CITY OF SAN ANTONIO
Zoning Commission Agenda

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

December 1, 2009
Tuesday, 12:45 PM

ZONING COMMISSIONERS

Carolyn Kelley – District 1
Bennie Cole – District 2
Jim Myers – District 4
Joe Valadez – District 5
Christopher Martinez – District 6
David Christian – District 7
Billy J. Tiller – District 8
Susan Wright – District 9
Milton R. McFarland – District 10
James Gray – District Mayor
Don Gadberry – District 3
Chairman

1. **12:45 PM - Tobin Room** – Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for December 1, 2009.

2. 1:00 P.M. Board Room– Call to Order

3. Roll Call.

4. Pledge of Allegiance.

5. Approval of November 17, 2009 Zoning Commission Minutes.

6. **ZONING CASE NUMBER Z2010002 CD:** A request for a change in zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for auto parking and/or long term storage on 0.579 of an acre out of NCB 11609, 2400 Block of Babcock Road. (Council District 8)

7. **ZONING CASE NUMBER Z2010003:** A request for a change in zoning from "R-6 MLOD" Residential Single-Family Military Lighting Overlay District to "MF-33 MLOD" Multi-Family Military Lighting Overlay District on 12.8 acres out of NCB 14890, 5600 Block of UTSA Boulevard. (Council District 8)

8. **ZONING CASE NUMBER Z2010011:** A request for a change in zoning from "I-1" General Industrial District and "R-6" Residential Single-Family District to "C-3" General Commercial District on 3.00 acres of land out of Lot 27 and Lot 192-B, Block 1, NCB 16817, 6500 Interstate Highway 35 North. (Council District 2)

9. **ZONING CASE NUMBER Z2010012 S:** A request for a change in zoning from "I-1" General Industrial District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal on Lot 2, Block 2, NCB 10597, a portion of the 4700 and 4800 Block of Corner Parkway. (Council District 2)

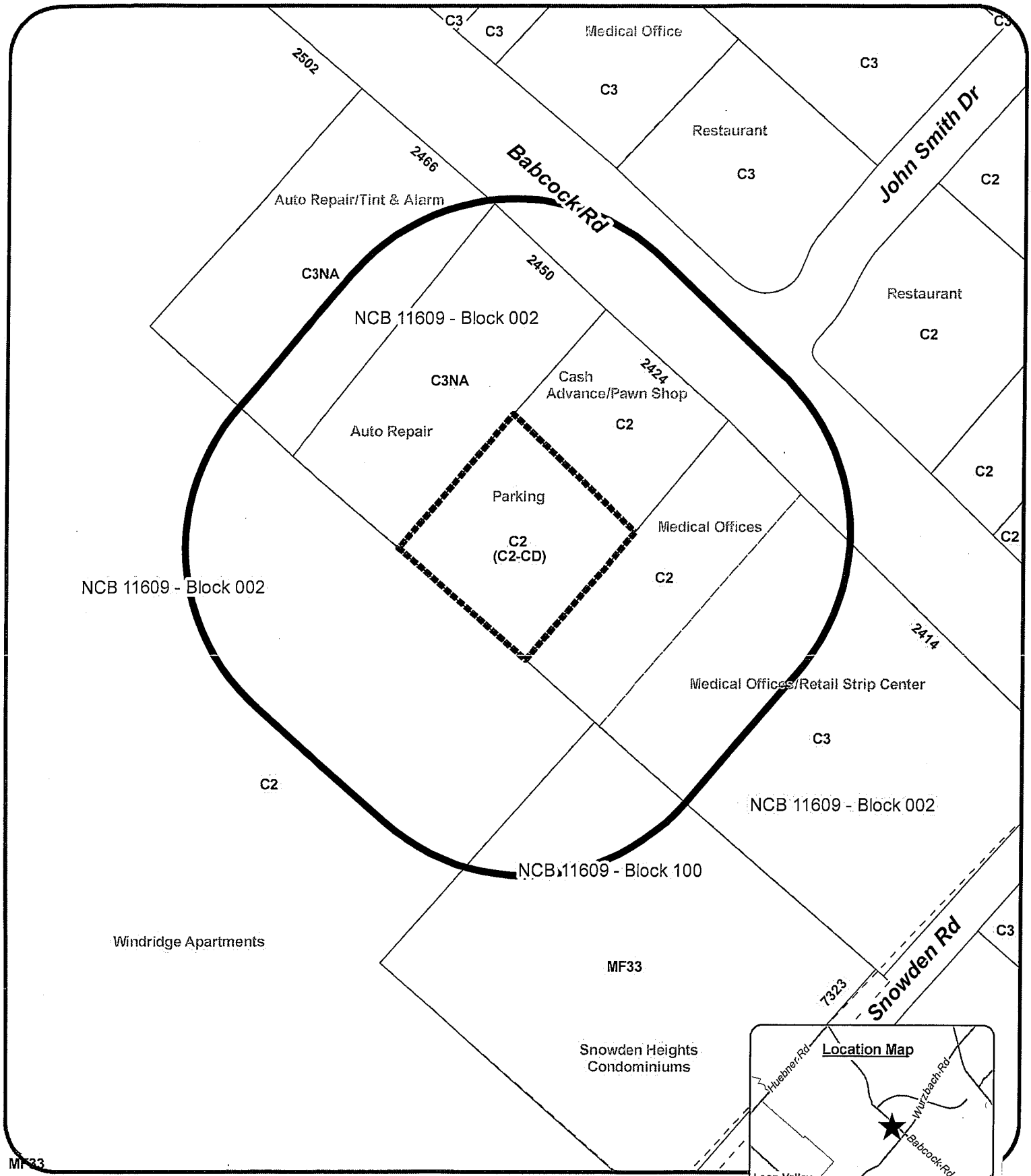
10. **ZONING CASE NUMBER Z2010013 S:** A request for a change in zoning from "IDZ" Infill Development Zone with uses permitted in "R-4" Residential Single-Family District and "C-2" Commercial District to "IDZ S" Infill Development Zone with uses permitted in "C-2 S" Commercial District with a Specific Use Authorization for a Bail Bond Agency on 0.2201 of an acre out of NCB 2267; 213, 215, and 219 North San Marcos. (Council District 5)

11. 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.

12. **ADJOURNMENT**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2010-002 CD

Council District 8

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.579 of an acre out of NCB 11609

Legend

Subject Property	(0.579 Acres)
200' Notification Buffer	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	

Planning & Development Services Dept
City of San Antonio
(10/20/2009 - E Hart)

CASE NO: Z2010002 CD

Final Staff Recommendation - Zoning Commission

Date: December 01, 2009

Zoning Commission continuance (Applicant's Request) from November 3, 2009.

Council District: 8

Ferguson Map: 580 E1

Applicant Name:

Barbara Brown

Owner Name:

1220 Enterprises, Ltd.

Zoning Request: From "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for auto parking and/or long term storage.

Property Location: 0.579 of an acre out of NCB 11609

2400 Block of Babcock Road

Located at the intersection of Babcock Road and John Smith Drive at the rear of 2424 Babcock Road.

Proposal: To allow auto parking and/or long term storage.

Neigh. Assoc. The nearest neighborhood association is the Dreamhill Estates Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

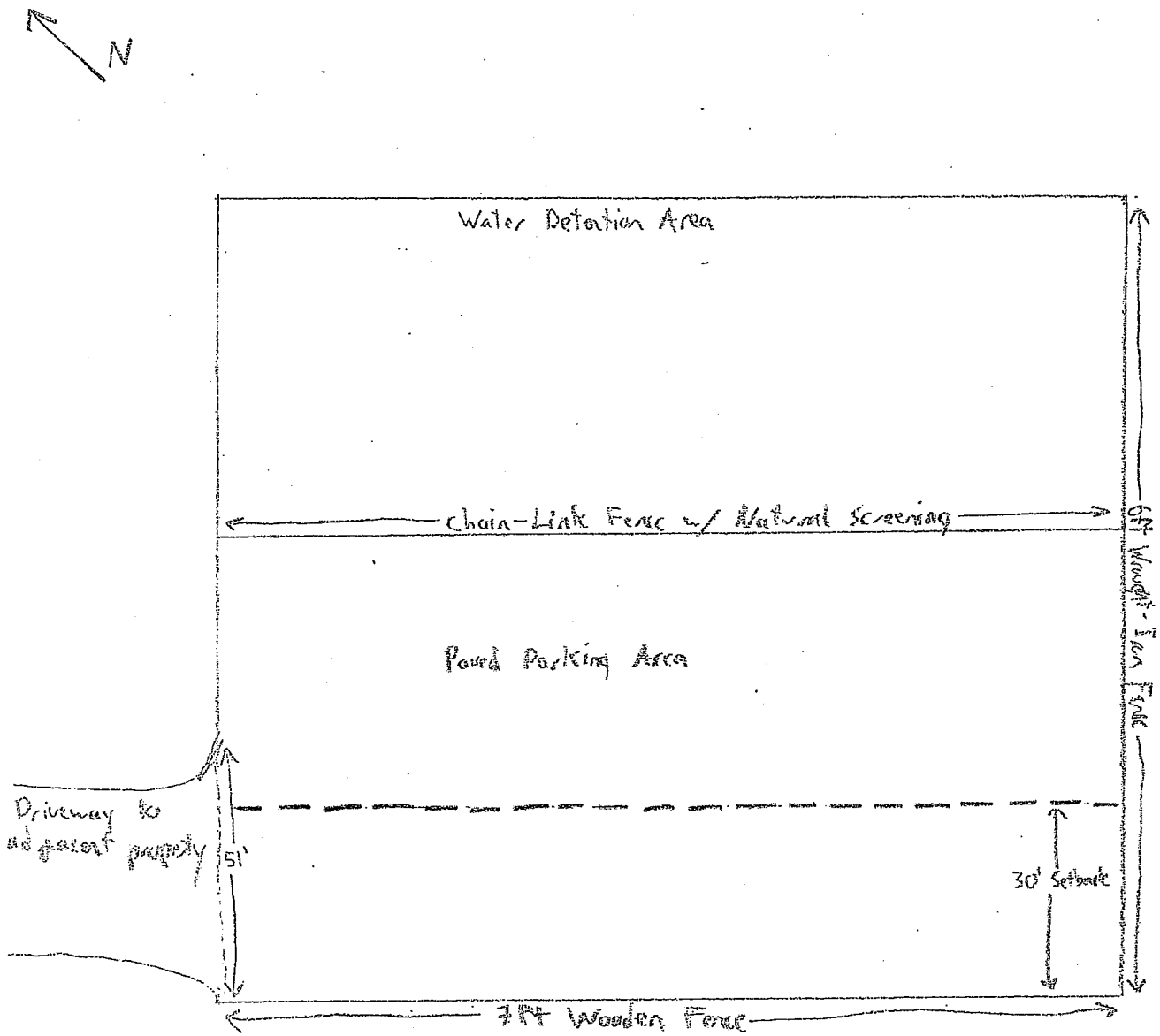
Denial

The subject property is a C-2 zoned parcel of land approximately .58 of an acre in size and located on the northwest side of the city. The parcel is generally located to the southwest of the intersection of Medical Drive and Babcock Road; a specific address has not been assigned to this parcel of land, as it has not been appropriately permitted for any specific use. The property is adjacent to C-2 zoning to the northeast and southwest, and C-3 zoning to the northwest. The surrounding land uses consist of an auto repair facility to the northwest, a pawn shop and pay day loan agency to the northeast, medical offices to the southeast and apartments to the southwest.

The lot is currently being utilized for the parking and storage of vehicles and is land locked between existing commercial properties and is without street frontage. The property owner has been issued numerous citations because this use is not compliant with the current zoning. The applicant has indicated to staff that the owner was not aware that C-2 zoning did not allow auto parking and long term storage of vehicles. However, due to the numerous violations, the owner was referred to Municipal Court. The owner is attempting to bring the current use of the property into compliance by rezoning to C-2 CD. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in L Light Industrial District may be allowed at minimum as a conditional use in C-2.

The property is currently accessible only from 2450 Babcock Road, which is a neighboring property also owned by this property owner. The requested conditional use would not be compatible with the surrounding zoning districts and current uses in the vicinity as the use is industrial in nature and would legitimize a use that has been illegal for an extended period of time.

CASE MANAGER : Brenda Valadez 207-7945

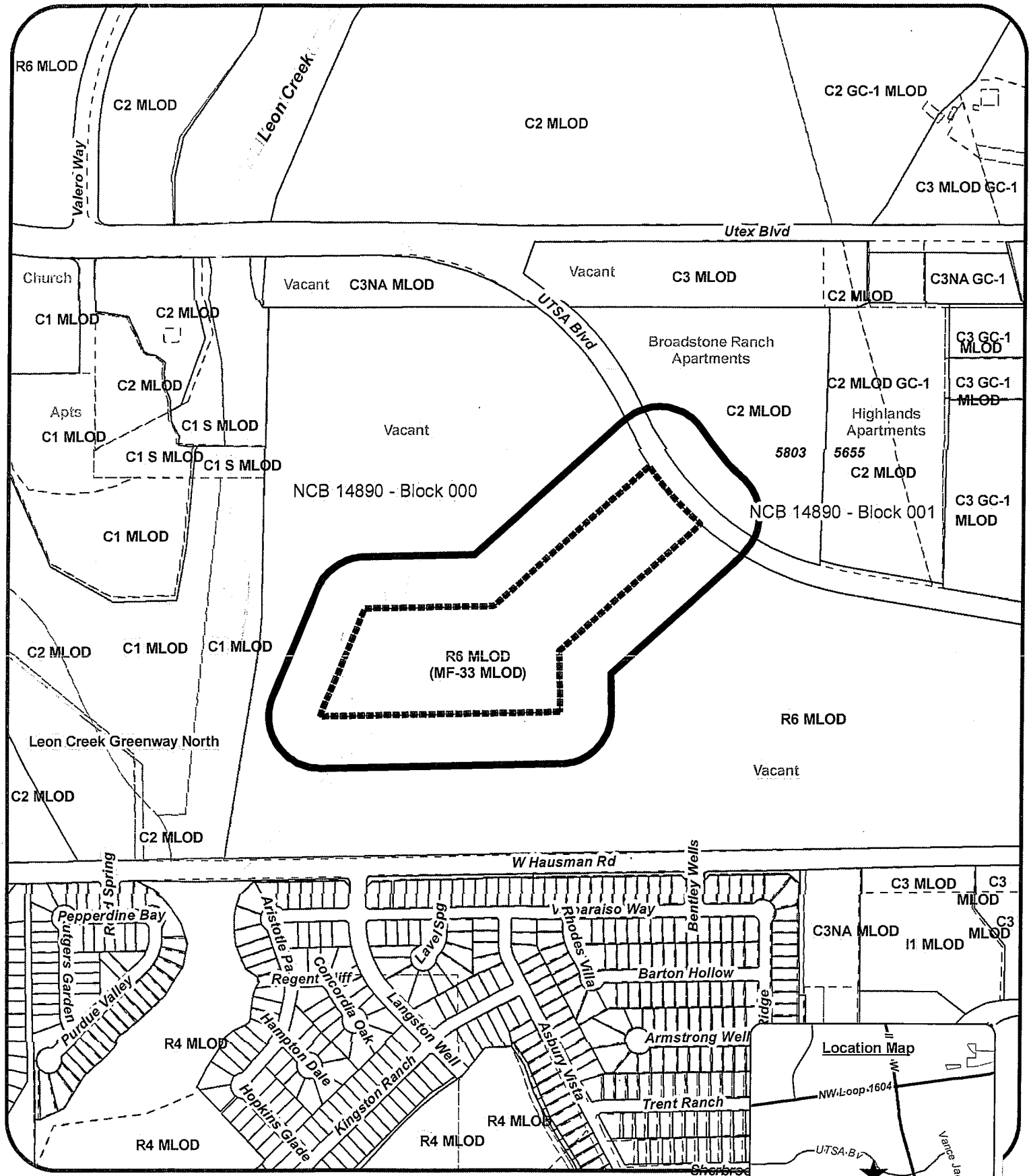


1.) Lot size = 0.579 Acres
0.3793 Acres of paved surface
0.1997 Acres of water detention

2.) Property to be used for Auto-Parking And/or Long Term Storage

3.) I, James Griffin, on behalf of the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the UDC. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

4.) Outdoor storage areas will be screened from adjacent properties to a height commensurate with the location and height of the proposed storage (vehicles). The storage areas are located in the rear yard and abut commercial districts on all sides; therefore no buffer yards shall be required.



Zoning Case Notification Plan

Case Z-2010-003

Council District 8

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): 12.80 acres out of NCB 14890

Legend

Subject Property	(12.80 Acres)
200' Notification Buffer	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	

Planning & Development Services Dept
City of San Antonio
(10/20/2009 - E Hart)

Note: Subject Property is within the 5 Mile Military Awareness Zone around Camp Bullis.

CASE NO: Z2010003

Final Staff Recommendation - Zoning Commission

Date: December 01, 2009

Zoning Commission continuance (Applicant's Request) from November 3, 2009.

Council District: 8

Ferguson Map: 514 C7

Applicant Name:

Campus Crest Development - Chris Russ, P. E.

Owner Name:

Clarita Sommers Johnson and F. M. (Pete) Rozelle

Zoning Request: From "R-6 MLOD" Residential Single-Family Military Lighting Overlay District to "MF-33 MLOD" Multi-Family Military Lighting Overlay District.

Property Location: 12.8 acres out of NCB 14890

5600 Block of UTSA Boulevard

On the southwest side of UTSA Boulevard between Utex Boulevard to the north and IH 10 West to the east.

Proposal: To allow a multi-family development.

Neigh. Assoc. The nearest neighborhood association is the Regency Meadow Association

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis has been submitted.

Staff Recommendation:

Approval

The subject property consists 12.8 acres of undeveloped land with frontage on UTSA Boulevard. The property is adjacent to R-6 and C-3 zoning to the north, C-1 and C-2 zoning to the west, C-2 and C-3 zoning to the northeast and R-6 and R-4 zoning to the south. The surrounding land uses consist of undeveloped land to the north and southeast, and apartments to the northeast and west.

The applicant is requesting a change in zoning to MF-33 in order to develop a multi-family community that would primarily serve the University of Texas at San Antonio. The requested multi-family district is appropriate as the subject property fronts on an arterial road, UTSA Boulevard (a Secondary Arterial "Type A" street) and is generally surrounded by commercial zoning. Multi-family dwellings are most appropriate on the periphery of single-family neighborhoods, and along arterials or major thoroughfares. This property meets all of the above criteria for a multi-family development, given the road classification and the general location near IH 10 West and other apartment communities to the north and west as well as a major university in close proximity.

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; IH 10 West (a Freeway) to the east and North Loop 1604 West (a Freeway) to the north as well as Babcock Road (a Secondary Arterial "Type A" street) to the west. In addition, there is access to VIA bus stops along IH 10 West, Babcock Road and North Loop 1604 West. The applicant has indicated to staff that they are pursuing an arrangement with UTSA to provide a shuttle service similar to those already in place at other surrounding apartment communities.

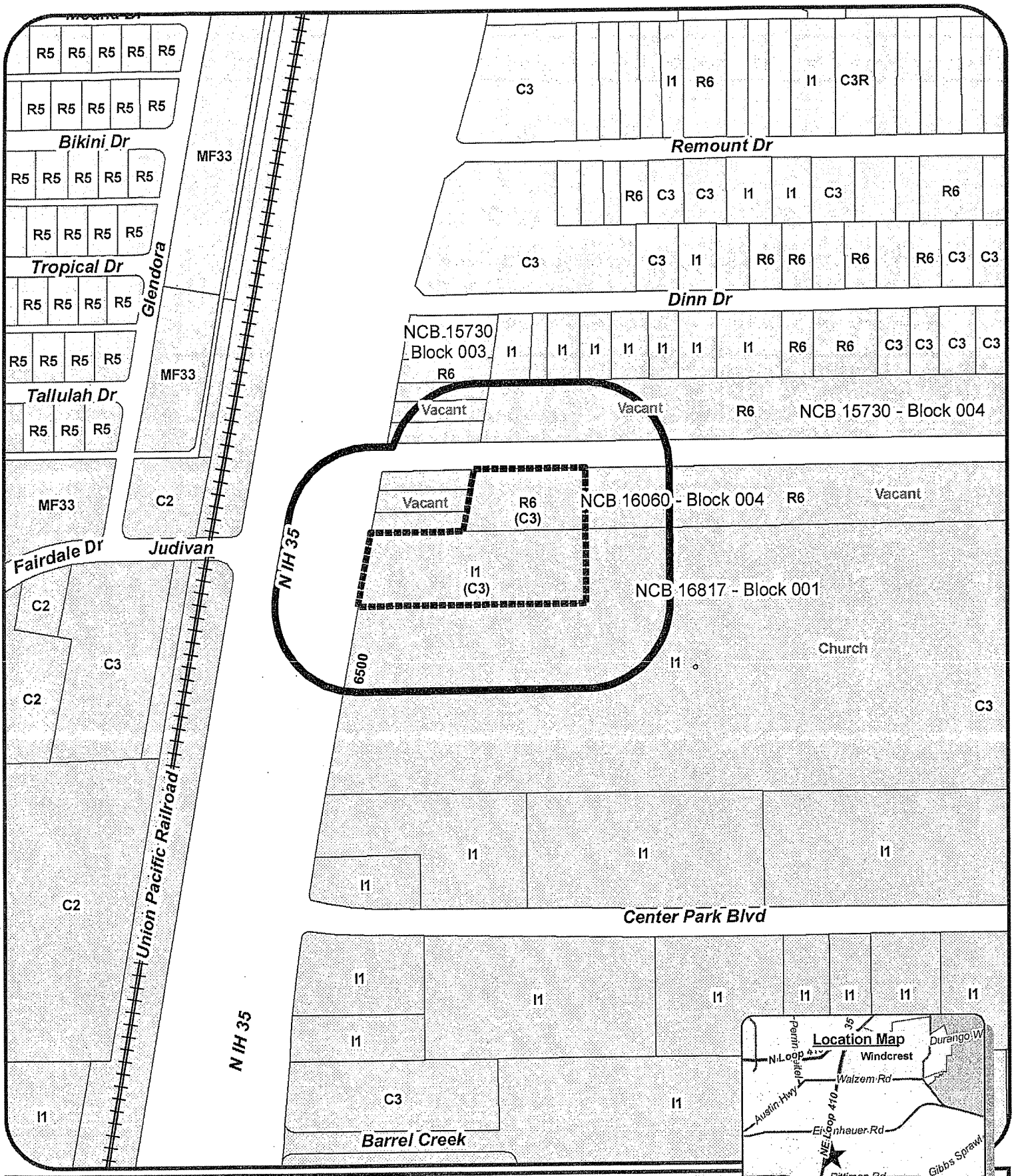
Due to the subject property's location within the Camp Bullis Awareness Zone, this application was reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. Seeing that the subject property

CASE NO: Z2010003

Final Staff Recommendation - Zoning Commission

is located south of Loop 1604, the Garrison Commander has no concerns with the rezoning request.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2010-011

Council District 2

Scale: 1" approx. = 200 Feet

Legend

Subject Property	(3.00 Acres)
200' Notification Buffer	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	

Planning & Development Services Dept
City of San Antonio
(10/28/2009 - E Hart)

Subject Property Legal Description(s): NCB 16817 - Block 001 - Lot 27 and NCB 16060 - Block 004 - Lot 192D Arb 4

CASE NO: Z2010011

Final Staff Recommendation - Zoning Commission

Date: December 01, 2009

Council District: 2

Ferguson Map: 584 E3

Applicant Name:
Ricky K. Patel

Owner Name:
Alamo City Christian Fellowship Church

Zoning Request From "I-1" General Industrial District and "R-6" Residential Single-Family District to "C-3" General Commercial District.

Property Location: 3.00 acres out of Lot 27 and Lot 192-B, Block 1, NCB 16817

6500 Interstate Highway 35 North

On the east side of Interstate Highway 35 North between Dinn Drive and Center Park Boulevard

Proposal: To allow for a Hotel and Restaurant

Neighborhood Association: Park Village Neighborhood Association

Neighborhood Plan: None

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

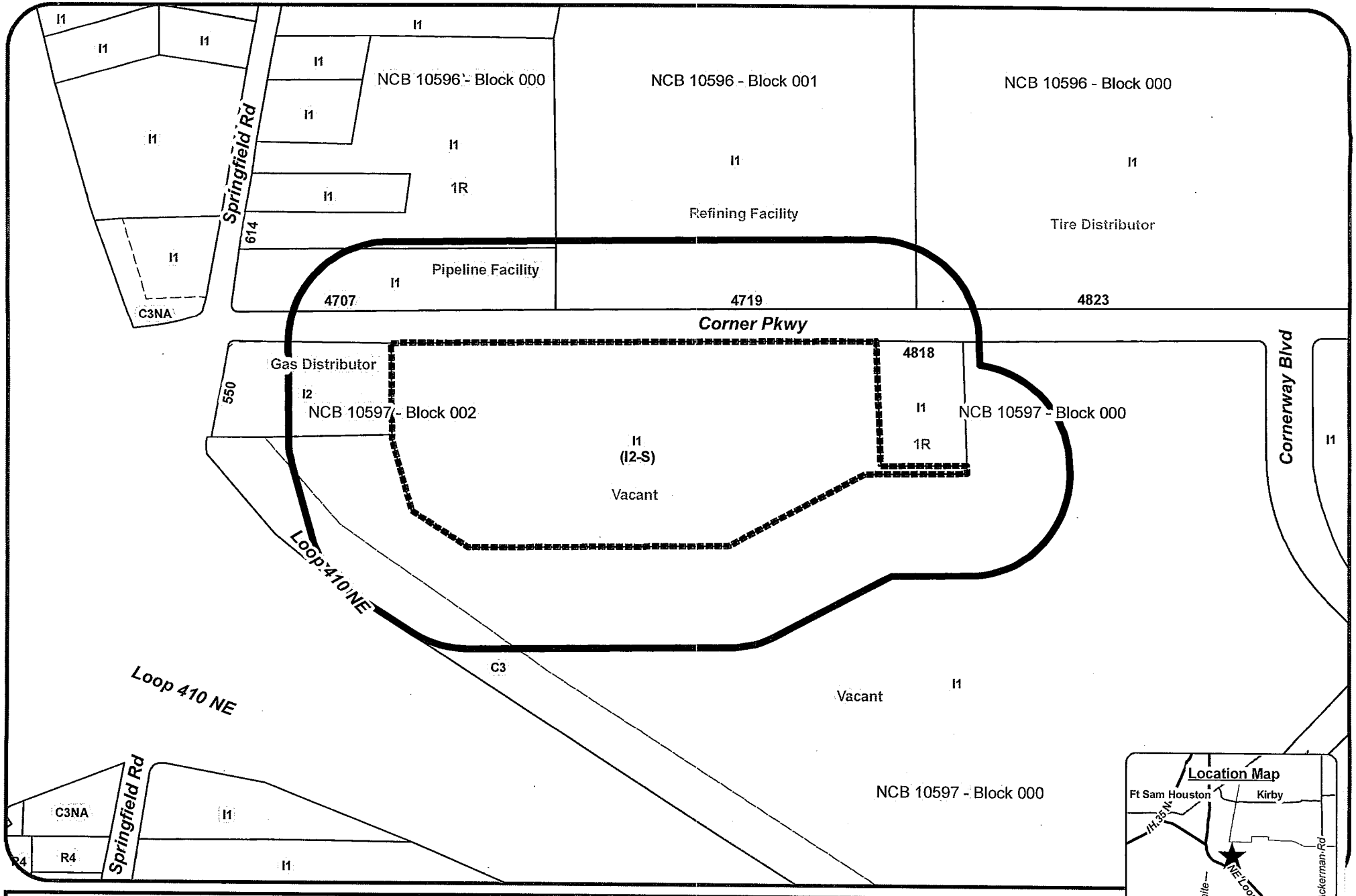
Staff Recommendation:
Approval

The subject 3.00 acre site is located in northeast San Antonio, on the east side of Interstate Highway 35 North access road between Dinn Drive and Center Park Boulevard. The site is currently undeveloped and was annexed in December of 1972. The site is adjacent to "R-6" Residential Single Family District to the north and east with "I-1" General Industrial District to the south and east. The surrounding land uses consist of undeveloped land to the north, south and east. The Alamo City Christian Fellowship Church is the owner of the property to the east and south.

The applicant has applied for "C-3" zoning in order to allow a Hotel and Restaurant. A significant amount of "I-1" and "C-3" zoning exists within the vicinity of the subject property. Staff finds the request for commercial zoning to be appropriate given the subject property's location on a freeway and the prevalence of commercial uses to the south and north. The requested "C-3" zoning is classified as a regional commercial district, which is most appropriate at the intersections of major thoroughfares or commercial nodes. The "C-3" General Commercial District at the proposed location would continue the orderly development and concentration of commercial uses along Interstate Highway 35 North.

Furthermore, commercial uses would be compatible at this location rather than industrial or residential uses because the existing zoning and use patterns in this area are mostly commercial in nature. Therefore, the requested C-3 General Commercial District is a beneficial downzoning from the existing I-1 General Industrial District.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2010-012 S

Subject Property Legal Description(s): NCB 10597 - Block 002 - Lot 2

Scale: 1" approx. = 250 Feet
Council District 2

Legend

Subject Property	(8.013 Acres)
200' Notification Buffer	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year FEMA Floodplain	

Planning & Development Services Dept
City of San Antonio
(11/12/2009 - E Hart)

CASE NO: Z2010012 S

Final Staff Recommendation - Zoning Commission

Date: December 01, 2009

Council District: 2

Ferguson Map: 618 E2

Applicant Name: John M. Sheesley

Owner Name: John M. Sheesley

Zoning Request: From "I-1" General Industrial District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal.

Property Location: Lot 2, Block 2, NCB 10597

A portion of the 4700 and 4800 Block of Corner Parkway

On the south side of Corner Parkway between Springfield Road to the west and Cornerway Boulevard to the east

Proposal: To allow a Bulk Plant or Terminal

Neigh. Assoc. The nearest Neighborhood Association is the Skyline Park Neighborhood Association

Neigh. Plan IH-10 East Perimeter Plan

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

Staff Recommendation:

Approval with conditions.

The IH-10 East Corridor Perimeter Future Land Use Plan designates the subject property as Light Industrial. The applicant has applied to amend the future land use designation to Industrial, and the case is scheduled to be heard by the Planning Commission on December 18, 2009.

The subject property consists of just over 8 acres of undeveloped land located on the south side of Corner Parkway, just north of Loop 410. The subject property was annexed in 1963, per Ordinance 31917. Current zoning on the property dates to a number of zoning cases in the mid-1980s, when the subject property and surrounding areas were zoned "Temp A" Temporary Single Family Residence District, "R-1" Single Family Residence District, "B" Residence District, and "F" Local Retail District. Two separate cases, in 1985 and 1986, rezoned portions of the subject property to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "I-1" General Industrial District. Surrounding zoning includes "I-1" to the north, east, and south; "I-2" Heavy Industrial District abutting to the west; with a strip of "C-3" General Commercial District located to the southwest along the Loop 410 access road. Surrounding land uses include undeveloped land to the south, a single-family residence abutting to the east; a tire distribution center, a fuel refining facility, and a gas pipeline to the north across Corner Parkway, with a commercial gas distribution center abutting to the west. Applicant requests "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal.

Staff finds the requested zoning and specific use authorization to be appropriate for the subject property's location within an existing industrial park, surrounded by fuel pipelines, and in close proximity to a freeway that also serves as a hazardous cargo route. As shown on the requisite site, the proposed bulk plant or terminal will be a bio-diesel fuel storage facility with above ground tanks. Although staff finds the proposed use to be complementary of the majority of surrounding uses, staff also recognizes that there are existing residential uses in the area.

CASE NO: Z2010012 S

Final Staff Recommendation - Zoning Commission

As a specific use authorization, staff may propose conditions to further protect surrounding uses and development. In order to ensure the lowest possible impact on the surrounding residential uses, staff recommends the following conditions:

1. A Type B landscape buffer shall be maintained along all property lines where the property abuts a road, undeveloped land, or non-industrial development. Additionally, said landscape buffers shall be increased to a depth of 30 feet along Corner Parkway and in any location where the subject property abuts residential uses.
2. Building setbacks shall be maintained as follows: 30-feet along Corner Parkway, and 50 feet along all other property lines.
3. An 8-foot tall, predominately open fence shall be maintained along all property lines.
4. Above ground fuel tanks shall be no taller than 40 feet.

CASE MANAGER : Micah Diaz 207-5876

○ AREA CALCULATION

PROPERTY

LAND: 8.01 ACRES OR 348,915.6 SQ.FT.

IMPROVEMENTS

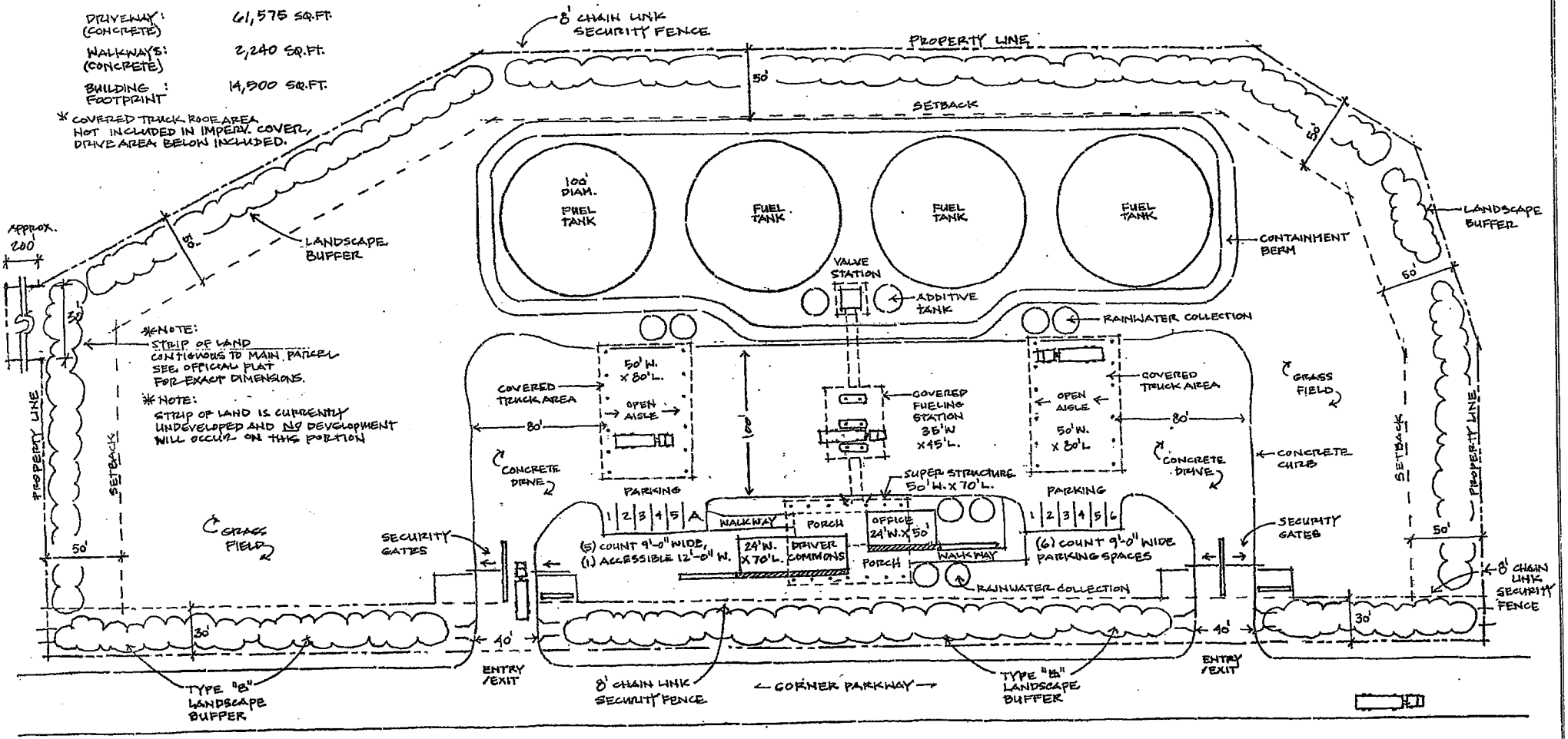
FUEL STORAGE TANKS:	31,400 SQ.FT.
DRIVEWAY: (CONCRETE)	61,575 SQ.FT.
WALKWAYS: (CONCRETE)	2,240 SQ.FT.
BUILDING FOOTPRINT:	14,500 SQ.FT.

IMPERVIOUS COVER: 101,715 SQ.FT.
29% OF LAND AREA

* COVERED TRUCK ROOF AREA NOT INCLUDED IN IMPERV. COVER, DRIVE AREA BELOW INCLUDED.

○ INTENDED USE: "BULK PLANT OR TERMINAL"

"I, John Sheesley, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."



SITE PLAN: REDIFUEL TERMINAL
SCALE: 1" = 60'

N

0 10 30 60

LAKE/FLATO
10.29.09

Neighborhood and Urban Design Division
Zoning Case Review

Zoning Case No.: Z2010012 S

Address: Corner Parkway and Loop 410 (Block 2, Lot 2, NCB 10597)

Existing Zoning: I-1 AHOD

Requested Zoning: I-2 S AHOD (Specific Use Authorization for Bulk Plant or Terminal)

Registered Neighborhood Association(s): None.

Neighborhood/Community/Perimeter Plan: IH-10 East Perimeter Plan

Future Land Use for the site: Light Industrial

Light Industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.

Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. The zoning districts associated with this land use classification include C-3, L, I-1, and I-2.

Analysis:

The subject property is an undeveloped parcel and totals approximately 8.013 acres. This property is located at the southern section of Corner Parkway, and is close to the intersection of Corner Parkway and Loop 410. There are existing industrial uses in the area, both across from Corner Parkway and across from Loop 410. The parcels around this section of the loop 410 are classified as light industrial uses on the Land Use plan. The zoning on adjacent properties is C-3 AHOD to the south and east, I-2 AHOD to the west, and I-1 AHOD to the north, across from Corner Parkway.

The IH-10 East Perimeter Plan was recently updated in March, 2008. The plan envisions this area to be developed with light industrial uses. The requested zoning and intended use for the subject property is not supported by the land use plan. The I-2 zoning category, and specifically bulk plant or terminal use, is not consistent with Light Industrial land use.

The request does not conform to the Land Use Plan and would require a plan amendment to Industrial land use category. The applicant has applied for the plan amendment. The requested I-2 AHOD zoning district could be allowed if the plan amendment to Industrial land use category is approved.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Other Comments: The requested change to I-2 S AHOD does not conform to the Land Use Plan and would require a plan amendment. A land use change to Industrial land use category will allow for the requested zoning designation with only a Specific Use Authorization.

11/06/08

Neighborhood and Urban Design Division
Zoning Case Review

Staff Recommendation:

☐ Approval ☒ Denial ☐ Alternate Recommendation

Reviewer: John Osten **Title:** Sr. Planner **Date:** 11/09/2009

Manager Review: Andrea Gilles **Date:** 11/09/2009

Zoning Case Notification Plan

Case Z-2010-013 S

Council District 5

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 0.2201 of an acre out of NCB 02267

Legend

Subject Property	(0.2201 Acres)
200' Notification Buffer	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	

Planning & Development Services Dept
City of San Antonio
(11/12/2009 - E Hart)

CASE NO: Z2010013 S

Final Staff Recommendation - Zoning Commission

Date: December 01, 2009

Council District: 5

Ferguson Map: 616 C4

Applicant Name:

Genaro R. Garcia

Owner Name:

Genaro R. Garcia Revocable Living Trust

Zoning Request: From "IDZ" Infill Develoment Zone with uses permitted in "R-4" Residential Single-Family District and "C-2" Commercial District to "IDZ S" Infill Development Zone with uses permitted in "C-2 S" Commercial District with a Specific Use Authorization for a Bail Bond Agency.

Property Location: 0.2201 of an acre out of NCB 2267

213, 215, 219 North San Marcos Street

On the southwest corner of West Travis and North San Marcos Streets

Proposal: To allow a Bail Bond Agency

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is occupied by four structures totaling approximately 4,300 square feet in size with ingress/egress on West Travis Street. The subject property is adjacent to IDZ zoning to the north and south; I-2 zoning to the east and IDZ and R-4 zoning to the west. Surrounding land uses consist of a bail bond agency to the north, the Bexar County Jail to the east, residential dwellings and a bail bond agency to the south and vacant land and residential dwellings to the west. This property was the subject of a comprehensive rezoning case. In case Z2008258, the subject property was rezoned from "I-1" General Industrial District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District in order to make the zoning consistent with the Downtown West Neighborhood Plan as well as to provide a zoning buffer adjacent to the Bexar County Jail Complex expansion.

The applicant is requesting a zoning change in order to bring the current use of the property into compliance. 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. The subject property is located within an area where adaptive re-use of property is encouraged. Given the existing use pattern in the area and the location of the subject property, the proposed specific use for a bail bond agency is appropriate and suitable. Additionally, the proposed zoning district and use of the property are consistent with the current development pattern along this portion of North San Marcos as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they have existing commercial zoning districts.

CASE MANAGER : Brenda Valadez 207-7945

Z2010013

SITE SUMMARY:

TOTAL AREA:	9,587 S.F. (0.2201 ACRES)
EXISTING BUILDING AREA:	4,365 S.F.
EXISTING PAVED AREA:	856 S.F.
TOTAL IMPERVIOUS COVER:	5,221 S.F. (0.1199 ACRES)
OPEN AREAS:	4,366 S.F. (0.1002 ACRES)

LAND USE SUMMARY:

BUILDING #1 EXISTING LAND USE:	BAIL BONDS OFFICE
BUILDING #1 PROPOSED LAND USE:	BAIL BONDS OFFICE
BUILDING #2 EXISTING LAND USE:	BAIL BONDS OFFICE
BUILDING #2 PROPOSED LAND USE:	BAIL BONDS OFFICE
BUILDING #3 EXISTING LAND USE:	VACANT
BUILDING #3 PROPOSED LAND USE:	BAIL BONDS OFFICE
BUILDING #4 EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
BUILDING #4 PROPOSED LAND USE:	COMMERCIAL

LEGAL DESCRIPTION

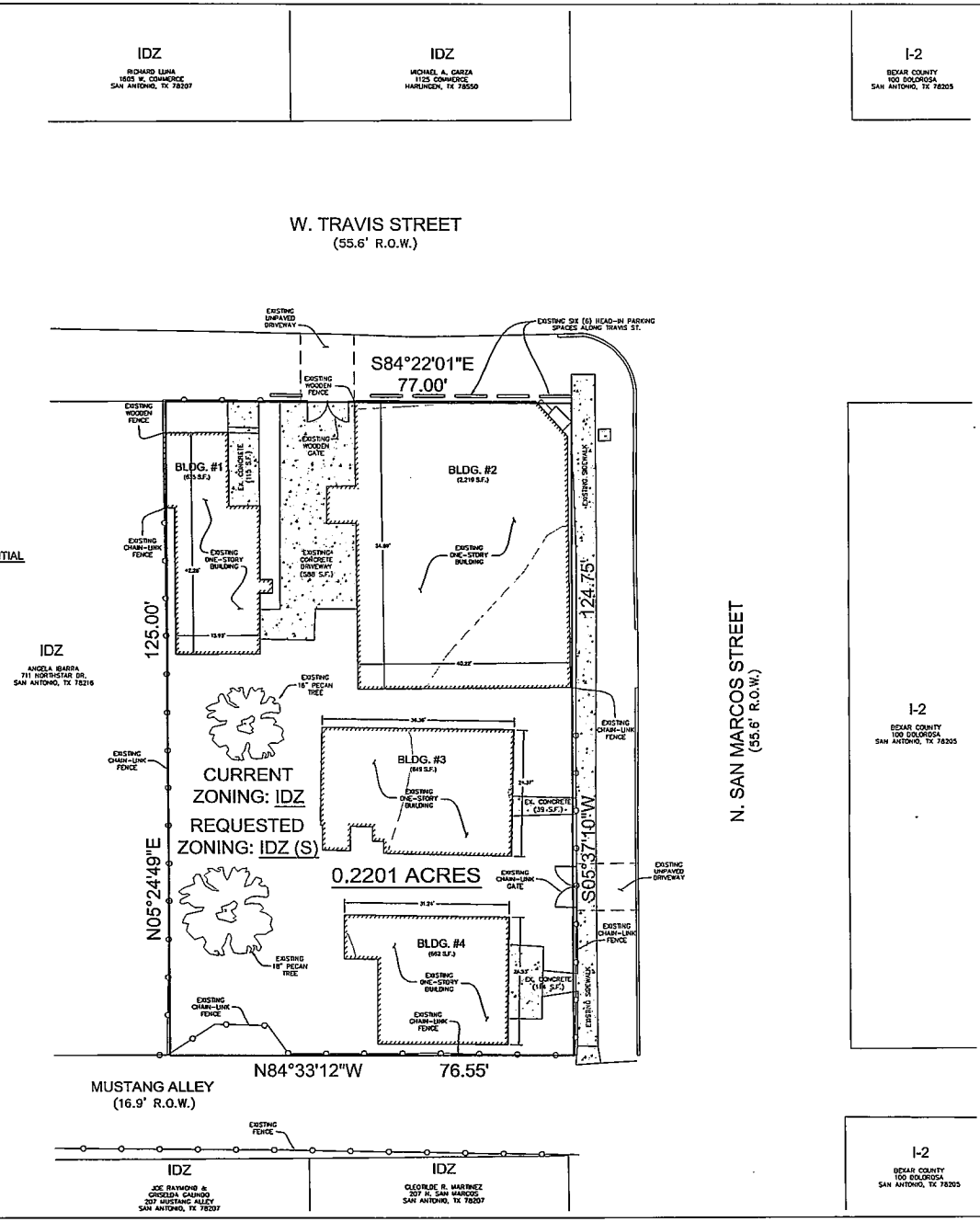
BEING THE EAST 25.7 FEET OF LOT 11, AND ALL OF LOT 12, BLOCK 5, NEW CITY BLOCK 2267, LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

I, GENARO R. GARCIA, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

GENARO R. GARCIA
GENARO R. GARCIA REVOCABLE LIVING TRUST

OWNER & APPLICANT

GENARO R. GARCIA REVOCABLE LIVING TRUST
CONTACT PERSON: GENARO R. GARCIA
831 KIRK PLACE
SAN ANTONIO, TX 78226
TEL: (210) 226-7432
FAX: (210) 218-0958



0 5 10 15 20
SCALE: 1"=10'

NO.	DATE	REVISION	BY

CAMACHO-HERNANDEZ & ASSOCIATES
Engineering - Planning - Transportation - Related Services
Highpoint Building
1603 Babcock Road, Suite 260
San Antonio, Texas 78229
Phone: (210) 341-6200, Fax: (210) 341-6300
TBPE Firm No. F-8478

SITE PLAN

219 SAN MARCOS

GENARO GARCIA
831 KIRK PLACE
SAN ANTONIO, TEXAS 78226

DATE: 10/28/09
DRAWN BY: P.H
DESIGNED BY: P.H.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 209055.01

SHEET 1 OF 1

Neighborhood and Urban Design Division
Zoning Case Review

Zoning Case No.: Z2010013 S

Address: 213, 215, 219 North San Marcos

Existing Zoning: IDZ

Requested Zoning: IDZ C-2 S (Specific Use Authorization for Bail Bond Office)

Registered Neighborhood Association(s): Prospect Hill Neighborhood Association.

Neighborhood/Community/Perimeter Plan: Downtown Neighborhood Plan

Future Land Use for the site: Low Density Mixed Use

Low Density Mixed Use land use classification provides a mix of low intensity residential and commercial uses compatible with surrounding uses. Examples include professional/ personal services, shop front retail with restaurants, cafes and gift shops. Low Density Mixed Use is appropriate for areas adjacent to Low Density Residential uses, and serves as an adequate buffer from higher intensity uses. This category is encouraged for uses fronting Colorado and San Marcos Streets, which will provide a buffer to the Prospect Hill neighborhood. The zoning districts associated with this land use classification include NC, C-1, C-2 S, O-1, RM-4, MF-25, and IDZ.

Analysis:

The subject property is developed with nonresidential structures and totals approximately 0.221-acres. This property is located at the southwest corner of West Travis Street and North San Marcos Street. This section of North San Marcos Street is developed with a mixture of nonresidential and low density residential uses. The zoning on adjacent properties is IDZ to south, west and north, and I-2 to the east, across from North San Marcos Street. The northeast corner of the West Travis and North San Marcos intersection falls within the Bexar County jail and justice expansion project.

This section of the Downtown Neighborhood Plan was recently updated in January, 2009. As part of the update, areas were identified that would be appropriate to focus services related to the Bexar County complex in order to reduce further encroachment into the nearby neighborhood. Specifically, the plan reads as "support related service uses should be located along the corridor of San Marcos Street" (p. 8). The requested IDZ C-2 S zoning district is consistent with the land use plan.

Staff supports the request based on conformity to the Downtown Neighborhood Plan goals and objectives.

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

☐ Consistency not required because base zoning not changing

Other Comments:

Staff Recommendation:

☒ Approval ☐ Denial ☐ Alternate Recommendation

Reviewer: John Osten **Title:** Sr. Planner **Date:** 11/09/2009

Manager Review: Andrea Gilles **Date:** 11/09/2009

11/06/08