

CITY OF SAN ANTONIO
Zoning Commission Agenda

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

May 1, 2007
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Michael Westheimer – District 1	Jody Sherrill – District 7
Barbara Hawkins – District 2	Rolando H. Briones, Jr. – District 8
Don Gadberry – District 3	Susan Wright – District 9
Vacant – District 5	Robert R. Robbins – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Henry Avila – District 4 Chairman	

1. **Work Session presentation by zoning staff to discuss General McMullen Comprehensive Rezoning Case Z2007162 CD and zoning case recommendations and all other items for consideration on agenda for May 1, 2007, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Cliff Morton Development and Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of April 3, 2007 and April 17, 2007 Minutes.
7. **ZONING CASE NUMBER Z2007119:** The request of Roy Horn, III, Applicant, for Dirk Simmang and Evelyn S. Simmang, Owner(s), for a change in zoning from “R-6” ERZD Residential Single Family Edwards Recharge Zone District to “C-3” ERZD General Commercial Edwards Recharge Zone District on Lot 1, NCB 17616 and 6.269 acres out of NCB 14867 and NCB 17616, 13900 Block of FM 1560 North. (Council District 8)
8. **ZONING CASE NUMBER Z2007105:** The request of City of San Antonio, Applicant, for San Antonio Development Agency, Owner(s), for a change in zoning from “MF-33” Multi-Family District, and “R-4” Residential Single Family District to “R-4” Residential Single-Family District on Lot 9, Block C, NCB 11027, east of the intersection of Hilje Street and Betty Jean Street. (Council District 3)
9. **ZONING CASE NUMBER Z2007150 CD:** The request of Chuck Christian, Applicant, for Balous Miller and Douglas Miller, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” (CD - Hotel) Commercial District with Conditional Use for a Hotel on 0.6738 acre tract of land out of NCB 3256, 1102 and 1104 Fredericksburg Road. (Council District 1)

10. **ZONING CASE NUMBER Z2007163 CD:** The request of Hector Valadez, Applicant, for Hector Valadez, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “R-6” (CD-Catering Shop) Residential Single-Family District with Conditional Use for a Catering Shop on Lot 13, Block 1, NCB 1011, 244 West Cevallos. (Council District 1)
11. **ZONING CASE NUMBER Z2007120 S:** The request of Roy Horn, III, Applicant, for Corian Springs, Ltd., Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” S Commercial District with Specific Use Permit for a Car Wash on Lot 71, Block 24, NCB 17726, 17203 O'Connor Road. (Council District 10)
12. **ZONING CASE NUMBER Z2007153 CD:** The request of Kaufman and Associates, Inc., Applicant, for Tsu Ping Chiao and Edna T. Chiao, Owner(s), for a change in zoning from “R-6” “GC-1” Residential Single Family Gateway Corridor Overlay District-1 to “C-2” (CD-Hotel) “GC-1” Commercial Gateway Corridor Overlay District-1 with a Conditional Use for a Hotel on Lot P-34A, NCB 34732, 23700 Block of IH-10 West / 24000 Block of Cielo Vista Drive. (Council District 8)
13. **ZONING CASE NUMBER Z2007177:** The request of Ford Engineering, Inc., Applicant, for Lillian Blackwell, Owner(s), for a change in zoning from “R-6” “GC-1” Single Family Residential Gateway Corridor District 1 and “R-6” Single Family Residential District to “C-2” S “GC-1” Commercial Gateway Corridor District 1 with a Specific Use Permit for Reception Hall/Meeting Facility and “C-2” S Commercial District with a Specific Use Permit for Reception Hall/Meeting Facility on P-12J, NCB 34732, 23907 Cielo Vista Drive. (Council District 8)
14. **ZONING CASE NUMBER Z2007121:** The request of Roy Horn, III, Applicant, for Barry Morris, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-2” Commercial District on Lots 1 and 2, NCB 18009 and Lot P-9, NCB 14614, 11216 Bandera Road. (Council District 8)
15. **ZONING CASE NUMBER Z2007145:** The request of Albert Rodriguez, Applicant, for Albert Rodriguez, Owner(s), for a change in zoning from “R-4” Residential Single Family District to “C-3NA” Commercial District, Nonalcoholic Sales on Lot 4, Block 27, NCB 10328, 425 Hampton. (Council District 2)
16. **ZONING CASE NUMBER Z2007137:** The request of Brown, P. C., Applicant, for Legacy Trails Development Joint Venture, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-2” Commercial District on Lot P-5, NCB 17643, Southeast of the Intersection of North Hunt Lane and Military Drive West. (Council District 6)
17. **ZONING CASE NUMBER Z2007160 S:** The request of Edward and Marta Barrientos, Applicant, for Irma Perez, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “R-6” S Residential Single Family District with a Specific Use Permit for a Manufactured Home on Lot 238, Block 9, NCB 15625, 5127 Hayden Drive. (Council District 4)
18. **ZONING CASE NUMBER Z2007091:** The request of Bobby Perez, Applicant, for Real Fortune, LLC, Owner(s), for a change in zoning from “UD” Urban District and “RD” Rural District to “UD” Urban District on 54.92 acres out of CB 4006 (NCB 04006), 16000 Block of US Hwy 281 South. (Council District 3)

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

19. **ZONING CASE NUMBER Z2007173:** The request of Phillip Allen, Applicant, for Phillip Allen, Owner(s), for a change in zoning from “I-1” “HS” General Industrial Historic Significant District and “C-3NA” “HS” General Commercial Nonalcoholic Sales Historic Significant District to “MF-33” “HS” “IDZ” Multi-family Historic Significant Infill Development Zone on Lot A-1, NCB 985 and Lots A-8, A-9 and A-10 NCB 989, 831 South Flores Street. (Council District 1)
20. **ZONING CASE NUMBER Z2007178:** The request of Regent Community Partners, LP, Applicant, for LB Clay Street, LLC, Owner(s), for a change in zoning from “IDZ” Infill Development Zone District with uses permitted in “C-1” Light Commercial District and “MF-25” Multi-Family District to “IDZ” Infill Development Zone District with uses permitted in “C-2” Commercial District and “MF-50” Multi-Family District on 2.306 acres out of NCB 2569 (Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot A-19 and Lot A-20, NCB 2569), 322, 406 and 414 E. Cevallos Street and 347, 351, and 400 Clay Street. (Council District 5)
21. **ZONING CASE NUMBER Z2007182:** The request of Bobby Perez, Applicant, for Charlie Acuna, Owner(s), for a change in zoning from “I-2” Heavy Industrial District to “IDZ” Infill Development Zone District with uses permitted in “MF-33” Multi-Family District and “C-2” Commercial District on Lots 11 thru 13 and 24 thru 26, Block 3, NCB 2567 and Lots 1 thru 6 and 15 thru 20, Block 4, NCB 2568, West corner of East Cevallos and Probandt. (Council District 5)
22. **ZONING CASE NUMBER Z2007190:** The request of City of San Antonio, Applicant, for La Nueva Bodega, LLC, Owner(s), for a change in zoning from “RP” Resource Protection District and “FR” Farm and Ranch District to “UD” Urban District on Lo1, CB 4188; Lot 1, Block 1, NCB 4187A; Lot 19A, ABS 169, CB 4187; Lot P-18A, ABS 169, Non-Adj RMS, CB 4187; Lot P-18, ABS 169, Formerly P-1, CB 4187. (Council District 4)
23. **ZONING CASE NUMBER Z2007138:** The request of Pulman, Bresnahan, Pullen & Cappuccio, LLP, Applicant, for Santikos Raw Land, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on 11.518 acre tract of land out of NCB 34400, West Loop 1604 North. (Council District 6)
24. **ZONING CASE NUMBER Z2007139:** The request of Pulman, Bresnahan, Pullen & Cappuccio, LLP, Applicant, for Santikos Raw Land, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on 11.12 acre tract of land out of NCB 34400, West Loop 1604 North. (Council District 6)
25. **ZONING CASE NUMBER Z2007090:** The request of Brown, P. C., Applicant, for Fourth Quarter Properties LXII, LP c/o Thomas Enterprises and Hooten Family Trust, Owner(s), for a change in zoning from “RP” Resource Protection, “R-20” Residential Single Family District, “R-6” Residential Single Family District, “O-2” Office District, “C-3” General Commercial District, “C-3R” Commercial Restrictive Alcohol Sales District, “I-1” General Industrial District, and “QD” (CD-Blasting and Asphaltic Concrete) Quarry District with a Conditional Use for Blasting and Asphaltic Concrete to "MPCD" Master Planned Community District. Portions of this property are located within the ERZD Edwards Recharge Zone District and the “GC-1” Gateway Corridor Overlay District-1; however, the proposal does not include removing or altering the boundaries of either of these districts on 835.471 acres out of NCB 14747, NCB 14853, NCB 14881, NCB 14882, NCB 17700, NCB 18331, NCB 18332, NCB 34760, NCB 34761, NCB 34763, NCB 34777, NCB 34778 and NCB 34781, 15000 through 19600 Blocks of Interstate 10 West and 5000 Block of Loop 1604 North. (Council District 8)

26. **ZONING CASE NUMBER Z2007174 CD:** The request of Melba Sanchez, Applicant, for Margarito Sanchez, Jr. and Melba Sanchez, Owner(s), for a change in zoning from “R-6” Single Family Residential District to “C-2” (CD-Contractor's Facility) Commercial District with Conditional Use for a Contractor's Facility on 4.823 acre tract of land out of NCB 11104, 3906 Commercial Avenue. (Council District 4)
27. **ZONING CASE NUMBER Z2007183:** The request of Brown, P. C., Applicant, for Broadway National Bank, Owner(s), for a change in zoning from “R-5” Residential Single-Family District and “MF-33” Multi-Family District to “C-2” Commercial District on 0.617acres out of Lot 26, NCB 11888 and 0.083 acres out of Lot 75, NCB 11888, 250 W. Sunset Road and 419 Everest Road. (Council District 9)
28. **ZONING CASE NUMBER Z2007179:** The request of Jerry Arredondo, Applicant, for Walker Southwest Properties, LLC., Owner(s), for a change in zoning from “C-3” General Commercial District and “R-5” Single Family Residential District to “I-1” General Industrial District on Lot 8, Block 5A, NCB 11957, west 50.05 feet of east 100.1 feet of Lot 9 and west 50.05 feet of Lot 9 (1.4366 acres), 1308, 1314 and 1318 Parkridge Drive. (Council District 1)
29. **ZONING CASE NUMBER Z2007181:** The request of Kim Wise, Provident Realty, Applicant, for Kim Wise, Provident Realty, Owner(s), for a change in zoning from “C-2” Commercial District and “I-1” General Industrial District to “C-3” General Commercial District on a 45.11 acre tract of land out of NCB 12675, NCB 12676, NCB 12677, NCB 12678, NCB 12679, NCB 12680, NCB 12681, NCB 12682, NCB 12683 and 12684, Southwest of the intersection of IH 35 South and Highway 16. (Council District 4)
30. **ZONING CASE NUMBER Z2007185:** The request of Ramiro Valadez, Applicant, for Ramiro Valadez, Owner(s), for a change in zoning from “R-4” Single Family Residential District to “C-3NA” General Commercial Nonalcoholic Sales District on 4 acres of land out of NCB 11156, approximately located within the 12000 Block of Southeast Loop 410 Access Road. (Council District 3)
31. **ZONING CASE NUMBER Z2007189 CD:** The request of Jerry Arredondo, Applicant, for Northeast Medical Plaza c/o Mark Holland, Owner(s), for a change in zoning from “MF-33” Multi-Family District to “C-2” CD (Hospital) Commercial District with Conditional Use for a Hospital on Lots 1 and 2, Block 3, NCB 13567, 8800 Village Drive. (Council District 10)
32. 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.
33. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front 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 207-7245

CASE NO: Z2007090

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 8

Ferguson Map: 480 and 514

Applicant Name:

Owner Name:

Brown, P. C.

Fourth Quarter Properties LXII, LP c/o Thomas Enterprises and Hooten Family Trust

Zoning Request: From "RP" Resource Protection, "R-20" Residential Single Family District, "R-6" Residential Single Family District, "O-2" Office District, "C-3" General Commercial District, "C-3 R" Commercial Restrictive Alcohol Sales District, "I-1" General Industrial District, and "QD" (CD-Blasting and Asphaltic Concrete) Quarry District with a Conditional Use for Blasting and Asphaltic Concrete to "MPCD" Master Planned Community District. Portions of this property are located within the "ERZD" Edwards Recharge Zone District and the "GC-1" Gateway Corridor Overlay District-1; however, the proposal does not include removing or altering the boundaries of either of these districts.

Property Location: 835.471 acres out of NCB 14747, NCB 14853, NCB 14881, NCB 14882, NCB 17700, NCB 18331, NCB 18332, NCB 34760, NCB 34761, NCB 34763, NCB 34777, NCB 34778 and NCB 34781

15000 through 19600 Blocks of Interstate 10 West and 5000 Block of Loop 1604 North

Generally Located at the Northeast Corner of Interstate 10 West and Loop 1604 North, Extending Northward to Camp Bullis Road.

Proposal: To Develop a Master Planned Community

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis will be required at platting.

Staff Recommendation:

Approval

The Master Planned Community zoning district is encouraged for properties consisting of large acreages and intended for a mix of land uses within a comprehensive development. This district is a special district that promotes compatibility within mixed uses, allowing a more efficient arrangement of land uses, structures and inner-connectivity, characteristics that are often difficult to achieve when adjacent lands are zoned and developed independent of each other. Since the majority of the properties identified in the zoning application have existing office, commercial, industrial and quarry district zoning, the request effectively serves as a downzone for a significant portion of the proposed development. Further, much of the area identified for single family residential development has existing single family zoning and most of those areas proposed for multi-family development have more intense office, commercial and quarry zoning districts currently in place. The transition of Interstate 10 West into a corridor of both commercial and less intense land uses is occurring rapidly and the MPCD zoning district provides an opportunity for flexible and sensible development.

The subject property consists of multiple parcels totaling about 835 acres. Approximately 334 acres are

CASE NO: Z2007090

Final Staff Recommendation - Zoning Commission

located within the Edwards Recharge Zone District with the remainder located over the contributing zone. The properties have been annexed into the city over an extended period of time, ranging between 1964 and 1998. There are also multiple zoning classifications in place including resource protection, residential, commercial and quarry districts. The residential districts generally date from the time following annexation while the most recent commercial and resource protection districts date to 2006. Much of this acreage is undeveloped but there are established uses, most notably the recent commercial development known as The Rim. The proposal is to master plan the area and develop a mix of single and multi-family residential, office, and commercial uses and the property generally extends along the east side of Interstate 10 West and is bound by Loop 1604 to the south and Camp Bullis Road to the north. In 2006, MPCD zoning was approved by the City Council (Zoning Cases Z2006026 and Z2006098 approved June 8, 2006, and June 29, 2006, respectively) for about 145 acres to the west, along the west side of Interstate 10 and north of La Cantera Parkway, to allow a similar mixed use development.

The MPCD allows uses permitted in all residential, office and commercial zoning districts as well as some business park uses. The proposed development is to consist of the following:

Office - 45.2 acres.

Commercial - 425.5 acres.

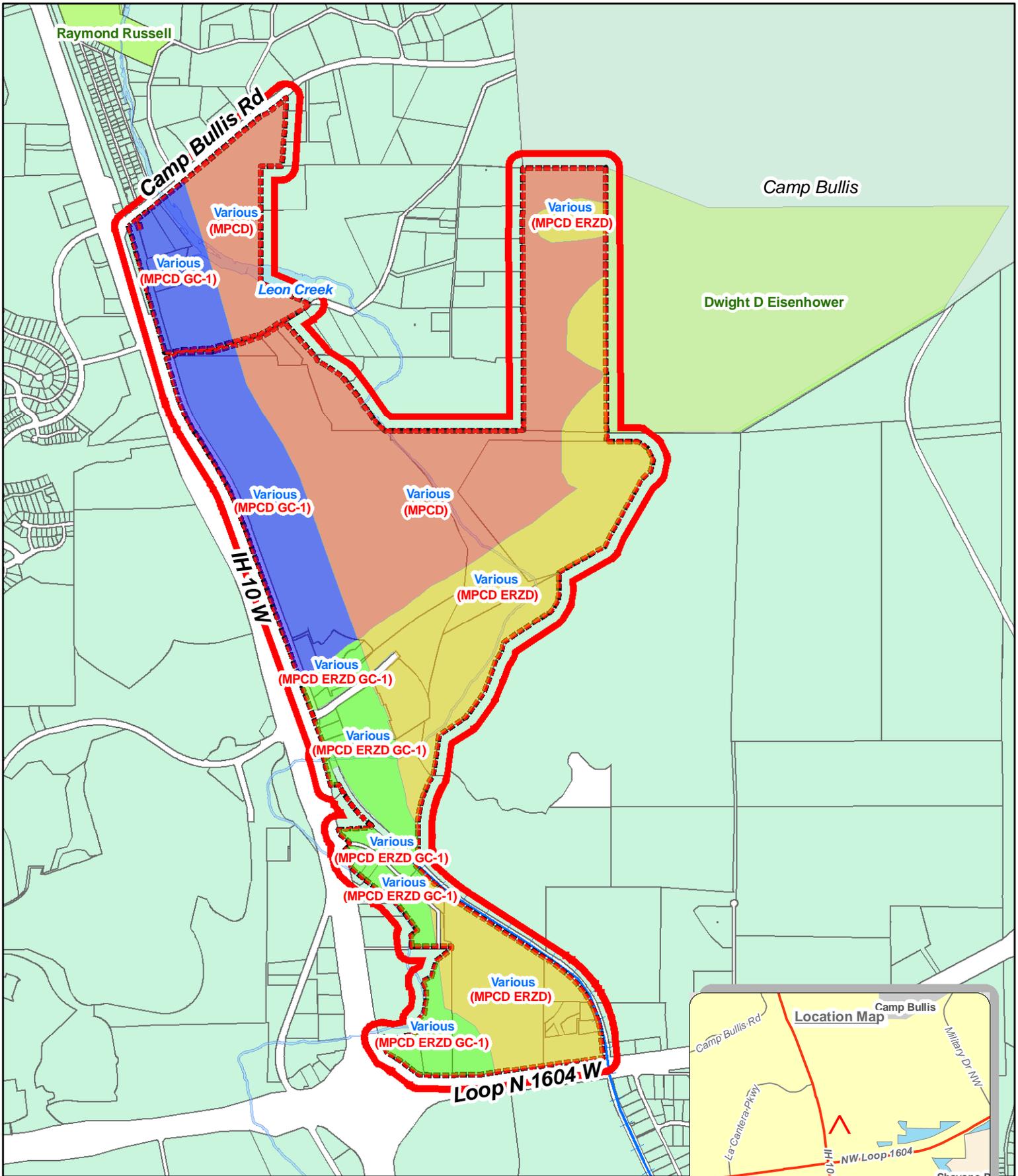
Single Family Residential - 115.8 acres with minimum lot sizes of 4,000 square feet on 105.8 acres and 5,000 square feet on 10 acres.

Multi-Family Residential - 82.9 acres with a total of 180 units, yielding an average of 46 units per acre.

Open Space - 166.1 acres. Based on the minimum open space requirements of 35% for residential use and 20% for non-residential use, the proposed open space exceeds the 163.7 acres required. There are 43.9 acres of open space zoned Resource Protection within the boundary of the proposed development, but this acreage is not a part of this zoning application.

The applicants have submitted the required site plan with the zoning application. As the site plan is a component of the MPCD zoning district, the Zoning Commission must make a recommendation on both the zoning district and site plan, and the City Council must also consider and take action on the site plan. The minimum requirements of a site plan are that proposed land uses, including single and multi-family residential uses, office and commercial uses and the required open space must be identified on the plan by location, type, density and size. Language reflecting the mandatory adherence to the site plan must be contained in the zoning ordinances for all approved MPCD's and, should the applicant request an amendment to an approved MPCD site plan, they may do so administratively if the city determines the amendment is a minor one. Should the amendment be a major one, the criteria determining the scope of the amendment being listed in Section 35-345(e)(2) of the Unified Development Code, the proposed amendment must be returned to the Zoning Commission and City Council for recommendation and approval.

CASE MANAGER : Matthew Taylor 207-5876



Zoning Case Notification Plan

Case Z2007090

Council District 8

Scale: 1" approx. = 1,800'



Legend	
Subject Property	-----
200' Notification Buffer	=====
Property Address	12345
Current Zoning	Blue
Requested Zoning Change	(Red)
Land Use	Orange
NCB - Block	NCB 11111 - Block 222
100-Year FEMA Floodplain	=====

CASE NO: Z2007091

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 3

Ferguson Map: 717 B-C, 5-6

Applicant Name:

Owner Name:

Bobby Perez

Real Fortune, LLC

Zoning Request: From "UD" Urban District and "RD" Rural District to "UD" Urban District.

Property Location: 54.92 acres out of CB 4006 (NCB 04006)

16000 Block of US Hwy 281 South

US Highway 281 South at Guest Road

Proposal: To Develop a Mixed Use Project

Neigh. Assoc. None

Neigh. Plan CitySouth Community Plan

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

Staff Recommendation:

Inconsistent

The subject property is designated both Urban Living and Rural Living by the CitySouth Community Plan. A plan amendment identifying the property as Urban Living only has been filed and will be heard by the Planning Commission on April 25, 2007. Both the plan amendment and the zoning case are tentatively scheduled to appear before the City Council on June 7, 2007.

Approval, pending plan amendment.

The subject property is located in Limited Purpose Annexation Area 6 and totals just under 55 acres. About 16 of these acres are currently zoned UD while the remaining acreage, about 38 acres, is currently zoned RD. The annexation of this property occurred on January 5, 2003, and the property was later zoned (Zoning Case Z2007173) from Development Reserve to Rural District by the City Council on December 4, 2003.

Subsequent plan amendment and zoning applications, which included about 16 acres of the subject property, were filed seeking to amend the CitySouth plan from Agriculture to Urban Living and to change the zoning district from RD to UD for acreages fronting on both the east and west sides of US Highway 281 South. The Zoning Commission recommended denial and the City Council ultimately approved the plan amendment (#05005) and zone change (Zoning Case Z2005066) on August 25, 2005, for the roughly 188 acres to the east but denied the amendment and zone change for the 291 acres to the west. These actions resulted in the subject property having both split land use designations and zoning districts.

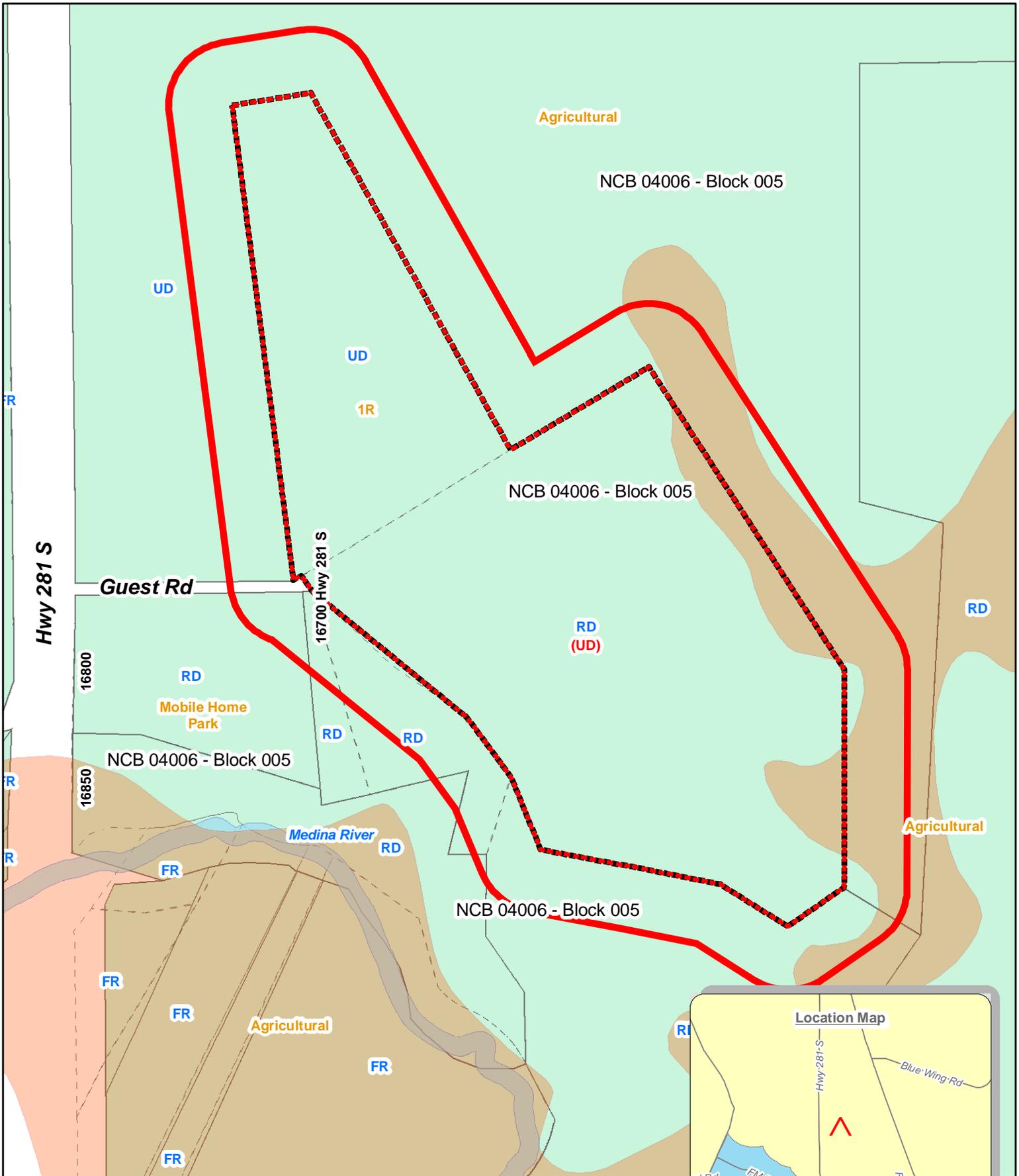
The entire property consists of about 93 acres and has been used for agriculture. There is an existing manufactured home and numerous accessory structures currently on the site. The proposal is to include the subject property into the Villas del Sol development to the north and a Master Development Plan for this residential project was approved in January of 2007. Given the acreage of this property, the applicant is projecting 137 new dwellings with park area.

CASE NO: Z2007091

Final Staff Recommendation - Zoning Commission

Small portions of the property are located within the Medina River floodplain and most of the existing properties are undeveloped with RD or FR zoning with a future land use designation of Agriculture. The only development bordering the subject property is a mobile home park to the immediate east (16800 Highway 281), which pre-dates annexation and also has RD zoning.

CASE MANAGER : Matthew Taylor 207-5876



Zoning Case Notification Plan

Case Z-2007-091

Council District 3

Scale: 1" approx. = 400'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue**
- Requested Zoning Change **(Red)**
- Land Use **Orange**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain

CASE NO: Z2007105

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007 Zoning Commission Continuance from April 17, 2007

Council District: 3

Ferguson Map: 651 D4

Applicant Name: City of San Antonio
Owner Name: San Antonio Development Agency

Zoning Request: From "MF-33" Multi-Family District, and "R-4" Residential Single Family District to "R-4" Residential Single-Family District.

Property Location: Lot 9, Block C, NCB 11027
East of the Intersection of Hilje Street and Betty Jean Street
East of the Intersection of Betty Jean Street and Hilje Street

Proposal: To limit density in the area

Neigh. Assoc. Highland Hills Neighborhood Association

Neigh. Plan Highlands Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent

The Highlands Community Plan calls for Medium-Density Residential land use for the subject property. This land use allows the proposed use, single family residential housing.

Approval

The subject property is currently undeveloped. To the north exists "MF-33" Multi Family District, while "R-4" Residential Single Family District exists to the east, south, and west of the subject property.

The surrounding zoning largely consists of "R-4" Residential Single Family zoning. Therefore, the zoning request for "R-4" Residential Single Family District would be an appropriate request for the surrounding area. The existing "R-4" Residential Single-Family District was heard and approved by the Zoning Commission on November 21, 2006 and City Council on December 14, 2006 (Zoning Case Z2007014).

The "R-4" Residential Single Family District (Minimum lot size of 4,000 square feet) provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential Single-Family provides minimum lot size and density requirements in order to preserve neighborhood character.

CASE MANAGER : Pedro Vega 207-7980



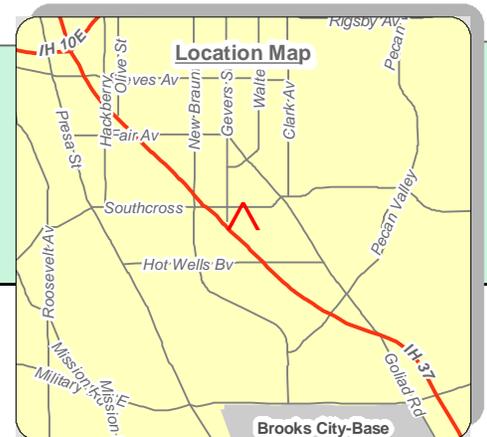
Zoning Case Notification Plan

Case Z-2007-105

Council District 3
 Scale: 1" approx. = 100'



- Legend**
- Subject Property - - - - -
 - 200' Notification Buffer —————
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain



CASE NO: Z2007119

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007 Zoning Commission Continuance from April 17, 2007

Council District: 8

Ferguson Map: 513 B8

Applicant Name:

Owner Name:

Roy Horn, III

Dirk Simmang and Evelyn S. Simmang

Zoning Request: From "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "C-3" ERZD General Commercial Edwards Recharge Zone District.

Property Location: Lot 1, NCB 17616 and 6.269 acres out of NCB 14867 and NCB 17616

13900 Block of FM 1560 North

FM 1560 North, East of West Loop 1604

Proposal: To Develop a Business Park

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial as requested, with an alternate recommendation of C-2.

Since there is an existing business park with a variety of commercial uses with direct access onto FM 1560 further to the west of the subject property and a likelihood of significant commercial development to the east in the vicinity of Loop 1604 and FM 1560 North/Hausman Road, a developing commercial node, a rezone to a commercial district would be consistent with the current and likely future development trends in the immediate area.

The subject property was annexed into the city in December of 1997 and totals more than seven acres. The current R-6 zoning converted from the previous Temporary R-1 applied following annexation. The acreage under consideration includes a portion of a much larger tract that totals more than 25 acres. This tract extends eastward and fronts on Loop 1604, the frontage having been annexed in 1972. This property was included in a previous zoning case (Z2006239), but this case was withdrawn by the applicant and did not appear before the Zoning Commission or City Council. There is a commercial building currently in use for an engraving business, a mobile home and numerous accessory structures in place. The proposal is to rezone the property for future development of a business park.

The property immediately to the north, across FM 1560, has both DR and C-3 zoning. That portion currently zoned DR is currently in process for a zone change (Z2007045) to a commercial district. Similar to the subject property, the property to the north has different dates of annexation, the frontage along Loop 1604 being annexed in 1971 and zoned B-3 in 1975. The balance of this property was annexed in December of 2005 and is currently zoned DR with a request to rezone to multi-family and commercial zoning districts. Most of the commercial zoning further east of Loop 1604 dates to the period between 1988 and 1990.

There is a residential subdivision to the west in the early stages of development and, further west of this development, is a small business park with parcels having C-3 zoning and multiple users. The development of this business park pre-dated annexation and the conditional commercial zoning was applied in March of

CASE NO: Z2007119

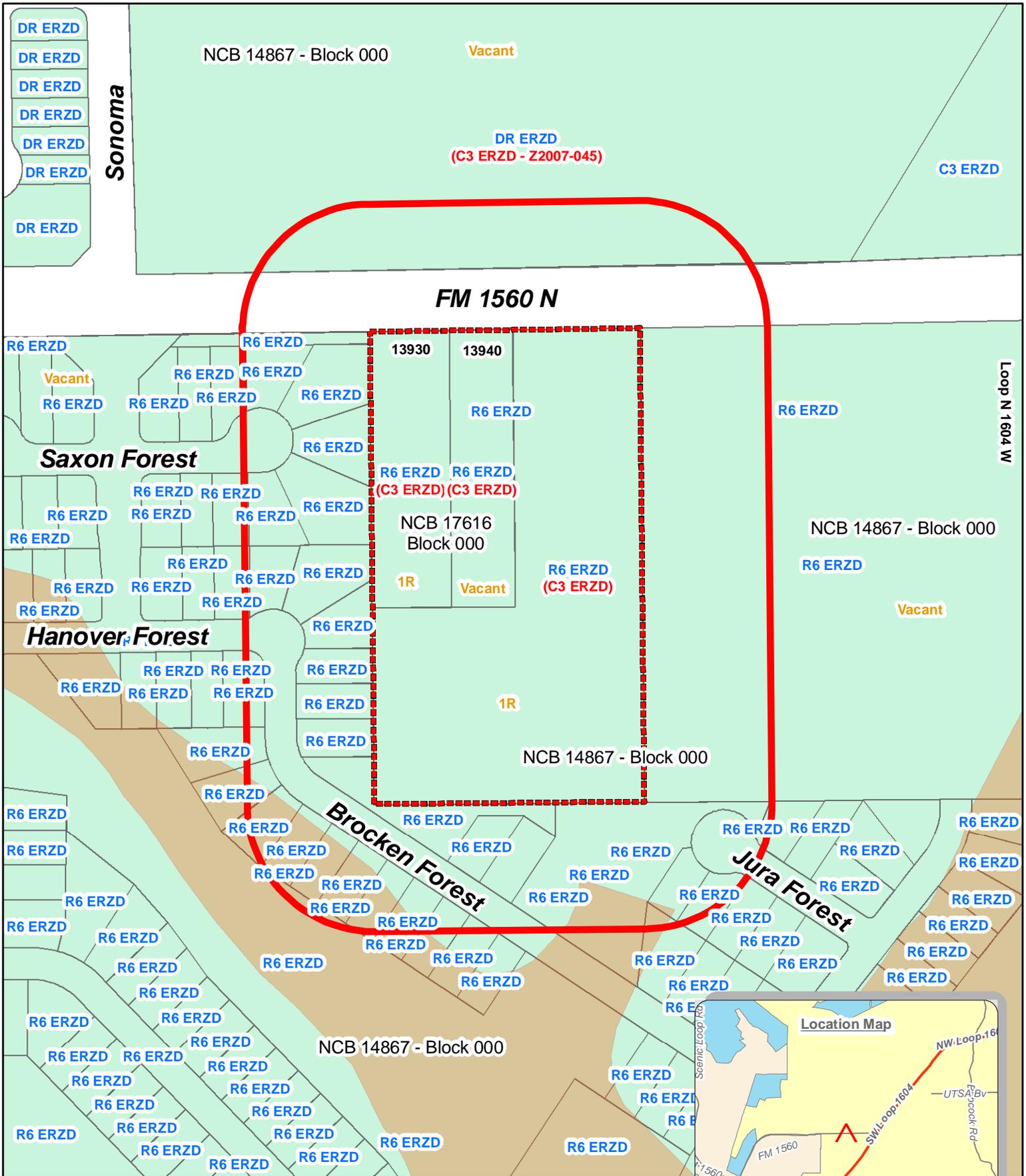
Final Staff Recommendation - Zoning Commission

2003. A portion of the Helotes municipal boundary borders the western boundary of this business park. There is significant residential development along the north side of FM 1560 that extends west of Sonoma Parkway into Helotes.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 30% on the site.

CASE MANAGER : Matthew Taylor 207-5876



Zoning Case Notification Plan

Case Z2007119

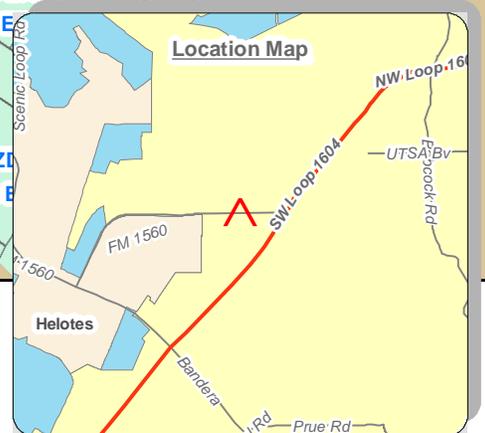
Council District 8

Scale: 1" approx. = 200'



Legend

- Subject Property
- 200' Notification Buffer
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain



CASE NO: Z2007120 S

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007 Zoning Commission continuance from March 6, 2007, April 3, 2007 and April 17, 2007

Council District: 10

Ferguson Map: 518 D4

Applicant Name: Roy Horn, III
Owner Name: Corian Springs, Ltd.

Zoning Request: From "C-2" Commercial District to "C-2" S Commercial District with Specific Use Permit for a Car Wash.

Property Location: Lot 71, Block 24, NCB 17726
17203 O'Connor Road
Intersection of O'Connor Road and Corian Springs Drive

Proposal: To Allow a Car Wash

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property currently exists as a service station. Property to the north is zoned "C-2" commercial district, while "R-6" residential single-family zoning exists to the west of the subject property. "C-1" commercial zoning exists to the south of the subject property, across Corian Springs Drive. To the east of the subject property, across O'connor Road, exists PUD "RM-5" planned unit development residential mixed district zoning.

The zoning requested in this case is not appropriate. The request is to allow for a car wash on property zoned "C-2", where a convenience store with gasoline sales currently exists. The site plan submitted in this case does not adequately address concerns regarding the proximity of single-family homes to the subject property. The orientation of the car wash as shown on the plan ensures that the car wash is directed away from the surrounding residential neighborhood. However, the most offensive aspect of the car wash, noise concerns, are not effectively addressed as a buffer would be necessary to separate existing single-family homes from the proposed C-2 S commercial zoning. As shown on the site plan, a buffer is not provided, and the existing driveway extends too close to the property line to make a buffer feasible.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2007-120 S

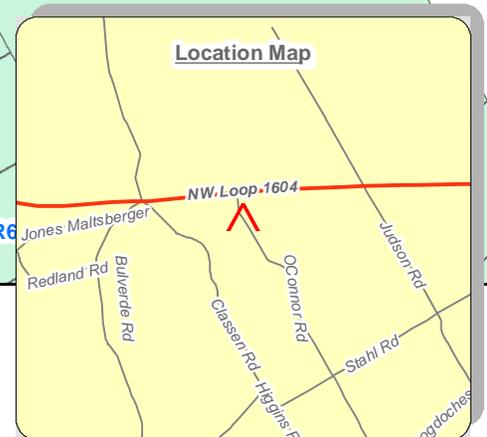
Council District 10

Scale: 1" approx. = 100'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 1111 - Block 222**
- 100-Year FEMA Floodplain



CASE NO: Z2007121

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007 Zoning Commission Continuance from March 6, 2007, March 20, 2007 and April 17, 2007

Council District: 8

Ferguson Map: 547 B3

Applicant Name: Roy Horn, III
Owner Name: Barry Morris

Zoning Request: From "R-6" Residential Single Family District to "C-2" Commercial District.

Property Location: Lots 1 and 2, NCB 18009 and Lot P-9, NCB 14614
11216 Bandera Road
On the north side of Bandera Road southeast of Brae Ridge Drive

Proposal: To develop a retail/office complex

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is required. An updated TIA will be required at time of platting or permitting.

Staff Recommendation:

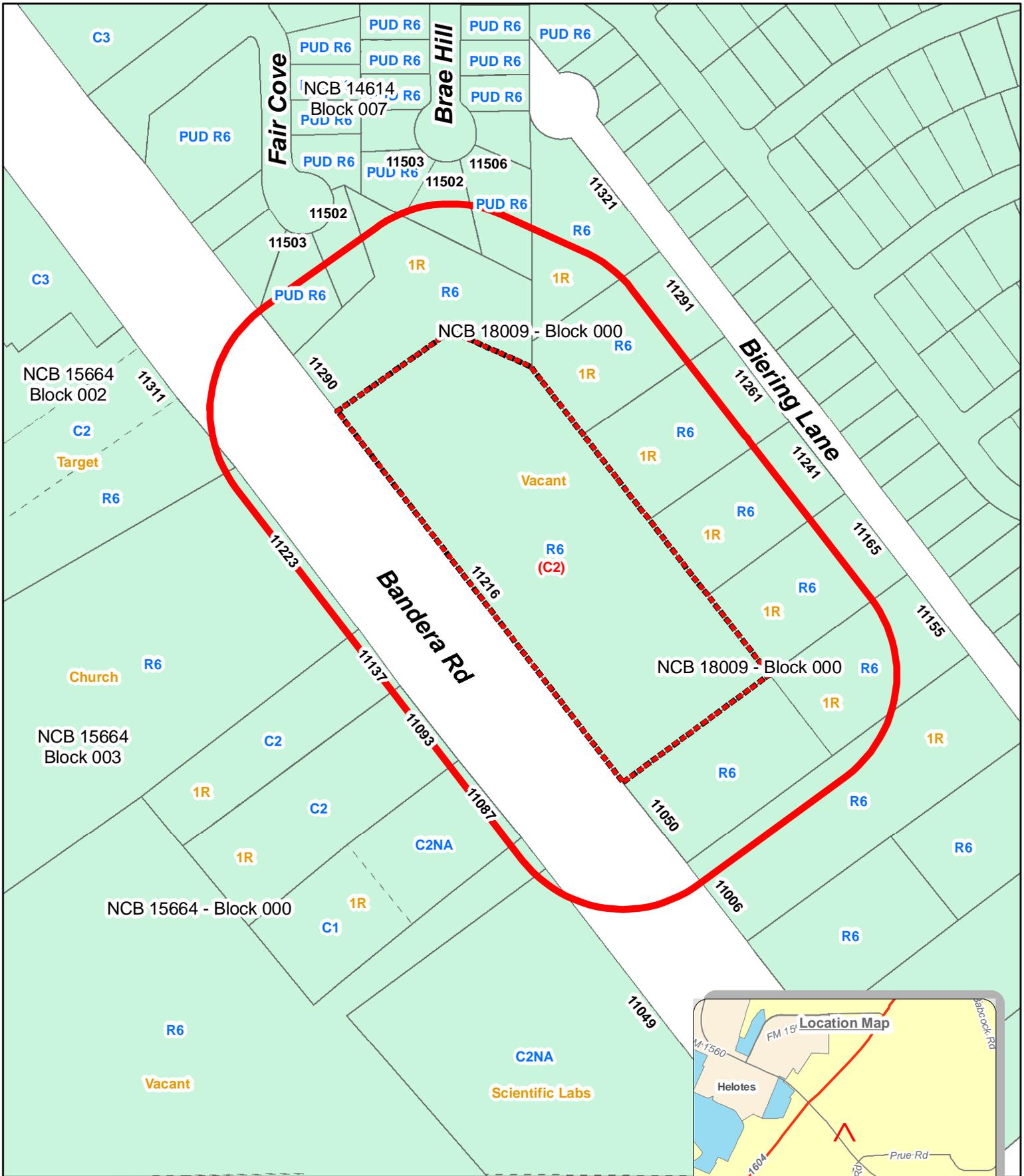
Denial

The subject property consists of undeveloped land located with direct access to Bandera Road (a Primary Arterial Type "A" street). The property is adjacent to R-6 zoning to the north, south and east and C-2 zoning to the west. The surrounding land uses consist of single-family dwellings to the north, south, east and west, as well as a church and commercial retail center to the west.

The applicant is requesting a rezoning in order to allow for the development of a retail/office complex. The subject property is completely surrounded by residential zoning and existing residential dwellings. Approval of the proposed C-2 zoning request would create an island of commercial zoning in the middle of a large residential district.

C-2 commercial zoning would not be compatible with the adjacent residential uses and zoning and would continue the strip commercialization of Bandera Road. The existing commercially zoned property is already appropriately located at the intersection of Bandera Road and Loop 1604. The commercial node of Bandera Road and Loop 1604 should not be extended beyond Brae Ridge Drive.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z2007-121

Council District 8

Scale: 1" approx. = 200'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 1111 - Block 222**
- 100-Year FEMA Floodplain

CASE NO: Z2007137

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007 Zoning Commission continuance from March 20, 2007 and April 17, 2007

Council District: 6

Ferguson Map: 578 F8

Applicant Name: **Owner Name:**

Brown, P. C. Legacy Trails Development Joint Venture

Zoning Request: From "R-6" Residential Single Family District to "C-2" Commercial District.

Property Location: Lot P-5, NCB 17643
Southeast of the Intersection of North Hunt Lane and Military Drive West
The 9500 Block of Military Drive West

Proposal: To allow for commercial development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

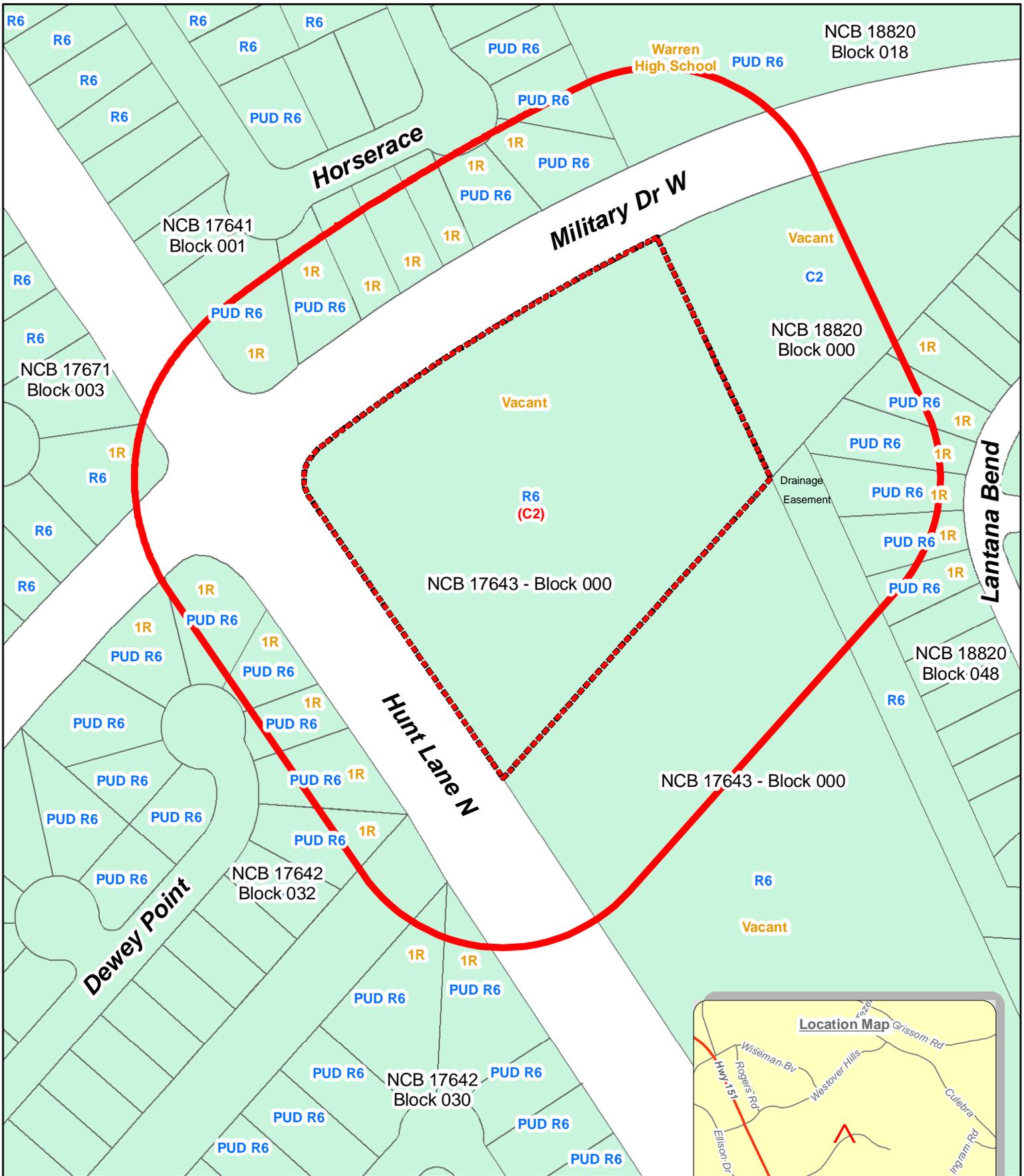
Approval

The subject property consists of undeveloped land located with direct access to West Military Drive (a Secondary Type "A" street) and North Hunt Lane (a Secondary Type "A" street). The property is adjacent to PUD R-6 residential zoning to the north and west, vacant land to the south and C-2 commercial zoning and PUD R-6 zoning to the east. The surrounding land uses consist of single-family residential subdivisions; The Fairways at Legacy Trails and The Retreat at Legacy Trails to the north, Westover Woods to the west, undeveloped land to the south and single-family residential dwellings and undeveloped land to the east.

The applicant is requesting a rezoning in order to allow for the development of a commercial retail center. The C-2 commercial district accommodates commercial and retail uses that are more intensive in character than NC and C-1 uses, which generate a greater volume of vehicular traffic and/or truck traffic. The subject property has frontage on West Military Drive and North Hunt Lane, both major arterials, C-2 Commercial Districts are encouraged along such streets.

The proposed C-2 zoning is compatible with the surrounding zoning districts and will not adversely affect the area nor will the subject property suffer any detrimental effects as a result of the rezoning.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2007-137

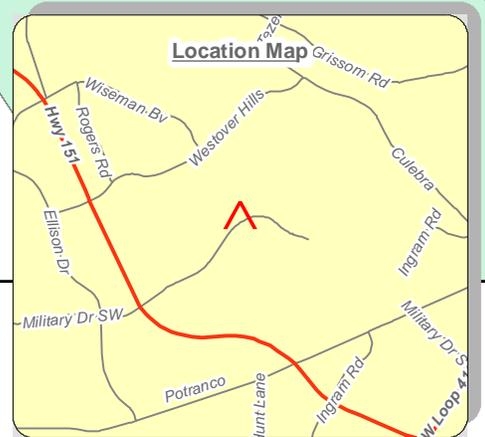
Council District 6

Scale: 1" approx. = 150'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain



CASE NO: Z2007138

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 6

Ferguson Map: 612 B1

Applicant Name:

Owner Name:

Pulman, Bresnahan, Pullen & Cappuccio,
LLP

Santikos Raw Land, Ltd.

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: 11.518 acre tract of land out of NCB 34400

West Loop 1604 North

East side of West Loop 1604 North south of Kilmarnoch Road

Proposal: Commercial development

Neigh. Assoc. Oak Creek Neighborhood Association

Neigh. Plan None

TIA Statement: A Level II Traffic Impact Analysis (TIA) is required. The DSD- Traffic Impact Analysis & Streets Division has reviewed the Level II TIA Report. The Level II TIA indicates compliance with the UDC and is recommended for approval.

Staff Recommendation:

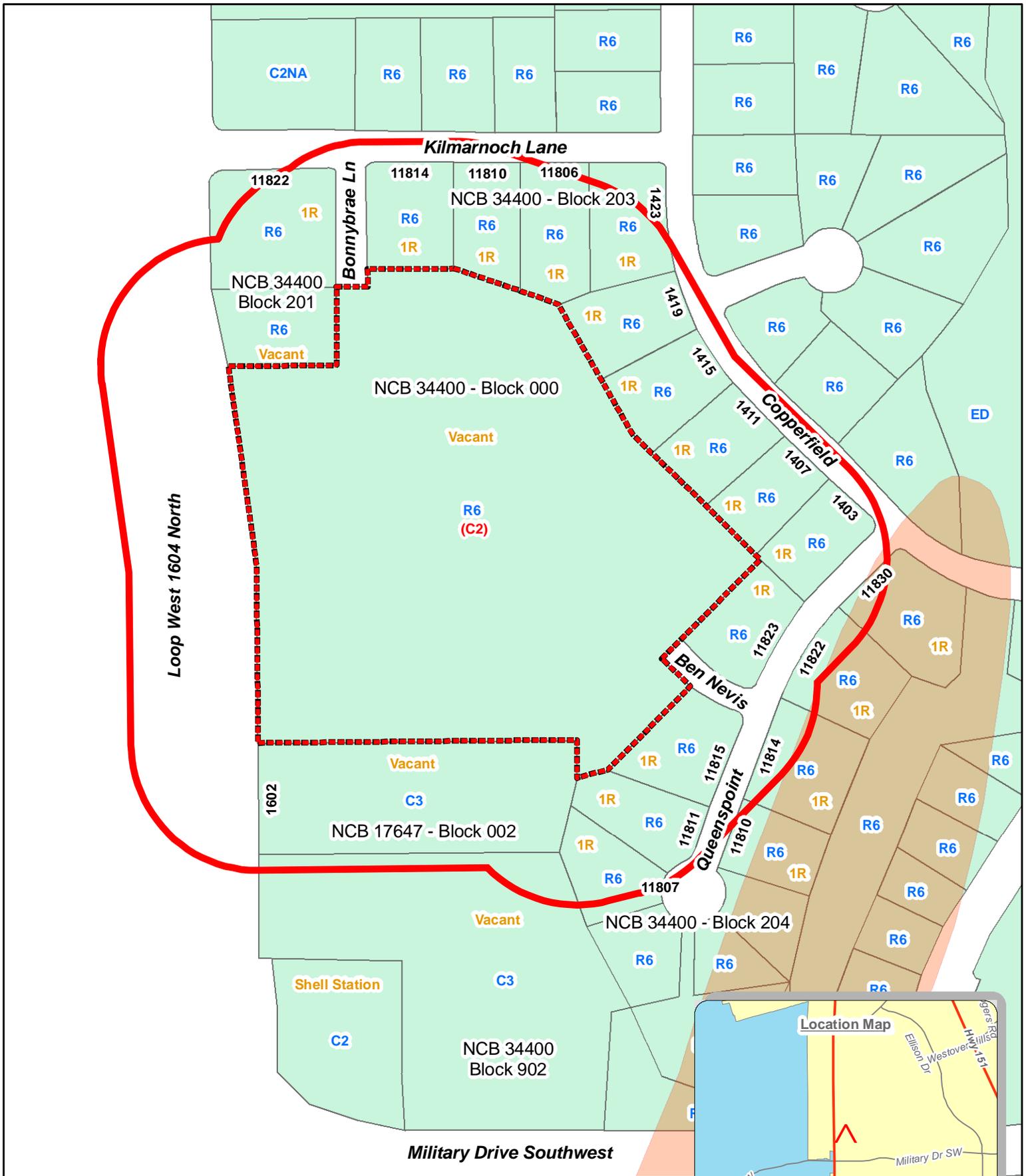
Approval.

The proposed project will be located on a vacant tract of land approximating 11.518 acres on the eastside of West Loop 1604 North frontage road between Military Drive Southwest and Kilmarnoch Lane. The 11.518 acre tract has approximately 775 feet of frontage along West Loop 1604 North. The driveways would access onto the frontage road of West Loop 1604 North and Bonnybray Lane and Ben Nevis would be limited to emergency access only. The site is proposed to be developed into a small shopping center which would consist of retail lease spaces and restaurants. The surrounding properties are currently zoned R-6 Single-Family Residential to the north and east with "C-3" General Commercial District to the south. The "C-2" Commercial District would be appropriate at this location and permit commercial activities designed to serve the community.

If the proposed development is located in a "C-2" Commercial District and the adjoining zoning district is zoned "R-6" Residential Single-Family District, then the applicant shall install a type B buffer.

"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.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-138

Council District 6
 Scale: 1" approx. = 200'



- Legend**
- Subject Property
 - 200' Notification Buffer
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain

CASE NO: Z2007139

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 6

Ferguson Map: 578 B8

Applicant Name:

Owner Name:

Pulman, Bresnahan, Pullen & Cappuccio,
LLP

Santikos Raw Land, Ltd.

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: 11.12 acre tract of land out of NCB 34400

West Loop 1604 North

Northeast corner of Loop 1604 and Reed Road

Proposal: Commercial development

Neigh. Assoc. Oak Creek Neighborhood Association

Neigh. Plan None

TIA Statement: A Level I Traffic Impact Analysis (TIA) is required. The DSD- Traffic Impact Analysis & Streets Division has reviewed the Level I TIA Report. The Level I TIA indicates compliance with the UDC and is recommended for approval.

Staff Recommendation:

Approval

The proposed project will be located on a vacant tract of land approximating 11.120 acres on the eastside of West Loop 1604 North frontage road and along the north side Reed Road. The 11.120 acre tract has approximately 527 feet of frontage along West Loop 1604 North and 500 feet of frontage along Reed Road. The driveways would access onto the frontage road of West Loop 1604 North and Reed Road. The site is proposed to be developed into a small shopping center which would consist of retail lease spaces and restaurants. The surrounding properties are currently zoned R-6 Single-Family Residential to the north and east with "C-2" Commercial District across Reed Road to the south. The 11.120 acres are subject to an 85 foot wide building setback adjacent to the Oak Creek residential lots. The "C-2" Commercial District would be appropriate at this location and permit commercial activities designed to serve the community.

If the proposed development is located in a "C-2" Commercial District and the adjoining zoning district is zoned "R-6" Residential Single-Family District, then the applicant shall install a type B buffer.

"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.

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2007145

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007 Zoning Commission continuance from 04/03/07

Council District: 2

Ferguson Map: 617 F8

Applicant Name: Albert Rodriguez
Owner Name: Albert Rodriguez

Zoning Request: From "R-4" Residential Single Family District to "C-3 NA" Commercial Non-Alcoholic Sales District.

Property Location: Lot 4, Block 27, NCB 10328
425 Hampton Street
Intersection of Roland Avenue and Hampton

Proposal: For a Commercial Car Lot

Neigh. Assoc. Artesia Community Association

Neigh. Plan None

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

Staff Recommendation:

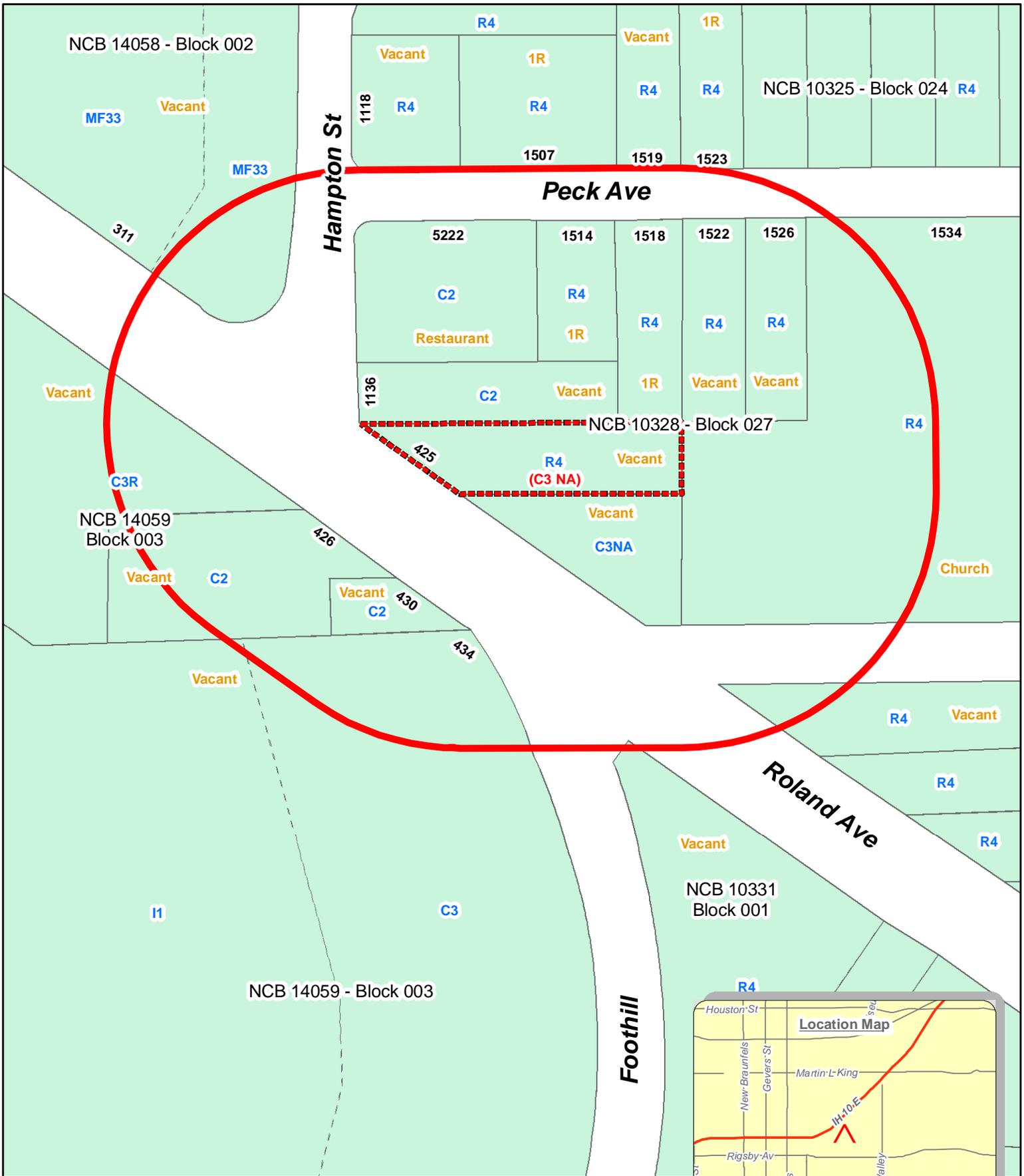
Denial as requested and Approval of C-2.

The subject property is currently undeveloped and located at the intersection of Roland Avenue (a Primary Arterial "Type A" road) and Hampton Street (a local street). There exists C-2 to the north; C-3 NA to the south and R-4 to the east. C-2 NA currently exists across the street to the west. The surrounding land uses consist of vacant land to the north, south and across the street to the west. A church resides on the property to the east.

The applicant has applied for C-3 NA in order to operate an auto sales business. Staff recommends denial of the request on the basis that the location is inappropriate for C-3 zoning and the proposed land use is incompatible with the area. C-3 districts are designed to provide for more intensive commercial uses than those located within the NC, C-1, and C-2 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex and are encouraged at the intersections of major thoroughfares or commercial nodes. The commercial node has formed at the intersection of Roland Avenue and Rigsby Avenue, which is to the south of the subject property.

Staff recognizes that the surrounding properties are currently over-zoned, with many zoned C-3 R, C-3 NA and C-2. As a compromise, Staff would recommend approval of C-2 zoning in order to allow the applicant to utilize the property for a community commercial land use that would include office or local retail. This zoning would compliment the existing surrounding land uses due to the lesser intensity. However, this recommendation would not allow for an auto related use. Staff has concerns regarding the ingress/egress from the subject property. Additionally, the size of the subject property is not adequate for a regional commercial land use.

CASE MANAGER : Rudy Nino, Jr. 207-8389



Zoning Case Notification Plan

Case Z-2007-145

Council District 2
 Scale: 1" approx. = 100'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain



CASE NO: Z2007150 CD

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007 Zoning Commission Continuance from 04/03/07

Council District: 1

Ferguson Map: 616 B1

Applicant Name: Chuck Christian
Owner Name: Balous Miller and Douglas Miller

Zoning Request: From "C-2" Commercial District to "C-2" (CD - Hotel) Commercial District with Conditional Use for a Hotel.

Property Location: 0.6738 acre tract of land out of NCB 3256
1102 and 1104 Fredericksburg Road
Approximate Northwest Corner of IH 10 West and Fredericksburg Road

Proposal: To Allow for a Hotel

Neigh. Assoc. Los Angeles Heights - Keystone 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 there is no change to the base zone. The Near Northwest Community Plan designates the subject properties as Community Commercial. Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers.

Approval

The subject properties were part of the original 1936 City Limits and total .6738 acres with an existing bar/tavern. In 2002 following the adoption of the Unified Development Code, the existing C-2 zoning converted from the previous B-2 zoning, which was approved by the City Council on June 8, 1989 (Ordinance #69637). The C-2 district does not allow a hotel use by right. "C-2 NA" zoning currently exists to the north of the subject properties with "O-2" and "MF-33" zoning to the west. Properties to the east across IH 10 West are zoned "R-6 NCD 5" Residential Single-Family, Neighborhood Conservation District - Beacon Hill Area. The surrounding land uses consist of a vacant home and office building to the west across Fredericksburg Road, office buildings and parking to the north across W. Magnolia Avenue and IH 10 West to the east-southeast of the subject properties.

Staff supports the request being that the requested zoning is appropriate for the subject property location. The subject property has access to IH 10 West, providing adequate infrastructure to meet the traffic concerns of future development on the site. Seeing that the base commercial zoning will not be changed, the property may at any time be developed for commercial uses. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. Additionally, a cessation of the proposed use for a period of twelve (12) months or more will result in an expiration of the conditional use.

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

CASE NO: Z2007150 CD

Final Staff Recommendation - Zoning Commission

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 : Leslie Zavala 207-0215



Zoning Case Notification Plan

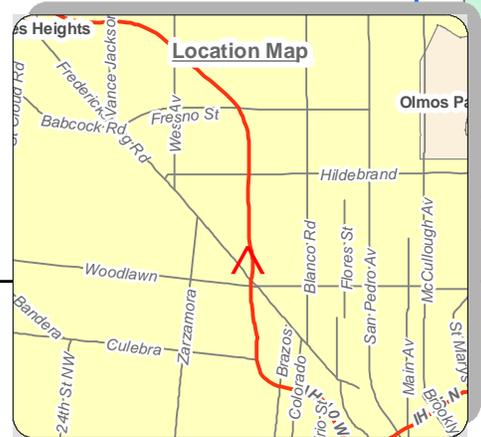
Case Z2007150 CD

Council District 1
 Scale: 1" approx. = 100'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain



CASE NO: Z2007153 CD

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007 Zoning Commission Continuance from April 3, 2007

Council District: 8

Ferguson Map: 479 E2

Applicant Name:

Owner Name:

Kaufman and Associates, Inc.

Tsu Ping Chiao and Edna T. Chiao

Zoning Request: From "R-6" GC-1 Residential Single Family Gateway Corridor Overlay District-1 to "C-2" (CD-Hotel) GC-1 Commercial Gateway Corridor Overlay District-1 with a Conditional Use for a Hotel.

Property Location: Lot P-34A, NCB 34732

23700 Block of IH-10 West / 24000 Block of Cielo Vista Drive

Approximate Southwest Corner of IH-10 West and Cielo Vista Drive

Proposal: To Allow Commercial Development

Neigh. Assoc. Cielo Viesta Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval of C-2 (CD-Hotel) and a 10 foot strip of R-6 (CD-Noncommercial Parking Lot), the conditional residential zoning consisting of a 10 foot strip along Cielo Vista extending from the south property line northward a distance not exceeding 450 feet with the following condition:

1. Ingress from and egress to Cielo Vista Drive shall be a secondary access point only.

The subject property is located in an area that began transitioning into a major commercial node prior to annexation. This node has extended southward, turning this portion of Interstate 10 West into a highly commercialized corridor. The request is in character with the recent development of this area, although this commercialization should not extend westward of the existing Cielo Vista Drive alignment due to the number of existing low density residential uses in this area. Additionally, vehicular access is best limited to the freeway access road with access onto Cielo Vista Drive limited to secondary access points only since this street is not identified as an arterial in the city's Major Thoroughfare Plan.

The subject property was annexed into the city in December of 2000 with Temporary R-1 zoning, which converted to the current R-6 zoning with the adoption of the 2001 Unified Development Code and the gateway corridor overlay was applied in 2003. The property totals just under 6 acres, fronts on both the IH-10 access road and Cielo Vista Drive and is currently undeveloped. The proposal is to develop the site for a hotel use.

There is a regional commercial center immediately to the north of the subject property at the northwest corner of IH-10 and Cielo Vista with C-3 zoning that dates to 2002. Much of the IH-10 corridor in this area has similar community and regional commercial zoning in place. The property at the southwest corner of IH-10 and Cielo Vista was zoned C-2 in April of 2002 to allow a small retail center.

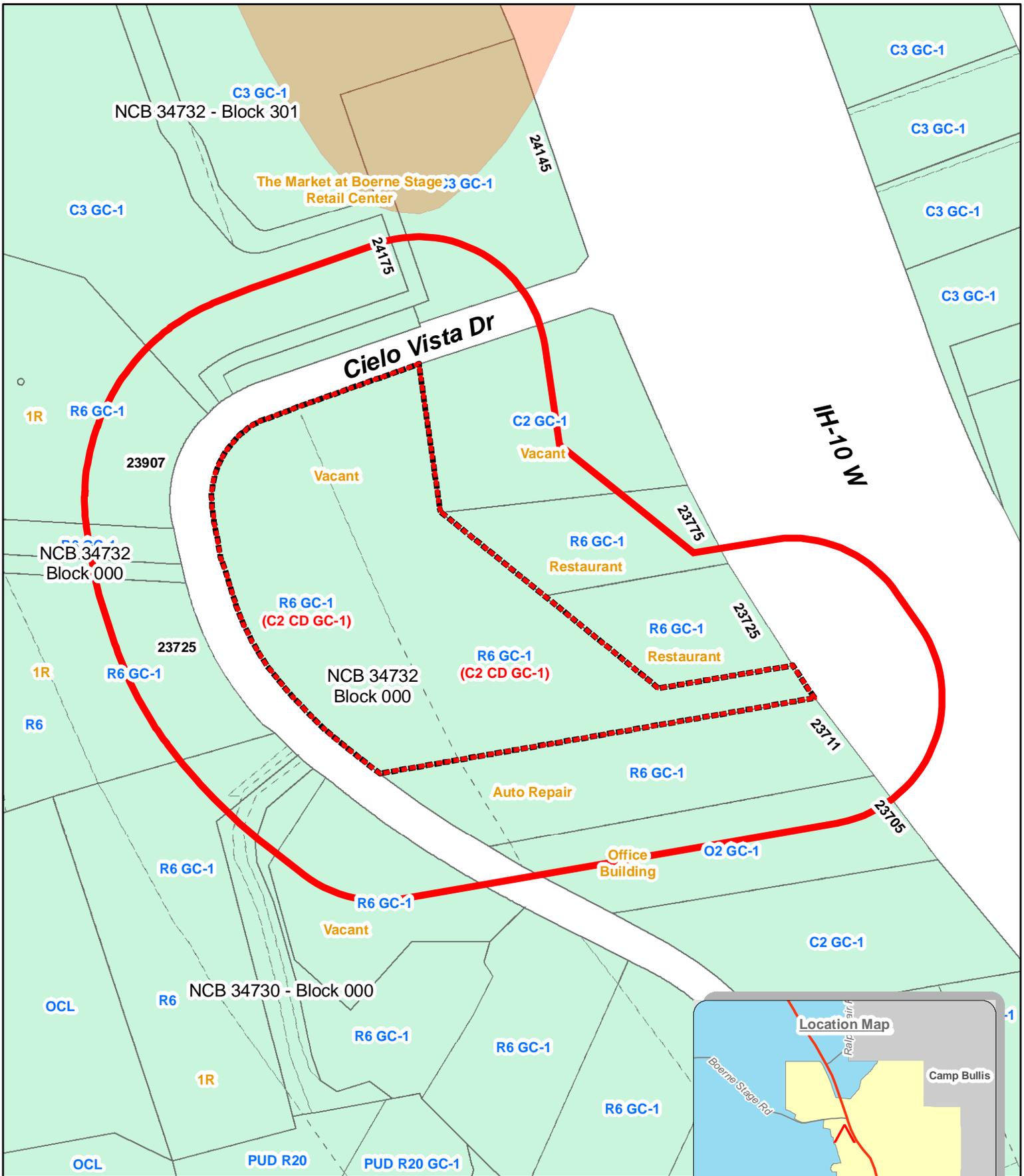
The subject property surrounds two properties that front on the IH-10 access road (23775 and 23725 IH-

CASE NO: Z2007153 CD

Final Staff Recommendation - Zoning Commission

10). Both of these properties have residential zoning and nonconforming commercial uses, both with existing restaurants. The property to the immediate south (23711 IH-10) has an existing automobile repair use on property also with residential zoning, although there is a current zoning case (Z2007118) in process where the property owners have requested a commercial zoning. Much of the commercial and office zoning to the south date to the period between 2001 and 2003 and most of the uses along the access road in the vicinity were established between 1985 and 2002. To the west, across Cielo Vista Drive, are several single family dwellings on large lots zoned R-6. Most of these residences date to between 1972 and 1980.

CASE MANAGER : Matthew Taylor 207-5876



Zoning Case Notification Plan

Case Z2007153 CD

Council District 8
Scale: 1" approx. = 200'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain

CASE NO: Z2007160 S

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 4

Ferguson Map: 648 C8

Applicant Name:

Owner Name:

Edward and Marta Barrientos

Irma Perez

Zoning Request: From "R-6" Residential Single Family District to "R-6" S Residential Single Family District with a Specific Use Permit for a Manufactured Home.

Property Location: Lot 238, Block 9, NCB 15625

5127 Hayden Drive

Hayden Drive, East of Old Pearsall Road

Proposal: To Allow a Manufactured Home

Neigh. Assoc. Southwest Community Association

Neigh. Plan United Southwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The United Southwest Communities Plan identifies future land use of the subject property as Low Density Residential. The proposal does not change the base zoning and a manufactured home on an individual lot is considered a low density residential use.

Approval

Given the mix of site-built and manufactured housing in the immediate area and consistency with the community plan, the requested zone change will allow a residential use that is compatible with the rest of the established neighborhood.

The subject property is located within the Hillside Acres residential subdivision and was annexed into the city in December of 1972. It has remained undeveloped and measures about 9,500 square feet. The proposal is to place a manufactured home on the property for residential use.

This community has a mix of housing types and zoning districts. Most lots have R-6 zoning and single family site-built dwellings but several have been rezoned to allow mobile and manufactured housing. These zone changes generally began in the mid-1970's and have continued, the most recent successful zone change occurring in 2006 for property located on Gwenda Lea (Zoning Case Z2006045 S approved by the City Council on April 20, 2006). Although the lots to the immediate east and west of the subject property have site-built dwellings, there are multiple manufactured homes on this block of Hayden Drive and most of the surrounding streets. If approved, the placement of the unit and development of the site must meet the minimum requirements of the R-6 zoning district.

CASE MANAGER : Matthew Taylor 207-5876



Zoning Case Notification Plan

Case Z2007160

Council District 4
Scale: 1" approx. = 100'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain



CASE NO: Z2007163 CD

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007 Zoning Commission Continuance from April 17, 2007

Council District: 1

Ferguson Map: 616 D7

Applicant Name:

Owner Name:

Hector Valadez

Hector Valadez

Zoning Request: From "R-6" Residential Single Family District to "R-6" (CD-Catering Shop) Residential Single-Family District with Conditional Use for a Catering Shop.

Property Location: Lot 13, Block 1, NCB 1011

244 West Cevallos

South corner of West Cevallos and Marty

Proposal: Catering Shop

Neigh. Assoc. None

Neigh. Plan South Central Community Plan

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

Staff Recommendation:

South Central San Antonio Community Plan (1999), South Central San Antonio Community Plan Update (2005)

A finding of consistency is not required since the applicant is not changing the base zone.

Denial

The subject property is currently undeveloped and located on West Cevallos. To the southeast, southwest and across Marty to the northwest of the subject property exist "R-6" Residential Single Family zoning designations. To the northeast across West Cevallos of the subject property exists "I-2" Heavy Industrial zoning.

The property exists on the corner of West Cevallos and Marty, a secondary arterial and there are lands with commercial zoning and Industrial zoning in the immediate area. However, an objective of the community plan is to discourage the encroachment of business into residential neighborhoods.

The following conditions in addition to those in subsection (e)(2) above shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council: A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. B. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

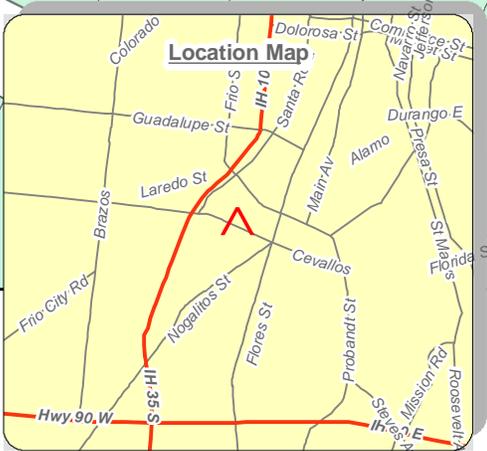
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of a

CASE NO: Z2007163 CD

Final Staff Recommendation - Zoning Commission

conditional zoning classification shall not be for all of the uses permitted in a given district but shall be only for the conditional use (bookkeeping office, photography studio, etc.) named in the ordinance approving the conditional zoning district. In considering a request for a conditional zoning classification, the zoning commission shall make a recommendation to the city council with reference to the use and development conditions which insure compatibility with surrounding properties.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-163CD

Council District 1
 Scale: 1" approx. = 80'



- Legend**
- Subject Property - - - - -
 - 200' Notification Buffer —————
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain

CASE NO: Z2007173

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 1

Ferguson Map: 616 D6

Applicant Name:

Owner Name:

Phillip Allen

Phillip Allen

Zoning Request: From "I-1" HS General Industrial Historic Significant District and "C-3 NA" HS General Commercial Nonalcoholic Sales Historic Significant District to "MF-33" HS IDZ Multi-family Historic Significant Infill Development Zone.

Property Location: Lot A-1, NCB 985 and Lots A-8, A-9 and A-10 NCB 989

831 South Flores Street

Midblock on South Flores Street, bound by Guadalupe Street to the north and South Alamo Steet to the south

Proposal: To allow condominium development

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 Mixed-Use land uses at this location.

Approval.

The subject property currently contains the vacant Judson's Candy Factory, of which the main building was built in approximately 1898. The property is located on South Flores Street (a Secondary Arterial "Type A" street). I-1 and C-3 NA zoning exists to the north; I-1 to the south; C-1 to the east and C-3 NA and I-1 to the west. The surrounding land uses consist of a commercial use to the north; warehousing to the south; the San Antonio Housing Authority offices to the east and a vacant warehouse to the west. City Council approved zoning case Z2007066 S which would allow a candle manufacturing use to the west across from San Pedro Creek.

The applicant has applied for MF-33 IDZ in order to allow the redevelopment of the warehouse into approximately 84 condominiums. Staff supports the request for rezoning as a means to support in-fill development near the central city. IDZ with a multi-family use would compliment the mixed residential, commercial and office character of South Flores Street corridor. This segment of South Flores Street, which is bound by Durango Street to the north and South Alamo Street to the south, is currently in transition from industrial and heavy commercial land uses. In the past 4 years, several rezoning case, including Z2007005 and Z2005293 have allowed for the development of multi-family projects along South Flores Street. Additionally, many existing warehouses south of Alamo Street, which is approximately a third (1/3) of a mile from this site is in the process of conversion for residential and office uses. The applicant's request would compliment the current period of transition in this neighborhood.

This request also conforms to the recommended criteria that multi-family uses are most appropriate along major arterials or major thoroughfares where supporting infrastructure, such as transportation services and

CASE NO: Z2007173

Final Staff Recommendation - Zoning Commission

commercial facilities, are available. This location has access to VIA bus lines on South Flores Street, directly across the street from the subject property.

The subject property was zoned B-3 NA and K District under the provisions of the 1938 zoning code. They were subsequently converted to C-3 NA and I-1 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389



Zoning Case Notification Plan

Case Z-2007-173

Council District 1
Scale: 1" approx. = 150'



- Legend**
- Subject Property - - - - -
 - 200' Notification Buffer —————
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain

CASE NO: Z2007174CD

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 4

Ferguson Map: 382 B2

Applicant Name:

Owner Name:

Melba Sanchez

Margarito Sanchez, Jr. and Melba Sanchez

Zoning Request: From "R-6" Single Family Residential District to "C-2" (CD-Contractor's Facility) Commercial District with Conditional Use for a Contractor's Facility.

Property Location: 4.823 acre tract of land out of NCB 11104

3906 Commercial Avenue

Eastside of Commercial Avenue, 320 feet north of the intersection of Commercial Avenue and Baetz Boulevard

Proposal: Contractor's Facility

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

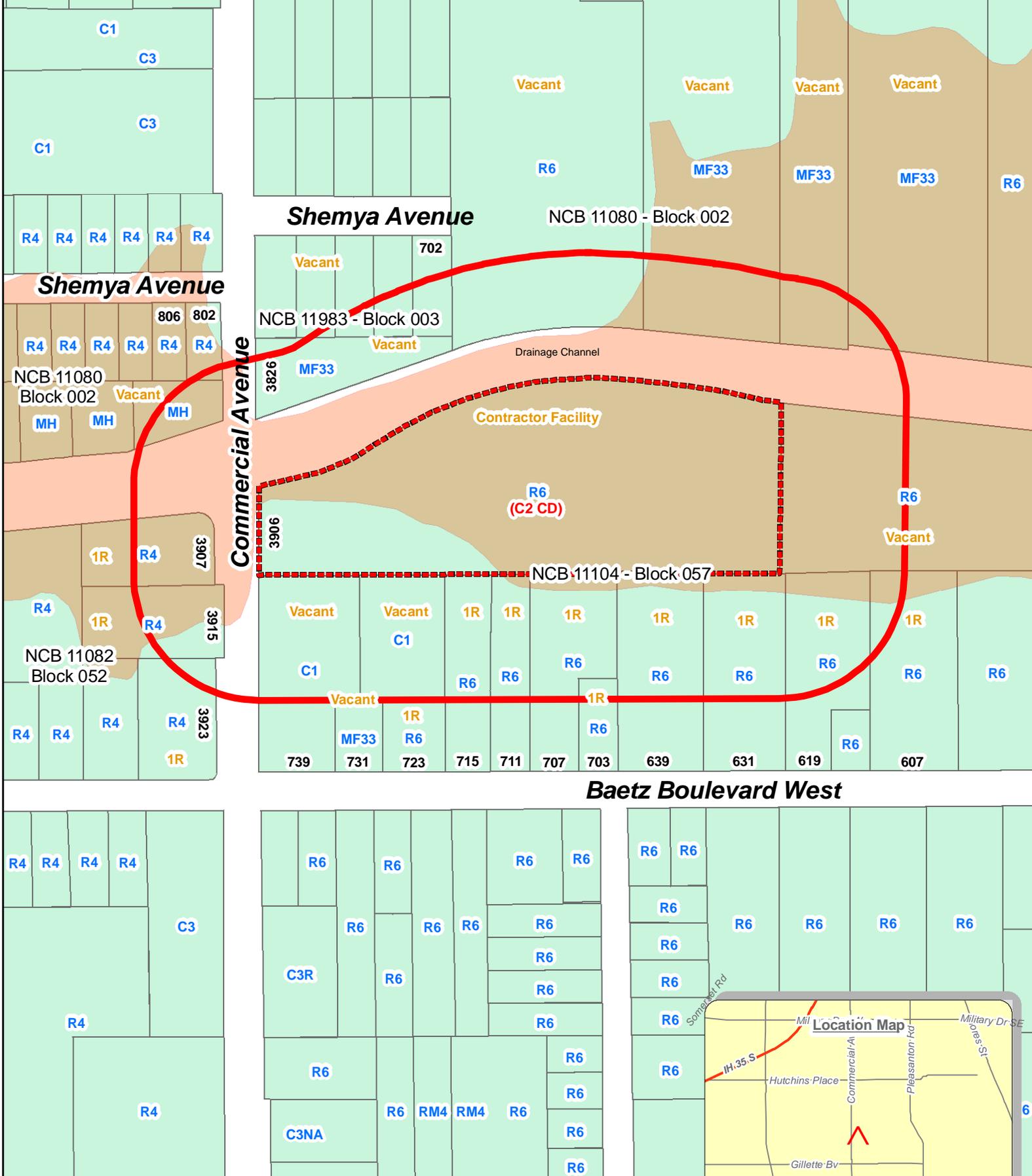
Denial

The subject property consists of two buildings and outside storage of equipment with direct access to Commercial Avenue (a Primary Arterial Type "A" street). The property is adjacent to "R-6" Single Family Residential District to the south and "R-4" Single Family Residential District across Commercial Avenue to the west with "C-1" Commercial District at the corner of Commercial Avenue and West Baetz Boulevard. The surrounding land uses consist of single-family dwellings to the south and across Commercial Avenue to the west with vacant land at the corner of Commercial Avenue and West Baetz Boulevard. The applicant is requesting a rezoning in order to allow of a Contractor's Facility. Therefore, given the surrounding zoning and location of the subject property, the proposed "C-2" zoning would not be compatible with the area.

"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.

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 considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of a conditional zoning classification shall not be for all of the uses permitted in a given district but shall be only for the conditional use (bookkeeping office, photography studio, etc.) named in the ordinance approving the conditional zoning district. In considering a request for a conditional zoning classification, the zoning commission shall make a recommendation to the city council with reference to the use and development conditions which insure compatibility with surrounding properties.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-174CD

Council District 3

Scale: 1" approx. = 200'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain



CASE NO: Z2007177

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 8

Ferguson Map: 479 E2

Applicant Name:

Owner Name:

Ford Engineering, Inc.

Lillian Blackwell

Zoning Request: From "R-6" GC-1 Single Family Residential Gateway Corridor District 1 and "R-6" Single Family Residential District to "C-2" S GC-1 Commercial Gateway Corridor District 1 with a Specific Use Permit for Reception Hall/Meeting Facility and "C-2" S Commercial District with a Specific Use Permit for Reception Hall/Meeting Facility.

Property Location: P-12J, NCB 34732

23907 Cielo Vista Drive

West of the intersection of Cielo Vista Drive and IH 10 West

Proposal: To allow for a Day Care Center and an Reception Hall/Meeting Facility

Neigh. Assoc. Cielo Vista Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

Denial

The subject property consists of a single-family dwelling with frontage on Cielo Vista Drive. The property is adjacent to C-3 GC-1 zoning to the north, R-6 GC-1 zoning to the east and south and the rear of the subject property directly to the west is bordered by the city limits. The surrounding land uses consist of a commercial retail center to the north, vacant land to the east, an assisted living facility to the west and single-family dwellings to the south. The property directly to the east, which is located on the 24000 block of Cielo Vista Drive, is the subject of a current rezoning case (Z2007153 CD). In this case, the applicant is requesting a zoning change from R-6 GC-1 Residential Single-Family Gateway Corridor District 1 to C-2 CD GC-1 Commercial Gateway Corridor District 1 with a conditional use for a hotel.

The applicant is requesting a rezoning in order to allow for the development of a Day Care Center and reception hall/meeting facility. The subject property was annexed by the City of San Antonio in December 2000 and the Gateway Corridor Overlay was applied in 2003. C-2 commercial zoning and the requested Specific Use Permit for a Reception Hall/Meeting Facility would not be compatible with the adjacent residential uses and zoning. The existing commercially zoned property is already appropriately located at the intersection of Boerne Stage Road and IH 10 West. The commercial node of Boerne Stage Road and IH 10 West should not extend this far southwest.

Furthermore, in order to provide sustainable development, land uses should transition from more intense commercial uses to less intense single family uses. Therefore, a low intensity office use would provide more of an appropriate transition from the more intense commercial zoning to the north.

Alternate Recommendation - R-6 S (Day Care Center)

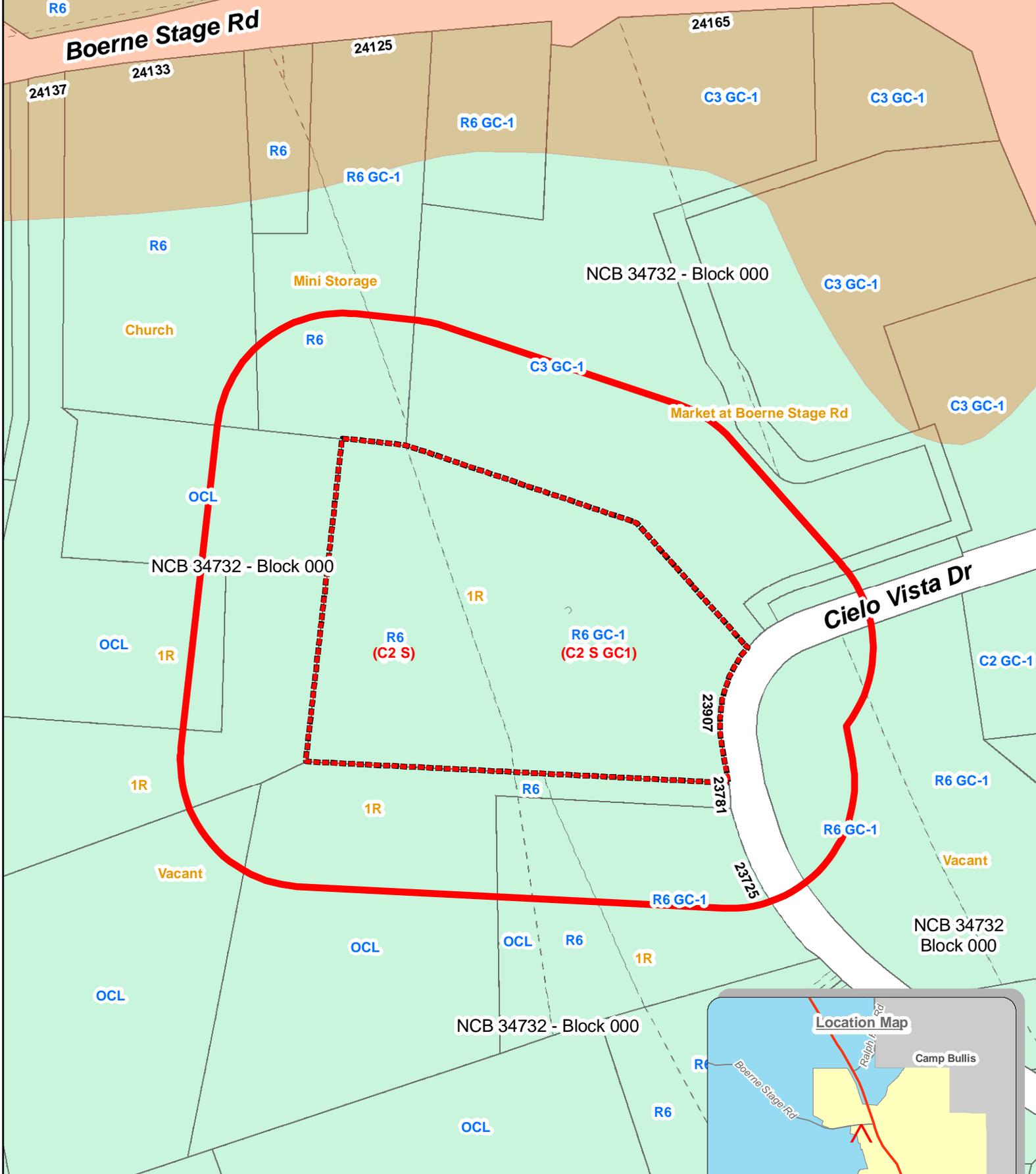
Should the Zoning Commission recommend Approval, Staff would not be opposed to a R-6 S Residential

CASE NO: Z2007177

Final Staff Recommendation - Zoning Commission

Single-Family District with a Specific Use Permit for a Day Care Center. A Day Care Center would be appropriate at this location and provide convenient child care for this area. Furthermore the subject property is large enough to accommodate a Day Care Center and it is located close to an intersection and next to a corner parcel with existing commercial zoning and uses.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2007-177

Council District 8

Scale: 1" approx. = 200'



- Legend**
- Subject Property - - - - -
 - 200' Notification Buffer —————
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 1111 - Block 222**
 - 100-Year FEMA Floodplain



CASE NO: Z2007178

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 5

Ferguson Map: 616 E7 / E8

Applicant Name:

Owner Name:

Regent Community Partners, LP

LB Clay Street, LLC

Zoning Request: From "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial District and "MF-25" Multi-Family District to "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-50" Multi-Family District.

Property Location: 2.306 acres out of NCB 2569

322, 406 and 414 E. Cevallos Street and 347, 351, and 400 Clay Street

Generally Bound by E. Cevallos Street, Clay Street and Probandt Street

Proposal: To Allow a Mixed Use Development

Neigh. Assoc. King William Association (within 200 feet)

Neigh. Plan South Central Community Plan

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

Staff Recommendation:

Consistent. The South Central Community Plan calls for Mixed-Use land uses at this location.

Approval.

The subject property currently contains a loading dock foundation surrounded by undeveloped land. The site is currently used as parking for a bar and restaurant to the north. The property is located one block removed to the southwest of the intersection of Probandt Street (a Secondary Arterial "Type A" street) and South Alamo Street (a Secondary Arterial "Type A" street). I-2 zoning exists to the north and south, with R-4 and IDZ with Uses Permitted in R-4 and NC to the west. The surrounding land uses consist of a bar and restaurant to the north; warehouse and multi-family to the south and single-family residential to the west.

The applicant has applied for IDZ with uses permitted in C-2 and MF-50 in order to allow for commercial and multi-family uses. The current zoning of the subject property (IDZ with Uses Permitted in MF-25 and C-1) would allow a similar development per zoning case Z2007007 CD, which was a city initiated comprehensive rezoning case that removed the I-2 industrial zoning. The requested zoning would allow up to approximately 110 dwelling units.

Staff supports the request for rezoning as a means to support in-fill development inside Loop 410 and near the central city. IDZ with commercial and multi-family uses would compliment the mixed light-commercial and residential character of the general area along Celvallos Street. East Cevallos Street, which is just south of South Alamo Street, is currently in transition from industrial land uses to a mixed-character block with various commercial, office and residential land uses. Additionally, many existing warehouses in close proximity to this site are in the process of conversion for residential and office uses. The applicant's request would compliment the current period of transition in this neighborhood.

CASE NO: Z2007178

Final Staff Recommendation - Zoning Commission

This request also conforms to the recommended criteria that multi-family uses are most appropriate along major arterials or major thoroughfares where supporting infrastructure, such as transportation services and commercial facilities, are available. This location has access to VIA bus lines on South Flores Street and South Alamo Street. The requested C-2 zone would provide needed commercial or neighborhood services for this increasingly populated area.

The "IDZ" district would not require the subject property to adhere to several development standards such as setback requirements, parking, parks and open space, or buffer requirements.

The subject property was zoned K District and L District under the provisions of the 1938 zoning code. They were subsequently converted to I-1 and I-2 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389



Zoning Case Notification Plan

Case Z-2007-178

Council District 5

Scale: 1" approx. = 150'



- Legend**
- Subject Property - - - - -
 - 200' Notification Buffer —————
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain

CASE NO: Z2007179

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 1

Ferguson Map: 551 B7

Applicant Name:

Owner Name:

Jerry Arredondo

Walker Southwest Properties, LLC.

Zoning Request: From "C-3" General Commercial District and "R-5" Single-Family Residential District to "I-1" General Industrial District.

Property Location: Lot 8, Block 5A, NCB 11957 and 0.666 acre tract of land out of NCB 11957

1308, 1314 and 1318 Park Ridge Drive

Southside of Park Ridge Drive between Vidor Drive and Eastern

Proposal: Car rental

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

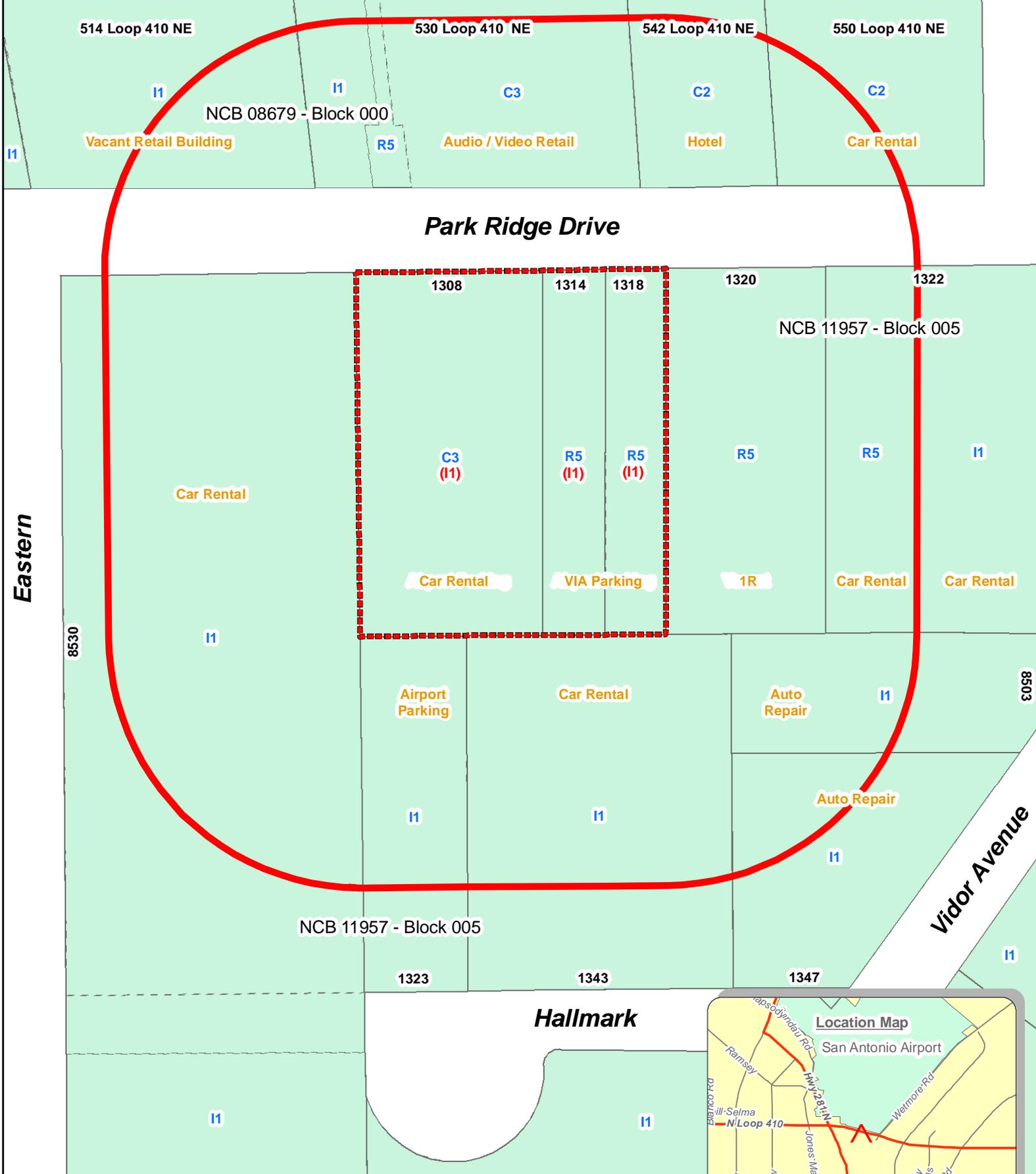
Approval

The project site is located north of San Antonio south of Northeast Loop 410 and east of Highway 281 North. The San Antonio Airport is located across Northeast Loop 410 to the north. The subject property consists of a car rental and VIA Star Service located on Park Ridge Drive. The subject property is adjacent to "I-1" General Industrial District to the west, south and "R-5" Single-Family Residential District to the east with "C-3" General Commercial District across Park Ridge Drive to the north. The surrounding land uses consist of a car rental to the west, south and single-family dwelling to the east with commercial uses across Park Ridge Drive to the north. The subject property is located in an area that began expanding and transitioning into major car rental businesses and airport parking. The "R-5" Single-Family Residential District is out of character with the surrounding land uses. The "I-1" General Industrial District would be appropriate at this location and compatible with the existing uses.

If the proposed development is located in an "I-1" General Industrial District and the adjoining zoning district is zoned "R-5" Single-Family Residential District, then the applicant shall install a 25 foot type D buffer.

This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-1 must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines these districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required. .

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-179

Council District 1
Scale: 1" approx. = 100'



- Legend**
- Subject Property - - - - -
 - 200' Notification Buffer —————
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain



CASE NO: Z2007181

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 4

Ferguson Map: 681 C-1

Applicant Name:

Owner Name:

Kim Wise, Provident Realty

Kim Wise, Provident Realty

Zoning Request: From "C-2" Commercial District and "I-1" General Industrial District to "C-3" General Commercial District.

Property Location: A 45.11 acre tract of land out of NCB 12675, NCB 12676, NCB 12677, NCB 12678, NCB 12679, NCB 12680, NCB 12681, NCB 12682, NCB 12683 and 12684

Southwest of the intersection of Interstate Highway 35 South and State Highway 16

Southwest of the intersection of Interstate Highway 35 South and State Highway 16

Proposal: Retail shopping center to include a restaurant, retail store and a major anchor store

Neigh. Assoc. South Southwest Neighborhood Association

Neigh. Plan None

TIA Statement: A Level 3 Traffic Impact Analysis Study will be required. The DSD- Traffic Impact Analysis & Streets Division are reviewing the Level 3 TIA Report.

Staff Recommendation:

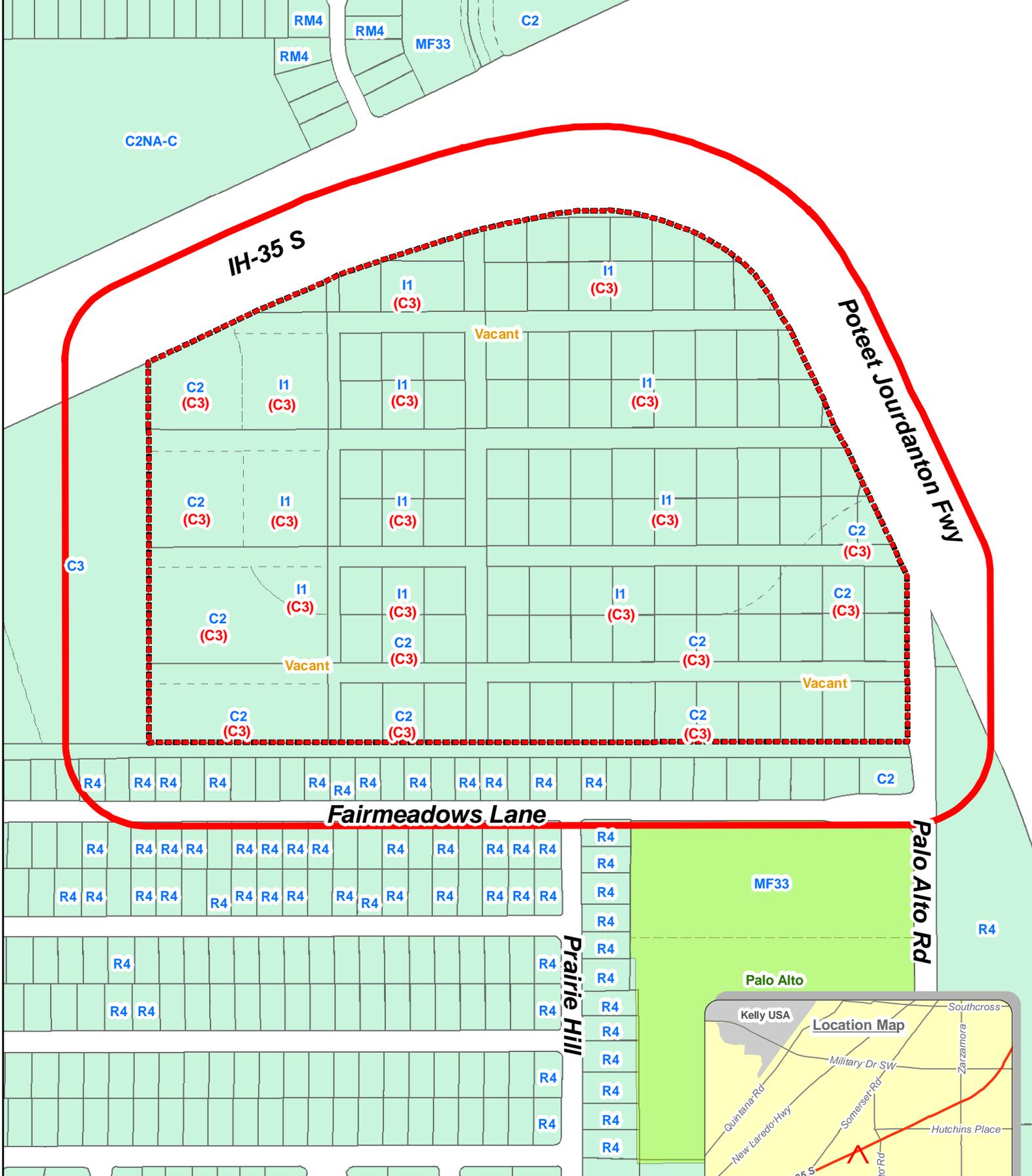
Approval

The proposed project will be located on a vacant tract of land approximating 45.11 acres at the southwest corner of the Interstate Highway 35 and State Highway 16 interchange. The site is proposed to be developed into a retail shopping center which would consist of retail lease spaces, restaurants and a major anchor store (Wal-Mart Supercenter). The surrounding properties are currently zoned "R-4" Single-Family Residential to the south and "C-3" General Commercial District to the west. A drainage right-of-way will serve as a buffer between the residential single-family dwellings to the south and proposed project to the north. The "C-3" General Commercial District would be appropriate at this location and permit commercial activities designed to serve the community.

If the proposed development is located in a "C-3" Commercial District and the adjoining zoning district is zoned "R-4" Residential Single-Family District, then the applicant shall install a type C buffer.

"C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC", "C-1", "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-181

Council District 4

Scale: 1" approx. = 300'



Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain



CASE NO: Z2007182

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 5

Ferguson Map: 616 E7

Applicant Name:

Owner Name:

Bobby Perez

Charlie Acuna

Zoning Request: From "I-2" Heavy Industrial District to "IDZ" Infill Development Zone District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District.

Property Location: Lots 11 through 13 and Lots 24 through 26, Block 3, NCB 2567 and Lots 1 through 6 and Lots 15 through 20, Block 4, NCB 2568

West corner of East Cevallos and Probandt

Corner of Probandt Street and East Cevallos Street

Proposal: To allow mutli-family and commercial uses

Neigh. Assoc. King William

Neigh. Plan South Central

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

Staff Recommendation:

Consistent. The subject property is located within the South Central Community Plan, which calls for mixed use at this location.

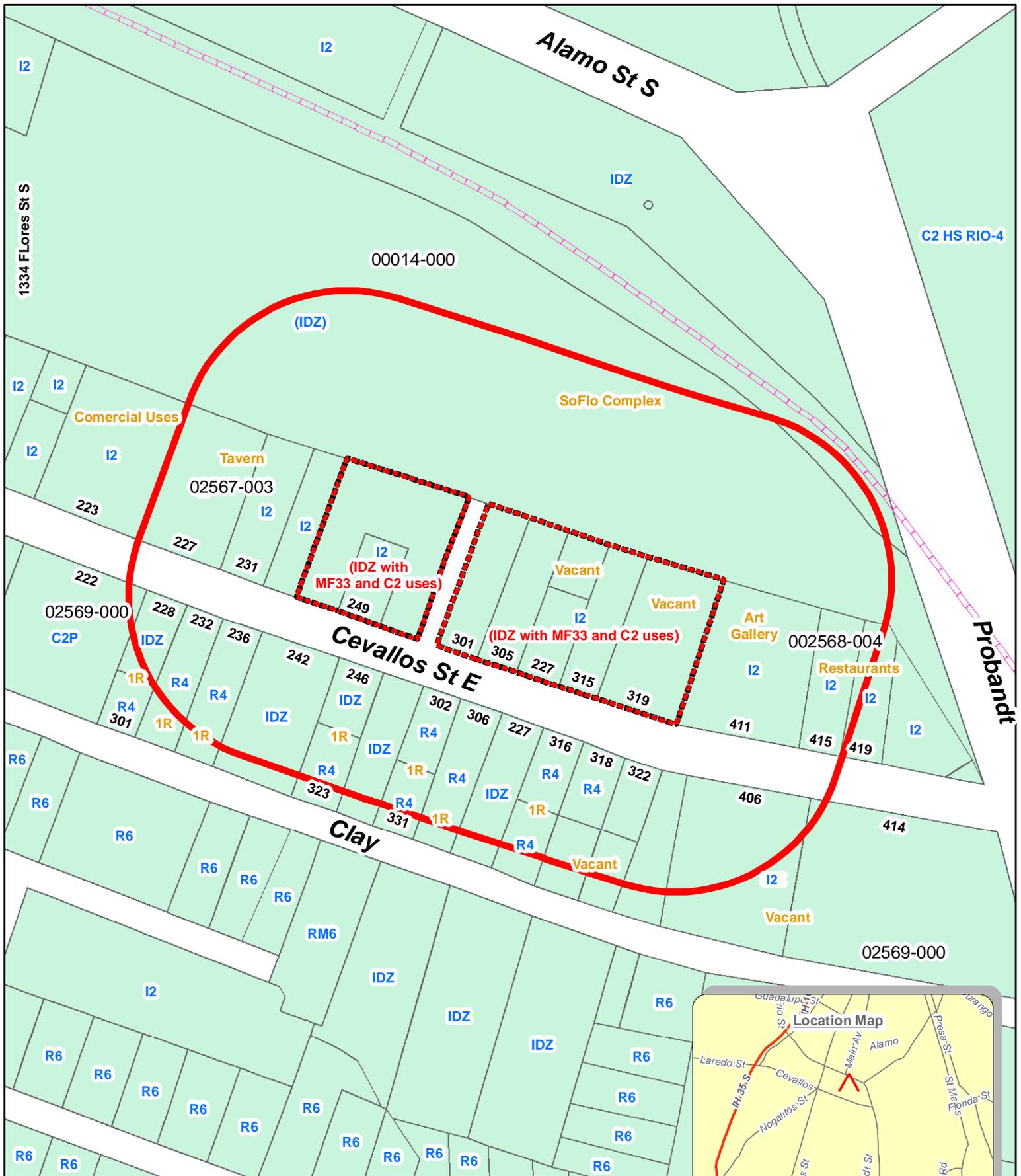
Approval.

The subject properties, which are located at mid-block on East Cevallos Street are currently undeveloped. IDZ with Uses Permitted in C-2 and MF-33 to the north; I-2 to the east and west; and R-4 and IDZ with Uses Permitted in R-4 and NC to the south. The surrounding land uses consists of vacant land to the north and west; single-family residences and undeveloped land to the south and an art gallery to the east.

The purpose of this case is to rezone the subject properties so they may conform to the zoning of the property to the north, which has frontage on Probandt Street and South Flores Street. The applicant intended to include these properties as part of the initial rezoning case; however, the previous field notes did not include these parcels. On March 1, 2007, City Council approved zoning case Z2007024, on which Staff and Zoning Commission recommended approval. The approval will allow the adjacent property to the north to develop a mixed multi-family and commercial use.

This case will reaffirm the intent of the City Council for the use of this property.

CASE MANAGER : Rudy Nino, Jr. 207-8389



Zoning Case Notification Plan

Case Z-2007-182

Council District 5
 Scale: 1" approx. = 150'



Legend	
Subject Property	-----
200' Notification Buffer	—————
Property Address	12345
Current Zoning	Blue
Requested Zoning Change	(Red)
Land Use	Orange
NCB - Block	54321-123
100-Year FEMA Floodplain	—————



CASE NO: Z2007183

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 9

Ferguson Map: 583 B1

Applicant Name:

Owner Name:

Brown, P. C.

Broadway National Bank

Zoning Request: From "R-5" Residential Single-Family District and "MF-33" Multi-Family District to "C-2" Commercial District.

Property Location: 0.617 acres out of Lot 26, NCB 11888 and 0.083 acres out of Lot 75, NCB 11888
250 West Sunset Road and 419 Everest Road
Approximately .25 miles west of the intersection of Sunset Road and Broadway Road

Proposal: To Allow for a Professional Office Complex

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

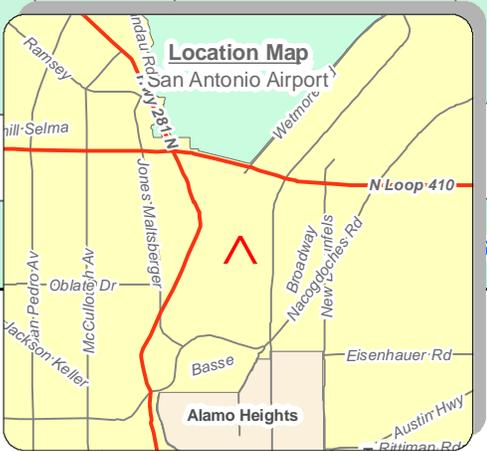
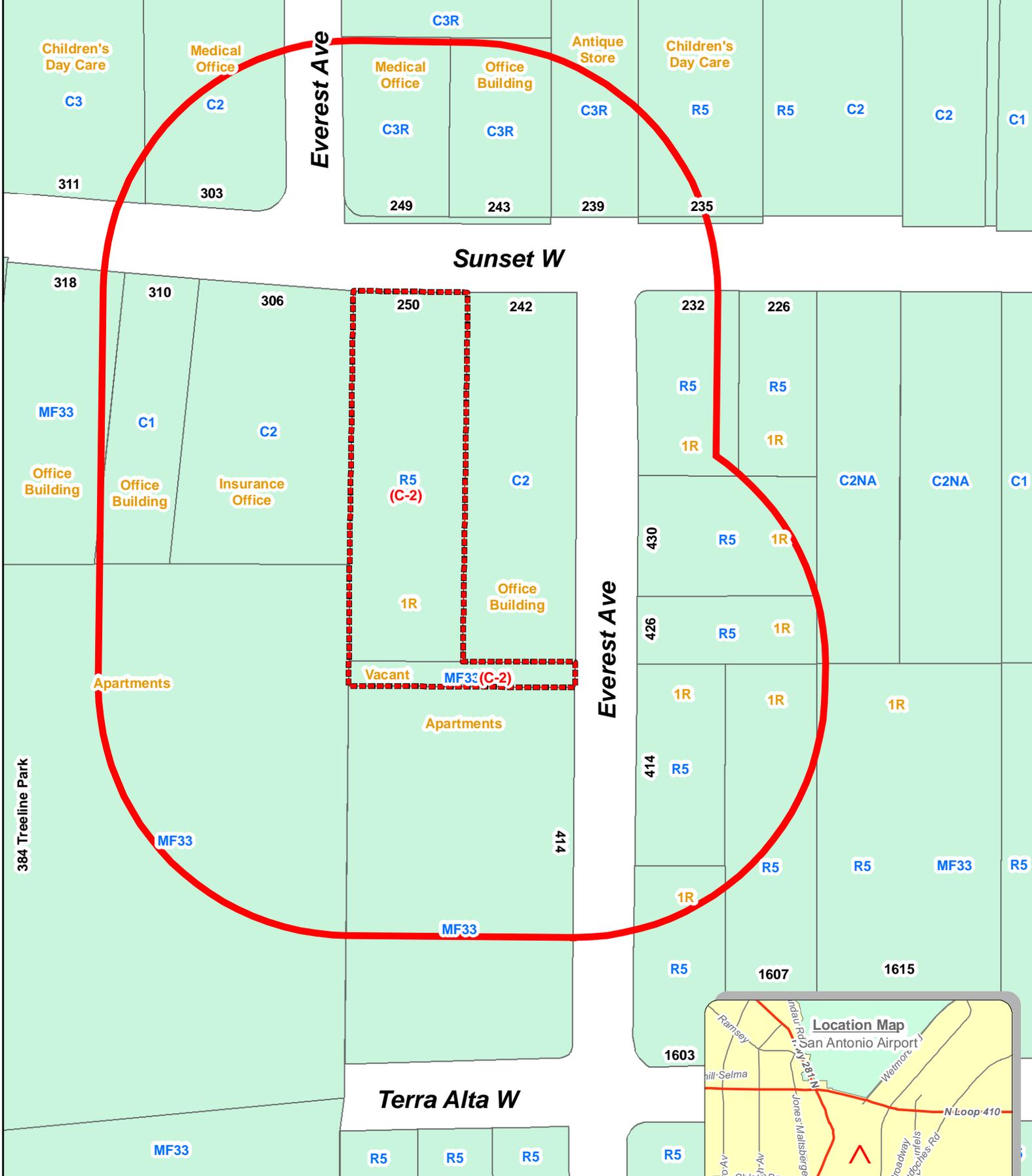
Approval.

The subject properties were annexed in September of 1952 and total .7 acres. There is an unoccupied residential structure at 250 W. Sunset Road that measures about 1634 square feet, and was constructed in 1950. In 2002 following the adoption of the Unified Development Code, the existing R-5 zoning for the subject property at 250 W. Sunset Road converted from the previous A zoning, which was approved by the City Council at annexation. The existing MF-33 zoning for the subject property at 419 Everest Avenue converted from the previous R-3 zoning, which was approved by the City Council on December 5, 1985 (Ordinance #61939.)

The applicant is requesting a rezoning in order to develop a professional office complex. "C-3R" zoning currently exists to the north of the subject properties with "C-2" zoning to the east and west. Properties to the south are zoned "MF-33". The surrounding land uses consist of a medical office to the north, professional office complexes to the east and west and apartments to the south.

Staff supports the request being that the requested zoning is appropriate for the subject property location. The proposed zoning district is compatible with the neighborhood, as there is an existing mix of commercial and office uses and zoning districts on Sunset Road between Broadway and Highway 281 North. Most of the properties in the immediate area have commercial zoning. The proposed C-2 Commercial District is consistent with the zoning and use pattern of the area and would be appropriate at this location due to the existing trend in development.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2007183

Council District 9

Scale: 1" approx. = 100'



- Legend**
- Subject Property - - - - -
 - 200' Notification Buffer —————
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain

CASE NO: Z2007185

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 3

Ferguson Map: 682 E4

Applicant Name:

Owner Name:

Ramiro Valadez

Ramiro Valadez

Zoning Request: From "R-4" Single Family Residential District to "C-3NA" General Commercial Nonalcoholic Sales District.

Property Location: 4 acres of land out of NCB 11156

Approximately located within the 12000 Block of Southeast Loop 410 Access Road

Approximately located on Southeast Loop 410 access road, 1/2 mile east of Pleasanton Road

Proposal: To Allow for Commercial Use

Neigh. Assoc. Kingsborough Ridge Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

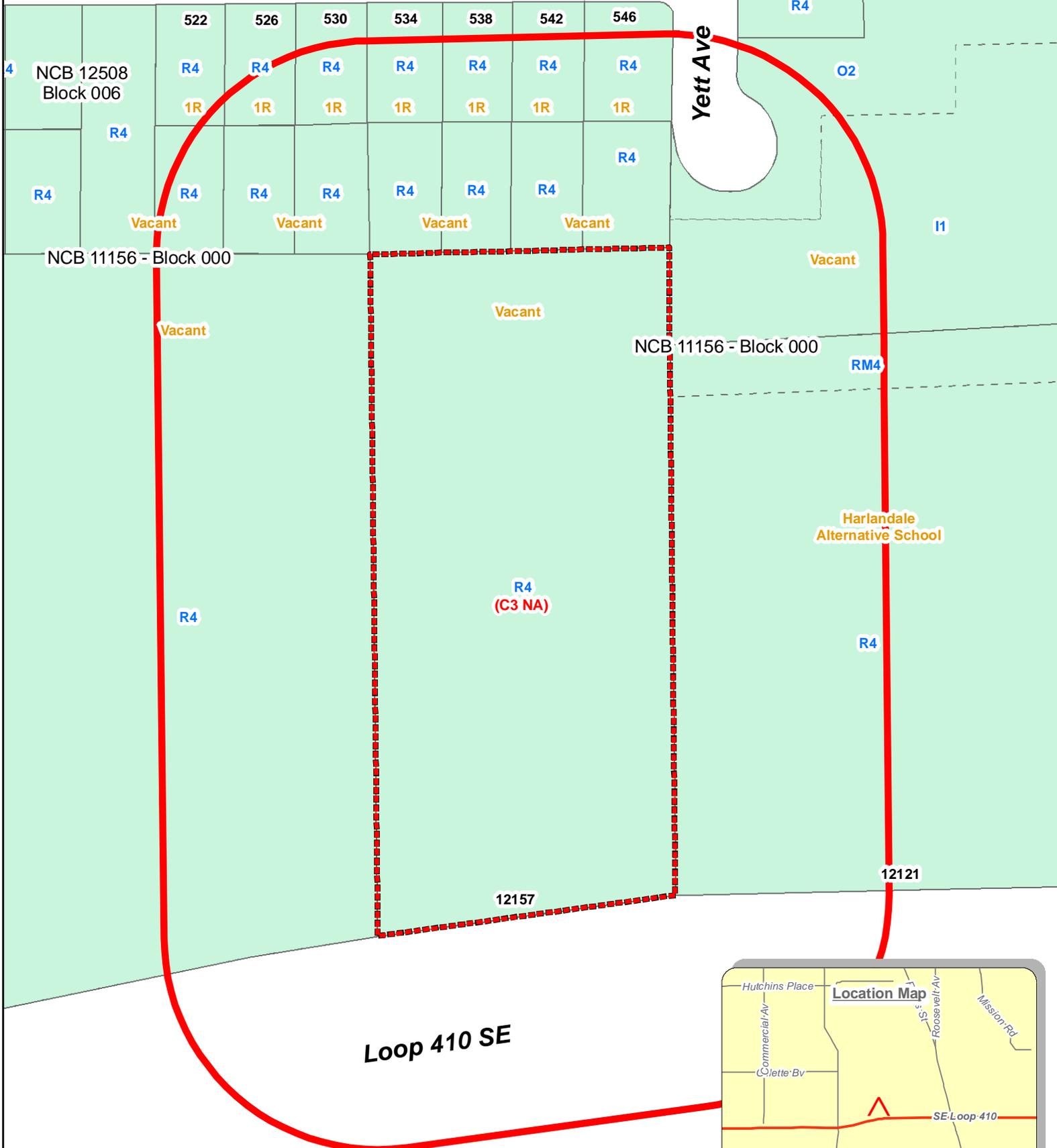
Denial

The subject property, approximately located within the 12000 block of Southeast Loop 410 Access Road, is currently undeveloped and is 4 acres in size. In 2002 following the adoption of the Unified Development Code, the existing R-4 zoning converted from the previous B zoning, which was approved by the City Council at annexation. Property to the north and west is zoned "R-4" Residential Single-Family District. Property to the east is zoned "R-4" Residential Single-Family District, "RM-4" Residential Mixed District, and "I-1" General Industrial District. Property to the south across SE Loop 410 is zoned "UD" Urban Development and is within the City South Community Plan. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north and west, the Harlandale ISD Tejada Academy to the east, and a print shop to the south across Southeast Loop 410.

The applicant is requesting a rezoning in order to allow for commercial development. The proposed C-3 would not be compatible with the adjacent residential uses and zoning, and would start the strip commercialization of Southeast Loop 410 between Roosevelt Avenue and Pleasanton Road. Although the subject property is located on Southeast Loop 410, which is identified as a Freeway in the city's Major Thoroughfare Plan, the C-3 zoning district is a regional commercial district most appropriate at the intersections of major thoroughfares. The existing commercially zoned property is already appropriately located at the intersection of Southeast Loop 410 and Roosevelt Avenue and the intersection of Southeast Loop 410 and Moursund Boulevard. Staff believes the subject property should be restricted to a less intense zoning district given its location between the two major intersections referenced above.

CASE MANAGER : Leslie Zavala 207-0215

Tidewind



Zoning Case Notification Plan

Case Z-2007-185

Council District 3

Scale: 1" approx. = 120'



Legend

- Subject Property
- 200' Notification Buffer
- Property Address **12345**
- Current Zoning **Blue Text**
- Requested Zoning Change **(Red Text)**
- Land Use **Orange Text**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain

CASE NO: Z2007189 CD

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 10

Ferguson Map: 552 A7

Applicant Name:

Owner Name:

Jerry Arredondo

Northeast Medical Plaza c/o Mark Holland

Zoning Request: From "MF-33" Multi-Family District to "C-2" CD (Hospital) Commercial District with Conditional Use for a Hospital.

Property Location: Lots 1 and 2, Block 3, NCB 13567

8800 Village Drive

Approximate Northeast Corner of Village Drive and Hidden Drive

Proposal: To Conform Zoning with Existing Land Use

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 September of 1952 and totals .836 acres with existing hospital/ medical offices and a parking garage. In 2002 following the adoption of the Unified Development Code, the existing MF-33 zoning converted from the previous D zoning, which was approved by the City Council at annexation. The MF-33 district does not allow a hospital use by right. Property to the north is zoned "MF-33" Multi-Family District and "RM-4" Residential Mixed District. Property to the south across Hidden Drive is zoned "MF-33" Multi-Family District and property to the east is zoned "MF-33" Multi-Family District. Property to the west across Village Drive is zoned "C-2 S" Commercial District with a Specific Use Permit for a Hospital (Ordinance #98725 on January 22, 2004.)

Most of the properties in the immediate vicinity have developed into medical related office uses, with multiple hospitals and medical offices operating along Village Drive from Loop 410 to the dead end. The surrounding land uses consist of a parking lot to the north, townhomes to the east and condominiums to the south across Hidden Drive. Northeast Baptist Hospital is located to the west across Village Drive.

Staff supports the request being that the requested zoning is appropriate for the subject property and its current use. The medical uses at the subject property are not operating in compliance with the current zoning. A rezone to the C-2 district will allow for the size of the existing medical facility, which measures about 22,865 square feet. The requested Conditional Use will also bring the existing medical use into compliance, as the current use requires a C-3 zoning district to be permitted by right but is allowed in the C-2 district with a Conditional Use for a Hospital.

CASE MANAGER : Leslie Zavala 207-0215

CASE NO: Z2007190

Final Staff Recommendation - Zoning Commission

Date: May 01, 2007

Council District: 4

Ferguson Map: 715 D8

Applicant Name:

City of San Antonio

Owner Name:

La Nueva Bodega, LLC

Zoning Request: From "RP" Resource Protection District and "FR" Farm and Ranch District to "UD" Urban District.

Property Location: 107.672 Acres out of CB 4187 and CB 4188

Generally located southeast of the intersectin of Applewhite Road and Jett Road

Proposal: To allow a mixed use development

Neigh. Assoc. None

Neigh. Plan CitySouth Community Plan

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

Staff Recommendation:

This case has been initiated by the City of San Antonio.

Inconsistent. The CitySouth Community Plan calls for Resource Protection and Open Space/Agriculture land uses at this location.

Denial, pending plan amendment.

The subject property is currently undeveloped and located at the intersection of Applewhite Road (a Secondary Arterial "Type A" road) and West Jett Road (a local street). This one-hundred seven (107) acre parcel of land is located approximately one-quarter (1/4) mile southwest of the Toyota Manufacturing Plant. The surrounding zoning consists of RP to the north; MI-1 to the south and east and FR to the west. The surrounding uses consist of undeveloped land in all directions.

This City has initiated this rezoning case and plan amendment in order to allow the development of a mixed multi-family and commercial development. Staff recommends denial on the basis that this request is inconsistent with the CitySouth Community Plan which calls for low-intensity development immediately south of the Toyota Manufacturing Plant. The current zoning would allow single-family residential development at a density of one (1) unit per twenty-five (25) acres in the FR District and one (1) unit per ten (10) acres in the RP District.

The property owner has asked for UD which encourages the development of compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. The multi-family component of the proposed project would allow development at a density of up to thirty-three (33) units per acre. The development would be required to comply with the development standards as specified in the Unified Development Code Section 35-310.15.

The Planning Commission will consider the plan amendment for the Urban Living land-use classification at their May 9th public hearing. Should the Planning Commssion recommend Approval of the request for a change in land use classification to Urban Living, Development Services Staff would support the change in zoning.

CASE MANAGER : Rudy Nino, Jr. 207-8389

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007190

Existing Zoning: RP and FR

Requested Zoning: UD

Registered Neighborhood Association(s):

N/A

Neighborhood/Community/Perimeter Plan:

City South Community Plan

Future Land Use for the site: Resource Protection/Open Space and Agriculture

Agriculture land use provides primarily for the preservation of crop agriculture, ranching, and related agri-business practices. Single-family residential units and limited commercial uses directly serving agriculture uses are permitted.

Resource Protection/Open Space includes such uses as parks, greenways, natural waterways, nature preserves, floodplain areas, as well as drainage and utility easements. It ensures optimum management and conservation of natural waterways, floodplains, and open space areas of unique environmental or historical value, and it improves the health and well-being of the city's residents by providing accessible areas for both passive and active recreation.

Other Comments:

The applicant has requested a zoning change from Farm and Ranch (FR) and Resource Protection (RP) to Urban Development (UD) to permit a 107-acre development to include multi-family dwellings and commercial sites. The City South Community Plan classifies such uses under the Urban Living land use category. The requested change to UD is not consistent with the Land Use plan for this area and will require a plan amendment. A Plan Amendment has been submitted via a Council Communication Request (CCR) to amend the subject property in the City South Community Plan to Urban Living land use and will be heard by the Planning Commission on May 9, 2007.

Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Staff Recommendation:

Approval Denial

Subject to Plan Amendment to Urban Living

Alternate Recommendation

The proposed project preserves the land's riparian area, serving to "protect flood plains and preserve natural river and creek banks (Land Use, page 28)" as well as to provide an open space amenity for residential uses. Furthermore, the floodplain buffer will provide a transition from the Heavy Industrial uses to the north. The proposed project will also encourage a diversity of housing and includes a mixed use component with its planned commercial sites, which is consistent with the desired development patterns of the Urban Living land use.

Reviewer: Christine Zuniga

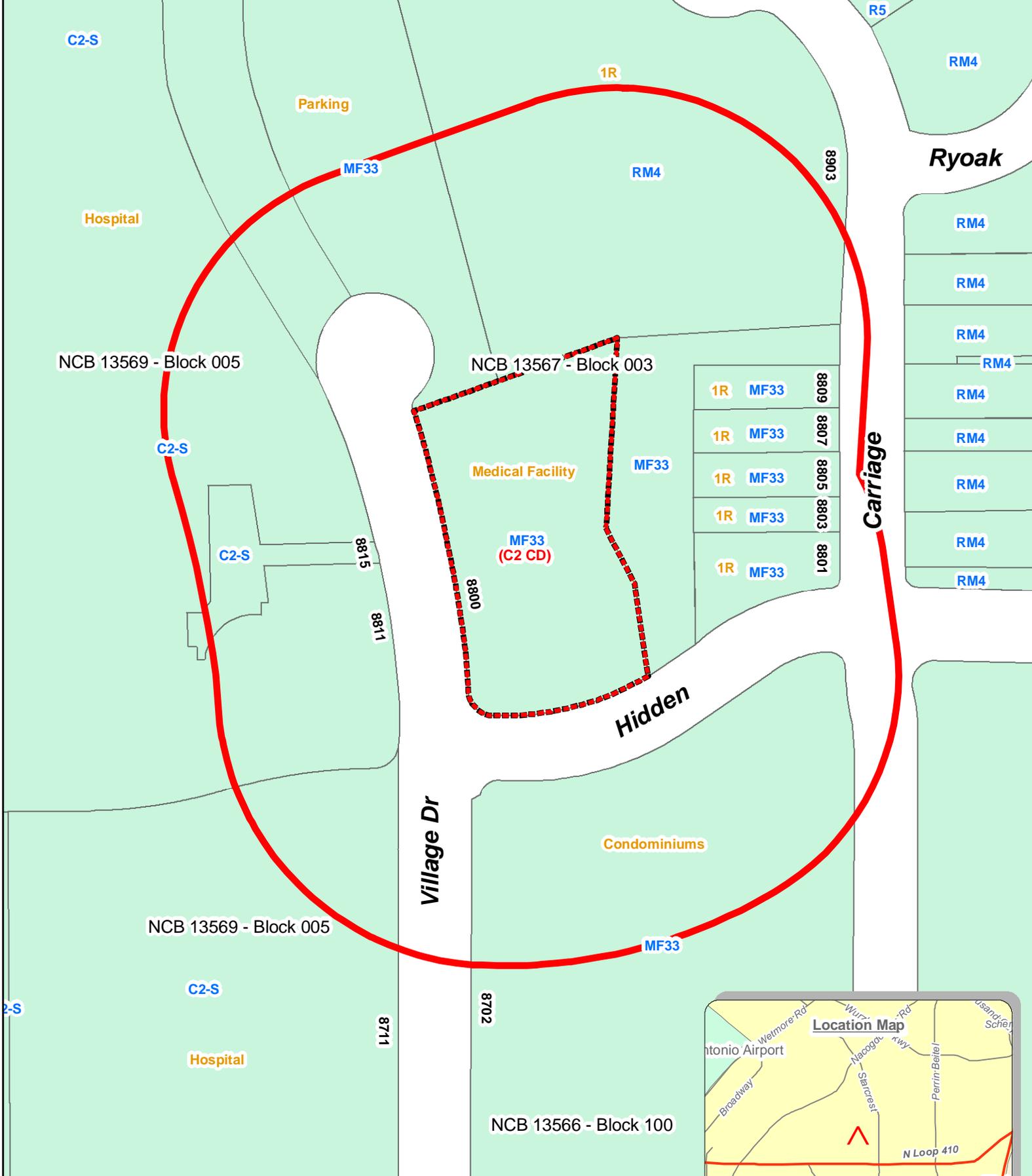
Title: Planner II

Date: 4/24/07

Manager Review: Nina Nixon-Mendez

Date: 4/26/07 final

12/30/04



Zoning Case Notification Plan

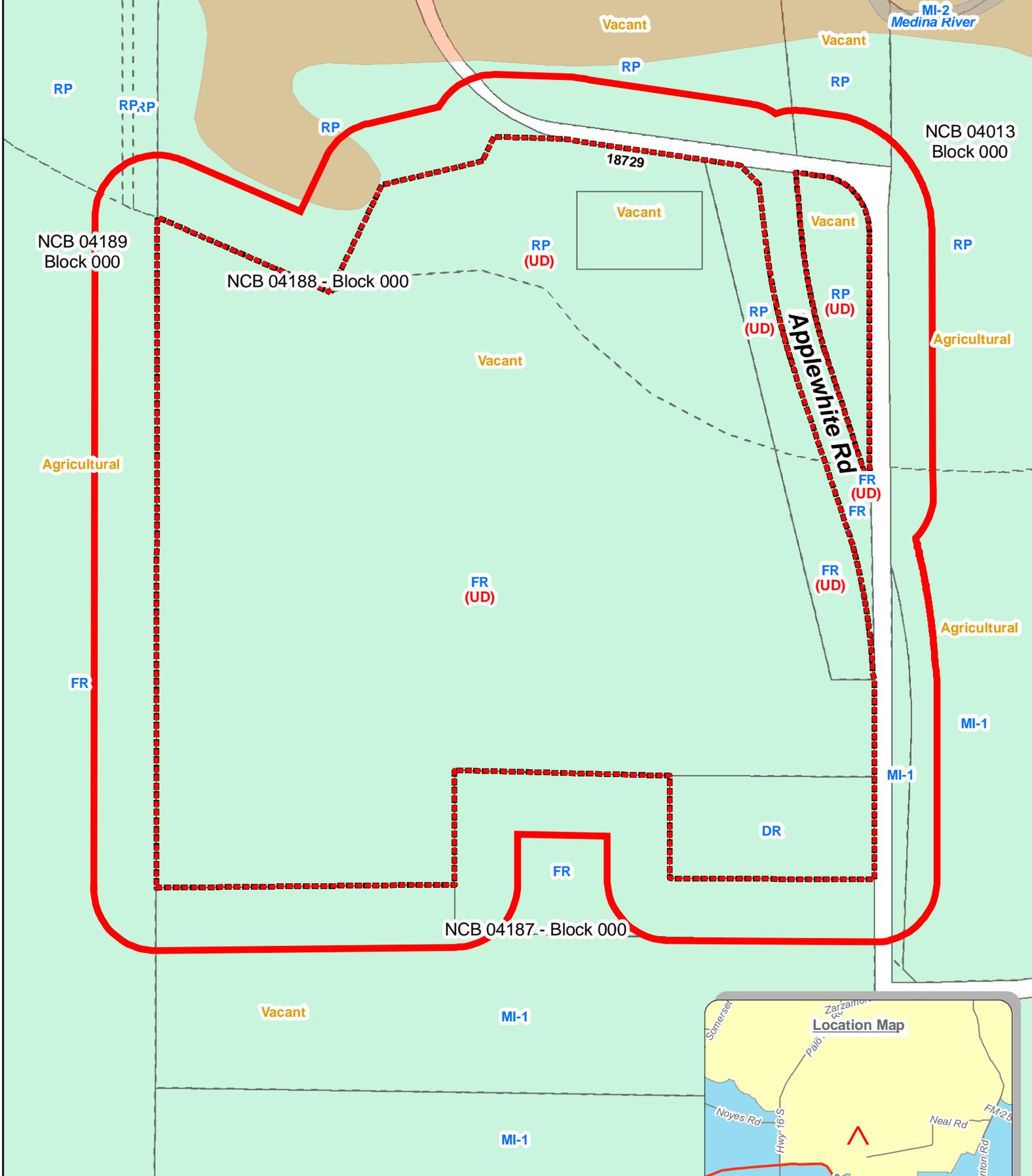
Case Z2007189 CD

Council District 10

Scale: 1" approx. = 100'



- Legend**
- Subject Property - - - - -
 - 200' Notification Buffer —————
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain



Zoning Case Notification Plan

Case Z-2007-190

Council District 4

Scale: 1" approx. = 400'



- Legend**
- Subject Property - - - - -
 - 200' Notification Buffer —————
 - Property Address **12345**
 - Current Zoning **Blue Text**
 - Requested Zoning Change **(Red Text)**
 - Land Use **Orange Text**
 - NCB - Block **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain