



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Planning & Zoning Commission
Monday, October 07, 2019 – 5:30 P.M.
6116 Broadway St, City Council Chambers

Case No. 408:

Public hearing, consideration, and action will take place on **Monday, October 07, 2019 at 5:30pm in the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, Alamo Heights, TX** regarding a request of George Geis, owner, to rezone one (1) property currently known as 119 Patterson, identified as CB 4024, BLK 3, LOT 11 from SF-A (Single Family A) to B-1 (Business District 1).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, October 14, 2019** at its regular **City Council meeting at 5:30 p.m. in the Council Chambers located at 6116 Broadway St**, relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

***Plans will not be available online for all case types and floor plans will not be available online.**

GEORGE A. GEIS

4901 Broadway
Suite 1200
San Antonio, Texas 78209

(210) 225-1220
Fax (210) 225-2925

August 26, 2019

Nina Shealey, MPA Director
Community Development Services
City of Alamo Heights
6116 Broadway
Alamo Heights, Texas 78209

Re: Rezoning Application for 119 Patterson Avenue

Dear Ms. Shealey,

I am applying to rezone the property located at 119 Patterson Avenue, requesting that the zoning be changed from SFA to BD1. I purchased the property in 1988, completed a remodel of the property, and lived in the house with my family until 1993. Since that time, I have leased the property to various residential and live/work tenants who have used the space as both a home and as home offices. The existing tenant has been in the space for approximately 10 years and her needs with her nonprofit organization have evolved, necessitating a purely office need at this time.

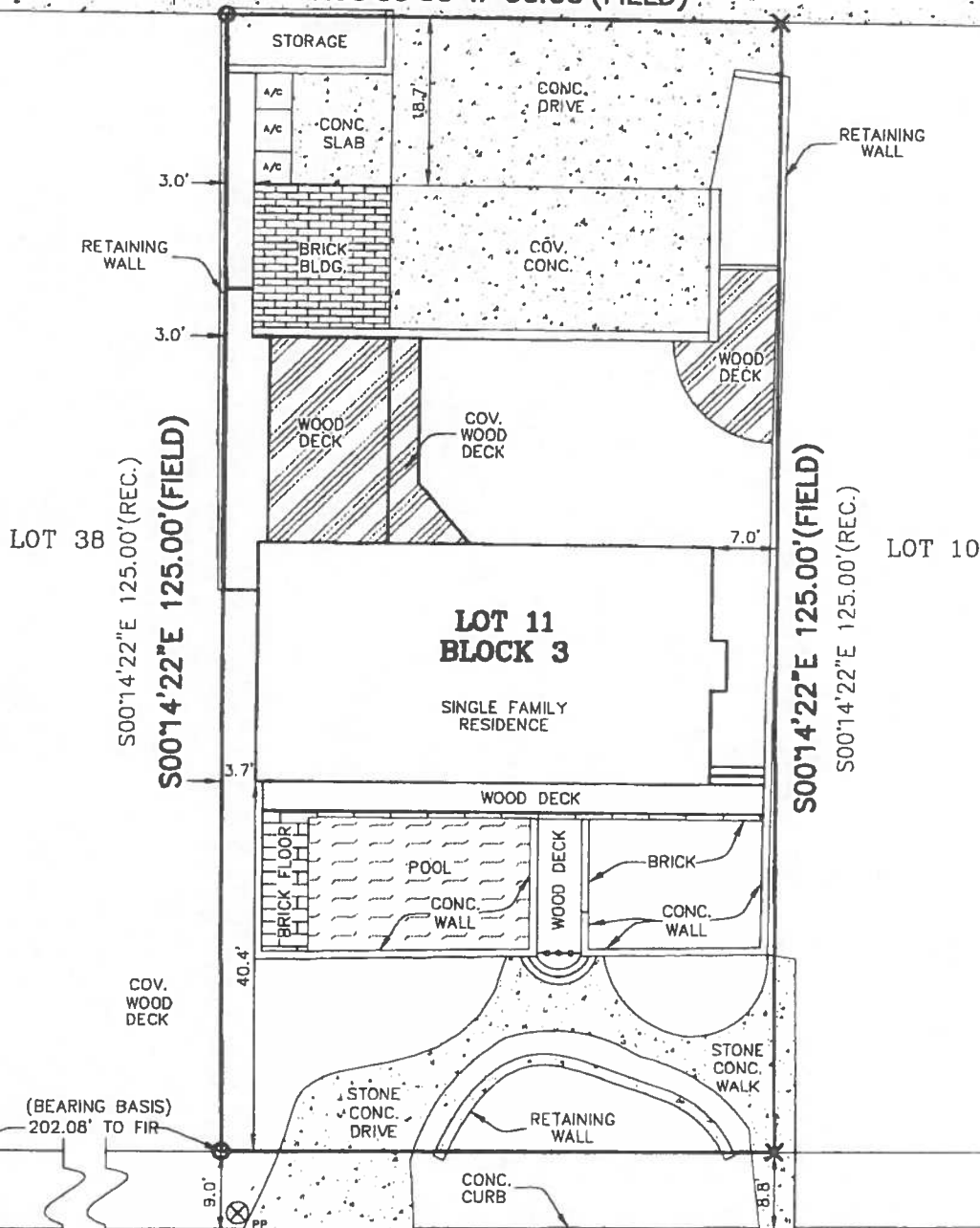
I am applying for a rezoning so my long-standing tenant and positive steward of Alamo Heights can continue to lease the property and be in accordance with the City's zoning classifications. The property is flanked on three sides by heavily trafficked commercial properties, including Central Market, and abuts a commercial parking lot that I also own for one of my adjacent commercial properties. An office use of this property would not cause any increase in traffic or parking congestion than what is already present. I am happy to allow the 119 Patterson Avenue tenants use of my commercial parking lot should they ever encounter the need for additional parking so there would be minimal, if any, impact to the single neighboring residential property.

It is my hope that this rezoning request is granted so that the City of Alamo Heights can continue to have a terrific nonprofit as a local business.

Sincerely,



George A. Geis



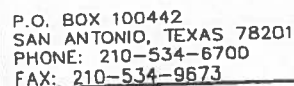
PATTERSON AVE.
(50.0' R.O.W. ASPHALT PAVEMENT)

○	FND 1/2" IRON ROD
●	SET 1/2" IRON ROD
■	FENCE POST
×	FND. X ON CONC.

SCALE: 1"=20'

PLAT RECORDED IN: VOLUME 105 PAGE 290 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
 VOLUME 362 PAGE 376 DEED RECORDS OF BEXAR COUNTY, TEXAS
 VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
 VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



NOTES:

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



STATE OF TEXAS
COUNTY OF BEXAR

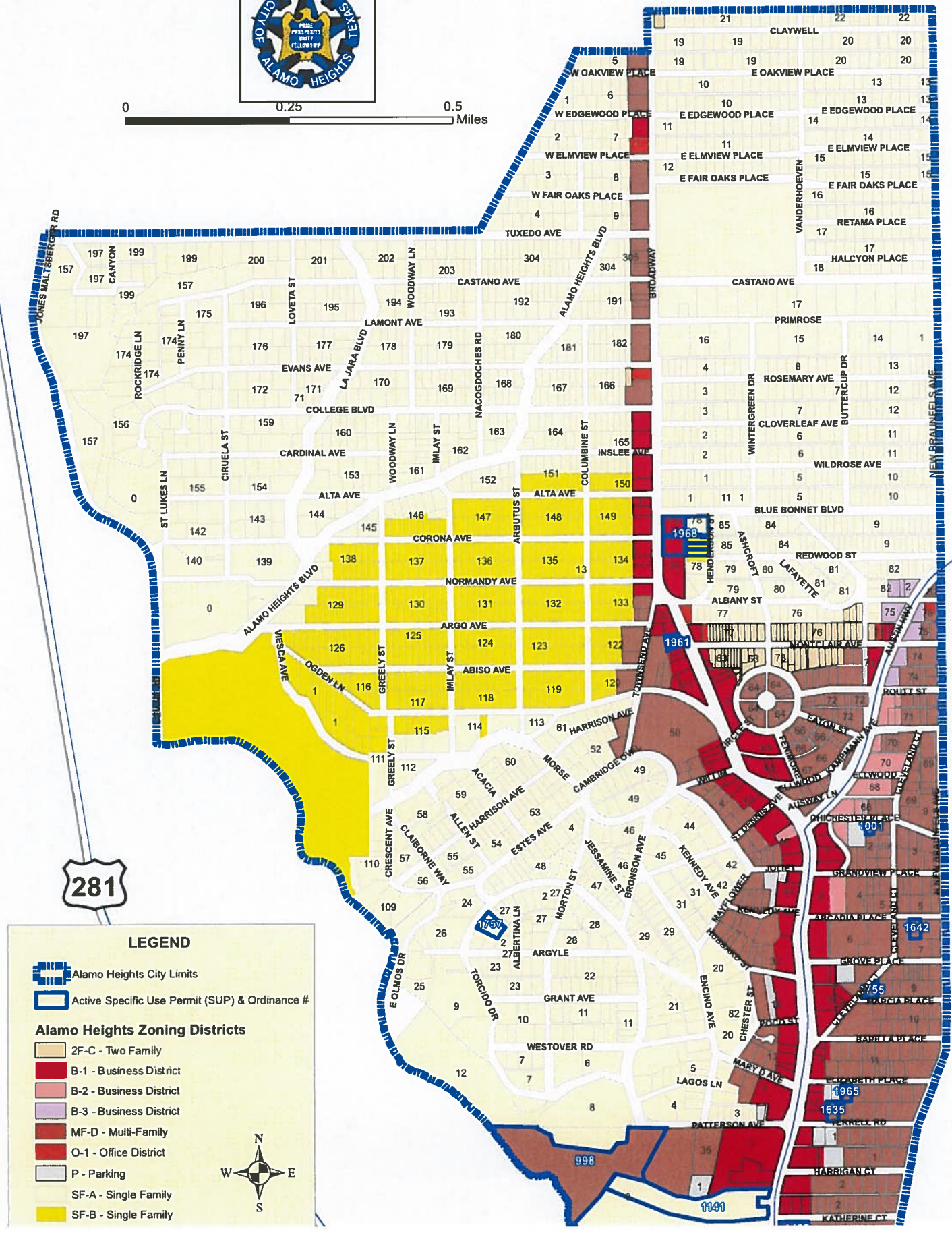
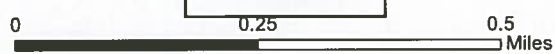
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.

PETER A. AGUIRRE, R.P.L.S. 5464

JOB NO: 5-3257-008

FIELD WORK COMP.: 06-08-05

CITY OF ALAMO HEIGHTS



281

LEGEND

- Alamo Heights City Limits
- Active Specific Use Permit (SUP) & Ordinance #
- Alamo Heights Zoning Districts**
 - 2F-C - Two Family
 - B-1 - Business District
 - B-2 - Business District
 - B-3 - Business District
 - MF-D - Multi-Family
 - O-1 - Office District
 - P - Parking
 - SF-A - Single Family
 - SF-B - Single Family

