

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

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

**April 15, 2008**  
**Tuesday, 11:30 AM**

**ZONING COMMISSIONERS**

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7 Chairman	

1. **11:30 AM – Work Session briefing by zoning staff regarding zoning case recommendations, plus discussion of policies and procedures, Zoning Commission sponsored UDC Amendments and all other items for consideration on the agenda for April 15, 2008, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of April 1, 2008 Minutes.
7. Consideration of a request initiated by Councilmember Mary Alice Cisneros, District 1, requesting a zoning amendment to the Unified Development Code regarding the IDZ (Infill Development Zone) zoning district.
8. **ZONING CASE NUMBER Z2008100 – POSTPONED:** The request of Brown, P. C. Attorneys at Law, Applicant, for Hill Country Resort Estates Joint Venture, Owner(s), for a change in zoning from PUD ‘R-6’ Planned Unit Development Residential Single-Family District to ‘C-1’ Light Commercial District (1.172 acres) and ‘C-3’ General Commercial District (3.170 acres) on 4.168 acres out of NCB 17673, 9800 Block of West Military Drive. (Council District 6)

9. **ZONING CASE NUMBER Z2008117:** The request of DeLeon & Silvestri Co., Applicant, for Elias DeLeon & Sandra Silvestri, Owner(s), for a change in zoning from “I-1” General Industrial District to “IDZ” Infill Development Zone with uses permitted in C-2 Commercial District and a stone monument retail and wholesale use on Lots 4, 5, 6 and 7, Block 3, NCB 641, 815, 819 and 823 Hoefgen Avenue. (Council District 2)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
  
10. **ZONING CASE NUMBER Z2008119:** The request of City of San Antonio, Development Services Department, Applicant, for Hold'em Investments, LP, Owner(s), for a change in zoning from “R-20” Residential Single-Family District to “RP” Resource Protection District on 0.77 acre tract of land out of CB 4191, 3012 West Jett Road. (Council District 4)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
  
11. **ZONING CASE NUMBER Z2008118 S:** The request of Villa Finale, A National Trust Historic Site, Applicant, for National Trust for Historic Preservation, Owner(s), for a change in zoning from H HE “RM-4” RIO-4 Historic Exceptional Residential Mixed Historic District, River Improvement Overlay District-4 to H HE “R-4” S RIO-4 Historic Exceptional Residential Single-Family Historic District, River Improvement Overlay District-4 with a Specific Use Authorization to allow a Museum on Lots 1, 2, and 3, NCB 745, 401 King William. (Council District 1)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
  
12. **ZONING CASE NUMBER Z2008126:** The request of Oscar Andres Hernandez, Applicant, for Oscar Andres Hernandez, Owner(s), for a change in zoning from “I-1” General Industrial District to “C-3NA” General Commercial, Nonalcoholic Sales District on Lot 1, NCB 18559, 7905 and 7911 Bandera Road. (Council District 7)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
  
13. **ZONING CASE NUMBER Z2008127 CD:** The request of Victor Cuellar Jr., Applicant, for Victor Cuellar Jr., Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “R-4” CD (CD -Two-Family Dwelling) Residential Single Family District with a Conditional Use for a Two-Family Dwelling on Lot 12, Block 17, NCB 8388, 832 Zachry Drive. (Council District 7)
  
14. **ZONING CASE NUMBER Z2008130:** The request of B. Knightly Development & Construction, Applicant, for Newell Commercial Property, L. P., Owner(s), for a change in zoning from “I-2” H RIO 4 Heavy Industrial Historic District and River Improvement Overlay District-4 to “IDZ” H RIO-4 Infill Development Zone Historic District and River Improvement Overlay District with uses permitted in “MF-40” Multi-Family District and “C-3” General Commercial District on a 22.39 acre tract of land out of Lot 17, NCB A-17, 600 Lone Star Boulevard. (Council District 5)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.

15. **ZONING CASE NUMBER Z2008131:** The request of Brown, P. C., Attorneys at Law, Applicant, for Cripple Creek, LP, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-4” Residential Single-Family District on Lots 17, 18, 19 and 20, Block 1, NCB 18553, Southwest corner of Guilbeau Road and Olde Village Drive. (Council District 7)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
16. **ZONING CASE NUMBER Z2008135:** The request of Jerry Arredondo, Applicant, for Ruben Yanez, Jr., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2NA” Commercial, Nonalcoholic Sales District on Lot 12, Block 21, NCB 17971, save and except .030 acres out of NCB 17971, 6700 Block of John Marshall Road. (Council District 7)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
17. **ZONING CASE NUMBER Z2008097:** The request of M. F. H. Inc., Applicant, for M. F. H. Inc., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MF-33” Multi-Family District on Lot 23, Block 5, NCB 15414, 505 Tarasco Street. (Council District 4)
18. **ZONING CASE NUMBER Z2008105:** The request of Westover Hills Development Partners, L. P., Applicant, for Westover Hills Development Partners, L. P., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on P-4, P-7, and P-7A, NCB 18820, 9600 Block of Westover Hills Boulevard. (Council District 6)
19. **ZONING CASE NUMBER Z2008114:** The request of Brown, P. C. Attorneys at Law, Applicant, for NICDAR, Inc. (Rudy Gonzales, President), Owner(s), for a change in zoning from “R-4” Residential Single-Family District to PUD “MF-25” Planned Unit Development Multi-Family District on 6.189 acres out of Lot 320, Block 32, NCB 11131, 727 West Villaret Boulevard. (Council District 4)
20. **ZONING CASE NUMBER Z2008109 CD:** The request of Jose Alonzo, Applicant, for Jose Alonzo, Owner(s), for a change in zoning from “I-1” General Industrial District and “MF-33” Multi-Family District to “C-2NA” (CD-Auto and Light Truck Repair) Commercial District, Nonalcoholic Sales with a Conditional Use for Auto and Light Truck Repair on Lot 702, NCB 9484, 3110 Pleasanton Road. (Council District 3)
21. **ZONING CASE NUMBER Z2008125:** The request of Jaime Arechiga, Applicant, for Archstone Construction, Ltd c/o Jaime Arechiga, Owner(s), for a change in zoning from “O-2” Office District to “C-2” Commercial District on Lots 1, 2 and 3, Block 20, NCB 11736, 1702, 1710 and 1718 Anchor. (Council District 9)
22. **ZONING CASE NUMBER Z2008128 CD:** The request of Brown, P. C., Attorneys at Law, Applicant, for Boralis, Inc., Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “C-2” CD (CD- Storage - Outside) Commercial District with a Conditional Use for a Storage - Outside (Screening From Public ROW and Adjacent Property Required) on 4.076 acres out of NCB 10780, 3200 Block of Southeast Loop 410. (Council District 2)
23. **ZONING CASE NUMBER Z2008129:** The request of Brown, P. C., Attorneys at Law, Applicant, for Yantis Corporation, Owner(s), for a change in zoning from “QD” S Quarry District with Specific Use Authorization for Blasting and Asphaltic Concrete to “C-2” Commercial District on 3.229 acres out of NCB 34963, 5425 North Loop 1604 East. (Council District 10)

24. **ZONING CASE NUMBER Z2008133 S:** The request of Billy Hill, Applicant, for Roellen Gin Company, Inc., Owner(s), for a change in zoning from ‘C-3’ General Commercial District to ‘C-3’ S General Commercial District with Specific Use Authorization for a Contractor's Facility on south 183.63' of Lot 2, Block 1, NCB 16483, 9999 Perrin Beitel Road. (Council District 10)
25. **ZONING CASE NUMBER Z2008134:** The request of Pulman, Cappucio & Pullen, LLP, Applicant, for Twelve Gauge Investments, LP, Owner(s), for a change in zoning from ‘R-6’ Residential Single-Family District to ‘MF-25’ Multi-Family District on Lot 9, Block 2, NCB 16053, 14010 Brook Hollow. (Council District 9)
26. **ZONING CASE NUMBER Z2008136 CD:** The request of Adolph E. Guzman, Applicant, for James L. Jackson, Owner(s), for a change in zoning from ‘R-4’ Residential Single-Family District to ‘C-2NA’ CD (CD-Auto Repair) Commercial, Nonalcoholic Sales District with a Conditional Use for Auto Repair on Lots 3, 4, 5 and 6, Block B, NCB 8651, 106 and 106-1 Alta Sita. (Council District 5)
27. **ZONING CASE NUMBER Z2008138:** The request of Chuck Christian, Applicant, for Tom and Wendy Ford; Mesquite Holdings, LLC/Herman Ford, Owner(s), for a change in zoning from ‘I-1’ MAOZ-1 General Industrial District, Military Airport Overlay Zone-1, ‘C-3R’ MAOZ-1 Restrictive Commercial District, Military Airport Overlay Zone-1 and ‘C-2’ Commercial District to ‘C-3R’ MAOZ-1 Restrictive Commercial District, Military Airport Overlay Zone-1 on Lot 18, the west 25 feet of Lot 17, Lot 66, and Lot 67, Block 3, NCB 11257, 4028 Southwest Military Drive. (Council District 4)
28. 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.
29. **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 at least 48 hours prior to the meeting by calling (210) 207-7245.



**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

2008 FEB 27 PM 4:30

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK

TO: Mayor & City Council

FROM: Councilwoman Mary Alice Cisneros

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Pat DiGiovanni, Deputy City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Catherine J. Hernandez, Special Projects Manager; Ramiro Gonzales, Senior Management Analyst

SUBJECT: Amendment to the UDC regarding the IDZ zoning district

DATE: February 27, 2008

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully request that the Development Services Department Staff take appropriate steps in bringing forward to the City Council for final action an amendment to the Unified Development Code (UDC) to incorporate lot size and frontage relief, similar to what is allowed in Planned Unit Development (PUD) zoning, into the Infill Development Zone (IDZ) zoning regulations. Specifically, I request that the following language be added to UDC Section 35-343(c) Lot and Building Specifications:

...Lots may be platted in areas larger than 15 or more contiguous acres located within an approved infill development zone without a minimum lot area requirement and are not required to front on a public or private street, provided that such lots shall be provided with vehicular and/or pedestrian traffic access by means of private drives, access easements, pedestrian walk ways, service drives, parking facilities, or other alternative means pursuant to documentation approved by the Director.

Brief Background

In 2001, San Antonio's City Council adopted the current UDC which includes a zoning classification intended to provide flexible standards for the development and reuse of certain underutilized parcels – IDZ (Infill Development Zone). IDZ zoning has been frequently used as a flexible redevelopment tool for inner-city tracts, however mostly for individual lots. The general UDC requirement that lots both have a minimum area and front on a street can hamper redevelopment of larger tracts where the IDZ could otherwise offer opportunities for mixed use benefits. With larger properties often characterized by irregular property limits, the benefits of the IDZ are severely limited by the need to convert to a suburban style PUD zoning classification just to gain the ability to plat lots without street frontage. Providing this relief for IDZ-zoned tracts would promote more flexible mixed-use redevelopment and adaptive reuse of larger underutilized tracts within San Antonio's inner-city.

Submitted for Council consideration  
by:

Mary Alice P. Cisneros /yz  
Sponsoring Councilmember

Supporting Councilmembers' Signatures (4 only)

District No.

- |    |   |           |
|----|---|-----------|
| 1. | <u><i>[Signature]</i> ON BEHALF OF COUNCIL WIMAN DIANE G. CIBRIAN</u> | <u>D8</u> |
| 2. | <u><i>[Signature]</i> Sheila McNeil</u>                               | <u>D2</u> |
| 3. | <u><i>[Signature]</i> Jennifer V. Ramos (AM)</u>                      | <u>D3</u> |
| 4. | <u><i>[Signature]</i> Dennis Hoover</u>                               | <u>D6</u> |

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK  
2008 FEB 27 PM 4:30

**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**Zoning Commission**

**TO:** Members of the San Antonio Zoning Commission

**FROM:** Roderick Sanchez, AICP, CBO, Director

**SUBJECT:** Proposed zoning amendment to the Unified Development Code regarding the Infill Development Zone (IDZ) zoning district

**DATE:** April 15, 2008

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**SUMMARY:**

Pursuant to direction by City Council, the Development Services Department has prepared an amendment to the Unified Development Code (UDC) to incorporate lot size and frontage relief in the IDZ (Infill Development Zone) zoning district.

**BACKGROUND:**

In 2001, San Antonio's City Council adopted the UDC which includes a zoning classification intended to provide flexible standards for the development and reuse of certain underutilized parcels – IDZ (Infill Development Zone). IDZ zoning is available to property within the Community Revitalization Action Group (CRAG) target area, which generally includes the territory located inside the corporate boundaries of San Antonio as they existed in 1940. Properties within this older, inner-city part of San Antonio tend to be difficult to redevelop, particularly if they are comprised of larger, irregular shaped parcels. IDZ zoning currently offers relief to some of the conventional development standards, including parking and setbacks, however not to minimum lot size or to street frontage requirements.

On February 27<sup>th</sup> of 2008, the Development Services Department received a Council Consideration Request (CCR) to bring forward an amendment to the IDZ section of the UDC that would alleviate some of these barriers to larger tract IDZ redevelopment. The City Council Governance Committee considered this CCR on March 5<sup>th</sup> of 2008 and voted to move it forward through the commission/committee review process. The Technical Advisory Committee reviewed it on March 24<sup>th</sup> and suggested some modifications of which Staff and stakeholders were in agreement; these changes (minimum area reduction and recordation clarification) have been incorporated into the amendment. Additional reviews and considerations will be made by the Planning Commission, Zoning Commission, Real Estate Council, City South Management Authority (CSMA) Board, and Infrastructure and Growth City Council Committee.

**POLICY ANALYSIS AND RECOMMENDATION:**

As stated in the CCR, IDZ zoning has been frequently used as a flexible redevelopment tool for inner-city tracts, however mostly for individual lots. The general UDC requirements for minimum lot area, and that lots front on a street, can hamper redevelopment of larger tracts where the IDZ could otherwise offer opportunities for mixed use benefits. With larger properties often characterized by irregular property limits, the benefits of the IDZ are severely limited by the need to convert to a suburban style Planned Unit Development (PUD) zoning classification to gain the ability to plat lots without street frontage. Providing this relief for IDZ-zoned tracts would promote more flexible redevelopment or adaptive reuse of larger underutilized tracts in San Antonio. Therefore, the Development Services Department recommends approval.

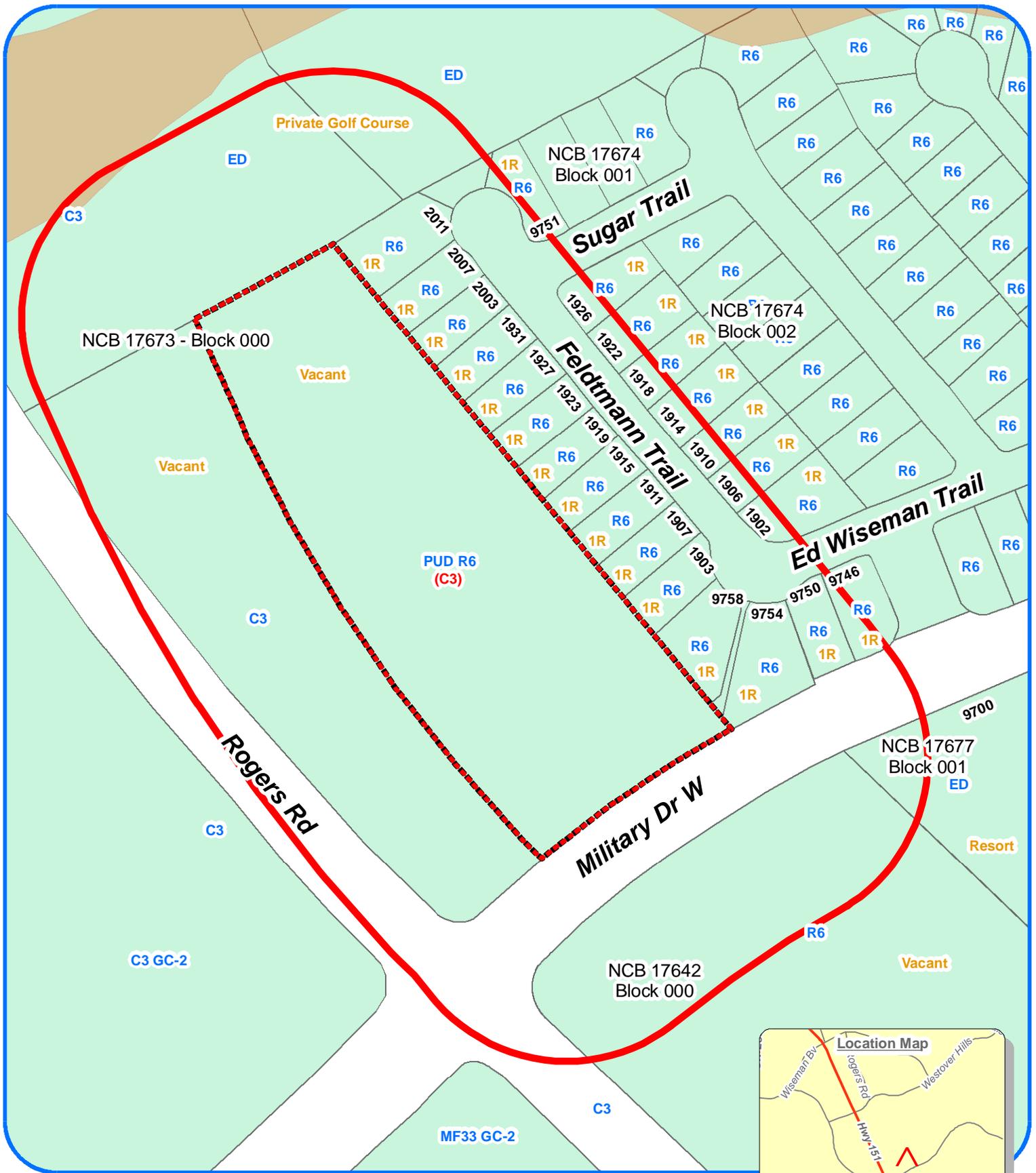
**Proposed Amendment to the Unified Development Code**  
**(Chapter 35 of the City Code)**

**Sec. 35-343. “IDZ” Infill Development Zone**

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- (c) **Lot and Building Specifications.** The side, front and rear setback provisions of the zoning regulations (article III) shall not apply to an approved infill development provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. In a Master Development Plan or Development Plat with an area of 5 or more contiguous acres located within an approved infill development zone, lots may be platted without a minimum lot area requirement and/or without frontage on a public or private street, provided that lots without frontage on a public or private street shall be provided with vehicular and/or pedestrian traffic access by means of private drives with perpetual access easements, pedestrian walk ways, service drives, parking facilities, or other alternative means dedicated on the plat or simultaneously recorded by separate instrument.

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# Zoning Case Notification Plan

## Case Z2008100

Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A Portion of Parcels P-3, P-19B, and P-20C - NCB 17673 - Block 000

### Legend

- Subject Property  (4.168 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(03/03/2008)

# CASE NO: Z2008100

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008 Zoning Commission Continuance (Applicant Request)  
from March 18, 2008 and April 1, 2008.

**Council District:** 6

**Ferguson Map:** 612 E1

**Applicant Name:** Brown, P. C. Attorneys at Law  
**Owner Name:** Hill Country Resort Estates Joint Venture

**Zoning Request:** From "PUD R-6" Planned Unit Development Residential Single-Family District to "C-1" Light Commercial District (1.172 acres) and "C-3" General Commercial District (3.170 acres).

**Property Location:** 4.168 acres out of NCB 17673  
9800 Block of West Military Drive  
North side of West Military Drive, east of the intersection of Rogers Road

**Proposal:** To Allow for a Hotel Development

**Neigh. Assoc.** None

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval

The subject property was annexed in 1994, is currently undeveloped and totals approximately 4.168 acres. In 2002 following the adoption of the Unified Development Code, the existing PUD R-6 zoning converted from the previous PUD R-1 zoning. "C-3" General Commercial District and "ED" Entertainment District zoning currently exists to the north of the subject property. Property to the west is zoned "C-3" General Commercial District and property to the east is zoned "PUD R-6" Planned Unit Development Residential Single-Family District. Property to the south across West Military Drive is zoned "C-3" General Commercial District and "R-6" Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of a private golf course north of the subject property and undeveloped land to the west. There are single-family homes to the east of the subject property and undeveloped land to the south across West Military Drive.

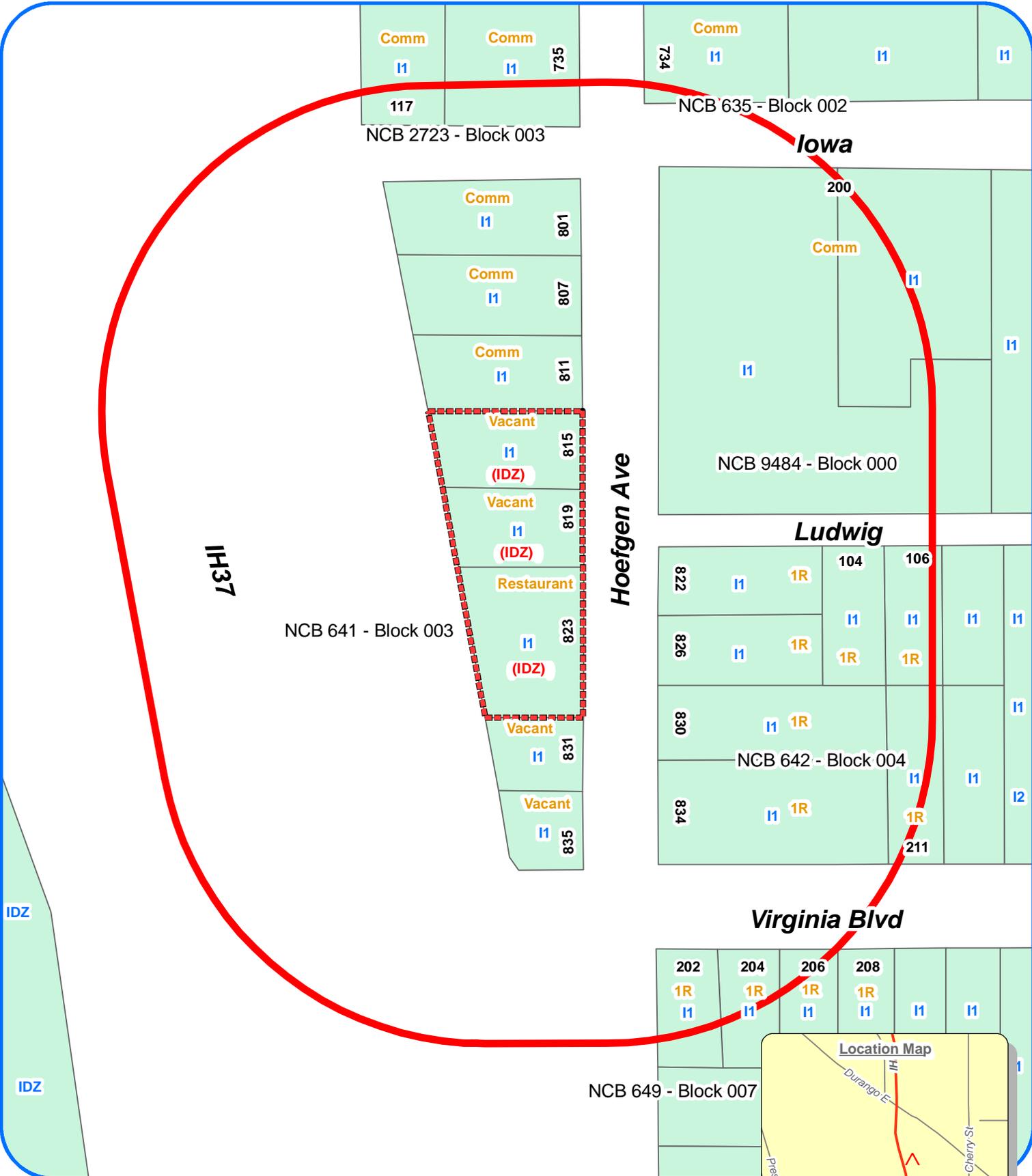
The applicant has applied for C-3 and C-1 zoning in order to allow for a hotel development. The proposed use of the subject property is consistent with the hotel development trends along Hwy 151 and its contributing arterials, which began as a result of the theme park and destination resort development in the area. The requested C-3 zoning district is a regional commercial district most appropriate at the intersections of arterials and along the frontages of super arterials and freeways. The subject property is located on West Military Drive near Rodgers Road, both identified as Secondary Arterial Type A roads in the city's Major Thoroughfare Plan, and C-3 zoning currently exists at the intersection of Rogers Road. Seeing that the proposed C-3 zoning would not be compatible with the adjacent residential uses, the applicant is requesting a 70-foot buffer of C-1 zoning for the portion of the parcel that directly abuts residential uses. The C-1 zoning district does not allow hotel development and included in this buffer is a recorded 20-foot sewer and drainage easement. Staff believes a portion of the subject property should be restricted to a less intense commercial zoning district given its location near the existing residential uses and supports the request to split zone the subject property in order to restrict the proposed hotel development to the portion of the property zoned C-3.

# **CASE NO: Z2008100**

**Final Staff Recommendation - Zoning Commission**

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**CASE MANAGER :** Leslie Zavala 207-0215



## Zoning Case Notification Plan

### Case Z-2008-117

Council District 2

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 4,5,6, & 7 - NCB 641 - Block 003

#### Legend

- Subject Property  (0.3 Acres)
- 200' Notification Buffer
- Current Zoning I1
- Requested Zoning Change R6 (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/13/2008)

# CASE NO: Z2008117

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008  
**Council District:** 2  
**Ferguson Map:** 617 A7  
**Applicant Name:** DeLeon & Silvestri Co.  
**Owner Name:** Elias DeLeon & Sandra Silvestri  
**Zoning Request:** From "I-1" General Industrial District to "IDZ " Infill Development Zone with uses permitted in C-2 Commercial District and a stone monument retail and wholesale use.  
**Property Location:** Lots 4, 5, 6 and 7, Block 3, NCB 641  
815, 819 and 823 Hoefgen Avenue  
The west side of Hoefgen Avenue; East of IH 37 South  
**Proposal:** To allow a restaurant and retail sales of stone monuments  
**Neigh. Assoc.** None  
**Neigh. Plan** Arena District/Eastside Community Plan  
**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Inconsistent

The Arena District/Eastside Community Plan identifies future land use designations as Light Industrial. Light Industrial land uses include a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with proper screening and buffering. A Plan Amendment is required in order to rezone the subject property to IDZ with uses permitted in C-2 Commercial District and a stone monument retail and wholesale use. To date, the applicant has not submitted a plan amendment application. Should the Zoning Commission recommend approval of the request, final City Council consideration would require a recommendation from the Planning Commission.

Denial

The subject property consists of a vacant 2,300 square foot restaurant (built in 1960) with ingress/egress on Hoefgen Avenue. The property is adjacent to I-1 zoning in all directions. The surrounding land uses consist of vacant land to the north and south, residential dwellings and a Bexar County records facility to the east and IH 37 (a freeway) to the west.

The applicant is requesting a zoning change to allow a restaurant and stone monument/garden statuary retail sales. The applicant has indicated to staff that the purpose of the Infill Development zoning request is to allow a stone monument retail operation on the parking lot of the existing structure. This proposed operation would result in parking deficiencies for the restaurant use. The property would need a total of 25 parking spaces in order to accommodate the two proposed uses. The property currently has 19 parking spaces and the number would be reduced to 14 with the addition of the stone monument retail use as proposed. The proposed restaurant and stone monument retail uses are currently allowed by right in the I-1 zoning district, however the applicant will have difficulty meeting the minimum parking requirements of the parking standards for the commercial project and is therefore, requesting the IDZ designation as IDZ eliminates the minimum off-street parking regulations. Staff recommends that the property owner explore the option of entering into a

# CASE NO: Z2008117

## Final Staff Recommendation - Zoning Commission

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cooperative parking agreement with an adjacent property owner.

The request for IDZ infill development zone district with uses permitted in C-2 commercial district and a stone monument retail and wholesale use is not appropriate for the subject property. IDZ districts are intended to provide a flexible approach for inner-city infill development projects. The current code requirements could make the proposed redevelopment of these parcels difficult due to the nature of the properties. The IDZ district provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

Therefore, the IDZ district functions as a zoning district which promotes land uses in inner-city areas, which are underutilized. Although IDZ districts provide flexibility in accomplishing a mixed-use development pattern in the area, due to parking concerns regarding the subject property's location, the requested zoning is not compatible with the surrounding area.

The IDZ infill development district zoning would waive parking requirements. While a portion of the business traffic into and out of the intended land use would likely be pedestrian traffic, it would be necessary to also provide reasonable accommodations for vehicular traffic due to the proximity of residences to the east of the subject property.

**CASE MANAGER :** Brenda Valadez 207-7945

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008117

**Address:** 823 Hoefgen

**Existing Zoning:** I-1

**Requested Zoning:** IDZ

**Registered Neighborhood Association(s):** none

**Neighborhood/Community/Perimeter Plan:** Arena District/ Eastside Community Plan

### Future Land Use for the site:

Light Industrial- The future land use designation for this +/- 0.3073 acre parcel is Light Industrial. Light Industrial land uses accommodate L (light industrial), C-3 (Commercial), and O-2 (Office District) zoning categories. Allowable zoning uses for I-1 include "cabinet shops, lumber yards, machine shops, sign manufacturers, auto paint and body shops, and warehousing".

Light Industrial Land Uses include a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted and must be under a roof and properly screened. Examples of light industrial uses are cabinet shops, recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

### Other Comments:

The Eastside Community Plan calls for commercial / retail nodes that are adjacent and convenient to residential neighborhoods. The existing use of the subject property, located adjacent to a neighborhood, achieves this directive.

### Analysis:

The subject property, currently operating as Ray's Mexican Restaurant, is situated along the east side of I-37, approximately 1,200 feet south of the Alamodome. A small cluster of residential housing is located directly to the east of the property, with warehouse and other light industrial uses mixed in the surrounding vicinity. The Community Plan calls for light industrial throughout this area, but recognizes the potential of a retail/ commercial transition in some areas of the Community Plan.

This is a request for an IDZ overlay for approximately 0.3073 acres of a single parcel located at 823 Hoefgen. The applicant is not requesting a base zoning change. **The purpose of the IDZ (Infill Development Zone) "is to provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards" of the IDZ section. Additionally, IDZ standards outlined in Article 3, 35-343 of the Unified Development Code state, "a proposed infill development with frontage on a local street may be approved for any use permitted in the base zoning district in which it is located."**

The submitted application and supporting documents fail to clearly state the purpose of the IDZ request. The applicant has indicated to zoning staff that the purpose of the IDZ request is to allow a statue/ stone retail operation on the parking lot of the existing restaurant. This proposed operation would cause parking deficiencies for the current use (restaurant). On-street parking in areas of industrial uses is discouraged, and staff does not support increased densities of incompatible uses at this location. The information and evidence presented in the application does not support the minimum criteria for the IDZ request.

12/30/04

# Neighborhood and Urban Design Division Zoning Case Review

Request conforms to Land Use Plan                       Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

**Staff Recommendation:**

Approval     Denial

Alternate Recommendation:

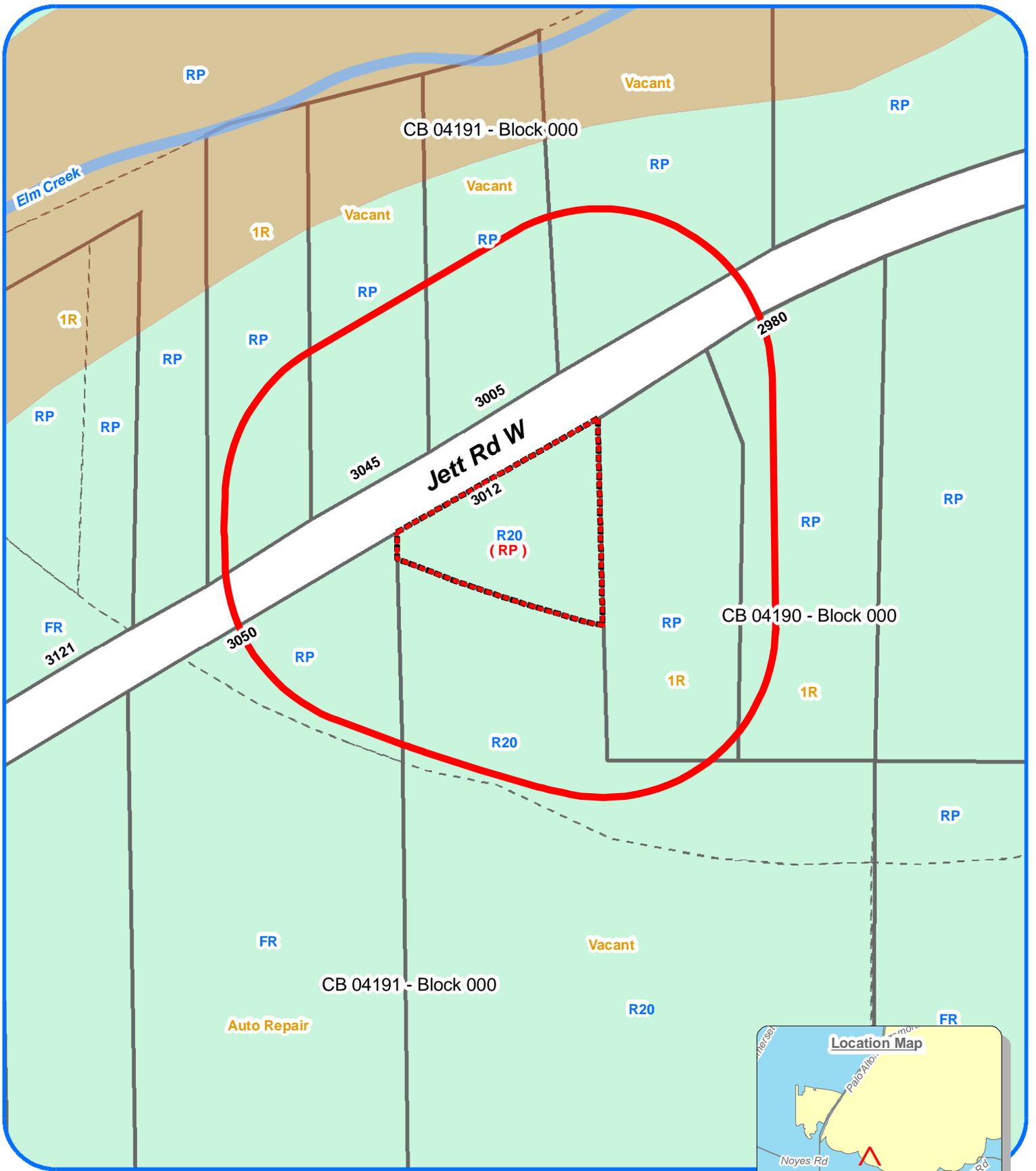
**Reviewer:** Gary Edenburn

**Title:** Senior Planner

**Date:** 3/19/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 3/19/2008



## Zoning Case Notification Plan

### Case Z2008119

City Council District 4

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A Portion of Parcel P-32 - CB 04191 - Abs 823

#### Legend

- Subject Property
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(04/01/2008)

# CASE NO: Z2008119

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 4

**Ferguson Map:** 749 B1, 715 B8

**Applicant Name:**

**Owner Name:**

City of San Antonio, Development Services  
Department

Suleman Sayani

**Zoning Request:** From "R-20" Residential Single-Family District to "RP" Resource Protection District.

**Property Location:** 0.77 acre tract of land out of CB 4191

3000 Block of West Jett Road

South side of West Jett Road

**Proposal:** To conform to existing land uses

**Neigh. Assoc.** None

**Neigh. Plan** City South Community Plan

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

**Staff Recommendation:**

Consistent

The City South Community Plan was amended by City Council on April 10, 2008. The plan calls for Agriculture and Resource Protection land use for the subject property. "RP" Resource Protection District is considered an Agriculture and Resource Protection land use and is consistent with the plan.

Approval

The subject property is part of a proposed 107.499 acre development that is located in south Bexar County along West Jett Road and Loop 1604. A small portion of this property along Jett Road was annexed into the city in January of 2003 and zoned "RP" Resource Protection District. The remainder of the property was then annexed in June of 2004 and zoned "FR" Farm and Ranch District. On February 21, 2008, City Council approved a plan amendment to the City South Community Plan to change the land use designation from "Agriculture and Resource Protection/Open Space" to "Urban Living" and the rezoning for a total of approximately 107.499 acres from "RP" Resource Protection District and "FR" Farm and Ranch District to "R-20" Residential Single-Family District and "C-2" Commercial District.

City Council, through resolution, has directed staff to bring forward a rezoning case in order to rezone the entire property back to the previous zoning classifications. All but 0.77 acres of the 107.499 acres was disannexed from the City effective March 1, 2008. In order for the entire tract to be re-zoned, the 0.77 acres currently inside the city limits is required to be heard by the Zoning Commission and City Council, while the remaining acreage will be heard by the City South Management Authority (CSMA) Zoning Commission and Board. The CSMA Zoning Commission will hear the case to rezone their portion of the 107.499 acres on April 14th, followed by the CSMA Board's final vote on their portion on April 22nd.

The subject property totals approximately .77 acres, is currently undeveloped and is used for agriculture/ranch land. The subject property is currently zoned "R-20" Residential Single-Family District. "RP" Resource Protection District zoning currently exists to the north of the subject property across Jett Road. Property to the

# CASE NO: Z2008119

## Final Staff Recommendation - Zoning Commission

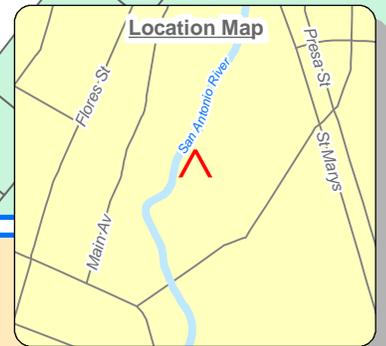
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east and west is within the CSMA area and is zoned "RP" Resource Protection District. Property to the south is within the CSMA area and is zoned "R-20" Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north of the subject property across Jett Road, as well as to the south. There is one single-family residence to the east of the subject property and the property to the west is operating as auto repair facility. This zoning case is within three miles of the Toyota Manufacturing Plant.

The zoning request, initiated by the City of San Antonio, is to downzone the subject property so the land use of the property may be compatible with the existing land uses in the immediate area. Staff believes this request is appropriate for the subject property given the rural character of the surrounding area, which consists of agricultural uses and single family dwellings on lots in excess of one acre. The proposed residential development with a density of two dwellings per acre is not appropriate considering the close proximity of the new Toyota plant just over one mile to the northeast.

The "RP" Resource Protection District provides areas for agricultural operations and natural resource industries. These districts are composed mainly of unsubdivided lands that are vacant or in agricultural uses with some dwellings and some accessory uses. "RP" zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, and identifies areas appropriate for agricultural preservation. The "RP" district may be used to establish a buffer of low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

**CASE MANAGER :** Leslie Zavala 207-0215



# Zoning Case Notification Plan

## Case Z-2008-118

Council District 1

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lots 1, 2, 3 - NCB 745 - Block 000

### Legend

- Subject Property  (1.14 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/24/2008)

# CASE NO: Z2008118 S

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 1

**Ferguson Map:** 616 E7

**Applicant Name:**

**Owner Name:**

Villa Finale, A National Trust Historic Site

National Trust for Historic Preservation

**Zoning Request:** From "H HE RM-4 RIO-4" Historic Exceptional Residential Mixed Historic District, River Improvement Overlay District-4 to "H HE R-4 S RIO-4" Historic Exceptional Residential Single-Family Historic District, River Improvement Overlay District-4 with a Specific Use Authorization to allow a Museum.

**Property Location:** Lots 1, 2, and 3, NCB 745

401 King William

The west corner of King William and East Sheridan

**Proposal:** To allow a museum

**Neigh. Assoc.** King William Association

**Neigh. Plan** Downtown Neighborhood Plan

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

### **Staff Recommendation:**

Consistent.

The Downtown Neighborhood Plan calls for single-family residential land use on the subject property. The Plan also calls for continued historic preservation within the King William area.

Approval.

The subject property, located at the west corner of King William and East Sheridan, consists of approximately 1.14 acres abutting the San Antonio River. The existing single-family residence, measuring approximately 6,897 square feet, was built in 1883 with additions built in 1950. The previous owner of the subject property restored the home in 1967, and used the property as a residence until his death in 2005. In 2003, the long-time owner donated the subject property to the National Trust for Historic Preservation, with the intention of preserving the home as a museum.

The property was previously zoned "R-2 H.D." Two Family Residence Historic District. In 1988, the structure on the subject property was designated a Historic Exceptional Landmark, per ordinance 68210. Following the adoption of the Unified Development Code in 2002, the previous zoning converted to "H HE RM-4" Historic Exceptional Residential Mixed Historic District. Later in 2002, the "RIO-4" River Improvement Overlay District was added, per ordinance 96042. Surrounding zoning districts include various combinations of base zoning "RM-4" Residential Mixed or "MF-33" Multi-Family Districts, and overlay zoning "H" Historic District, "HS" Historic Significant and "HE" Historic Exceptional Landmarks, and "RIO-4" River Improvement Overlay District-4. Additionally, "H HS IDZ" Historic Significant Infill Development Zone Historic District exists to the southwest; and "H O-2 RIO-4" Office Historic District, River Improvement Overlay District-4 exists to the southeast of the subject property. Surrounding land uses along both sides of the San Antonio River consist primarily of single-family homes with some small multi-family dwellings. The Edward Steves Homestead

# CASE NO: Z2008118 S

## Final Staff Recommendation - Zoning Commission

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Museum is located on King William, one block southwest of the subject property. Also in close proximity are the Guenther House Museum and Restaurant, the Johnson Street Foot Bridge, and the Pioneer Flour Mill.

The applicant requests "H HE R-4 S RIO-4" Historic Exceptional Residential Single-Family Historic District, River Improvement Overlay Distric-4 with a Specific Use Authorization for a Museum. Staff finds the request appropriate given the down-zoning of the base zoning district, as well as the historic nature of the subject property and surrounding neighborhood, and the former property owner's role in promoting the preservation of the King William neighborhood. The King William area currently attracts visitors, who can take walking tours of the neighborhood and tour some of the individual historic sites. The Villa Finale museum would be an additional tour destination, but is not expected to generate more vehicle or foot traffic than already exists. The subject property currently meets the minimum parking requirements for a museum use, but will also encourage visitors to park off-site and walk to the site. The applicant has provided a site plan, in accordance to UDC requirements for a Specific Use Authorization. The subject property will be maintained as-is, with no major modifications prior to opening as a museum.

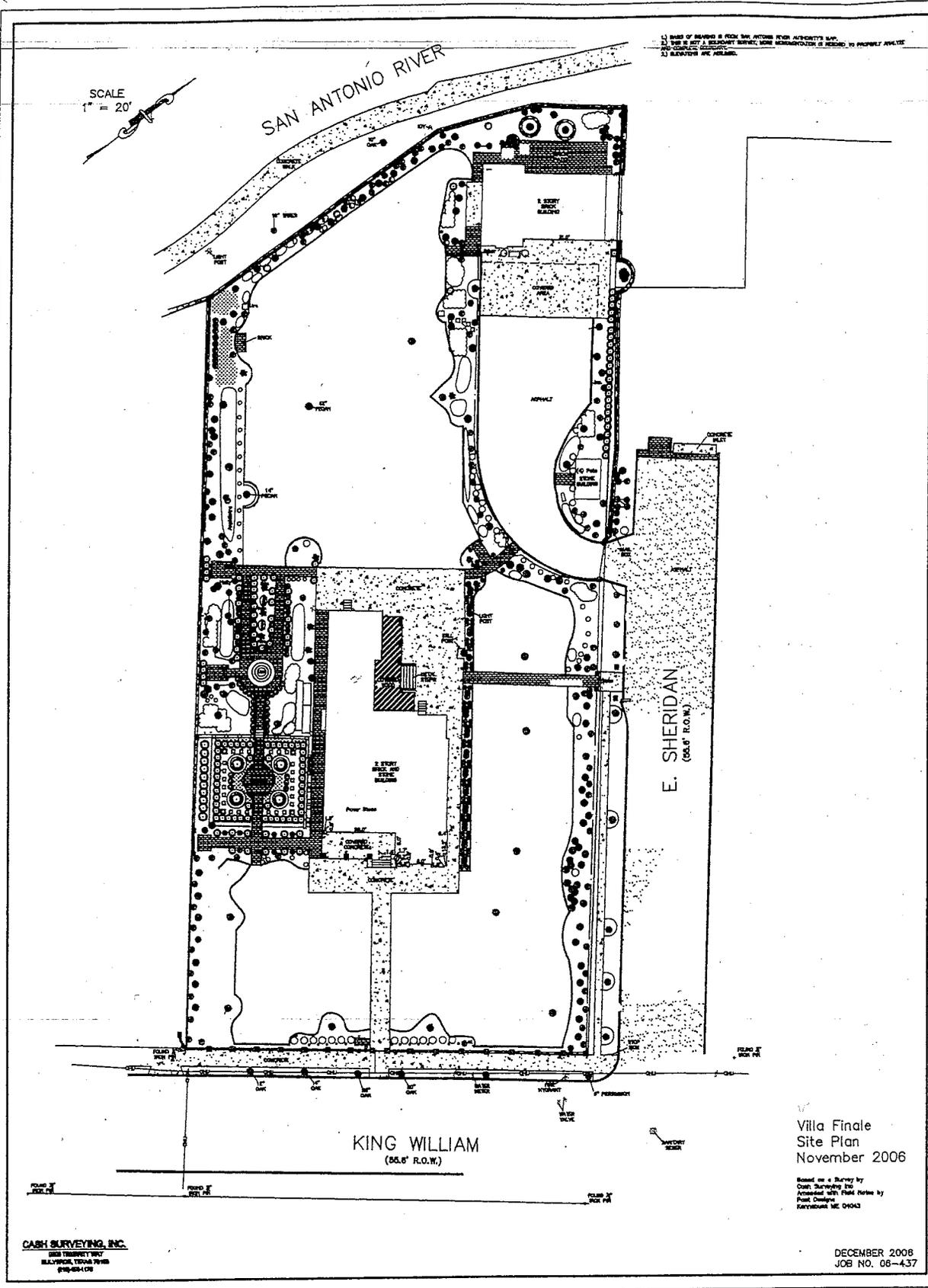
**CASE MANAGER :** Micah Diaz 207-5876

16418

SCALE  
1" = 20'

SAN ANTONIO RIVER

- 1) BASED UPON RECORDS & FROM SAN ANTONIO WATER AUTHORITY MAP
- 2) THIS IS NOT A BOUNDARY SURVEY, SOME DIMENSIONS OF RECORD, TO PROPERLY ANALYZE FOR PUBLIC RECORDS
- 3) DIMENSIONS ARE APPROX.



KING WILLIAM  
(66.6' R.O.W.)

E. SHERIDAN  
(66.6' R.O.W.)

Villa Finale  
Site Plan  
November 2006

Based on a Survey by  
Cash Surveying, Inc.  
Amended with Field Notes by  
Frank DeLong  
Kerraville, TX 75443

CASH SURVEYING, INC.  
2805 THURSTON WAY  
BLAIRSTOWN, TEXAS 75717  
936-484-1028

DECEMBER 2006  
JOB NO. 06-437

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2008118

**Address:** 401 King William

**Existing Zoning:** RM-4 H HS RIO-4

**Requested Zoning:** R-4 H HS RIO-4 S  
(Specific use permit – museum)

**Registered Neighborhood Association(s):** King William

**Neighborhood/Community/Perimeter Plan:** Downtown Neighborhood Plan

**Future Land Use for the site:** Residential

**Other Comments:**

The applicant noted that the subject property is in close proximity to the Edward Steves Homestead, a historical home site currently offering tours. The application also states that the subject property foresees fewer visitors than the Steves Homestead which claims to have approximately 12,000 visitors per year or approximately 33 visitors per day. This is contradictory to the applicant's current estimate of approximately 12 visitors per hour or approximately 96 visitors per day. Staff finds that the specific use permit for a museum use will not significantly impact the already frequently visited section of the King William Neighborhood.

The potential resulting traffic congestion on local streets due to the specific use for a museum will not be significant. The applicant has indicated that there will be 6 onsite parking spaces and an offsite visitor center with available parking within walking distance of the subject property. The location of the site on a corner with a dead end street lends itself to some on-street parking.

**Analysis:**

The proposed change to the zoning base from RM-4 to R-4 is consistent with the Downtown Neighborhood Plan Land Use Plan. The zoning base change is from a higher density single family residential use to a lower density single family residential use. The specific use for a museum will continue to enhance and preserve the historic neighborhood character.

The future land use plan designated areas within the King William district for single family residential and duplex housing with continued historic preservation within the district. One of the long term goals for the Plan's South Neighborhood District which includes the King William neighborhood is to "maintain the residential and historic character of neighborhoods and conserve housing structures for residential uses." The conversion of this residence into a museum contributes to the neighborhood preservation as the former owner, Mr. Mathis, was greatly instrumental in the reinvestment and preservation of the King William Neighborhood.

Request conforms to Land Use Plan                       Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

**Staff Recommendation:**

Approval     Denial

Alternate Recommendation

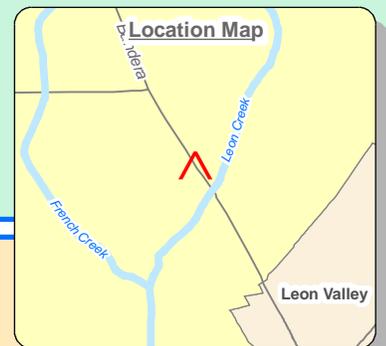
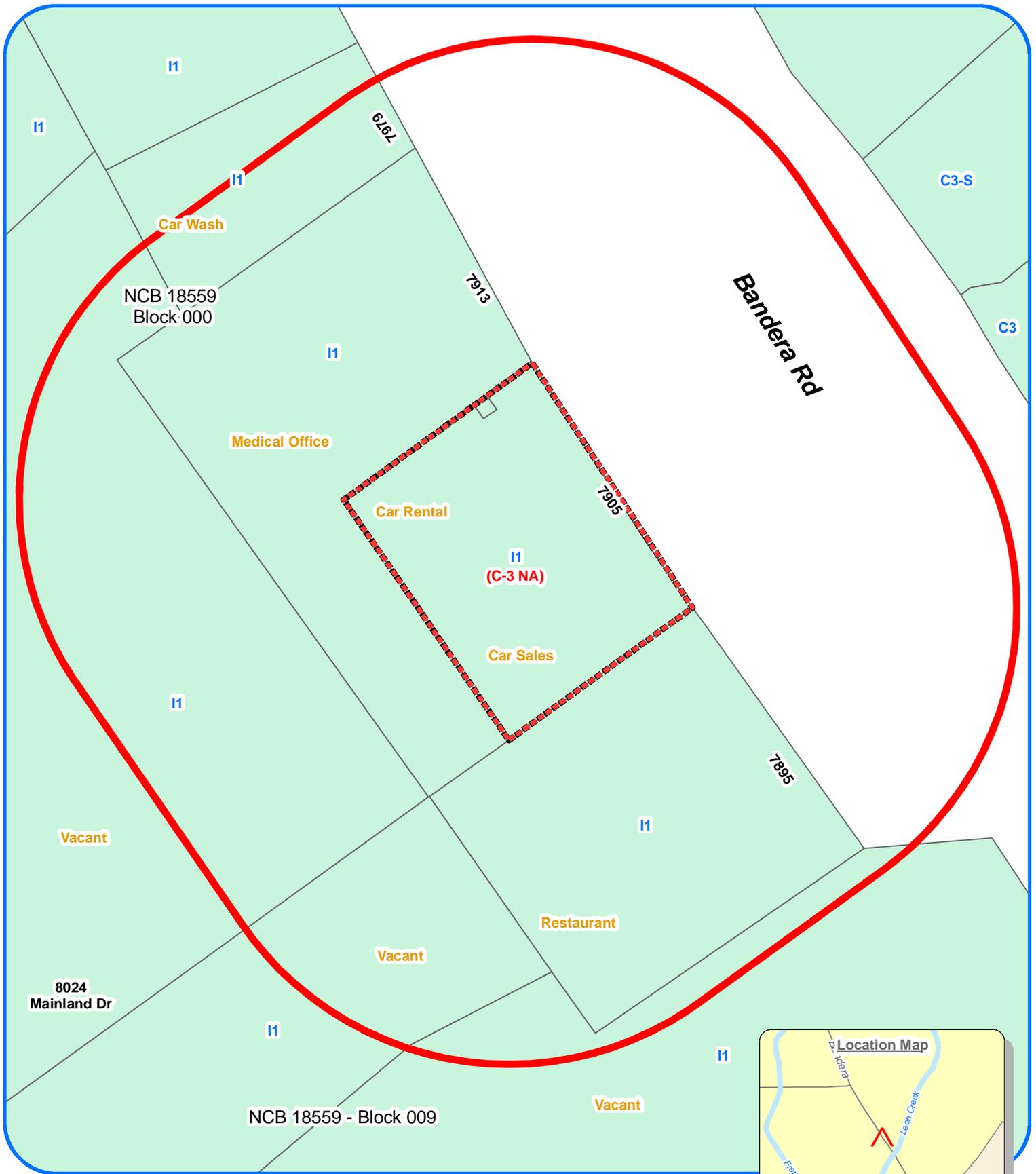
**Reviewer:** Rebecca Paskos

**Title:** Senior Planner

**Date:** 3/31/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 3/31/2008



## Zoning Case Notification Plan

# Case Z-2008-126

Council District 7

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 1 - NCB 18559 - Block 000

### Legend

- Subject Property  (1.5867 Acres)
- 200' Notification Buffer
- Current Zoning I1
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/29/2008)

# CASE NO: Z2008126

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 7

**Ferguson Map:** 547 E8

**Applicant Name:**

**Owner Name:**

Oscar Andres Hernandez

Oscar Andres Hernandez

**Zoning Request:** From "I-1" General Industrial District to "C-3 NA" General Commercial, Nonalcoholic Sales District.

**Property Location:** Lot 1, NCB 18559

7905 and 7911 Bandera Road

Southwest of Bandera Road and Mainland Street intersection

**Proposal:** To conform with existing use

**Neigh. Assoc.** None

**Neigh. Plan** Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Inconsistent

The request does not conform to the land-use plan. The Northwest Community Plan designates this area as community commercial.

Approval, pending Plan Amendment

The subject property is located on the City's northwest side. This parcel is situated on the west side of Bandera Road, south of the intersection of Bandera Road and Mainland Street. This area, including the subject lot, was annexed into the City of San Antonio on December 31, 1987. The subject property is developed and totals 0.5867 acres. The current zoning of the subject property is "I-1" and occupied by a car rental office and a car sales lot. Properties adjacent to the subject property are zoned "I-1", but occupied by commercial and office uses. Properties across from Bandera Road are zoned "C-3" and occupied by compatible uses. There is a medical office use to the north and a restaurant to the south of the subject property. There are no residential uses around the property. The subject property was zoned "I-1" prior to the adoption of existing zoning classification in 2002 and remained with the same zoning district. This lot is also within the Northwest Community Plan which designates this area as community oriented, rather than regional, commercial district.

The applicant is requesting "C-3" zoning to make the existing uses compatible with the zoning. The requested commercial district is a regional district most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and expressways. The property's location, on a Primary Arterial "Type A" – Bandera Road, and existence of "C-3" commercial and other industrial uses in the vicinity make this request acceptable.

**CASE MANAGER :** John Osten 207-2187

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008126

**Address:** 7905 Bandera Road

**Existing Zoning:** I-1

**Requested Zoning:** C-3

**Registered Neighborhood Association(s):** none

**Neighborhood/Community/Perimeter Plan:** Northwest Community Plan

### **Future Land Use for the site:**

Community Commercial- The future land use designation for this +/- 0.5867 acre parcel is Community Commercial. Community Commercial land uses provide for offices, professional services, and retail uses of moderate intensity and impact. Example uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing service store. This land use accommodates Commercial Districts (excluding C-3), and Office Districts (excluding O-2). The Community Commercial land use designation is not compatible with the C-3 zoning classification.

The Northwest Community Plan calls for Regional Commercial uses, C-3 zoning classification, "to be located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size." Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Example uses include "big box" retail and retail "power centers", shopping malls, movie theaters, and medical or office complexes that are mid to high rise.

### **Other Comments:**

A Traffic Safety report was issued in the Northwest Community Plan which describes the intersection of Bandera and Mainland Road as a major ingress/egress of several major sub-divisions.

### **Analysis:**

The subject property, currently a vacant building formerly serving a restaurant, is located on Bandera Road (major node), south of Mainland Road. The Community Plan calls for comprehensive business development along major and neighborhood nodes. The Plan states the "desire for neighborhood friendly development, and the need for comprehensive consideration of /density, traffic, safety, and quality of life." Further, "strip development is not desirable and will be discouraged inside the Northwest Community area except where it is already developed."

The land use for the full block side of Bandera Road is designated Community Commercial. There are many land uses adjacent to the subject property (located on the opposite side of Bandera Road) designated Regional Commercial. However, this area resides in the Huebner / Leon Creek Community Plan. Industrial uses are located directly to the Southwest and to the rear of the subject property, along Mainland Road. Mainland Road is a collector street serving access to several single family neighborhoods.

This is a request for C-3 zoning for approximately 0.5867 acres of a single parcel located at 7905 Bandera Road. The application does not mention a specific use for this request, but the applicant states the interest is to acquire the zoning which "matches the current uses" of the property. The existing zoning classification is I-1 (Industrial).

Since the property does not abut residential uses, is adjacent to industrial uses, and is across from a Regional node, C-3 is an appropriate zoning classification subject to a plan amendment to Regional Commercial.

12/30/04

# Neighborhood and Urban Design Division Zoning Case Review

- Request conforms to Land Use Plan                       Request does not conform to Land Use Plan
- Consistency not required because base zoning not changing

**Staff Recommendation:**

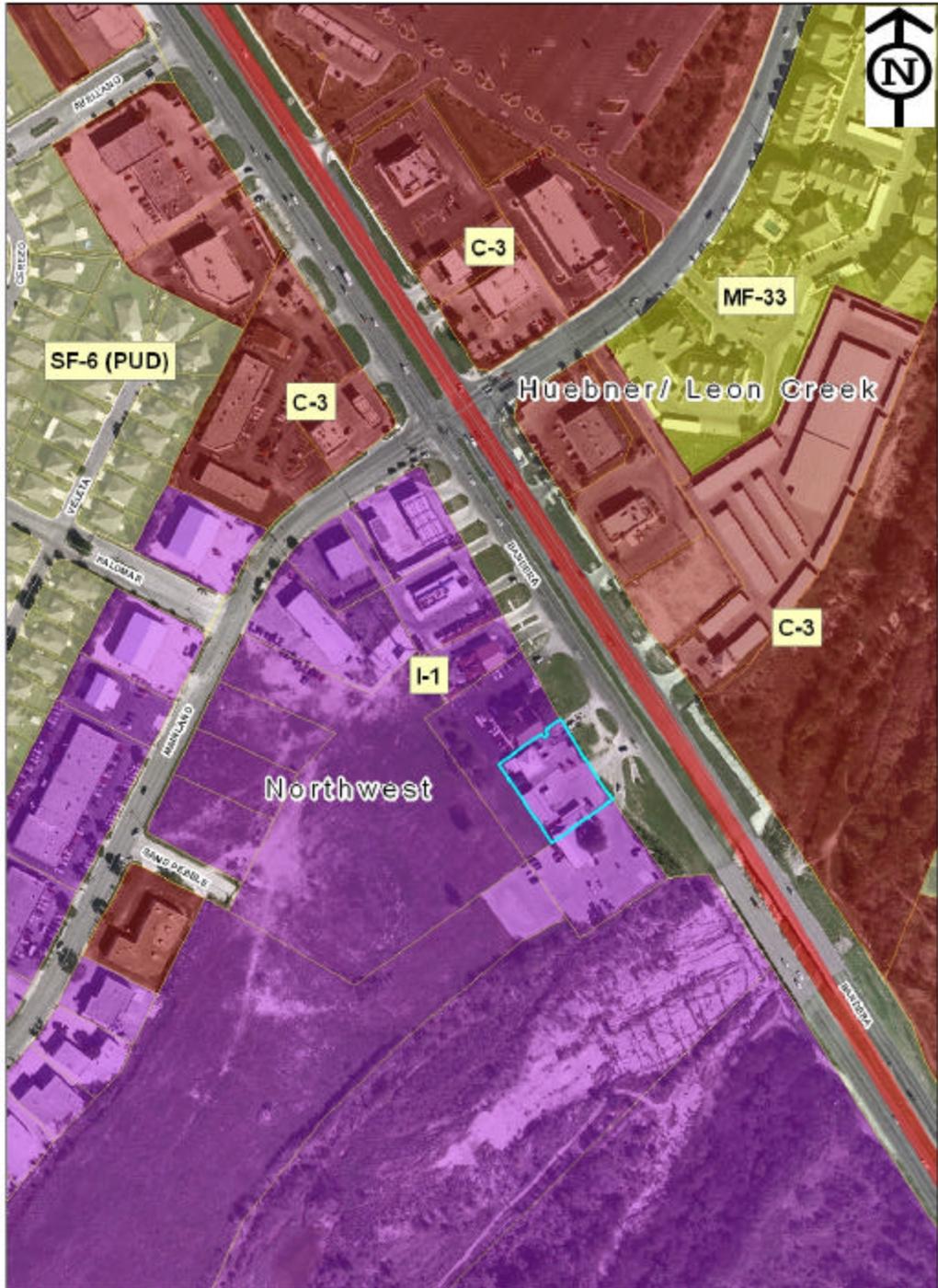
- Approval     Denial
- Alternate Recommendation:

**Reviewer:** Gary Edenburn                      **Title:** Senior Planner                      **Date:** 4/2/2008

**Manager Review:** Nina Nixon-Mendez                      **Date:** 4/2/2008

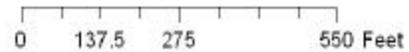
# Neighborhood and Urban Design Division Zoning Case Review

ZONING MAP



Z2008126

7905 Bandera Road



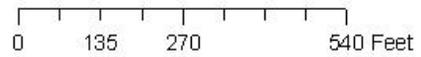
12/30/04

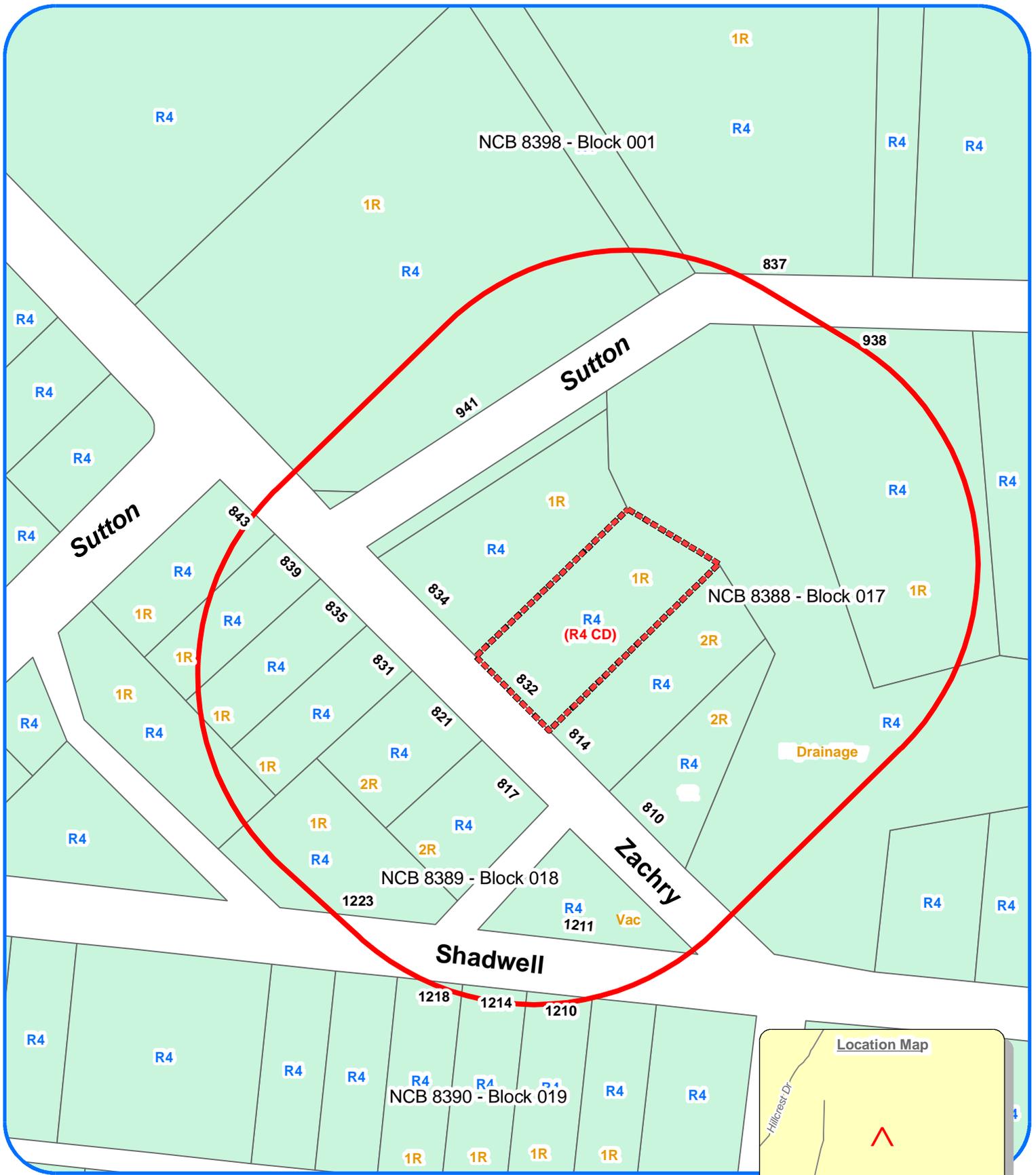
# Neighborhood and Urban Design Division Zoning Case Review

LAND USE MAP



Z2008126  
7905 Bandera Road





# Zoning Case Notification Plan

## Case Z-2008-127

Council District 7

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 12 - NCB 8388 - Block 017

### Legend

- Subject Property  (Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/29/2008)

# CASE NO: Z2008127 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 7

**Ferguson Map:** 581 B6

**Applicant Name:**

**Owner Name:**

Victor Cuellar Jr.

Victor Cuellar Jr.

**Zoning Request:** From "R-4" Residential Single-Family District to "R-4 CD" (CD -Two-Family Dwelling) Residential Single Family District with a Conditional Use for a Two-Family Dwelling.

**Property Location:** Lot 12, Block 17, NCB 8388

832 Zachry Drive

Southeast of the intersection of Zachry Drive and Sutton

**Proposal:** To allow a duplex

**Neigh. Assoc.** Donaldson Terrace Neighborhood Association

**Neigh. Plan** Near Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

A finding of consistency is not required because no change to the base zoning district is being requested. The Near Northwest Community Plan designates the subject property as low-density residential. The low-density residential land use category is composed of single-family houses on individual lots.

Approval

The subject property is located southeast of the intersection of Zachry Drive and Sutton, and is approximately 0.2810 acres. A 2,832 square foot two-story duplex is currently under construction on the subject property; construction began in 2003. Following the adoption of the Unified Development Code in 2002, the current "R-4" Residential Single-Family District zoning converted from the previous "B" Residence District, which allowed duplexes. The surrounding properties are zoned "R-4" in all directions. The land uses surrounding the subject property consist of single-family homes to the north and west; a drainage easement to the east and two-family dwellings and vacant land to the west and south. Zachry Drive is considered a local road in the City of San Antonio's Major Thoroughfare Plan.

The applicant is requesting a rezoning to allow for the development of a duplex. Building permits were applied for and issued in 2002; however, construction on the property has been halted due to a lack of funding. Medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Bandera Road (a Primary Arterial "Type A" street) to the west and Hillcrest Drive (a Secondary Arterial "Type B" street) to the north. There is access to VIA bus depots along Zachry Drive. The development of a duplex at this location is compatible with the neighborhood, as there is an existing mix of single and two family dwellings in the general area. At this time, construction of the duplex is approximately 60% complete.

**CASE MANAGER :** Brenda Valadez 207-7945

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008127

**Address:** 832 Zachry Drive

**Existing Zoning:** R-4

**Requested Zoning:** R-4 (CD-Duplex)

**Registered Neighborhood Association(s):** Donaldson Terrace Neighborhood Association

**Neighborhood/Community/Perimeter Plan:** Near Northwest Community Plan

**Future Land Use for the site:** Low-Density Residential

**Other Comments:** A finding of consistency is not required because the zoning request does not include a change to the base zoning district.

### Analysis:

The subject property is located in a residential neighborhood with a mix of single-family and two-family residences. The properties to the north and northwest are occupied by single-family residences. The property to the southeast and the properties to the west and southwest (across Zachry Dr) are occupied by duplexes. There is a drainage easement located to the east of the subject property. All of the abutting and adjacent properties are zoned for single-family use (R-4).

The future land use designation for the subject property is Low-Density Residential. The Low-Density Residential land use category is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. The community also recognizes the varying densities found in their residential areas. In recognition of this variety, the community would like to see that structures originally built as multi-family housing continue in this use, even when located in a low-density residential area (pg. 36).

Prior to the adoption of the new zoning classification system on February 4, 2002, the properties in this area (including the subject property) were zoned "B." The "B" zoning district allowed single-family and two-family residential uses. Property owners were given 3 years to "reserve" a use that was permitted on their property prior to the zoning district conversion. Although this use (duplex) was never officially reserved, the owner was issued a building permit (in error) to construct a duplex on this site in April 2002. The requested zoning change will allow the owner to complete construction of this structure and allow a use that is compatible with adjacent uses. There are other duplexes in the immediate vicinity and the size of this lot (over 13,000 square feet) and the abutting lots and the presence of a drainage easement to the northeast of the subject property reduce the likelihood of conflicts with abutting land uses.

Request conforms to Land Use Plan  Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

### Staff Recommendation:

Approval  Denial

Alternate Recommendation

**Reviewer:** Michael Taylor

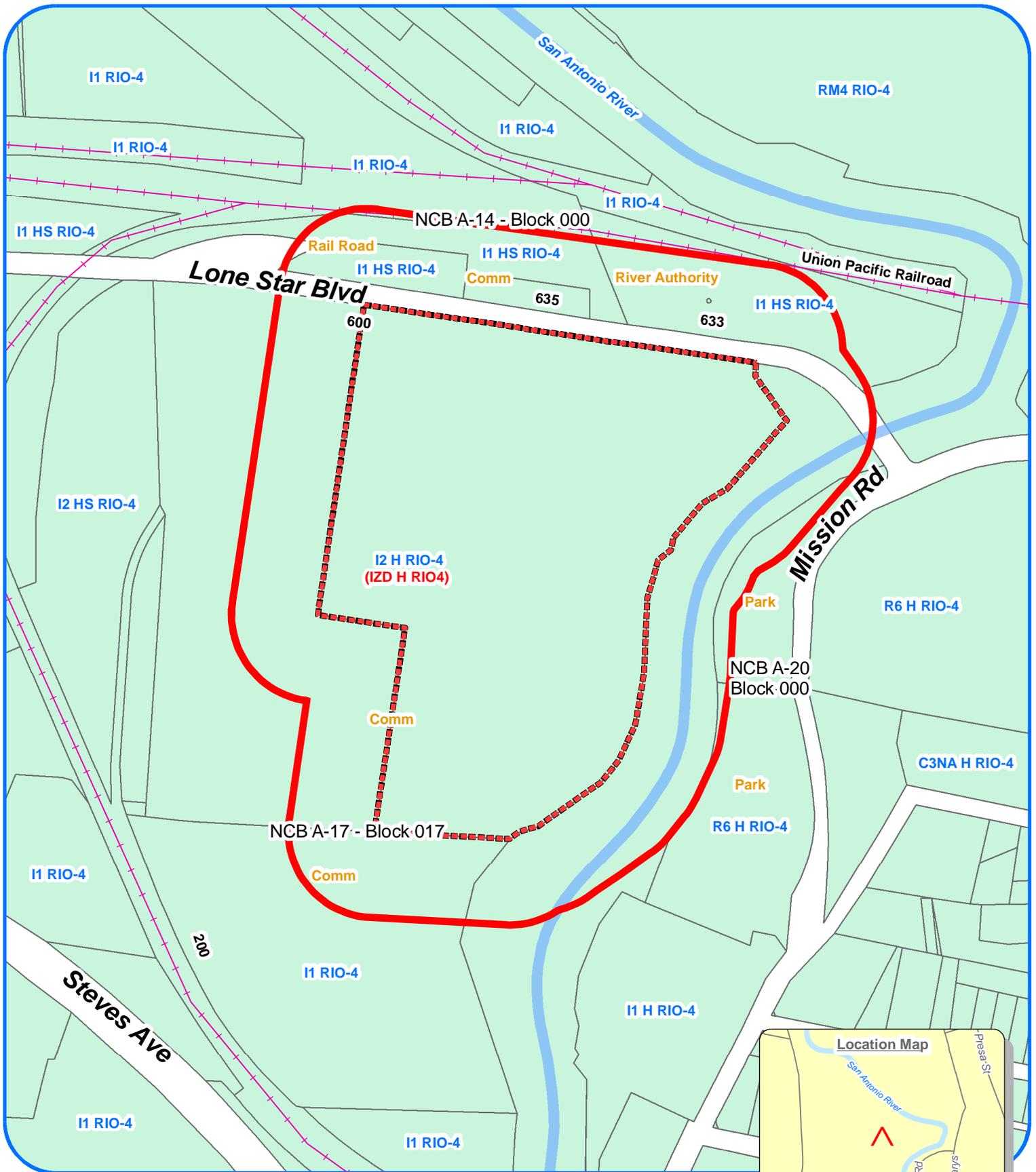
**Title:** Senior Planner

**Date:** 04/07/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 04/07/2008

12/30/04



# Zoning Case Notification Plan

## Case Z-2008-130

Council District 5

Scale: 1" approx. = 300'

Subject Property Legal Description(s): Lot 17 - NCB A-17 - Block 000

### Legend

- Subject Property  (22.39 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/31/2008)

# CASE NO: Z2008130

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 5

**Ferguson Map:** 616 D8

**Applicant Name:**

**Owner Name:**

B. Knightly Development & Construction

Newell Commercial Property, L. P.

**Zoning Request:** From "I-2 H RIO-4" Heavy Industrial Historic District and River Improvement Overlay District-4 to "IDZ H RIO-4" Infill Development Zone Historic District and River Improvement Overlay District with uses permitted in "MF-40" Multi-Family District and "C-3" General Commercial District.

**Property Location:** A 22.39 acre tract of land out of Lot 17, NCB A-17

600 Lone Star Boulevard

South side of Lone Star Boulevard between Probandt Street and Mission Road

**Proposal:** Mixed Use Development

**Neigh. Assoc.** Roosevelt Park Neighborhood Association is within 200 feet.

**Neigh. Plan** South Central San Antonio Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required for IDZ

**Staff Recommendation:**

Inconsistent.

The recommended base zoning for Mixed Use Land Use identified in the South Central San Antonio Community Plan, updated November 10, 2005, includes: Flex Districts, Transit Oriented Development Districts, Neighborhood Commercial Districts, Commercial Districts excluding C-3, Office Districts excluding O-2, and Multi-Family Residential. The applicant's request for zoning uses allowed in C-3 is not consistent with the Land Use Plan.

**River Commission Recommendation:**

The zoning staff and applicant made a presentation to the San Antonio River Commission on April 9, 2008. The San Antonio River Commission reviewed the application and recommended approval of the zoning request.

Denial as requested with an alternate recommendation of "IDZ H RIO-4" with uses permitted in "MF-40" and "C-2" with the following additional uses: bar, beer garden, microbrewery and hotel.

The zoning request to allow a mixed use development does not conform to the land use plan of the South Central San Antonio Community Plan. The 22.39 acre site is occupied by a vacant industrial building and is situated on the south side of Lone Star Boulevard, which is located between Probandt Street and Mission Road, just south of Downtown. The property was utilized as a brewery (Lone Star) for many years. The site is within 200 feet of the Roosevelt Park Neighborhood Association and within the South Central San Antonio Community Plan. The surrounding zoning consists of "I-2" H RIO 4 Heavy Industrial Historic District and River Improvement Overlay District-4 to the west, "I-1" RIO-4 General Industrial District and River Improvement Overlay District-4 to the south with "I-1" RIO-4 General Industrial Historic District and River Improvement

# CASE NO: Z2008130

## Final Staff Recommendation - Zoning Commission

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Overlay District-4 across Lone Star Boulevard to the north. The San Antonio River is located east of the property. Although the Community Plan does not discourage a mixed use development from locating in the area, the plan will support "C-2" Commercial District plus: bar, beer garden, microbrewery and hotel. The uses outlined in the rezoning application, although quite varied in nature, represent a downzoning from the existing "I-2" zoning and are complimentary to the public and private redevelopment initiatives in the vicinity. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures, within existing developed areas. Given the subject property's unique location, the requested zoning and proposed infill development is appropriate and suitable to the area.

The "IDZ" Infill Development Zone is to provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

The purpose of the "RIO" River Improvement Overlay Districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. The San Antonio River is a unique and precious natural, cultural and historic resource that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations. The districts cover a total of six geographic areas spanning the river from its northern boundary, near Hildebrand Avenue, to a southern boundary near Mission Espada and the southern city limits.

**CASE MANAGER :** Pedro Vega 207-7980

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2008130

**Address:** 600 Lone Star Boulevard

**Existing Zoning:** I2 H RIO-4

**Requested Zoning:** IDZ H RIO-4 with uses permitted in MF-40 and C-3

**Registered Neighborhood Association(s):** None

**Neighborhood/Community/Perimeter Plan:** South Central San Antonio Community Plan

**Future Land Use for the site:** Mixed Use

**Other Comments:**

**Analysis:**

The recommended base zoning for Mixed Use Land Use identified in the South Central San Antonio Community Plan, updated November 10, 2005, include: Flex Districts, Transit Oriented Development Districts, Neighborhood Commercial Districts, Commercial Districts excluding C-3, Office Districts excluding O-2, and Multi-Family Residential. The applicants request for zoning uses allowed in C-3 is not consistent with the Land Use Plan.

The applicant's proposes to develop the site as a mixed use re-development consisting of residential, office, retail, hotel, restaurant, coffee shop, bar and beer gardens is consistent with the South Central San Antonio Community Plan. One of the community development initiatives listed in the South Central San Antonio Community Plan Update indicated a "Transition from heavy industrial uses along the San Antonio River to mixed use and business park uses." The zoning change to allow a mixed use development that includes MF-40 zone falls under this initiative identified in the plan.

To permit all uses allowed in a C-3 zone is inconsistent with the land use plan. It is recommended that the applicant apply for the specific uses that fall under a C-3 zone. C-2 uses are consistent with the land use plan and recommended.

Request conforms to Land Use Plan  Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

**Staff Recommendation:**

Approval  Denial

Alternate Recommendation: Recommend applicant change the request to allow the following uses: bar, beer garden, hotel, and all uses permitted within the C-2 and MF-40 zones.

**Reviewer:** Rebecca Paskos

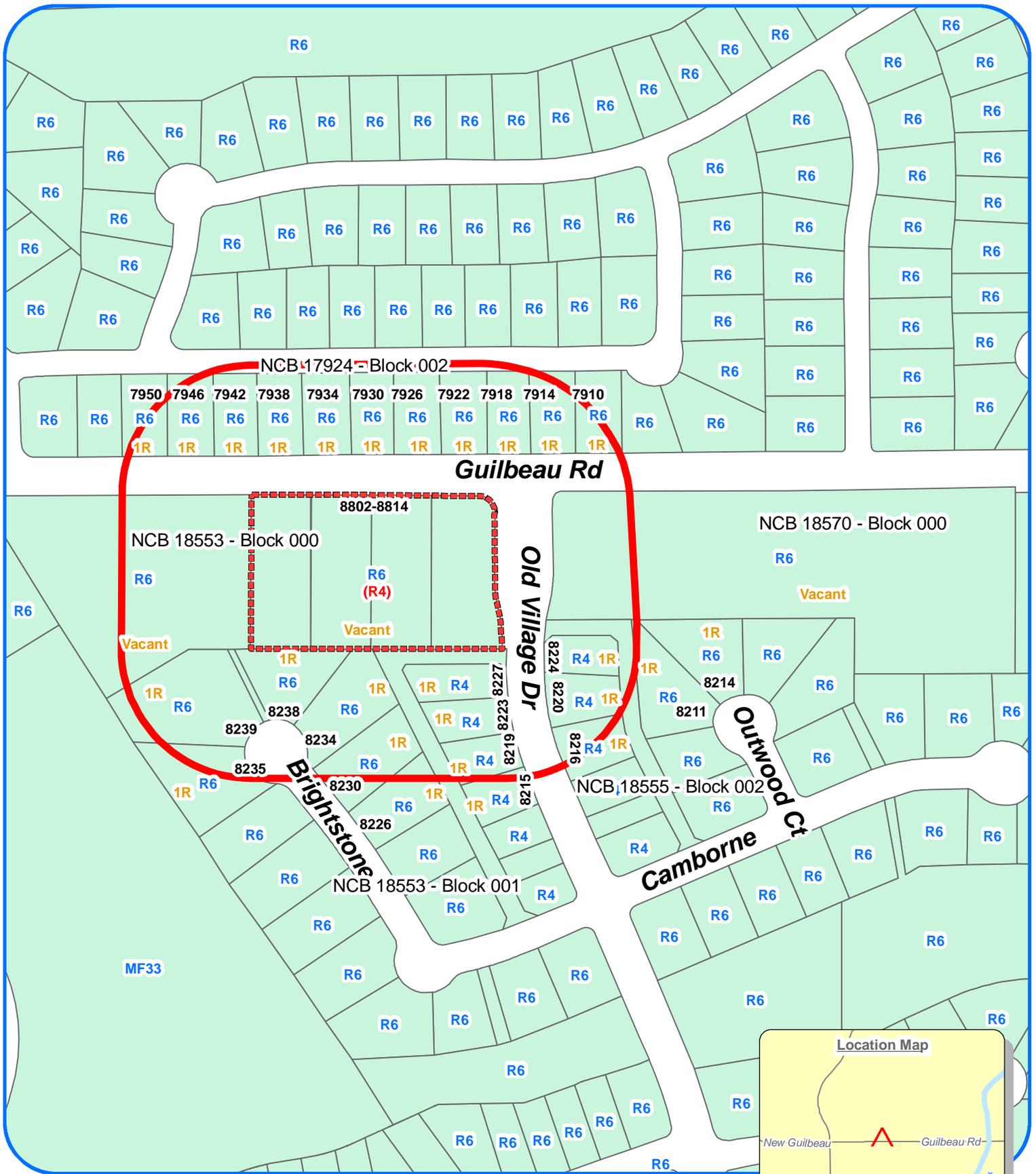
**Title:** Senior Planner

**Date:** 04/07/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 04/07/2008





# Zoning Case Notification Plan

## Case Z-2008-131

Council District 7

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lots 17, 18, 19, & 20 - NCB 18553 - Block 001

### Legend

- Subject Property  (2.15 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/31/2008)

# CASE NO: Z2008131

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 7

**Ferguson Map:** 547 B7

**Applicant Name:**

**Owner Name:**

Brown, P. C., Attorneys at Law

Cripple Creek, LP

**Zoning Request:** From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

**Property Location:** Lots 17, 18, 19 and 20, Block 1, NCB 18553

Southwest corner of Guilbeau Road and Olde Village Drive

South side of Guilbeau Road, east of Tezel Road

**Proposal:** To allow a high-density single-family development

**Neigh. Assoc.** Village in the Woods and Braun Station West Community Improvement Association within 200 feet

**Neigh. Plan** Northwest Community Plan

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

**Staff Recommendation:**

Consistent.

The Northwest Community Plan calls for a future land use designation of Low Density Residential for the subject property.

Approval.

The subject property, located at the southwest corner of Guilbeau Road and Olde Village Drive, consists of approximately 2.15 acres of undeveloped land. The property was annexed in December 1992, per ordinance 76896. Upon annexation, the property was zoned "R-1" Single Family Residence District. Following the adoption of the Unified Development Code in 2002, the previous zoning converted to "R-6" Residential Single-Family District. Surrounding properties are zoned "R-6" to the north, with "R-6" and "R-4" Residential Single-Family District to the east, west and south. Single-family homes exist directly north and south of the subject property; while the areas to the east and west are undeveloped. Properties to the southwest are currently undeveloped, and are zoned "MF-33" Multi-Family District. Also, the subject property is in close proximity to commercial land uses and zoning along Guilbeau Road and Tezel Road (both Secondary Arterial "Type A" streets), including a veterinary clinic and vehicle sales. There are also multiple schools in the area.

The applicant requests "R-4" Residential Single-Family District. Staff finds the request to be appropriate given the surrounding land uses and existing schools. The applicant and owner/developer have been working in conjunction with the surrounding neighborhood and home-owners associations to ensure future development is in harmony with the existing housing developments and available infrastructure.

**CASE MANAGER :** Micah Diaz 207-5876

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2008131

**Address:** SW of the Intersection of Guilbeau Rd. & Olde Village Dr., Lots: 17, 18, 19 & 20, Block: 1, NCB: 18553

**Existing Zoning:** R-6

**Requested Zoning:** R-4

**Registered Neighborhood Association(s):** Village in the Woods (adjacent to the South); Braun Station West (adjacent to the North)

**Neighborhood/Community/Perimeter Plan:** Northwest Community Plan

**Future Land Use for the site:** Low-Density Residential

## Analysis:

The future land use designation for the subject property is Low-Density Residential. The Low-Density Residential land use category is composed of single-family houses on individual lots. This form of development should be located away from major arterials and can include certain non-residential uses, such as schools, places of worship and parks that are centrally located for convenient neighborhood access.

The subject property is adjacent to existing single family developments to the north and south. To the east and west are undeveloped parcels, both zoned for single-family uses (R-6 and R-4 respectively). The applicant's proposal is consistent with the Community Plan as well as with surrounding land uses.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

## Staff Recommendation:

Approval

Denial

Alternate Recommendation

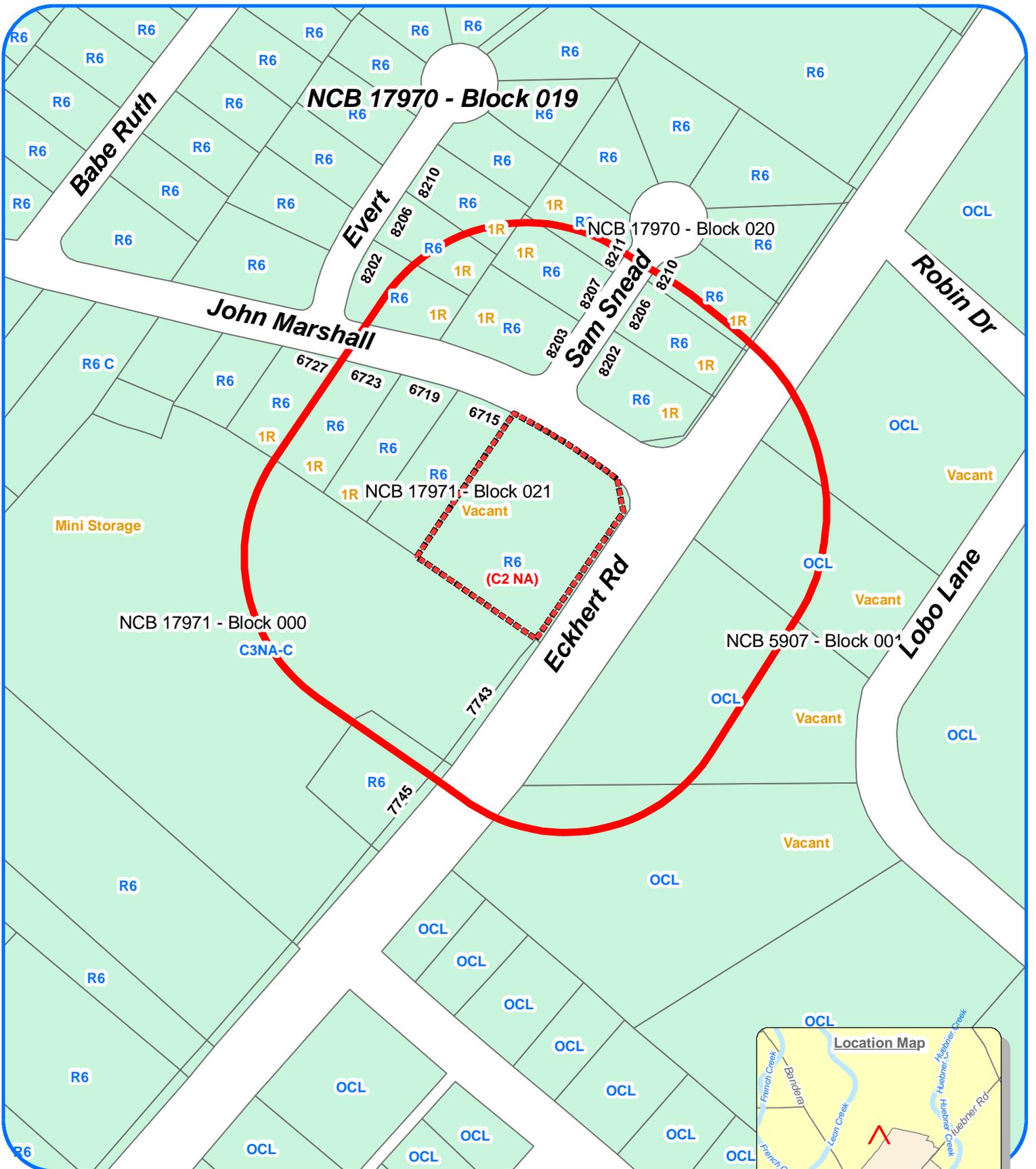
**Reviewer:** Andrea Gilles

**Title:** Senior Planner

**Date:** 3/20/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 3/28/2008



# Zoning Case Notification Plan

## Case Z2008135

Council District 7

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lots 12, esc SE 5 feet - NCB 17971 - Block 021

### Legend

- Subject Property  (0.7810 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(4/01/2008)

# CASE NO: Z2008135

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 7

**Ferguson Map:** 548 A8

**Applicant Name:**

**Owner Name:**

Jerry Arredondo

Ruben Yanez, Jr.

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2 NA" Commercial, Nonalcoholic Sales District.

**Property Location:** Lot 12, Block 21, NCB 17971, save and except .030 acres out of NCB 17971

6700 Block of John Marshall Road

Southwest corner of John Marshall and Eckhert Road

**Proposal:** To Allow for a Retail Center

**Neigh. Assoc.** None

**Neigh. Plan** Huebner/Leon Creek Community Plan

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

**Staff Recommendation:**

Consistent

The Huebner/ Leon Creek Community Plan calls for Community Commercial land use for the subject property. Community Commercial land use allows offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. "C-2" Commercial District is considered a Community Commercial land use and is consistent with the plan.

Approval

The subject property was annexed in 1952, totals approximately .7810 acres and is currently undeveloped. The subject property was zoned to R-6, which was approved by the City Council on September 27, 2001 (Ordinance #94634.)

"R-6" Residential Single-Family District zoning exists to the west of the subject property and to the north across John Marshall. Property to the east across Eckhert Road is outside the city limits (Leon Valley) and property to the south is zoned "C-3 NA CD" General Commercial, Nonalcoholic Sales District with a conditional use for a mini-storage facility. Land uses immediately adjacent to the proposed development consist of single-family homes to the west of the subject property and to the north across John Marshall. John Marshall High School is to the east across Eckhert Road and there is a mini-storage facility to the south.

The applicant has applied for C-2 NA in order to allow for a commercial/ retail development on the subject property. Commercial/ retail uses may provide beneficial services to the surrounding community and provide additional employment opportunities in this immediate area. Although the requested rezoning is an increase in intensity from R-6 to C-2 NA, staff believes that the existing R-6 zoning classification is not compatible with the character of Eckhert Road and that the subject property is unlikely to be developed for residential uses. There are multiple commercial uses and zoning along Eckhert Road between Bandera Road and John Marshall. The proposed C-2 NA Commercial, Nonalcoholic Sales District is consistent with the zoning and use pattern of

# **CASE NO: Z2008135**

## **Final Staff Recommendation - Zoning Commission**

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the area and conforms to the general development pattern of Eckhert Road, a Secondary Arterial Type A.

C-2 districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. Any proposed development located in a C-2 Commercial District and adjoining a zoning district zoned R-6 Residential Single-Family District, will require the applicant to install a type B buffer. Residents to the north front Sam Snead, thereby being mostly protected from potential negative impacts from a commercial use on the subject property.

**CASE MANAGER :** Leslie Zavala 207-0215

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2008135

**Address:** NCB 17971 BLK 21 LOT 12, EXC SE IRR 5FT

**Existing Zoning:** R-6

**Requested Zoning:** C-2NA

**Registered Neighborhood Association(s):** N/A

**Neighborhood/Community/Perimeter Plan:** Huebner/Leon Creek Community Plan

**Future Land Use for the site:** Community Commercial

**Community Commercial** provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all offstreet parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Other Comments:**

**Low-Density Residential** is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials.

**Analysis:**

The subject property, a vacant lot, consists of approximately 0.78 acres of land bounded generally by Eckhert Rd. and John Marshall St. The proposed use for this property is community retail center. Eckhert Rd. is recognized as a Major Arterial in the Major Throughfare Plan. Marshall High School is located directly across Eckhert Rd.

This change in zoning would provide continuity with the commercial node identified south of John Marshall St. along Eckhert Rd. in the future land use plan. This change will also follow the community objective of:

**Objective 1.4: Neighborhood Conservation and Nodal Development**

- **Seek techniques to maintain existing development patterns.**
- **Seek techniques to limit new retail, office and multifamily development to the major thoroughfares that surround the Planning Area.**

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

**Staff Recommendation:**

Approval

Denial

12/30/04

# Neighborhood and Urban Design Division Zoning Case Review

Alternate Recommendation

**Reviewer:** Tamara Palma

**Title:** Planner

**Date:** 04/07/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 04/07/2008



## Zoning Case Notification Plan

# Case Z-2008-097

Council District 4

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 23 - NCB 15414 - Block 005

### Legend

- Subject Property  (11.29 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(02/27/2008)

# CASE NO: Z2008097

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008 Zoning Commission Continuance From March 18, 2008

**Council District:** 4

**Ferguson Map:** 613 C8

**Applicant Name:**

**Owner Name:**

M. F. H. Inc.

M. F. H. Inc.

**Zoning Request:** From "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

**Property Location:** Lot 23, Block 5, NCB 15414

505 Tarasco Street

At the southwest corner of Tarasco Street and Zabra Drive

**Proposal:** To allow for a multi family development

**Neigh. Assoc.** Rainbow Hills Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Level-1 Traffic Impact Analysis will be required at platting or permitting.

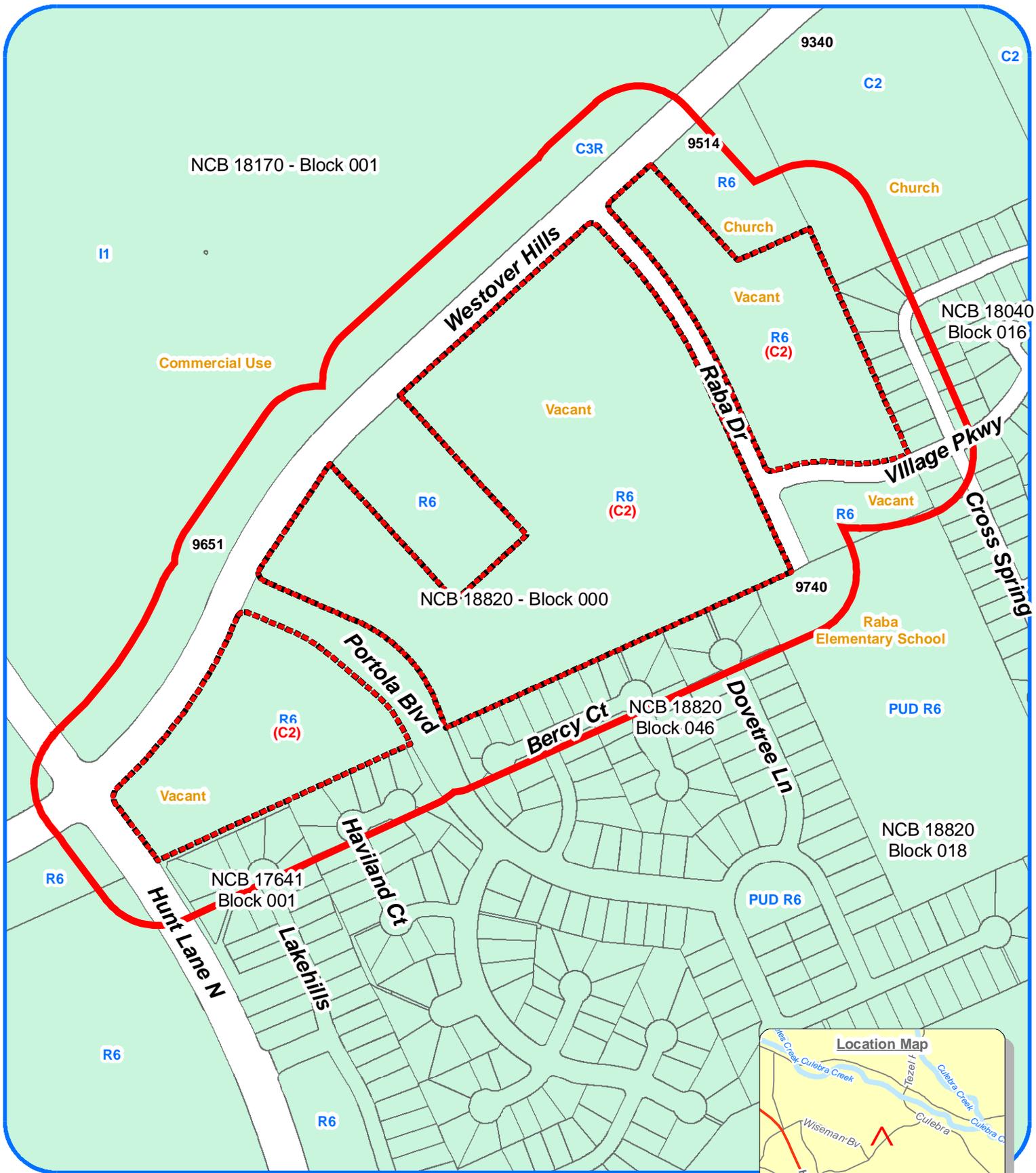
**Staff Recommendation:**

Approval

The subject property is located on the City's west side. The parcel is situated southwest of the intersection of Zabra Drive and Tarasco Street. The area proposed for rezoning has frontage on Tarasco Street and is separated from Southwest Loop 410 by an approximately 310 foot wide parcel that is to retain the existing "C-3R" zoning designation. The properties to the north and to the west are "R-6" Residential Single Family zoning and occupied by single family dwellings. The parcel to the south is "RM-4" Residential Mixed zoning district and occupied by multi-family dwellings. The parcel to the east is "C-3R" zoning and being used as Manufactured Home Sales site. The area including the subject lot was annexed December 31, 1993. The existing "R-6" zoning on the subject lot converted from "R-1" with the adoption of the current zoning classification system in 2002.

The applicant is requesting "MF-33" zoning to allow a multi-family residential development on the subject property. The requested "MF-33" zoning district would allow up to 372 units based on the maximum allowed density. The requested "MF-33" zoning is appropriate at this location. "MF-33" uses are to be located near supporting transportation and commercial facilities in a centrally located area or in an area where medium density multi-family use is desired. There is an existing mix of multi-family residential development in the vicinity and the proposed zone change would serve as a transition between single residential uses and commercial uses along the highway. This undeveloped parcel is in an area that has existing transportation, public safety and utility infrastructure. This location also is in close proximity to the intersection of two major highways – Loop 410 and Highway 90, as well as to Lackland Air Force Base as a major employment center with temporary employees.

**CASE MANAGER :** John Osten 207-2187



## Zoning Case Notification Plan

# Case Z2008105

Council District 6

Scale: 1" approx. = 400'

Subject Property Legal Description(s): Parcels P-4, P-7, and P-7A - NCB 18820 - Block 000

### Legend

- Subject Property  (44.007 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(03/20/2008)

# CASE NO: Z2008105

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008  
**Council District:** 6  
**Ferguson Map:** 578 F6  
**Applicant Name:** Westover Hills Development Partners, L. P.  
**Owner Name:** Westover Hills Development Partners, L. P.  
**Zoning Request:** From "R-6" Residential Single-Family District to "C-2" Commercial District.  
**Property Location:** P-4, P-7, and P-7A, NCB 18820  
9600 Block of Westover Hills Boulevard  
Westover Hills Boulevard, east of the Hunt Lane intersection  
**Proposal:** To Allow for a Commercial Development  
**Neigh. Assoc.** None  
**Neigh. Plan** None  
**TIA Statement:** A Level 3 Traffic Impact Analysis will be required.

### Staff Recommendation:

Approval

The subject property was annexed in 1994, is currently undeveloped and totals approximately 45.744 acres. In 2002 following the adoption of the Unified Development Code, the existing R-6 zoning converted from the previous R-1 zoning. "C-3R" General Commercial, Restrictive Alcohol Sales District zoning currently exists to the north of the subject property across Westover Hills Boulevard. Property to the east is zoned "R-6" Residential Single-Family District and "C-2" Commercial District. Property to the west across Hunt Lane is zoned "R-6" Residential Single-Family District and property to the south is zoned "PUD R-6" Planned Unit Development Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of a microchip manufacturing facility to the north across Westover Hills Boulevard and undeveloped land to the west of the subject property across Hunt Lane. The Westover Hills Assembly of God facilities are located to the east and there are single-family residences and Raba Elementary School to the south of the subject property.

Staff supports the request being that the requested commercial zoning is appropriate for the subject property location. The applicant has applied for C-2 in order to allow for commercial/ retail uses on the subject property. Most of the properties along the south side of Westover Hills between Culebra Road and Hunt Lane have commercial zoning and uses. Currently, there are properties zoned C-3 at the intersection of Westover Hills Boulevard and Culebra Road. C-2 zoned properties are located along Westover Hills Boulevard traveling westward to Raba Drive. Rezoning the subject property would extend commercial zoning to Hunt Lane, a Secondary Arterial Type A. Although the requested rezoning is an increase in intensity from R-6 to C-2, staff believes that the existing R-6 zoning classification is not compatible with the development character of this segment of Westover Hills Boulevard, a Secondary Arterial Type A, and that the subject property is unlikely to be developed for residential uses. The proposed C-2 Commercial District is consistent with the zoning and use pattern of the area and conforms to the general development pattern of Westover Hills Boulevard.

C-2 districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. Any proposed

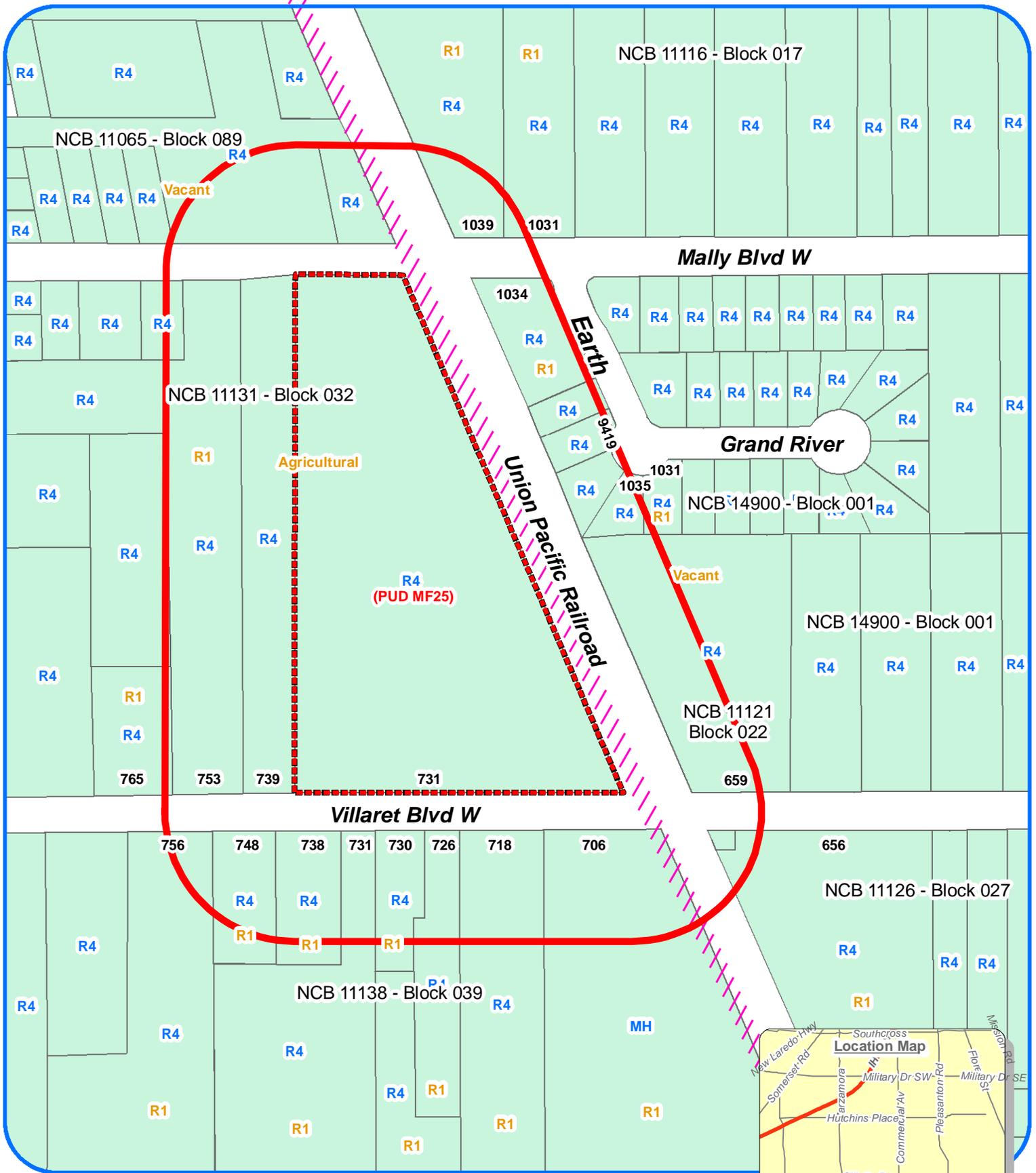
# **CASE NO: Z2008105**

## **Final Staff Recommendation - Zoning Commission**

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development located in a C-2 Commercial District and adjoining a zoning district zoned residential, will require the applicant to install a type B buffer.

**CASE MANAGER :** Leslie Zavala 207-0215



## Zoning Case Notification Plan

# Case Z-2008-114

Council District 4

Scale: 1" approx. = 200'

Subject Property Legal Description(s):

### Legend

- Subject Property  (6.2 Acres)
- 200' Notification Buffer
- Current Zoning R4
- Requested Zoning Change R6
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(03/18/2008)

# CASE NO: Z2008114

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008  
**Council District:** 4  
**Ferguson Map:** 483 E3  
**Applicant Name:** Brown, P. C. Attorneys at Law  
**Owner Name:** NICDAR, Inc. (Rudy Gonzales, President)  
**Zoning Request:** From "R-4" Residential Single-Family District to PUD "MF-25" Planned Unit Development Multi-Family District.  
**Property Location:** 6.189 acres out of Lot 320, Block 32, NCB 11131  
727 West Villaret Boulevard  
Northwest corner of West Villaret Boulevard and Union Pacific Railroad  
**Proposal:** Multi-family development  
**Neigh. Assoc.** None  
**Neigh. Plan** None  
**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**

Denial

The subject property is located on the south side of San Antonio, on the north side of West Villaret Boulevard. The surrounding zoning consists of "R-4" Residential Single-Family District to the west and across West Villaret Boulevard to the south with "MH" Manufactured Housing District across West Villaret Boulevard to the south. To the east of the subject property is the right-of-way line of Union Pacific Railroad and to the north is vacant (West Mally Boulevard is not existing). The project site contains 6.189 acres of undeveloped land and is proposed to contain approximately 125 dwelling units. The proposed Planned Unit Development will consist of 30 lots with four-family dwellings per lot. The site contains approximately 508.09 feet of frontage along the north right-of-way of West Villaret Boulevard. The calculation for 6.189 acres proposed for the PUD "MF-25" Planned Unit Development Multi-Family District would allow a potential of 155 multi-family dwellings. The applicant is proposing a development that would consist of 125 dwelling units. Multi-family dwellings are most appropriate on the periphery of a single-family neighborhood along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. The proposed zoning district would allow a density that zoning section staff believes would be too intense for the surrounding property owners and infrastructure.

The subject property was annexed in 1952, and in 2002 following the adoption of the Unified Development Code, the existing "R-4" Residential Single-Family District converted from the previous "B" Residence District.

The "PUD" planned unit development district is established for the following purposes: To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. To encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. To provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure. To encourage infill projects and the development of sites made difficult for conventionally designed development because of

# CASE NO: Z2008114

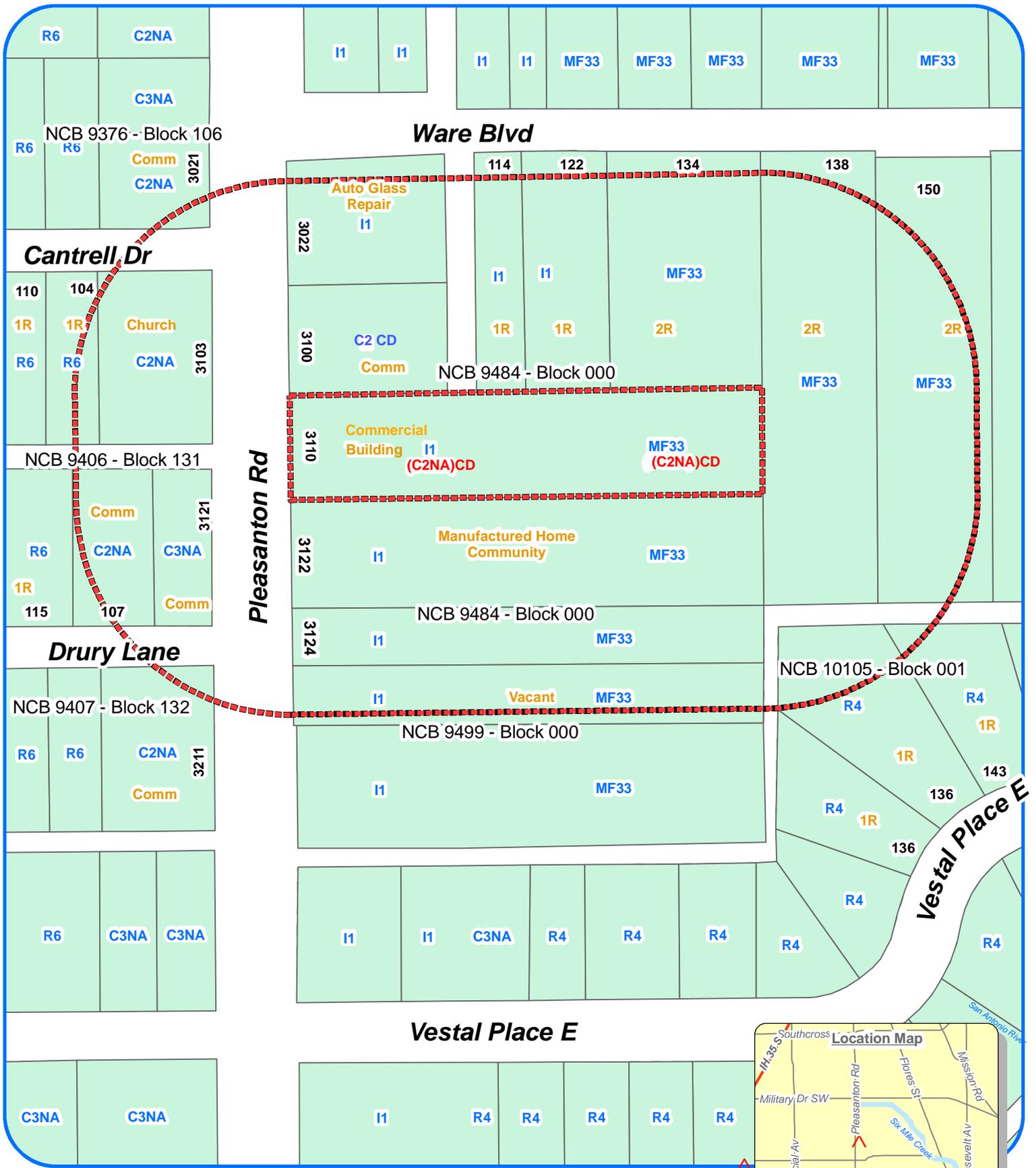
## Final Staff Recommendation - Zoning Commission

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shape, size, abutting development, poor accessibility or topography. To allow for private streets and gated entrances for new subdivisions.

Multi-family residence limited density "MF-25" district is the designation for a multi-family use with a maximum density of up to 25 units per acre, depending on unit size. An "MF-25" district may include a mixture of single family and multi-family uses or may be applied in an area for which limited density multi-family use is desired. An "MF-25" district may be used as a transition between a single family and higher intensity uses.

**CASE MANAGER :** Pedro Vega 207-7980



## Zoning Case Notification Plan

### Case Z-2008-109 CD

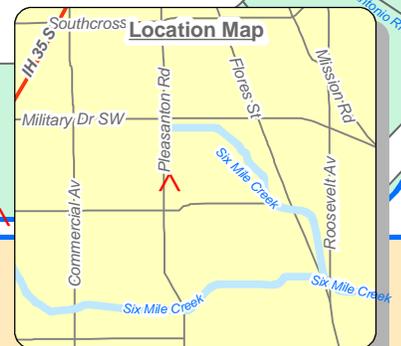
Council District 3

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 702 - NCB 9484 - Block 000

#### Legend

- Subject Property  (1.0 Acre)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/12/2008)

# CASE NO: Z2008109 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 3

**Ferguson Map:** 650 D8

**Applicant Name:**

**Owner Name:**

Jose Alonzo

Jose Alonzo

**Zoning Request:** From "I-1" General Industrial District and "MF-33" Multi-Family District to "C-2NA" (CD-Auto and Light Truck Repair) Commercial District, Nonalcoholic Sales with a Conditional Use for Auto and Light Truck Repair.

**Property Location:** Lot 702, NCB 9484

3110 Pleasanton Road

East side of Pleasanton Road between Ware Boulevard and Vestal Place

**Proposal:** Auto and light truck repair with tire repair

**Neigh. Assoc.** None

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval, with conditions

The subject property is located on the south side of San Antonio along east side of Pleasanton Road. The subject property was annexed in 1947, totals approximately 1.00 acre. There is an existing commercial structure that was constructed in 1960 and measures approximately 2,000 square feet and is currently vacant. In 2002 following the adoption of the Unified Development Code, the existing "I-1" General Industrial District and "MF-33" Multi-Family District converted from the previous "JJ" Commercial District and "C" Apartment District under the provisions of the 1938 zoning code. The subject property is not within a Neighborhood Association or Community Plan.

"C-2 CD" Commercial District, "I-1" General Industrial District and "MF-33" Multi-Family District currently exists to the north with "I-1" General Industrial District and "MF-33" Multi-Family District to the south of the subject property. Property to the west across Pleasanton Road is zoned "C-3NA" General Commercial District, Nonalcoholic Sales. Land uses immediately adjacent to the subject property consist of commercial uses along Pleasanton Road and single-family dwellings along Ware Boulevard to the north. To the immediate south are manufactured homes and across Pleasanton Road are commercial uses and a church.

The applicant has applied for "C-2NA" with a Conditional Use in order to allow for an auto and light truck repair facility. Most parcels that front on Pleasanton Road have existing commercial uses that do not conform to the current industrial zoning district. The requested rezoning is a reduction in intensity from "I-1" to "C-2NA"; Staff believes the request is appropriate for the area. The "C-2" (CD-Auto and Light Truck Repair) Commercial District with Conditional Use for Auto and Light Truck Repair would be appropriate considering the location of the subject property on Pleasanton Road (Secondary Arterial Type B road). The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties.

Should the Zoning Commission recommend approval, Staff would recommend the following conditions:

# CASE NO: Z2008109 CD

## Final Staff Recommendation - Zoning Commission

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1. No storage of junk vehicles allowed.
2. All vehicles on premise must be licensed.
3. No vehicles shall be kept on premise for more than 1 month.
4. The property shall be maintained in accordance with the City of San Antonio Code.
5. Outdoor lighting shall be arranged so the source of light is concealed from adjacent residential properties through the use of directional fixtures of ninety (90) degrees or less.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but, due to individual site consideration or unique development requirements may be compatible with adjacent land uses under given conditions. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, exterior lighting and the issuance of building and other supplemental permits.

**CASE MANAGER :** Pedro Vega 207-7980



# Zoning Case Notification Plan

## Case Z-2008-125

Council District 9

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 1, 2, & 3 - NCB 11736 - Block 020

### Legend

Subject Property  (1.265 Acres)

200' Notification Buffer

Current Zoning R6

Requested Zoning Change (R6)

100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/27/2008)

# CASE NO: Z2008125

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 9

**Ferguson Map:** 550 B5

**Applicant Name:**

**Owner Name:**

Jaime Arechiga

Archstone Construction, Ltd c/o Jaime Arechiga

**Zoning Request:** From "O-2" Office District to "C-2" Commercial District.

**Property Location:** Lots 1, 2 and 3, Block 20, NCB 11736

1702, 1710 and 1718 Anchor

West side of the intersection of West Avenue and Anchor Street

**Proposal:** To allow for a retail center

**Neigh. Assoc.** Lockhill Estates Home and Property Association; Greater Harmony Hills Neighborhood Association (within 200 feet)

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

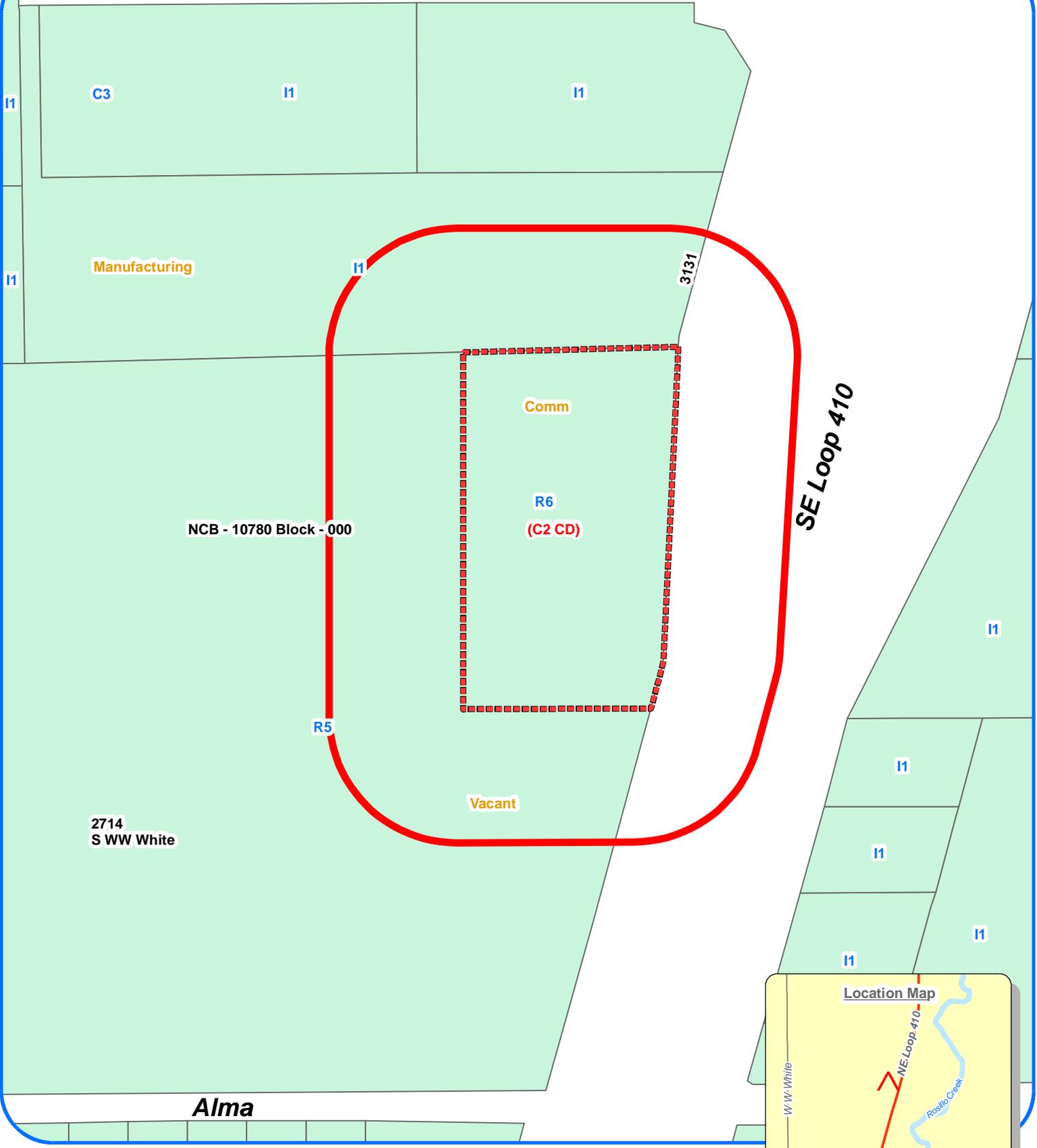
Approval

The subject property is a vacant 1.265 acres and consists of three abutting parcels located on the City's north side. This property is situated on the southwest corner of the intersection of West Avenue and Anchor Street. This side of Anchor Street is currently not developed. This area was annexed into the City of San Antonio on September 25, 1952 by the ordinance number 18115. The zoning on this property was converted from "O-1" to "O-2" following the adoption of the current zoning districts in 2002. The parcel to the southwest of the subject property, along West Avenue, is zoned "C-2" and is currently vacant. The parcel to the northwest is zoned "MF-33" and it is a vacant extension of an existing apartment complex. The parcels on the other side of Anchor Street are also vacant. The one at the north side of the intersection West Avenue and Anchor Street is zoned "O-1". All the other parcels along Anchor Street are zoned "R-5". The lots to the south/southeast (across from West Avenue) are zoned "R-6" and occupied by single-family residences.

The subject property is currently zoned "O-2", a non-residential office district. The applicant is requesting this zoning change so that the subject property may be utilized for commercial development. Commercial developments are encouraged along major thoroughfares in order to accommodate increased volume of traffic. Given the property's location on West Avenue, a Secondary Arterial "Type A", and the amount of existing commercial zoning and uses on the same side of West Avenue, the requested zone change would be appropriate for the subject property. Even though building size in C-2 is unlimited, the size of the lots will limit the size of commercial uses, thereby limiting negative impacts on nearby residences. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**CASE MANAGER :** John Osten 207-2187

Sinclair



### Zoning Case Notification Plan

## Case Z-2008-128

Council District 2

Scale: 1" approx. = 120'

Subject Property Legal Description(s): NCB 10780

#### Legend

- Subject Property  (4.076 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



# CASE NO: Z2008128 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 2

**Ferguson Map:** 652 E3

**Applicant Name:**

**Owner Name:**

Brown, P. C., Attorneys at Law

Boralis, Inc.

**Zoning Request:** From "R-5" Residential Single-Family District to "C-2 CD" (CD- Storage - Outside) Commercial District with a Conditional Use for a Storage - Outside (Screening From Public R-O-W and Adjacent Property Required).

**Property Location:** 4.076 acres out of NCB 10780

3200 Block of Southeast Loop 410

Northwest side of the intersection of Alma and Southeast Loop 410

**Proposal:** To conform with existing uses

**Neigh. Assoc.** Lower Southwest Side Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

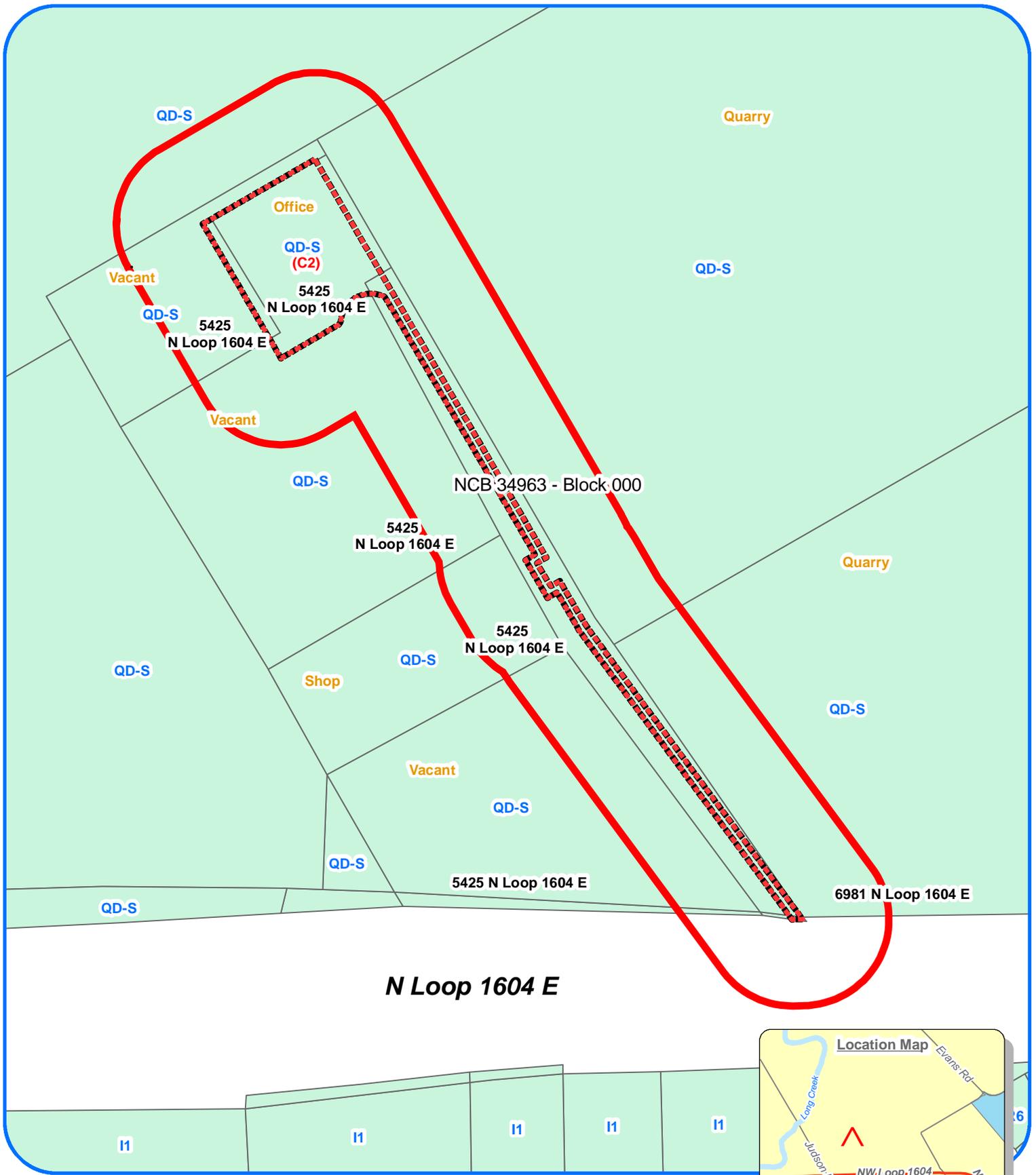
**Staff Recommendation:**

Approval

This property is located on the City's southeast side. It is a vacant 4.076-acre parcel, situated on the west side (south bound) of Southeast Loop 410 Access Road, between Sinclair and Alma Streets. This area was annexed by the City of San Antonio on September 19, 1957. The subject parcel was converted from "A" residential single-family district to "R-5" residential single-family district following the adoption of the current zoning districts in 2002. This lot is a piece of a large "R-5" zoned property which abuts the subject property to the west and to the south. The abutting parcel to the north is zoned "I-1" and is the ingress/egress point for the proposed storage development. Proposed project is an extension of this abutting property's operations to the north. The operations of this property include modification, sales, maintenance and storage of ocean containers which are used as office or storage units for contractors. The subject parcel is also fronting Southeast Loop 410 Access Road. This portion of Loop 410 is developed with many similar and/or same industrial oriented uses. Also, the block in which subject property located, is not occupied by any residential use.

The applicant is requesting this zoning change so the subject property may be utilized for an outside storage place for the existing industrial site which is abutting the subject property to the north. The requested use is consistent and compatible with the surrounding uses. If this zoning change is approved, a "Type C" buffer will be required along the west and south property lines to screen and separate the proposed use from adjoining single-family residential zoning districts. In addition, screening from public ROW must be provided. Current vegetation would allow the screening from the Loop 410 Access Road.

**CASE MANAGER :** John Osten 207-2187



# Zoning Case Notification Plan

## Case Z-2008-129

Council District 10

Scale: 1" approx. = 300'

Subject Property Legal Description(s): 3.229 acres out of NCB 34963

### Legend

Subject Property  (3.229 Acres)

200' Notification Buffer

Current Zoning **R6**

Requested Zoning Change **(R6)**

100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/31/2008)

# CASE NO: Z2008129

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 10

**Ferguson Map:** 519 A2

**Applicant Name:**

**Owner Name:**

Brown, P. C., Attorneys at Law

Yantis Corporation

**Zoning Request:** From "QD S" Quarry District with Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2" Commercial District.

**Property Location:** 3.229 acres out of NCB 34963

5425 North Loop 1604 East

North side of Loop 1604, east of Judson Road

**Proposal:** To bring the existing office into compliance

**Neigh. Assoc.** None

**Neigh. Plan** None

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

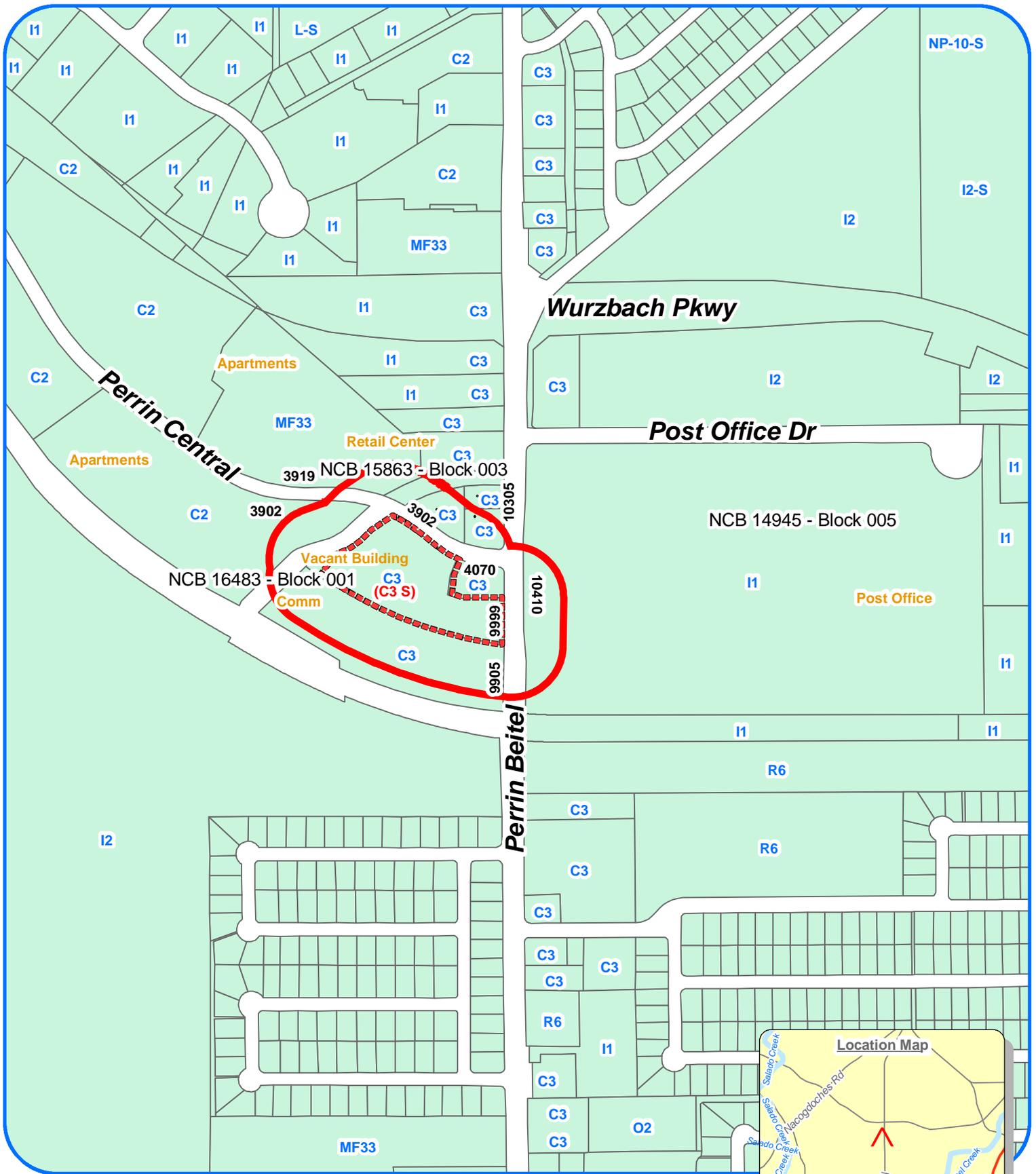
**Staff Recommendation:**

Approval.

The subject property, located on the north side of North Loop 1604 east of Judson Road, consists of approximately 3.229 acres of land. The property was annexed into the city in December 2000 per ordinance 92904. The existing office building, measuring approximately 8,000 square feet, was built in 1984 with additions built in 2005. Upon annexation, the subject property was zoned "TempR-1" Temporary Single Family Residence District. In August 2001, the property was rezoned to "QD C.C." Quarry District with City Council approval for Blasting and Asphaltic Concrete. Following the adoption of the Unified Development Code in 2002, the previous zoning converted to "QD S" Quarry District with a Specific Use Authorization for Blasting and Asphaltic Concrete. Surrounding properties along the north side of Loop 1604 are all zoned "QD S" with the same Specific Use Authorization as the subject property. Surrounding land uses include quarries to the east and north, quarry related services and undeveloped land to the south, and a church and school to the west.

The applicant requests "C-2" Commercial District to bring the existing office into compliance. The office is no longer used as an accessory use to the quarry, but the applicant seeks to continue using the building for office purposes. Staff finds the request to be an appropriate down-zoning for this property. Like other quarries in the City, this location could lend itself to future commercial development once quarry activities have ceased. Currently, access to the subject property is provided by a private road that also serves the adjacent properties. This rezoning request includes a strip of land that will ensure future access should the adjacent properties and existing private road be sold.

**CASE MANAGER :** Micah Diaz 207-5876



# Zoning Case Notification Plan

## Case Z-2008-133 S

Council District 10

Scale: 1" approx. = 500'

Subject Property Legal Description(s): Lot S183.63' of Lot 2 - NCB 16483 - Block 001

### Legend

- Subject Property  (3.944 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/31/2008)

# CASE NO: Z2008133 S

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 10

**Ferguson Map:** 552 C5

**Applicant Name:**

Billy Hill

**Owner Name:**

Roellen Gin Company, Inc.

**Zoning Request:** From "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for a Contractor's Facility.

**Property Location:** The south 183.63 feet of Lot 2, Block 1, NCB 16483

9999 Perrin Beitel Road

Location on the west side of Perrin Beitel Road, being south of the intersection of Perrin Beitel Road and Perrin Central.

**Proposal:** To allow for existing commercial building and as administrative offices with covered storage for electrical contractor's facility

**Neigh. Assoc.** Sun Gate Neighborhood Association is within 200 feet

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval

The proposed rezoning is located on the northeast side of San Antonio along Perrin Beitel Road and Perrin Central. The project site was annexed in 1972, totals approximately 3.944 acres, and is currently occupied by a vacant commercial building that measures approximately 9,000 square feet. In 2002 following the adoption of the Unified Development Code, the existing "C-3" General Commercial District converted from the previous "B-3" Business District. The surrounding zoning consists of "C-3" General Commercial District to the northeast, south and across Perrin Central to the north with "I-1" General Industrial District across Perrin Beitel Road to the east. Land uses immediately adjacent to the subject property consist of a vacant commercial building to the south, Valero Corner Store to the northeast and a Shopping Center across Perrin Central to the north. The Post Office is to the east across Perrin Beitel Road. A Drainage Easement is located northwest of the subject property. There will be common access and driveways from Perrin Beitel Road and Perrin Central to the site. The site is within 200 feet of the Sun Gate Neighborhood Association.

The applicant has applied for a Specific Use Authorization to allow a Contractor's Facility on the project site. There are various commercial and industrial developments along Perrin Beitel Road. Staff finds the "C-3" General Commercial District appropriate given the frontage on a major thoroughfare and the nearby commercial node at Perrin Beitel Road and Perrin Central. A Contractor's Facility would be compatible at this location and would appropriately utilize a vacant commercial building. Contractor's Facility requires an "I-1" General Industrial District to be allowed by right or a "C-3" General Commercial District with a Specific Use Authorization. "C-3" zoning is most appropriate at the intersections of arterials or commercial nodes, or along freeway frontages. "C-3" General Commercial Districts are typically characterized as community and regional shopping centers, power centers and should also incorporate shared internal circulation and limited curb cuts to arterial streets.

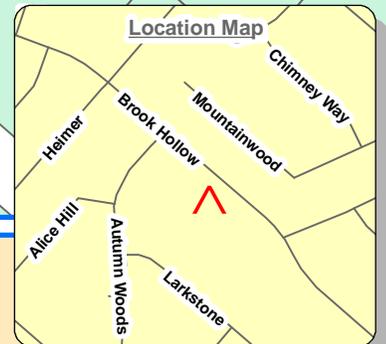
# **CASE NO: Z2008133 S**

## **Final Staff Recommendation - Zoning Commission**

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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. These uses are permitted only through the issuance of a specific use authorization by the city council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected. No inherent right exists to receive a specific use authorization; such permits are a special privilege granted by the city council under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures may be necessary to mitigate the impact of the proposed development.

**CASE MANAGER :** Pedro Vega 207-7980



**Zoning Case Notification Plan**

**Case Z-2008-134**

Council District 9

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 9 - NCB 16053 - Block 002

**Legend**

Subject Property  (1.45 Acres)

200' Notification Buffer

Current Zoning **R6**

Requested Zoning Change **(R6)**

100-Year FEMA Floodplain



# CASE NO: Z2008134

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 9

**Ferguson Map:** 517 B7

**Applicant Name:**

**Owner Name:**

Pulman, Cappucio & Pullen, LLP

Twelve Gauge Investments, LP

**Zoning Request:** From "R-6" Residential Single-Family District to "MF-25" Multi-Family District.

**Property Location:** Lot 9, Block 2, NCB 16053

14010 Brook Hollow

Southwest of the intersection of Autumn Woods and Brook Hollow

**Proposal:** To allow a townhome development

**Neigh. Assoc.** Lorrence Creek Preservation Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial

The subject property consists of undeveloped land with frontage on Brook Hollow. The property is adjacent to residential single-family zoning to the north, east, and west and RM-4 zoning to the south. The surrounding land uses consist of single-family residential dwellings in all directions with the exception of three duplexes located southeast of the subject property.

This property was the subject of zoning case Z2003236 CD. In that case, the applicant requested RM-4 CD Residential Mixed District conditional use for multi-family dwellings not to exceed 12 units an acre. This rezoning application was withdrawn by the applicant.

The applicant is requesting a zoning change to allow a townhome development with up to approximately 16 to 20 dwelling units. Staff finds this request inconsistent with the surrounding development pattern; housing type; and overall character related to density. This surrounding area is composed mainly of single-family residential uses.

The subject property is composed of undeveloped land where the development pattern, as is currently existing on this block, seem likely to occur. The MF-25 zoning idesignation is not consistent where low-density residential zoning and uses are prevalent; particularly when directly adjacent to the subject property. Furthermore, multi-family developments are most appropriate at the periphery of single-family neighborhoods, along arterials and major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Given the surrounding zoning and location of the subject property, any proposed multi-family zoning would not be compatible with the area.

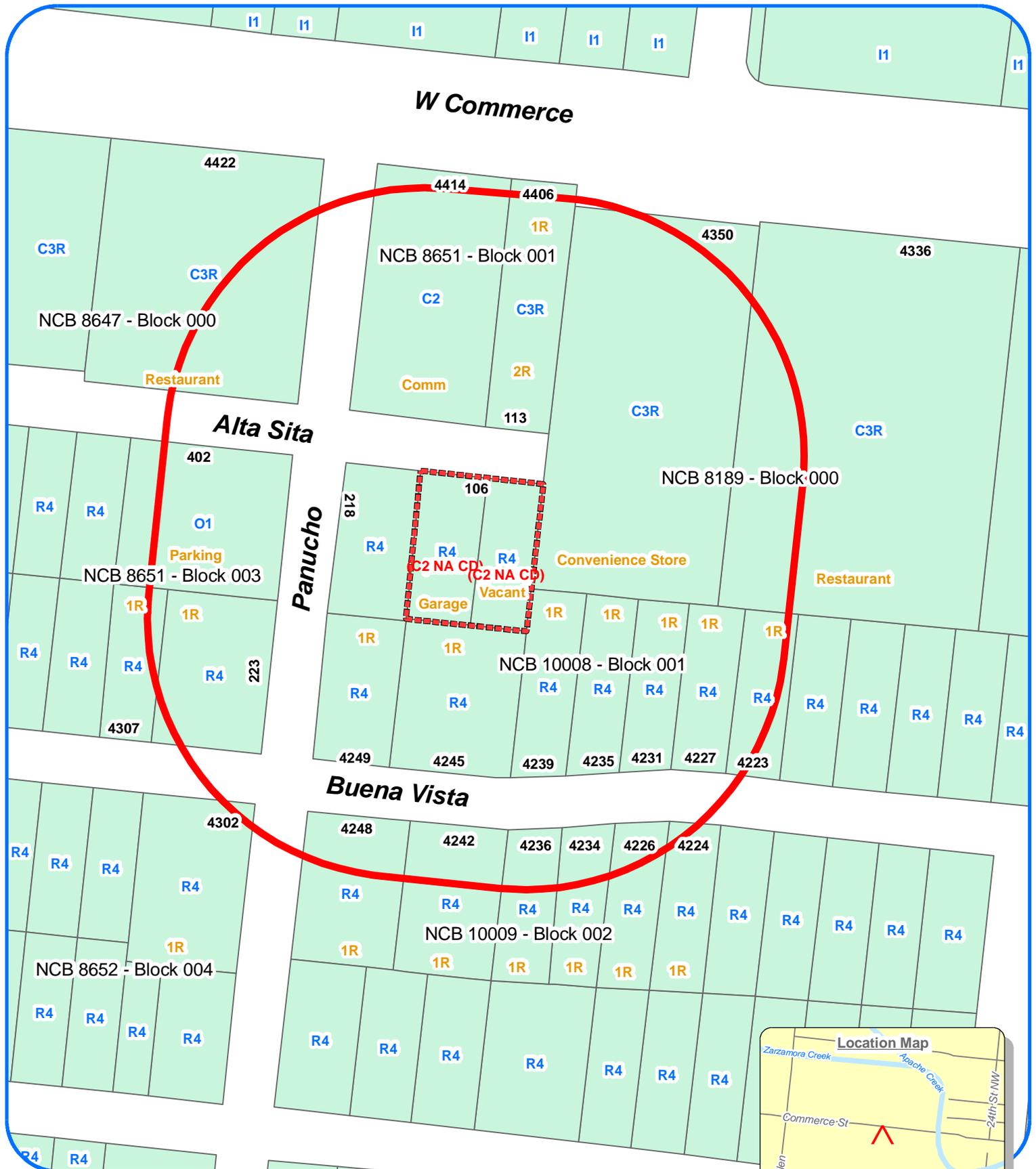
While the applicant is proposing the development of 16 to 20 townhomes, the calculation for 1.45 acres proposed for the MF-25 Multi-Family District would allow approximately 36 multi-family units. The proposed zoning district would allow a density that zoning staff believes could potentially lead to development that is too intense for the surrounding property owners and infrastructure.

# **CASE NO: Z2008134**

**Final Staff Recommendation - Zoning Commission**

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**CASE MANAGER :** Brenda Valadez 207-7945



**Zoning Case Notification Plan**

**Case Z-2008-136**

Council District 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 3, 4, 5, & 6 - NCB 8651 - Block B

**Legend**

- Subject Property  (0.2572 Acres)
- 200' Notification Buffer
- Current Zoning **R4**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(4/01/2008)

# CASE NO: Z2008136 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 5

**Ferguson Map:** 615 D4

**Applicant Name:**

**Owner Name:**

Adolph E. Guzman

James L. Jackson

**Zoning Request:** From "R-4" Residential Single-Family District to "C-2NA CD" (CD-Auto Repair) Commercial, Nonalcoholic Sales District with a Conditional Use for Auto Repair.

**Property Location:** Lots 3, 4, 5 and 6, Block B, NCB 8651

106 and 106-1 Alta Sita

Close to the Southeast corner of West Commerce Street and Panuco Street intersection on Alta Sita Street

**Proposal:** To allow for light truck and auto repair

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval with Conditions

The subject property consists of two abutting lots and totals 0.2572 acres. One of the lots is developed with an existing garage building and the other is vacant. The property is located on the City's west side, close to the Our Lady of the Lake University. This property is situated at the east end of the dead end street of Alta Sita, southeast of the West Commerce and Panucho Street intersection. This area was annexed into the City of San Antonio on August 03, 1944. The zoning on this parcel was converted from "R-7" to "R4" following the adoption of the current zoning districts in 2002. 106 Alta Sita has been in use as a garage for general auto repair since 1960 until August 2007. The parcels to the west and to the south are "R-4" zoning and occupied by single and/or duplex residential structures. The parcel to the east has "C-3R" zoning and occupied by a convenience store and a gas station. The parcel to the north of the subject property, southeast corner of the intersection (across from Alta Sita) is zoned "C-2" and occupied by a restaurant. The other lot, in-between the restaurant and the convenience store, is zoned "C-3R" but occupied by residential units.

This portion of West Commerce Street, which is just one parcel away, is developed heavily with similar type of automobile oriented businesses and industrial facilities as well as other commercial developments. The applicant is requesting this zoning change so that the subject property, the existing garage and the vacant parcel, may continue to serve as a garage for automobile repair. Under normal circumstances, such a high intensity commercial/industrial type of use would not be allowed encroaching into the residential districts. However, the existing garage has been in use for so many years, and this portion of Alta Sita no longer has residential neighborhood characteristics. Also, developing this property will contribute to the neighborhood in terms of creating jobs and providing a sense of security. Any new development on the subject property would require a 30-foot building setback on the rear where the property is abutting residential zoning districts.

The request would be appropriate as long as the following conditions are met:

# CASE NO: Z2008136 CD

## Final Staff Recommendation - Zoning Commission

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1. A Type C buffer will be required along the south and west property line of the vacant parcel to screen and separate the proposed use from adjoining residential zoning districts.
2. No junk vehicles can be stored or parked at any time.
3. The work: installation of vehicle instruments, attachments, and packages (including car stereos and loud exhaust systems) should be performed inside the garage and noise levels should be kept at a certain level that it would not create any disturbance to the neighbors. Sound proofing measures should be taken if necessary.
4. Work hours should be limited to 8:00 AM in the morning to 6:00 PM in the evening during the week days. No work allowed on the weekends.
5. Outdoor lighting shall be arranged so the source of light is concealed from the adjacent residential properties through the use of directional fixtures of ninety (90) degrees or less.
6. No street performance test will be allowed on Alta Sita.

**CASE MANAGER :** John Osten 207-2187



# CASE NO: Z2008138

## Final Staff Recommendation - Zoning Commission

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**Date:** April 15, 2008

**Council District:** 4

**Ferguson Map:** 649B7

**Applicant Name:**

**Owner Name:**

Chuck Christian

Tom and Wendy Ford; Mesquite Holdings, LLC/Herman Ford

**Zoning Request:** From "I-1 MAOZ-1" General Industrial District, Military Airport Overlay Zone-1, "C-3R MAOZ-1" Restrictive Commercial District, Military Airport Overlay Zone-1 and "C-2" Commercial District to "C-3R MAOZ-1" Restrictive Commercial District, Military Airport Overlay Zone-1.

**Property Location:** Lot 18, the west 25 feet of Lot 17, Lot 66, and Lot 67, Block 3, NCB 11257

4028 Southwest Military Drive

Approximately 350 feet west of the Southwest Military Drive and Carmel Avenue intersection

**Proposal:** To Allow for Auto Sales and Service

**Neigh. Assoc.** Quintana Community

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval

The subject property was annexed in 1952, totals approximately 3.14 acres and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing C-3R MAOZ-1 and I-1 MAOZ-1 zoning converted from the previous B-3R MAOZ-1 and I-1 MAOZ-1 zoning, which was approved by the City Council on April 30, 1987 (Ordinance #64961.)

"C-3" General Commercial District, "C-3 MAOZ -1" General Commercial, Military Airport Overlay Zone-1, and "C-3R MAOZ-1" Restrictive Commercial, Military Airport Overlay Zone-1 zoning currently exists to the north of the subject property across Southwest Military Drive. Property to the east is zoned "C-2" Commercial District, "C-2 MAOZ-1" Commercial, Military Airport Overlay Zone-1 and "I-1 MAOZ-1" General Industrial, Military Airport Overlay Zone-1 and property to the west is zoned "C-3R MAOZ -1" Restrictive Commercial, Military Airport Overlay Zone-1 and "I-1 MAOZ-1" General Industrial, Military Airport Overlay Zone-1. Property to the south of the subject property is zoned "I-1 MAOZ-1" General Industrial, Military Airport Overlay Zone-1.

Land uses immediately adjacent to the proposed development consist of single-family homes and a real estate office to the north of the subject property across Southwest Military Drive. There is an auto repair facility to the east and vacant commercial buildings to the west. There are a few single-family homes on large lots to the south of the subject property, as well as some undeveloped parcels.

The applicant has applied for the C-3R Restrictive Commercial District in order to allow for auto sales on the subject property and is not requesting removal of the MAOZ overlay. The MAOZ overlay prohibits certain uses incompatible with military runway operations. Auto sales are permitted within the MAOZ overlay. A portion of the subject property is zoned I-1 and auto sales are not permitted in the I-1 zoning district. The

# CASE NO: Z2008138

## Final Staff Recommendation - Zoning Commission

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requested rezoning is a reduction in intensity from I-1 to C-3R and would be appropriate at this location. The existing "I-1" zoning classification is not appropriate for the subject property considering the commercial character of Southwest Military Drive, a Primary Arterial Type A. In addition, a downzoning of the property would be beneficial to the adjacent single-family residences along Briggs Avenue to the south.

The requested C-3R Restrictive Commercial District is a regional commercial district most appropriate at the intersections of arterials and along the frontages of super arterials and freeways; consequently allowing land uses that rely on a high traffic count and major visibility in order to remain viable. Staff would consider this location, with frontage on Southwest Military Drive (a Primary Arterial Type A) appropriate for regional commercial uses. The C-3R zoning request conforms to the general development pattern of Southwest Military Drive and the proposed use is consistent with the established uses in the area. This request, if granted, would allow for a more suitable use and less intense zoning district for the subject property.

**CASE MANAGER :** Leslie Zavala 207-0215

# CITY OF SAN ANTONIO

## AVIATION DEPARTMENT

### Interdepartmental Correspondence Sheet

TO: Leslie Zavala, Development Services Department

FROM: Jerry Rankin

COPIES TO: City of San Antonio Zoning Commissioners

SUBJECT: Zoning Case Z2008138

DATE: April 10, 2008

The Aviation Department is in receipt of your request to review zoning case Z2008138.

This property located at 4028 SW Military Dr is less than 0.85 mile southeast of runway 32, which is a primary runway for Lackland A.F.B. The property listed as Lots 66 BLK 3 NCB 11257 and 67 BLK NCB 11257 is located inside the noise contours. The zoning request change to primary "C-3R MAOZ-1" Commercial Industry District Military Airport Overlay Zone-1 meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this area will be limited in height in accordance with the provisions of the ordinance.

If there are any questions, feel free to call me at the Airport Noise Mitigation office at 207-3471.

Jerry Rankin  
Noise Mitigation