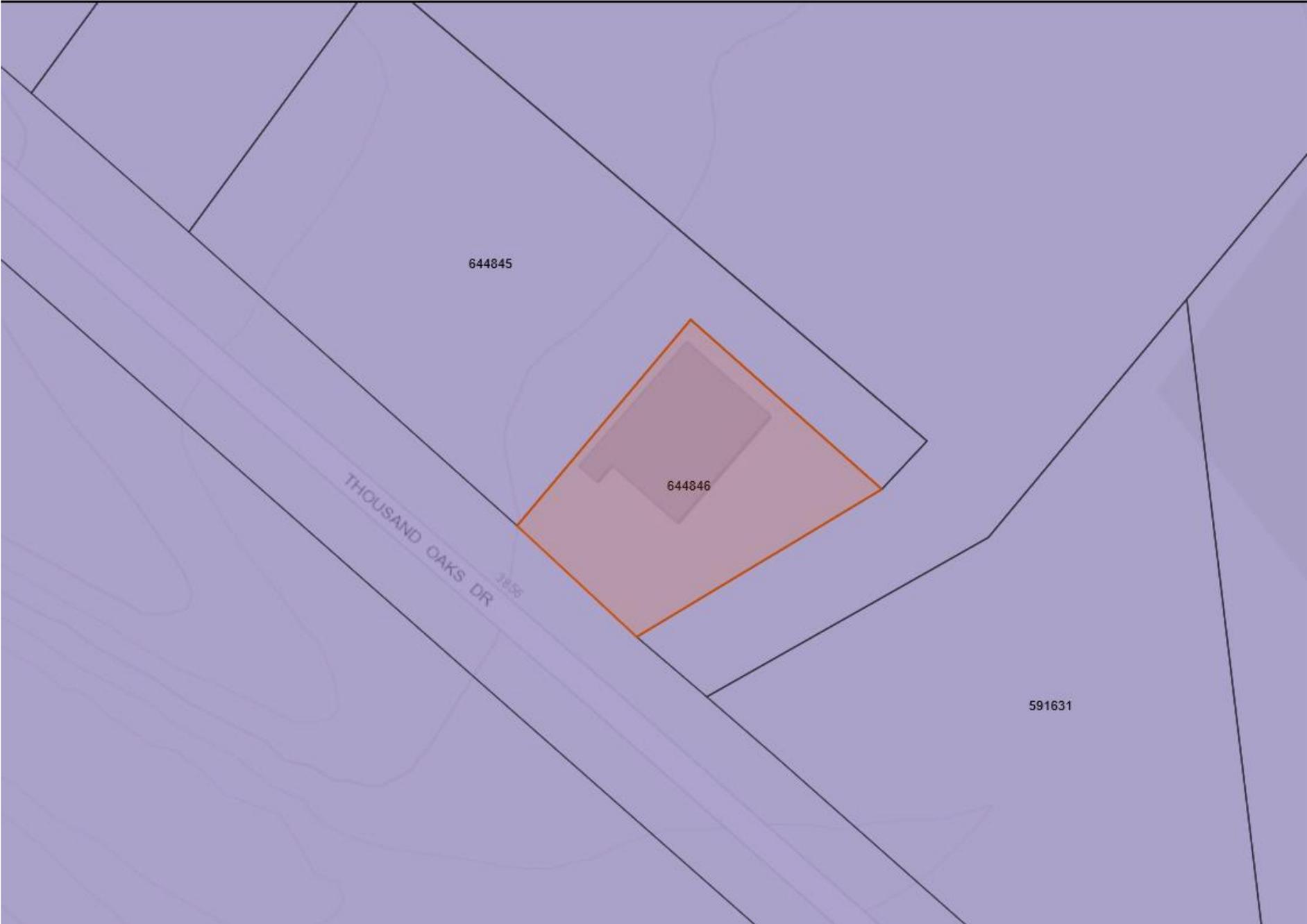
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Tax Increment Reinvestment Zones (TIRZ)

YearDesignated: 12/4/2014
 GlobalID: {42BE672C-F6FA-41B1-A038-D2150A1CED99}
 TIRZNum: 33
 Acres: 2002.534607
 TIRZStatus: Designated
 TIRZName: Northeast Corridor

Zoning Code Information

San Antonio International Airport Vicinity



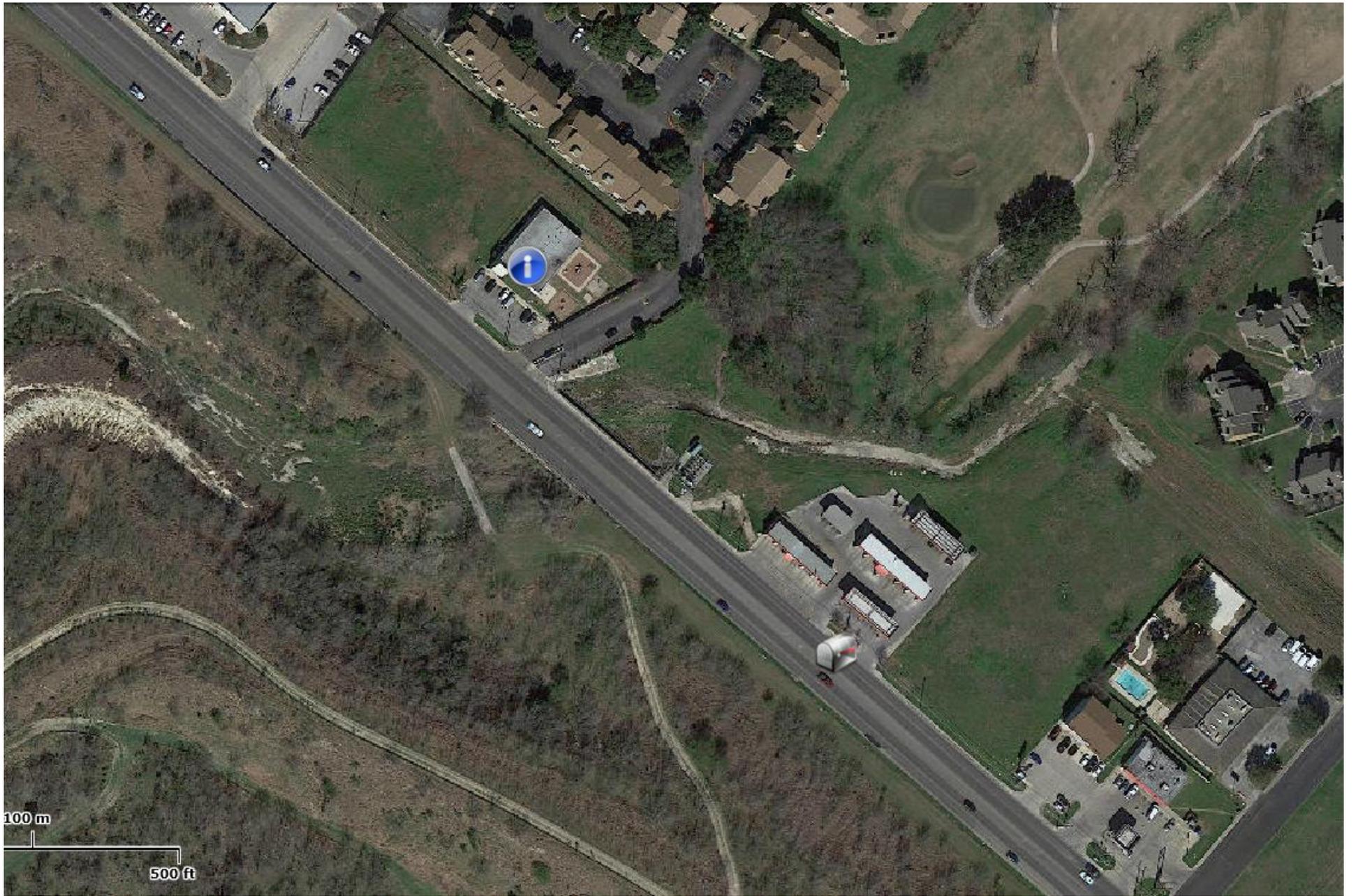
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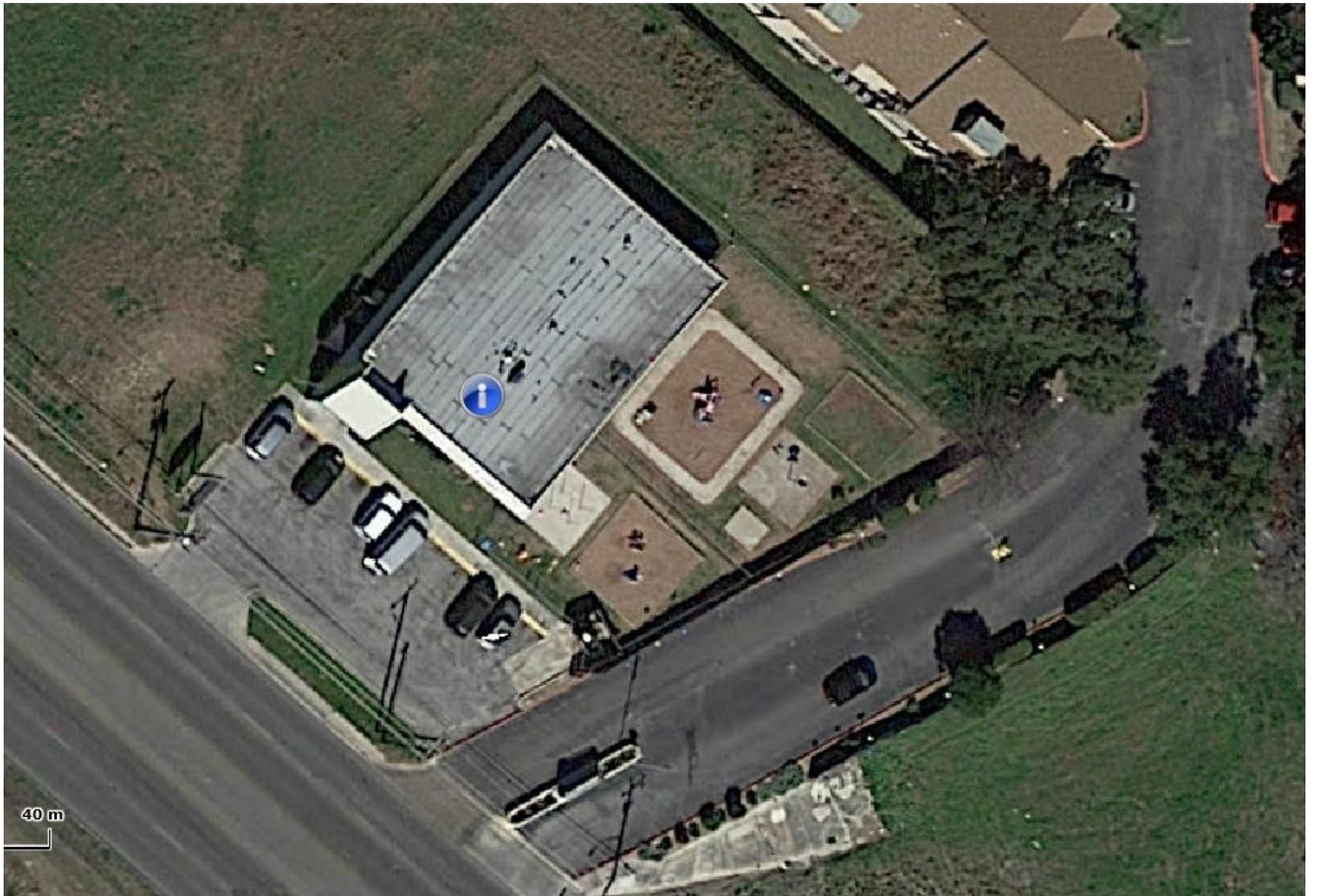
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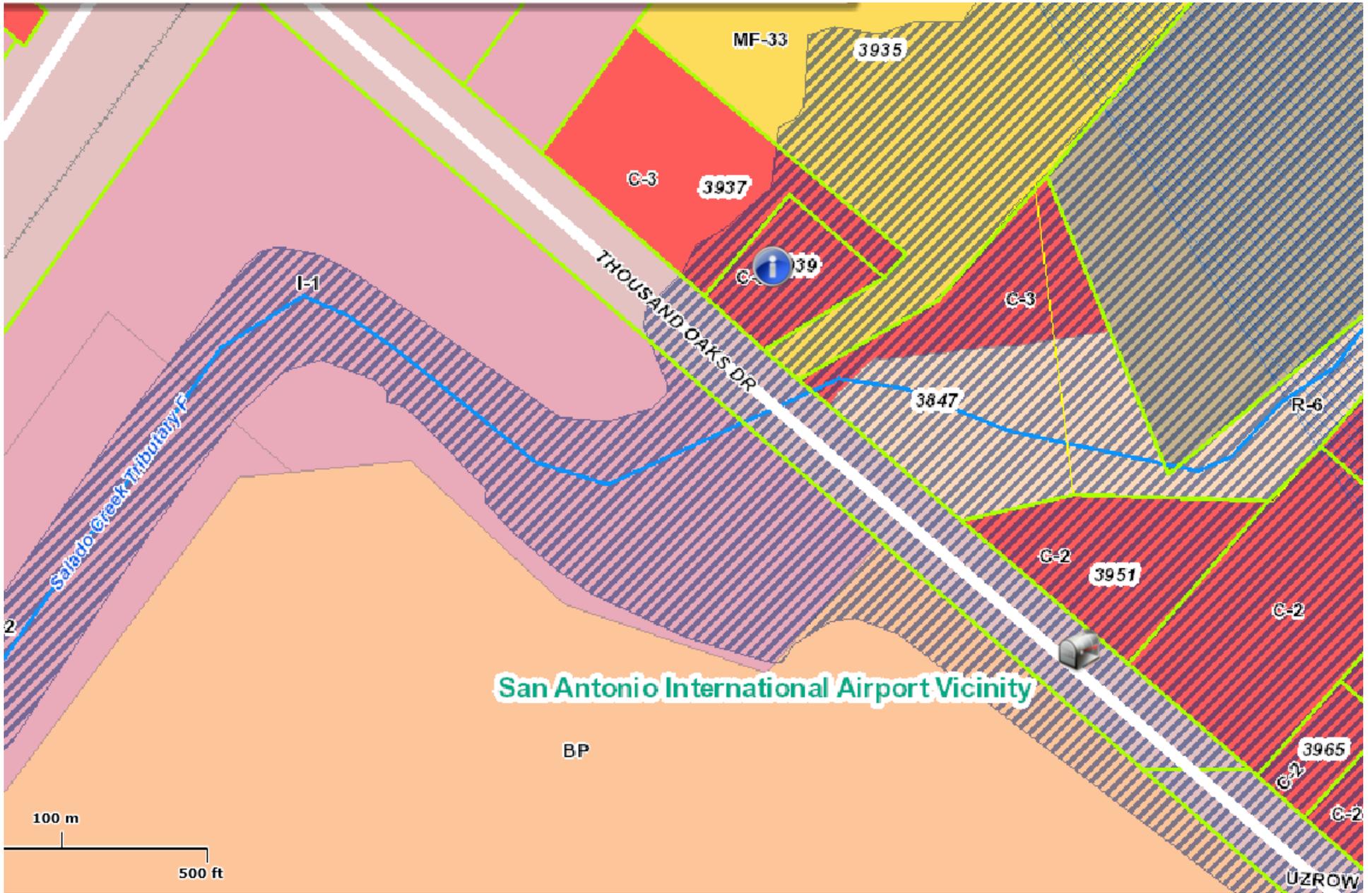
THOUSAND OAKS DR
38.56

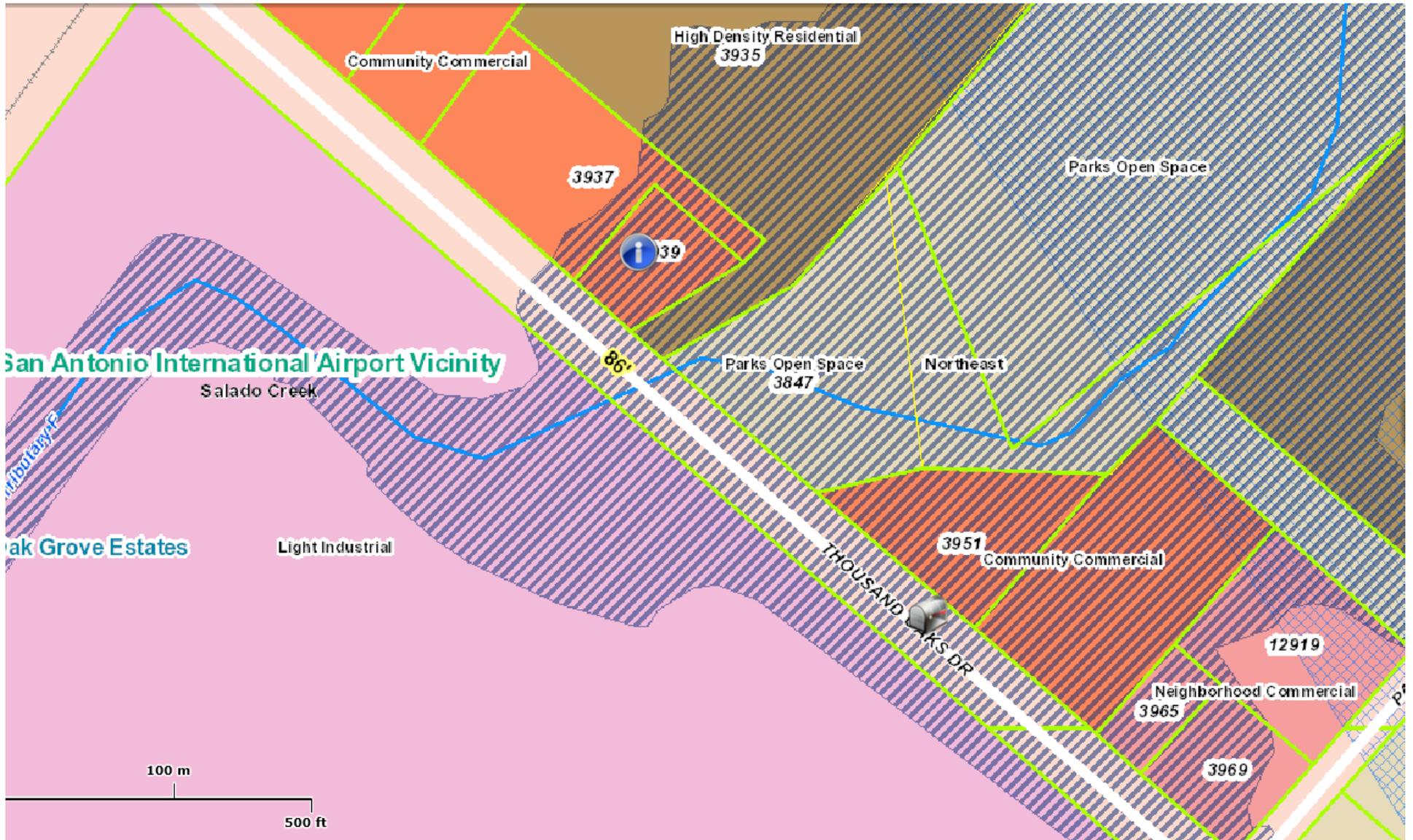


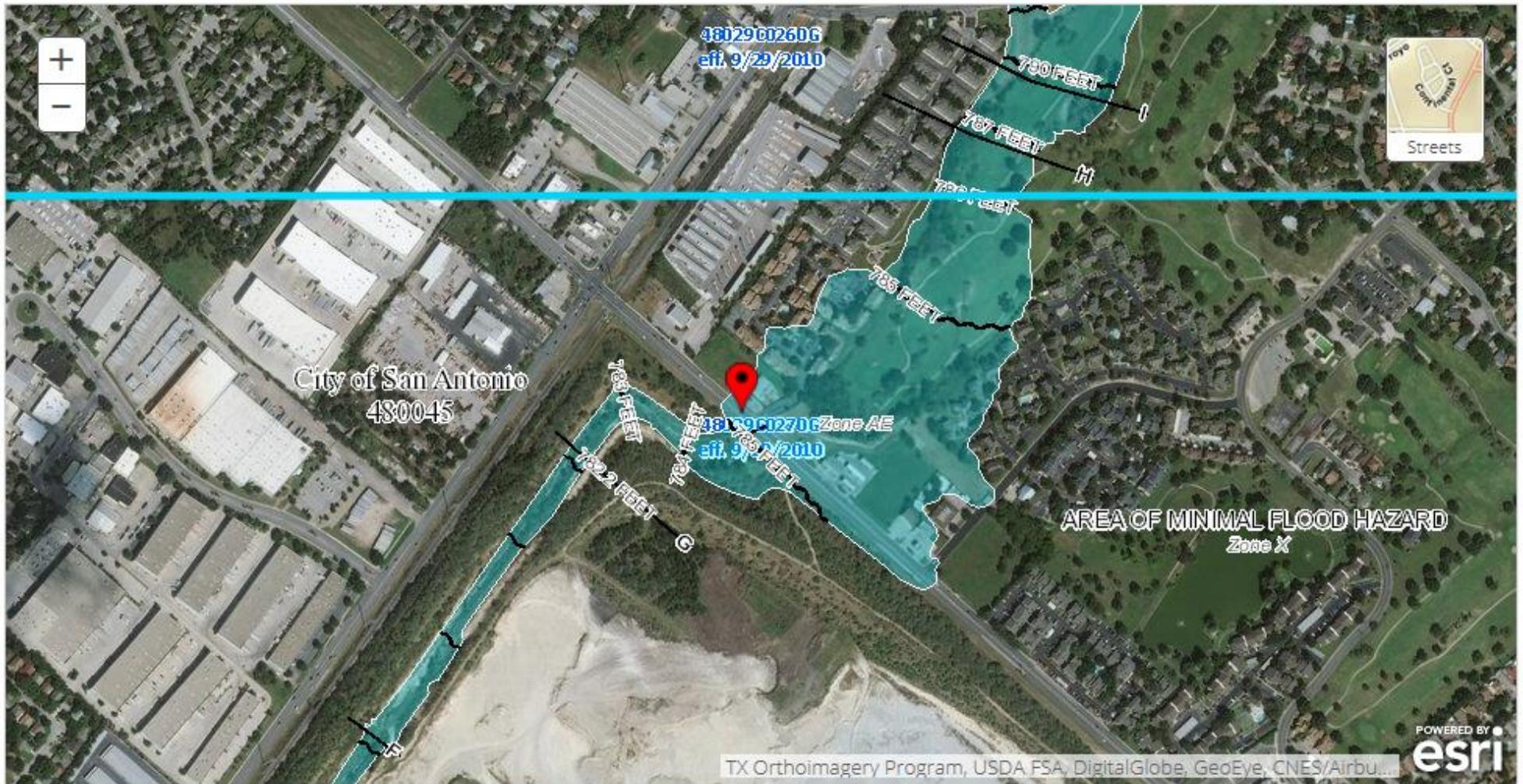




40 m







TX Orthoimagery Program, USDA FSA, DigitalGlobe, GeoEye, CNES/Airbu...

<p>MAP PANELS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Digital Data Available <input type="checkbox"/> No Digital Data Available <input type="checkbox"/> Unmapped 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> B 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
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A/P Type: DEMOLITION

A/P NBR: 2295099

Address: 3939 THOUSAND OAKS

A/P Status: OPEN

New or Existing: EXISTG

Use Code: COMMERCIAL

Contractor Name: AMERICAN CONCRETE LLC

Contractor Phone: [\(210\)705-0768](tel:(210)705-0768) x

Owner Name:

License: ENGDCS

Plan Number: 1

Tenant Name:

Date Issued:

Expiration Date:

Permit Fee (Paid): \$300.00

Permit Fee (Unpaid): \$0.00

Paid Date: 8/3/2017 11:22:33 AM

Number of Units:

Nbr of Stories: 1

Estimated Cost Value: \$0.00

Structure Sq. Ft: 0

DBA Name:

ALCO Bev Flag:

Contact:

Description of Work: 8/2/17 EMERGENCY DEMO PER MICHAEL SHANNON **CBROWN**

Act Type:	Status:	Status By:	Waived:	Issued:	Started:	Started By:	Completed:	Completed By:	Act Number:
BUILDING	APPROVED	137875	N	8/2/2017 4:06:00 PM	8/2/2017 4:07:00 PM	137875	8/2/2017 4:07:00 PM	137875	1253198
CPS	APPROVED	137875	N	8/2/2017 4:06:00 PM	8/2/2017 4:07:00 PM	137875	8/2/2017 4:07:00 PM	137875	1253194
DRAINAGE	COND APPRV	JP25004	N	8/2/2017 4:06:00 PM	8/2/2017 4:20:00 PM	JP25004	8/2/2017 5:12:00 PM	JP25004	1253197
<p>8/2/2017- Demolition permit conditionally approved due to emergency situation, as coordinated with Development Services. The site is nearly all in the floodplain, including the building and driveway. I met with DSD staff, and we called the owner to discuss potential implications of the site being in the floodplain. We recommended meeting with the owner to further discuss floodproofing/elevating the new building and unfloded access. This permit does not authorize any new construction or installation of portable buildings, nor does it imply that further building permits will be approved. Feel free to contact me with any questions or concerns. ***Jacob J. Powell, PE, CFM, Storm Water Engineering Manager- Transportation & Capital Improvements (TCI). [(210) 207-0176, jacob.powell@sanantonio.gov]***</p>									
HISTORICAL	APPROVED	137875	N	8/2/2017 4:06:00 PM	8/2/2017 4:07:00 PM	137875	8/2/2017 4:07:00 PM	137875	1253196
MINOR	APPROVED	137875	N	8/2/2017 4:06:00 PM	8/2/2017 4:07:00 PM	137875	8/2/2017 4:07:00 PM	137875	1253193
TREE	APPROVED	137875	N	8/2/2017 4:06:00 PM	8/2/2017 4:07:00 PM	137875	8/2/2017 4:07:00 PM	137875	1253195

[Back](#)

Legend	
Logon Id:	Name:
137875	CANDICE BROWN
JP25004	JACOB POWELL

Sec. 35-F135. - Variance Procedures.

- (a) The planning commission shall consider requests for variances from the requirements of these regulations. Variance requests shall be processed as follows:
- (1) For cut and/or fill, building, building permits, or establishment of a mobile home site, the applicant shall present the disapproved permit to the director of development services together with information as to why the variance should be granted. The commission will then hear the request as soon as practical.
 - (2) For subdivision plats, the applicant may submit the disapproved permit and the request for variance prior to plat submission or in conjunction with other data required for the platting process. This request shall be handled similar to subsection (a)(1) above. If the applicant chooses to submit the disapproved permit as part of the plat submission process, then the variance request shall be handled similar to other variances requested under division 10, except that criteria for the floodplain variance shall be governed by this section.
 - (3) The director of development services shall notify the floodplain administrator of the applicant's request for variance and shall furnish him with copy of the request together with the applicant's statement of facts that he feels warrant the granting of the variance. The floodplain administrator shall reply in writing as to his evaluation of the applicant's request and make a recommendation as to approval or denial of the variance request.
 - (4) The director of development services shall notify the floodplain administrator of the decision of the planning commission. If the commission approves the request, the permit will be issued with the variance and with any special conditions that are attached to the variance.
 - (5) The planning commission shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this ordinance.
- (b) Any person or persons aggrieved by the decision of the planning commission may appeal such decision in the courts of competent jurisdiction.
- (c) The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- (d) Variances, without regard to the procedures set forth in the remainder of this section, may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Sites and Places or the Texas State Historic Survey List or the City of San Antonio Landmark List.
- (e) Upon consideration of the factors noted above and the intent of this ordinance, the planning commission may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives stated in section 35-F104.
- (f) Variances shall not be issued within any floodplain if any increase in flood levels during the regulatory discharge would result, unless the increase in flood levels are contained within a dedicated drainage easement on the requestor's property.
- (g) Variances may be granted by the commission only upon a finding that:
- (1) The variance is the minimum necessary, considering the flood hazard, to afford relief;
 - (2) There is good and sufficient cause;
 - (3) Failure to grant the variance will result in exceptional hardship to the applicant; and
 - (4) The variance will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

- (h) Any applicant to whom a variance or variances are granted shall be given written notice of the specific parts of the Floodplain Ordinance for which variances were granted and that the cost of flood insurance will be commensurate with the increased risk resulting from the granting of the variance.

(Ord. No. 95415 § 1 Attachment A) (Ord. No. 2010-10-14-0894, § 2, 10-14-10)

APPENDIX G - DESIGN STANDARDS

DIVISION 1 - DOWNTOWN DESIGN GUIDE¹¹

Footnotes:

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Editor's note— Division 1 contains the text of the Downtown Design Guide for the city, which derive from Ord. No. 2014-04-03-0206, § 1(Att. A), adopted April 3, 2014. Amendments are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provisions remains unchanged from the original ordinance. Obvious misspellings and punctuation errors have been corrected without notation.

Chapter 1 - INTRODUCTION AND OVERVIEW

Downtown San Antonio has become an important focus for commercial, housing, and cultural activity in the last decade. The buildings that comprise the area reflect the efforts of citizens who have worked, lived and prospered in the area. These guidelines provide a means of encouraging consistent new infill development while building on downtown's existing urban fabric.

A. POLICY UNDERLYING THE GUIDELINES

The Mayor's initiative, SA 2020 for the City of San Antonio, was adopted in September 2012. The purpose of SA 2020 is to galvanize the community into a passionate, focused, and sustained action in order to achieve shared goals that will transform San Antonio into a world-class city by the year 2020.

The Strategic Framework Plan for the Center City, adopted in 2011, sets out key goals, targets and strategies to achieve the SA 2020. Shortly thereafter, HR&A Advisors developed the Downtown Implementation Plan for the City of San Antonio, providing recommendations for the financing, planning, management and regulation of the Center City's growth, based on the recommendations of the Strategic Framework Plan. It focuses on key sets of recommendations, one being Planning and Regulations.

Planning and Regulations refer to land use, density and urban design standards for private development and a means for enforcing design standards for private development. The Implementation Plan called for:

- A rigorous level of design quality applied to building ground floors, open spaces, building construction and materials.
- Consistent design standards and guidelines for projects that receive public funding, tax abatements, or other forms of incentives.
- A means of enforcing design standards for private development and for projects receiving City incentives.
- A single set of user-friendly design standards and guidelines that outline common approaches to urban design.

The 1997 City of San Antonio Master Plan Policies established a goal to enhance the City's urban form. The policy also states, the City of San Antonio would develop urban design policies and standards which