

CITY OF SAN ANTONIO
Zoning Commission Agenda

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

April 17, 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 zoning case recommendations and all other items for consideration on agenda for April 17, 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. **ZONING CASE NUMBER Z2007117:** The request of Jerry Arredondo, Applicant, for Alejandro Garcia II and Juan C Garza, Owner(s), for a change in zoning from “R-6” ERZD Residential Single Family Edwards Recharge Zone District to ‘O-1” ERZD Office Edwards Recharge Zone District on Lots 6, 9 and 10, Block 18, NCB 14728, 12037 Huebner Road, 4300 Moonlight Way 3 and 12000 Pebble Lane 1. (Council District 8)
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 Z2007058:** The request of City of San Antonio Planning Department, Historic Preservation Officer, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning from the current base zoning districts to designate Historic District to all base zoning districts on an area generally bounded by North Laredo Street and Fredericksburg Road on the north, Jackson on the east, IH35 on the south and IH 10 West on the west. (Council District 1)

9. **ZONING CASE NUMBER Z2007113:** The request of Wood Partners, Applicant, for Prue Road Associates, Owner(s), for a change in zoning from “C-2” Commercial District and “C-3” General Commercial District to ‘MF-33” Multi Family District on 12.01 acres out of NCB 14862, 5581 Prue Road. (Council District 8)
10. **ZONING CASE NUMBER Z2006201:** The request of Brown, P.C., Applicant, for Simmons, Vedder & Company, Owner(s), for a change in zoning from “I-1” General Industrial District and “MF-33” Multi-Family District to “MF-50” Multi Family District on Lots 1 through 4, NCB 8699, 116 Vandercheck Street. (Council District 10)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2007144 CD:** The request of H. B. G. DBA Garcia Wholesale Motors, Applicant, for Jose Ruiz Gonzales, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” (CD-Auto and Vehicle Sales) Commercial District with a Conditional Use for Auto and Vehicle Sales on the east 155 feet of Tract A, Block 2, NCB 11306, 1201 Cupples Road. (Council District 5)
12. **ZONING CASE NUMBER Z2007114 CD:** The request of Bobby Perez, Applicant, for Broll Homes LP, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” (CD - Townhomes) Residential Single-Family District with Conditional Use for Townhomes at a Density of 11 units per acre with a Maximum of 33 Townhomes on P-72 C, NCB 18557, 7585 Mainland Drive. (Council District 7)
13. **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)
14. **ZONING CASE NUMBER Z2007152 CD:** The request of Kaufman & Associates, Inc., Applicant, for Meadowlawn Memorial Park, Inc., Owner(s), for a change in zoning from “NP-10” Neighborhood Preservation District to ‘C-3” (CD-Contractor's Facility) General Commercial District with Conditional Use for a Contractor's Facility on 49.791acre tract of land out of NCB 10615, 5600 Block of East Houston Street. (Council District 2)
15. **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)
16. **ZONING CASE NUMBER Z2007148:** The request of Marcus Garza, Applicant, for Marcus Garza, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “C-3” General Commercial District on 0.543 acres out of NCB 7895, 718 Stonewall Avenue. (Council District 5)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
17. **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)

18. **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)
19. **ZONING CASE NUMBER Z2007164 CD:** The request of Josefina M. Bazan, Applicant, for Josefina M. Bazan, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “R-6” (CD - Two-Family Dwelling) Residential Single Family District with a Conditional Use for a Two-Family Dwelling with a density not exceeding 12 dwelling units per acre or a total of two units on Lot 16, Block 3, NCB 2964, 520 E. Courtland Place. (Council District 1)
20. **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)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
21. **ZONING CASE NUMBER Z2007161:** The request of Carlos M. Rivera, Applicant, for Carlos M. Rivera, Owner(s), for a change in zoning from “C-2NA” Commercial Nonalcoholic Sales District to “C-3NA” Commercial District, Nonalcoholic Sales on Lot 1 and Lot 2, Block 29, NCB 10330, 601 Roland Road. (Council District 2)
22. **ZONING CASE NUMBER Z2007168 CD:** The request of Oscar Casiano, Applicant, for Casiano Inc., Owner(s), for a change in zoning from “C-3NA” General Commercial District, Nonalcoholic Sales to “C-3NA” (CD-Cabinet Shop) General Commercial District, Nonalcoholic Sales with a Conditional Use for a Cabinet Shop on Lot 21, Block 14, NCB 15505, 2808 SW Loop 410. (Council District 4)
23. **ZONING CASE NUMBER Z2007143 S:** The request of Jose Vasquez, Applicant, for Tomas Rodriguez, Owner(s), for a change in zoning from “C-3R” General Commercial District, Restrictive Alcoholic Sales to “C-3R” S General Commercial District, Restrictive Alcoholic Sales with Specific Use Permit for an Auto Paint and Body Shop on 0.212 acre tract of land out of NCB 8240, 5222 West Commerce. (Council District 6)
24. **ZONING CASE NUMBER Z2007147 S:** The request of VHS Acquisition Subsidiary Number 5, Inc., General Partner, Applicant, for VHS Acquisition Subsidiary Number 5, Inc., General Partner, Owner(s), for a change in zoning from “C-1” Light Commercial District to “C-2” S Commercial District with Specific Use Permit for a Hospital on 10.58 acres out of Lot 33, NCB 12830, 7930 Floyd Curl Drive. (Council District 8)
25. **ZONING CASE NUMBER Z2007158:** The request of SJR N. W. Military, Ltd., Applicant, for SJR N. W. Military, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3NA” General Commercial District, Nonalcoholic Sales on Lot 7, Block 26, NCB 17850, 13315 N. W. Military Highway. (Council District 8)
26. **ZONING CASE NUMBER Z2007159 CD:** The request of Seda Consulting Engineers, Inc. (Salah Diab), Applicant, for Darrell Centeno, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” (CD-Carwash) Commercial District with a Conditional Use for a Carwash on 0.66 acres out of Lot 20, Block 26, NCB 10553, 3678 Culebra Road. (Council District 7)

27. **ZONING CASE NUMBER Z2007167 CD:** The request of Brown, P. C., Applicant, for Carlos Sotomayor, Owner(s), for a change in zoning from “I-1” General Industrial District to “MF-50” CD Multi-Family District with Conditional Use for a 100 units per acre on Lots 1,2,3 and 6, Block 1, NCB 16617, 8916 Perrin Beitel. (Council District 10)
29. **ZONING CASE NUMBER Z2007170:** The request of Brown, P. C., Applicant, for Alamo Concrete, Owner(s), for a change in zoning from “I-2” Heavy Industrial District to “C-3” General Commercial District on 70.7 acres out of NCB 11186, 7503 South Zarzamora Street. (Council District 4)
30. **ZONING CASE NUMBER Z2007172:** The request of City of San Antonio, Applicant, for Emilio & Maria Rocha, Owner(s), for a change in zoning from “I-1” General Industrial District to “C-2” Commercial District on West 95 feet of Lots 19 and 20, Block 1, NCB 8289, 743 North General McMullen. (Council District 5)
31. **5:00 PM - ZONING CASE NUMBER Z2007045:** The request of Brown, P. C., Applicant, for H. Kyle Seale, Daniel Kyle Seale, H. Kyle Seale Family Properties, Ltd., Owner(s), for a change in zoning from “DR” ERZD Development Reserve Edwards Recharge Zone District to "MF-33" ERZD Multi Family Edwards Recharge Zone District on 28.03 acres out of CB 4543 and CB 4533 (NCB 14866) and "C-3" ERZD General Commercial Edwards Recharge Zone District on 15.25 acres out of CB 4543 and CB 4547 (NCB 14866), and "C-3" ERZD General Commercial Edwards Recharge Zone District on 42.60 acres out of CB 4543, CB 4533 and CB 4540 (NCB 14866) on 85.88 acres out of CB 4533, CB 4540, CB 4543 and CB 4547 (NCB 14866), 8000 Block of Hausman Road; 8455 West Loop 1604; 8050 Green Glen Drive. (Council District 8)
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: Z2006201

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007
Continuance from the April 3rd, 2007 Zoning Commission hearing.

Council District: 10

Ferguson Map: 583 D4

Applicant Name: Brown, P.C.
Owner Name: Simmons, Vedder & Company

Zoning Request: From "I-1" General Industrial District and "MF-33" Multi-Family District to "MF-50" Multi Family District.

Property Location: Lots 1 through 4, NCB 8699
116 Vandercheck Street
North New Braunfels and Brees Streets

Proposal: To allow for high-density residential development

Neigh. Assoc. Terrell Heights Neighborhood Association

Neigh. Plan Northeast Inner Loop Neighborhood Plan

TIA Statement: A Level-3 Traffic Impact Analysis (TIA) was submitted and has been Approved.

Staff Recommendation:

Consistent. The Northeast Inner-Loop Neighborhood Plan calls for High-Density Residential at this location.

Approval.

The subject property encompasses approximately twenty-nine (29) acres and is currently developed as the Sunset Ridge Apartment Complex. The apartment complex currently has 324 units. Initial development on the property occurred in approximately 1950 and included several apartment buildings. Since then, there have been numerous additions and improvements, including the addition of office and garage space.

The property is located one-street-removed to the east of North New Braunfels Avenue, a Secondary Arterial "Type B" road, which also serves as the City of San Antonio/City of Alamo Heights boundary. It is bound by Vanderheck Street to the north and west; Cloverleaf Street to the south and Emporia Street to the east, all of which are classified as local streets. Additionally, Pinecrest Street bisects the subject property north-south. The current zoning of the subject property is MF-33 and I-1 (which is on the westernmost portion of the property). There is O-2 and MF-33 zoning to the north; I-1 and MF-33 to the south; MF-33 to the east and I-1 to the west. The surrounding land uses consist of an apartment complex to the north; the McNay Art Institute to the south; single-family residential and duplex uses to the east and the Sunset Ridge Retail Center to the west.

The applicant has requested the MF-50 District in order to develop a mid-rise, high-density multi-family project. MF-50 Districts may be used as a transition between a single-family and higher intensity uses. An MF-50 district is appropriate in an area that is centrally located and is near supporting transportation and commercial facilities; an area adjacent to the central business district or a major institutional or employment center; or an area for which high density multi-family use is desired. This site meets the generally recommended criterion for an MF-50 development due to its location in which high-density residential development is desired as demonstrated by the community plan. Additionally, the property is in close proximity to a major thoroughfare and commercial and cultural facilities.

CASE NO: Z2006201

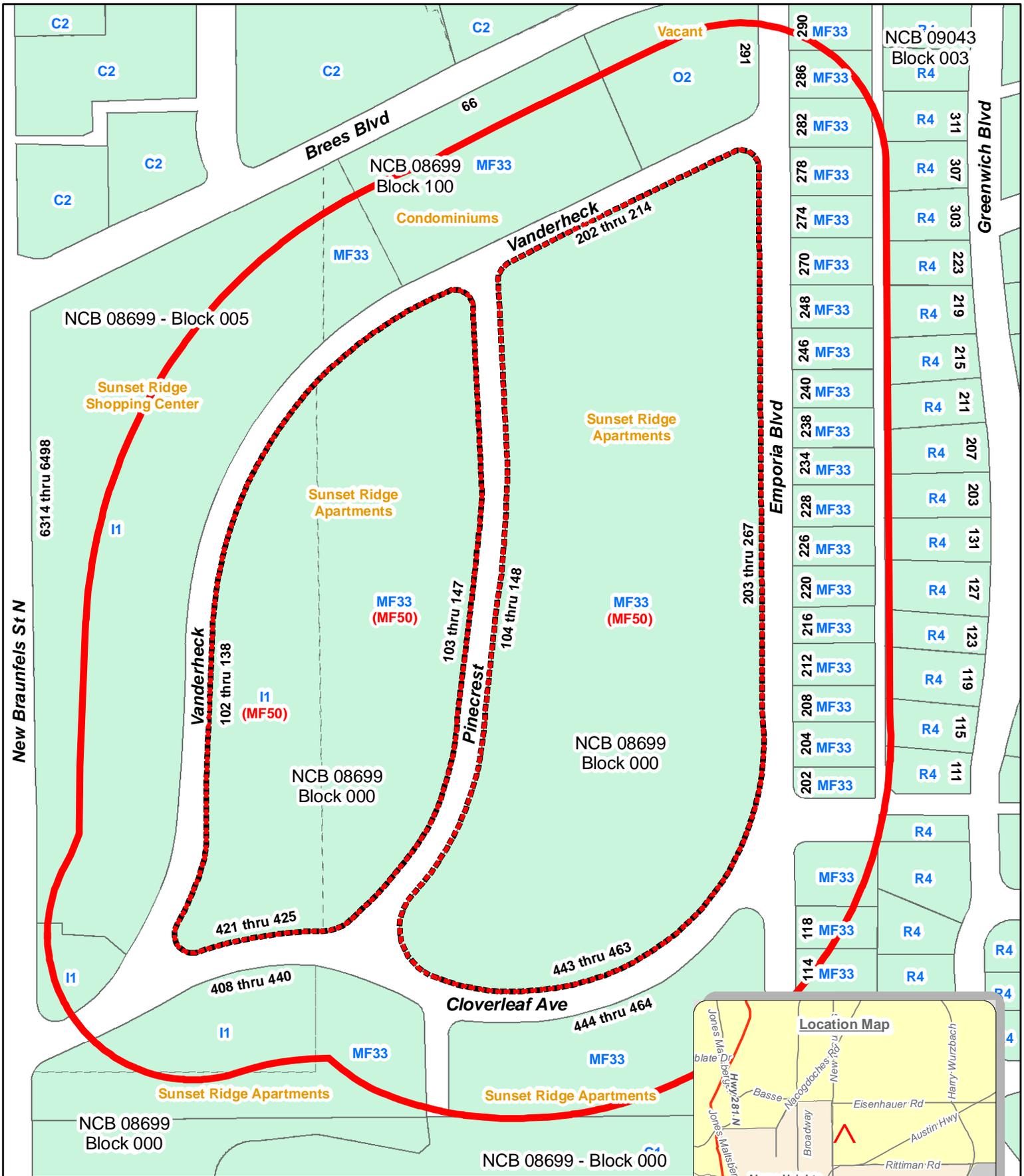
Final Staff Recommendation - Zoning Commission

The Northeast Inner Loop Neighborhood Plan, which was adopted by City Council in March of 2001, identifies not only this property, but also adjacent properties as High-Density Residential. This area has two (2) apartment complexes to the north and has been developed as a High-density residential node inside Loop 410. The community plan supports this type of land use at this location.

Currently, the subject property currently contains 324 residential units. The current zoning, however, allows a maximum density of approximately 960 residential units. The applicant is requesting MF-50, which would allow a density of approximately 1450 dwelling units. However, Staff recognizes that the applicant has the right to develop at a higher density should they apply for Development Preservation Rights (DPR), as per the provisions in Appendix D: Conversion Matrix.

DPRs are granted when a legal land use is made non-conforming due to the conversion to the 2001 Unified Development Code (UDC). The property was previously zoned D Apartment District and J Commercial District under the provisions of the 1938 Zoning Code. The D District converted to the MF-33 District and the J District converted to the I-1 District. The adoption of the UDC, and subsequent code conversion, deems the existing multi-family units on the portion of the subject property zoned I-1 as non-conforming. As stated earlier, a portion of the apartment complex currently resides in an I-1 zone (and existed at the time of the adoption of the UDC); thus, the multi-family use and the allowable density at the time of the conversion are able to be registered. The allowable density, for purposes of DPR registration on the portion zoned I-1, is approximately 49 units per acre. The density of 49 units per acre, on the I-1 portion, is deducted by reviewing Section 35-3611: Yard and Area Requirements for Property Zoned Prior to June 28, 1965. The current MF-33 standards will still apply, as the conversion did not result in a loss-of-use.

CASE MANAGER : Rudy Nino, Jr. 207-8389



Zoning Case Notification Plan

Case Z-2006-201

Council District 10

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: Z2007045

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007 Zoning Commission Continuances from March 6, 2007, and April 3, 2007

Council District: 8

Ferguson Map: 513 D6

Applicant Name: **Owner Name:**

Brown, P. C. H. Kyle Seale, Daniel Kyle Seale, H. Kyle Seale Family Properties, Ltd.

Zoning Request: From "DR" ERZD Development Reserve Edwards Recharge Zone District to "MF-33" ERZD Multi Family Edwards Recharge Zone District on 28.03 acres out of CB 4543 and CB 4533 (NCB 14866) and "C-3" ERZD General Commercial Edwards Recharge Zone District on 15.25 acres out of CB 4543 and CB 4547 (NCB 14866), and "C-3" ERZD General Commercial Edwards Recharge Zone District on 42.60 acres out of CB 4543, CB 4533 and CB 4540 (NCB 14866).

Property Location: 85.88 acres out of CB 4533, CB 4540, CB 4543 and CB 4547 (NCB 14866)

8000 Block of Hausman Road; 8455 West Loop 1604; 8050 Green Glen Drive

Approximate Northwest Corner of FM 1560 North and North Loop 1604 West; East of the Intersection of Kyle Seale Parkway and Sonoma Parkway

Proposal: To Allow a Mixed Use Development

Neigh. Assoc. Hills and Dales Neighborhood Association / Sonoma Ranch Homeowner's Association / Arbor at Sonoma Ranch (all within 200 feet)

Neigh. Plan None

TIA Statement: A TIA Study will be required at platting.

Staff Recommendation:

Denial as requested, and Approval of C-2 and MF-33

The subject property is currently occupied by three residences. Currently, the larger tract is used for livestock and ranching. To the north and west of the subject property exists DR ERZD development reserve district. To the north of the subject property which abuts Kyle Seale Parkway, a residential subdivision, which is zoned R-6 ERZD. To the east of the subject properties there exist undeveloped properties which are zoned C-3 ERZD, and which have frontage onto Loop 1604 West. The subject property was annexed on December 31, 2005 into the City of San Antonio.

The requested C-3 commercial zoning would constitute an intense commercial use adjacent to single family residential land uses. This designation would allow land uses which would not be compatible adjacent to single family residential zoning districts, which is the default zoning category for the adjacent DR development reserve district. In this zoning case, the applicant is allowed a continuation of land use through a previous POADP (Preliminary Overall Area Development Plan) which was submitted. This was POADP #286, dated February 2, 1988.

The proposed C-3 uses for this site would include a hotel/motel, movie theater, and home improvement center. These uses, as aforementioned, would not be compatible adjacent to single family residential land uses. Many existing single family houses abut the subject property, and an adequate buffer would be appropriate to separate these land uses. Alternatively, a reduction in acreage of subject property which is adjacent to existing DR development reserve zoning could allow for an adequate amount of open space separating the two land uses.

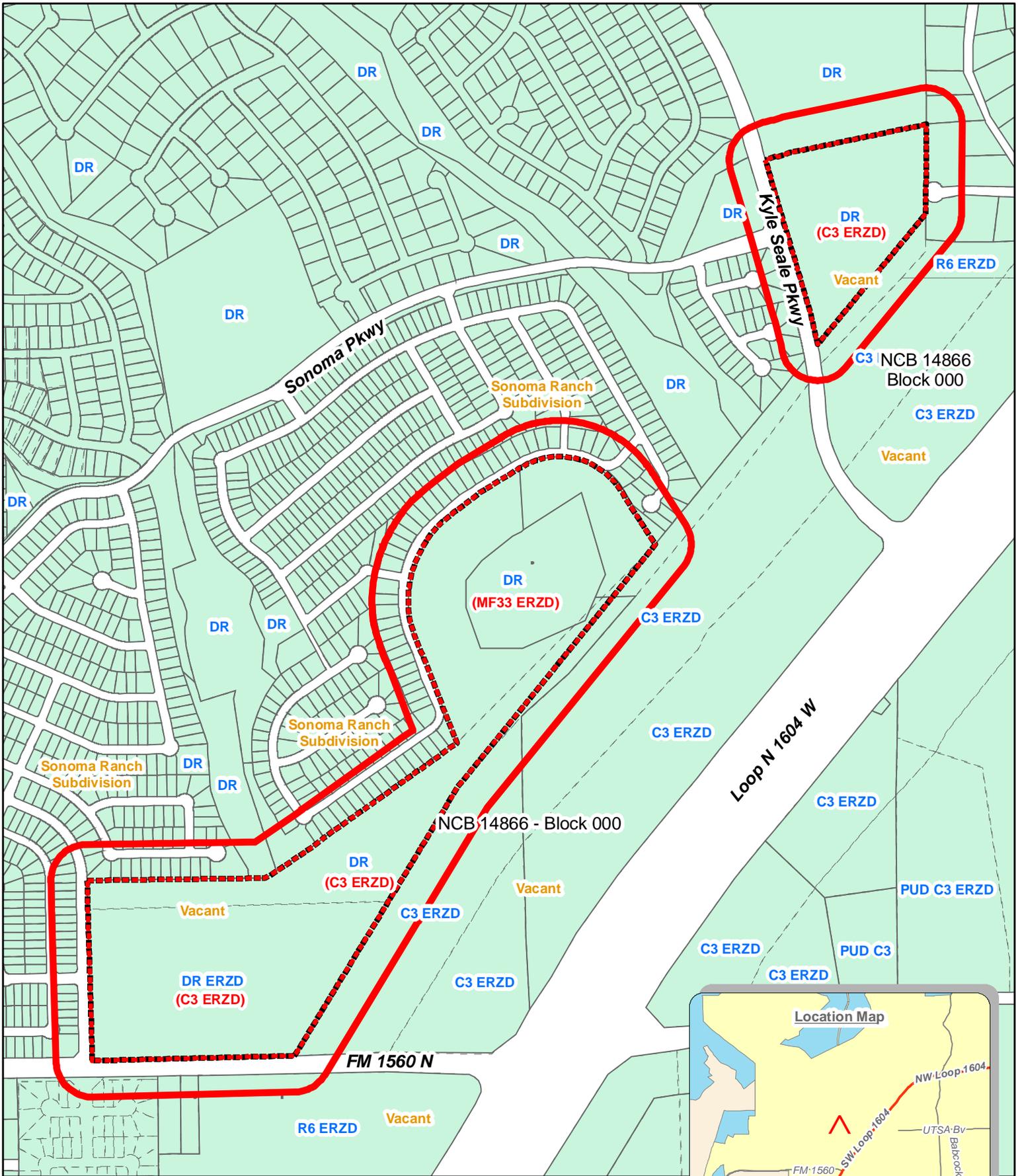
CASE NO: Z2007045

Final Staff Recommendation - Zoning Commission

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 65% for the site.

CASE MANAGER : Matthew Taylor 207-5876



Zoning Case Notification Plan

Case Z2007045

Council District 8

Scale: 1" approx. = 700'



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: Z2007058

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007 Zoning Commission continuance from February 20, 2007

Council District: 1

Ferguson Map: 616 D3

Applicant Name:

Owner Name:

City of San Antonio Planning Department,
Historic Preservation Officer

Multiple Property Owners

Zoning Request: From current base zoning districts to designate Historic District to all base zoning districts.

Property Location: An area generally bounded by North Laredo Street and Fredericksburg Road on the north, Jackson on the east, IH35 on the south and IH 10 West on the west.

An area generally bounded by North Laredo Street and Fredericksburg Road on the north, Jackson on the east, IH35 on the south and IH 10 West on the west.

Proposal: To designate Historic District to all base zoning districts

Neigh. Assoc. Five Points Neighborhood Association; Downtown Residents Association is within 200 feet

Neigh. Plan Five Points Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

A finding of consistency is not required.

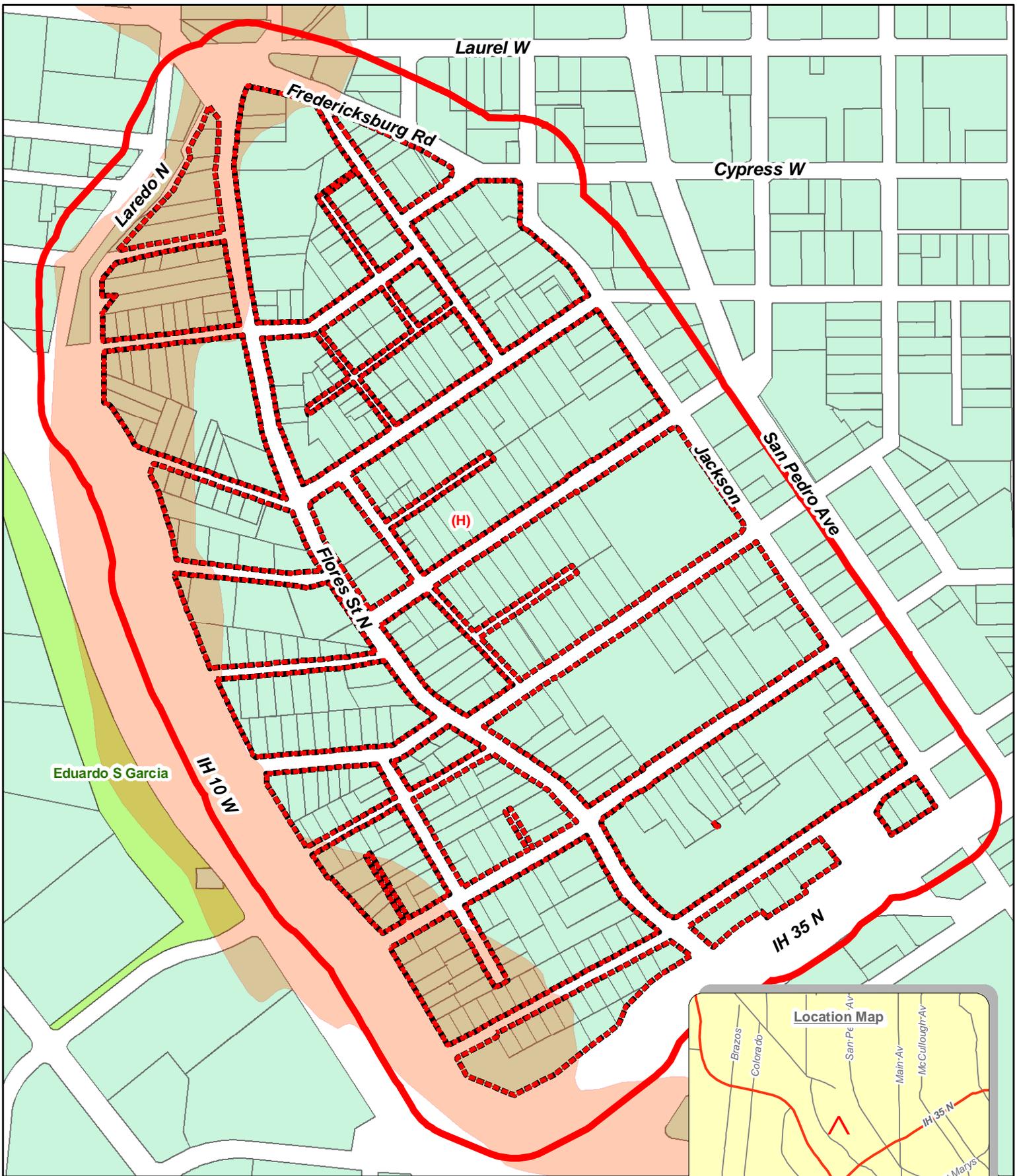
The subject property is located within the Five Points Neighborhood Plan. Goals expressed in the plan include the designation of properties within single-family residential neighborhoods as historic. Furthermore, the following excerpt from the plan specifically addresses historic designation of properties within the boundary of the neighborhood plan: "Preserving the existing housing structures individually through historic landmark designation or all the housing stock through the creation of a neighborhood historic district or conservation district are initiatives that have neighborhood support."

Approval

The subject property, known as the Five Points Neighborhood, is encompassed by the IH-10 West Access Road, North Laredo Street, Fredericksburg Road, Jackson Street, and the IH-35 Access Road. This area consists largely of I-1 industrial zoning and C-1 commercial zoning on the northern portions of the subject property. In the central portion of the subject property, along Flores Street, the majority of lots exist as IDZ infill development zone district with uses permitted in C-2 commercial zoning. Surrounding these properties and comprising the majority of the Five Points Neighborhood are lots zoned R-4, a single family residential zoning district. Along the Southern edge of the subject property exists C-2P pedestrian commercial zoning. Finally, along Jackson Street exists properties with MF-50 and MF-33 multi-family zoning designations.

Zoning staff supports the designation of subject properties within the Five Points Neighborhood as historic. This designation is listed as a goal in the Five Points Neighborhood Plan.

CASE MANAGER : Rudy Nino, Jr. 207-8389



Zoning Case Notification Plan

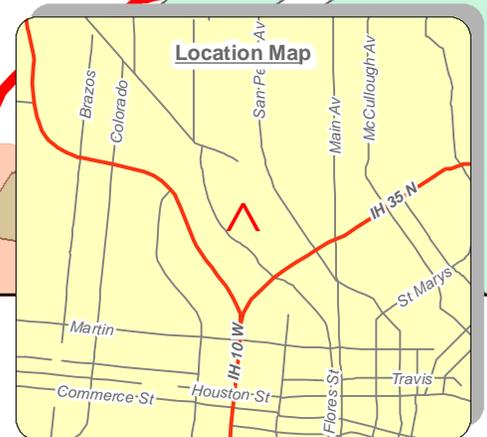
Case Z-2007-058

Council District 1
 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: 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



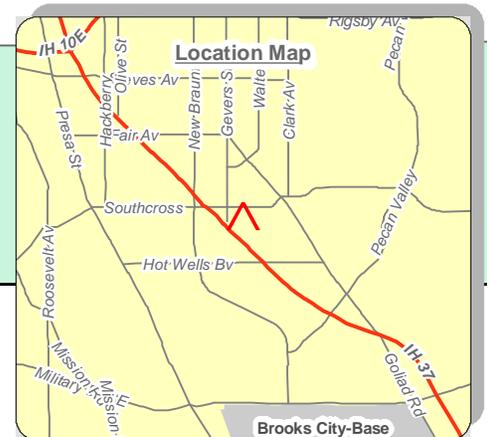
Zoning Case Notification Plan

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: Z2007113

Final Staff Recommendation - Zoning Commission

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

Council District: 8

Ferguson Map: 548 B3

Applicant Name: Wood Partners **Owner Name:** Prue Road Associates

Zoning Request: From "C-2" Commercial District and "C-3" General Commercial District to "MF-33" Multi Family District.

Property Location: 12.01 acres out of NCB 14862
5581 Prue Road
East of the intersection of Babcock Road and Prue Road

Proposal: For multi-family development

Neigh. Assoc. Jade Oaks Home Owners Association and Oakland Estates Neighborhood Association within 200 feet

Neigh. Plan Tanglewood Ridge Neighborhood Plan

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

Staff Recommendation:

The Tanglewoodridge Plan is not a consistency plan, and therefore, does not require a consistency determination. Rather it is a guide for development in the area.

Approval

The subject property consists of vacant land located with direct access to Prue Road (a Secondary Type "A" street). The property is adjacent to C-2 and C-3 commercial zoning to the west, R-6 residential zoning to the north and south, and PUD MF-33 zoning to the east. The surrounding land uses consist of single-family residential dwellings to the east, vacant land and commercial uses to the west, vacant land to the north, and a pet cemetery and a mobile home park to the south.

The applicant is requesting a rezoning in order to allow for the development of an apartment complex. A MF-33 Multi-Family zoning designation is a beneficial down zoning from the existing C-2 and C-3 Commercial Districts and would provide an appropriate transition between the commercial uses at the corner of Prue and Babcock Road and the low-density residential uses to the east of the subject property.

According to the Traffic Impact Analysis Statement, by changing the zoning from commercial to multi-family the traffic impact to Prue Road will be decreased. The existing zoning of C-2 and C-3 would allow approximately 490 peak hour trips where as the requested MF-33 would only have approximately 230 peak hour trips. This is a reduction by about 260 peak hour trips per day.

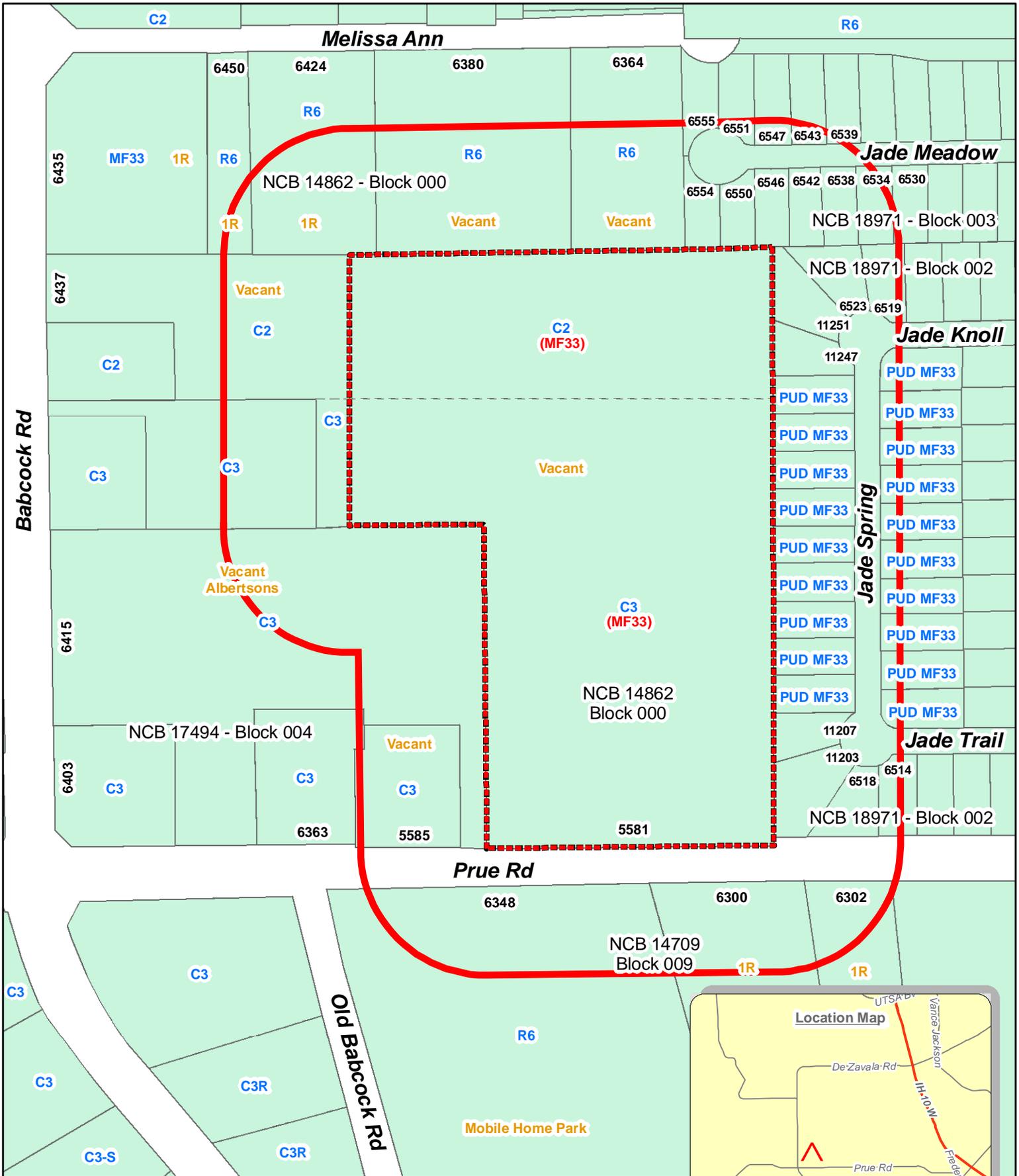
Medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Babcock Road (a Secondary Arterial "Type A" street) to the west and IH 10 (a Freeway) to the east. In addition, there is access to VIA bus depots along Babcock Road.

CASE NO: Z2007113

Final Staff Recommendation - Zoning Commission

Furthermore, the current zoning may allow for more intense uses in the future that could be incompatible with the existing single family residential uses adjacent to the site therefore the MF-33 Multi-Family District zoning is recommended for this site to allow the applicant to develop the parcel and ensure that incompatible uses are not developed on the site in the future.

CASE MANAGER : Brenda Valadez 207-7945



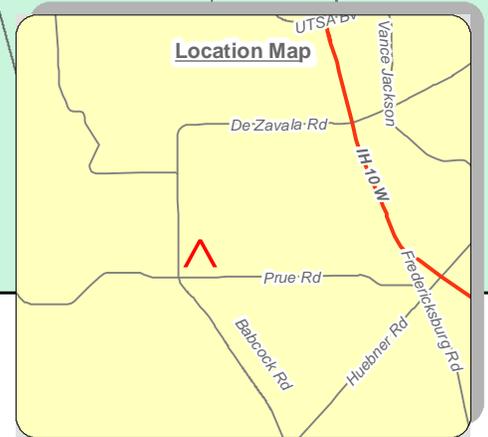
Zoning Case Notification Plan

Case Z-2007-113

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



- 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: Z2007114 CD

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007
Council District: 7
Ferguson Map: 579 C1
Applicant Name: Bobby Perez
Owner Name: Broll Homes LP
Zoning Request: From "R-6" Residential Single-Family District to "R-6" (CD - Townhomes) Residential Single-Family District with Conditional Use for Townhomes at a Density of 11 units per acre with a Maximum of 33 Townhomes.
Property Location: P-72 C, NCB 18557
7585 Mainland Drive
Southwest of the intersection of Mainland Street and South Mainland Street
Proposal: To develop townhomes
Neigh. Assoc. None
Neigh. Plan Northwest Community Plan
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

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

Approval

The subject property is currently undeveloped and located to the northeast of the intersection of Mainland Street and Coral Springs Street. The property is adjacent to PUD R-5 to the north; R-6 to the west and I-1 and C-3 across the street to the south. The surrounding land uses consist of undeveloped land to the west; single-family residential dwellings to the north and a Northside Independent School District maintenance facility to the south.

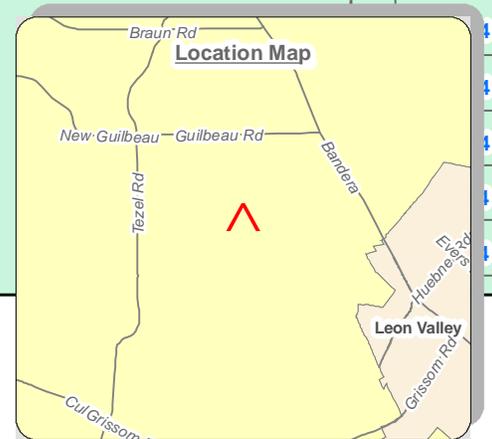
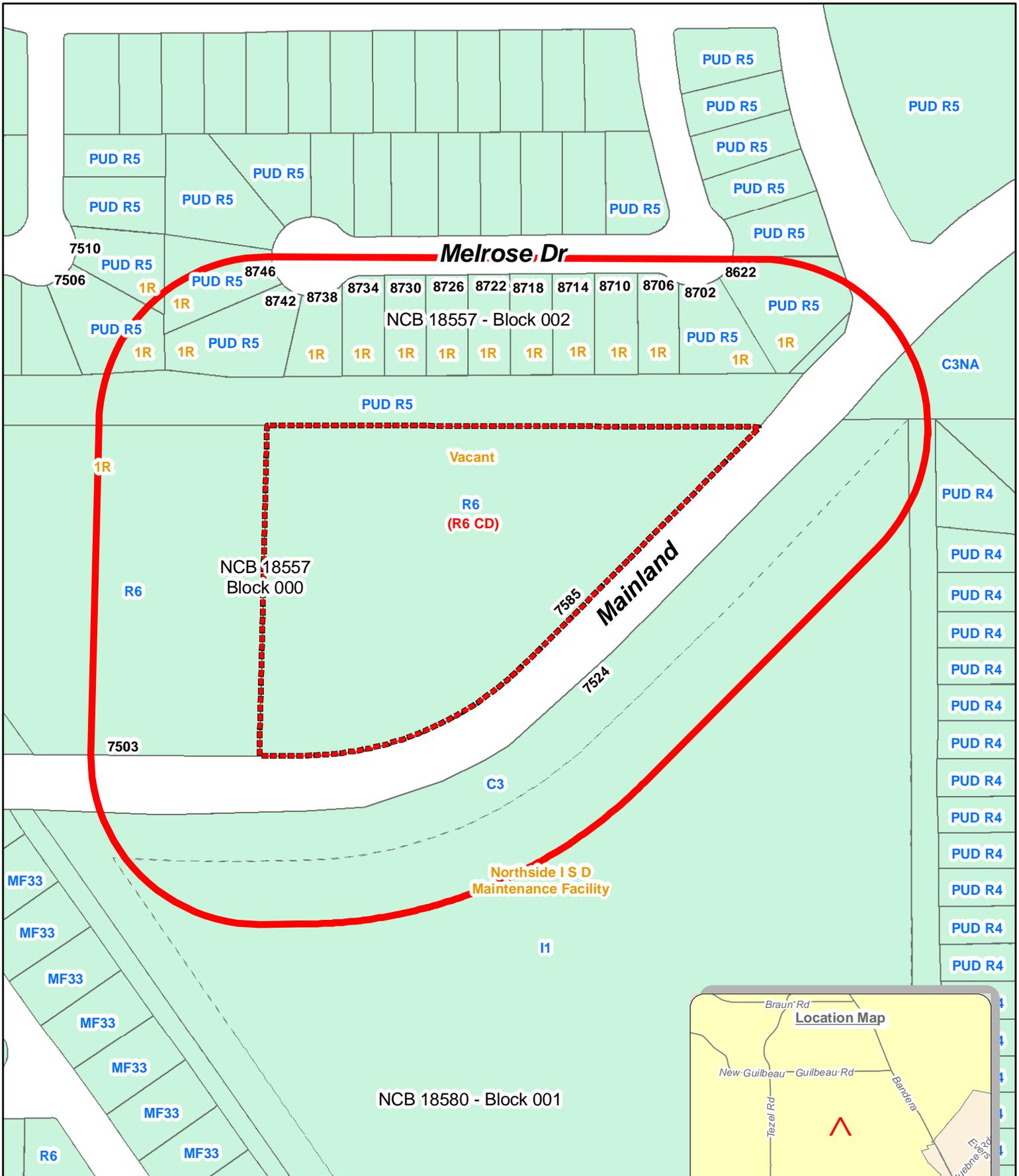
The applicant is requesting a conditional use in order to develop a town home community. Medium and high-density developments are encouraged in areas where adequate public facilities and services exist with the capacity to serve development. The site is located in an area where there is accessibility to commercial facilities and traffic circulation to major thoroughfares; the property fronts on Mainland Street (a Collector Street) with access to Bandera Street (a Primary Arterial "Type A" street) approximately three-fourths of a mile to the west.

The proposed zoning is consistent with the surrounding zoning districts and would not adversely affect the area. The development of a town home community consisting of no more than 33 dwelling units is appropriate at this location. The proposed single-family residential development will occur closest to Mainland Street because there is an existing drainage right-of-way buffer of approximately 75 feet wide. This ROW is owned and maintained by the Mainland Square Home Owners Association and is immediately adjacent to the subject property to the north. Additionally, the subject property has frontage only on Mainland Street, which would put the higher-density development along a major roadway. This would make for an appropriate development pattern along Mainland Street.

CASE NO: Z2007114 CD

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Rudy Nino, Jr. 207-8389



Zoning Case Notification Plan

Case Z-2007-114 CD

Council District 7
 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 **NCB 11111 - Block 222**
 - 100-Year FEMA Floodplain

CASE NO: Z2007117

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007 Zoning Commission Continuance from April 3, 2007

Council District: 8

Ferguson Map: 549 A2

Applicant Name: Jerry Arredondo **Owner Name:** Alejandro Garcia II and Juan C Garza

Zoning Request: From "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "O-1" ERZD Office Edwards Recharge Zone District.

Property Location: Lots 6, 9 and 10, Block 18, NCB 14728
12037 Huebner Road, 4300 Moonlight Way 3 and 12000 Pebble Lane 1
Intersection of Huebner Road, Moonlight Way and Pebble Lane

Proposal: To Allow a Medical Clinic

Neigh. Assoc. Vance Jackson Neighborhood Association (within 200 feet)

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

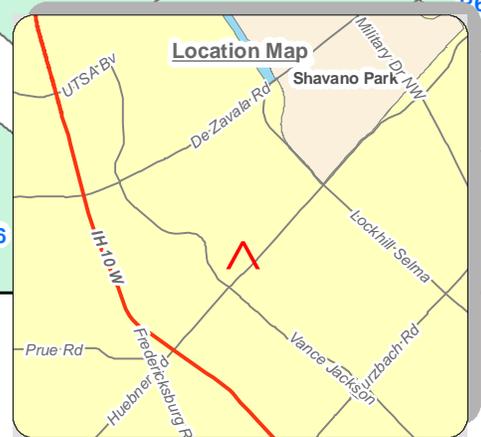
The subject property is currently undeveloped. To the north exists R-6 residential zoning (across proposed Pebble Lane). R-6 residential zoning also exists to the west, while O-2 office zoning exists to the western portion of the property along Huebner Road. R-6 residential zoning exists to the east, while O-2 office zoning exists to the east (across Moonlight Way). To the south of the subject property (across Huebner Road) exists O-2 office zoning and one parcel zoned R-6 residential.

This is a reasonable request given that the subject property fronts Huebner Road, a Primary Arterial. The adjacent property to the west, along Huebner Road, is zoned O-2. In addition, property to the east (across Moonlight Way) is zoned O-2 as well. Furthermore, this request would allow the adjacent two properties on the corner of Moonlight Way and Huebner Road to either remain in R-6 residential zoning or be rezoned and developed for a commercial or office designation.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50% for the entire site.

CASE MANAGER : Matthew Taylor 207-5876



Zoning Case Notification Plan

Case Z2007117

Council District 8

Scale: 1" approx. = 120'



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: Z2007119

Final Staff Recommendation - Zoning Commission

Date: 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). 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

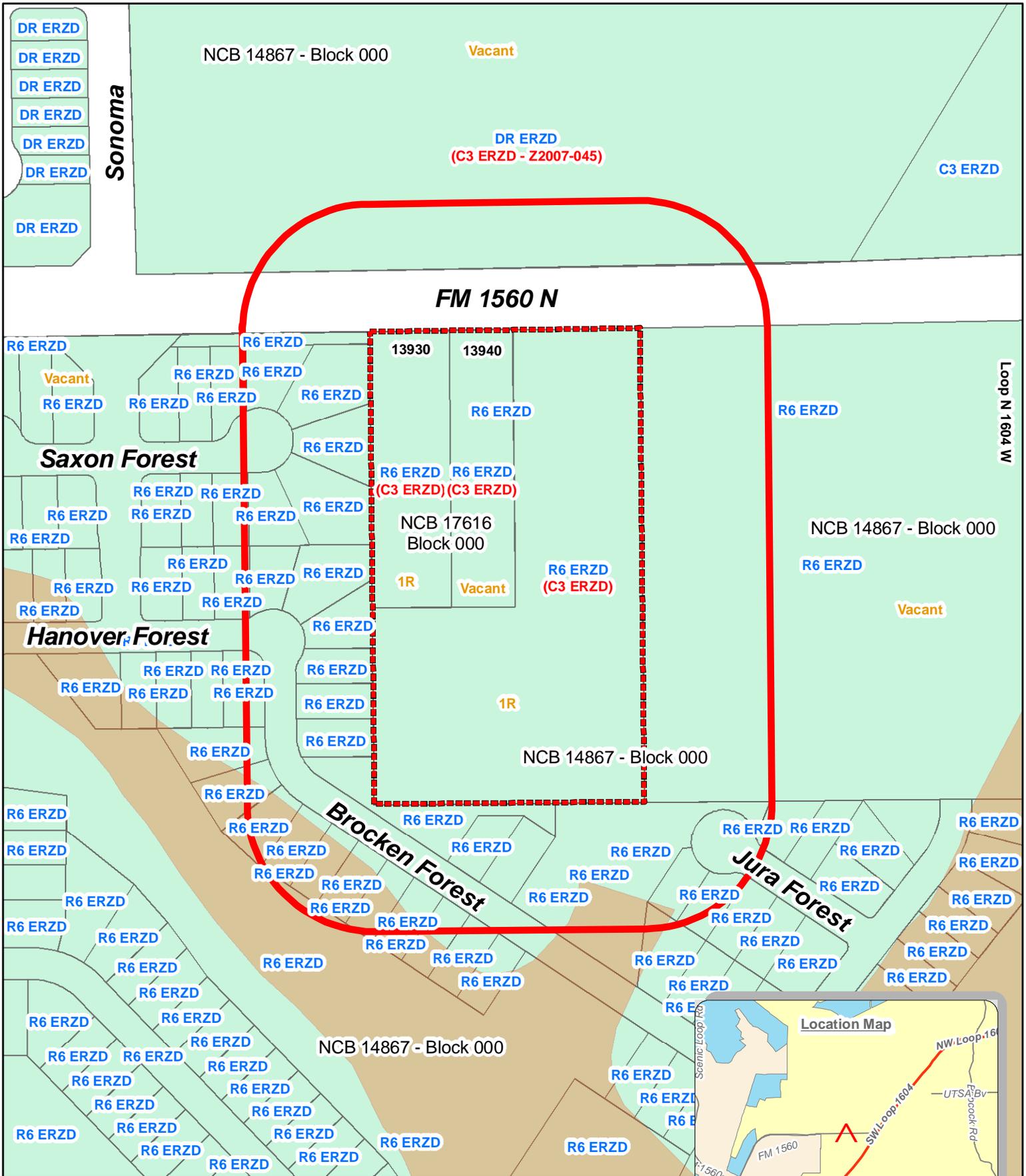
Final Staff Recommendation - Zoning Commission

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

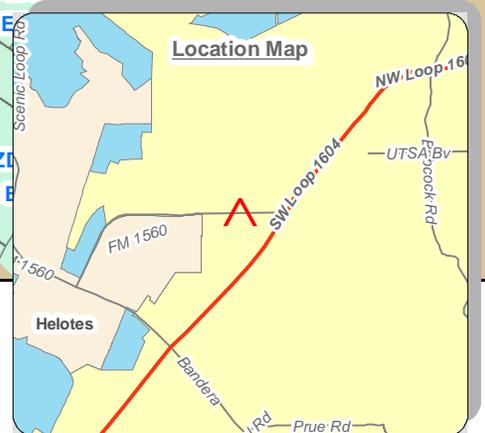
Council District 8

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

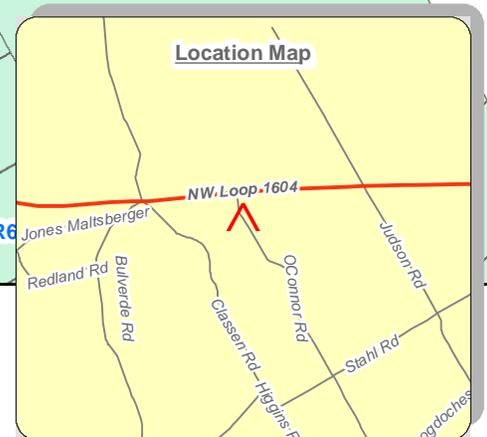
Council District 10

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

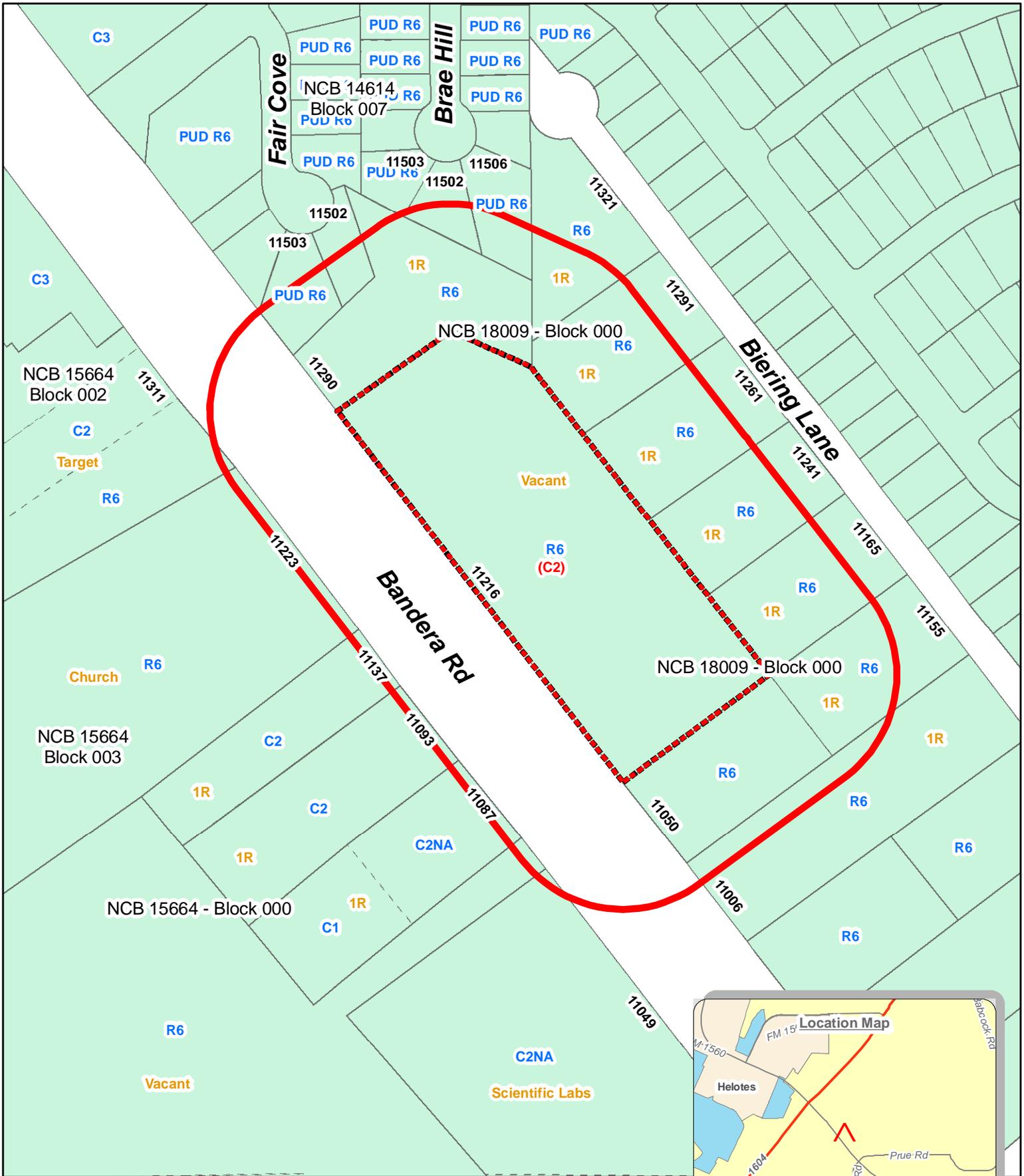
Denial

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: April 17, 2007 Zoning Commission continuance from March 20, 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:

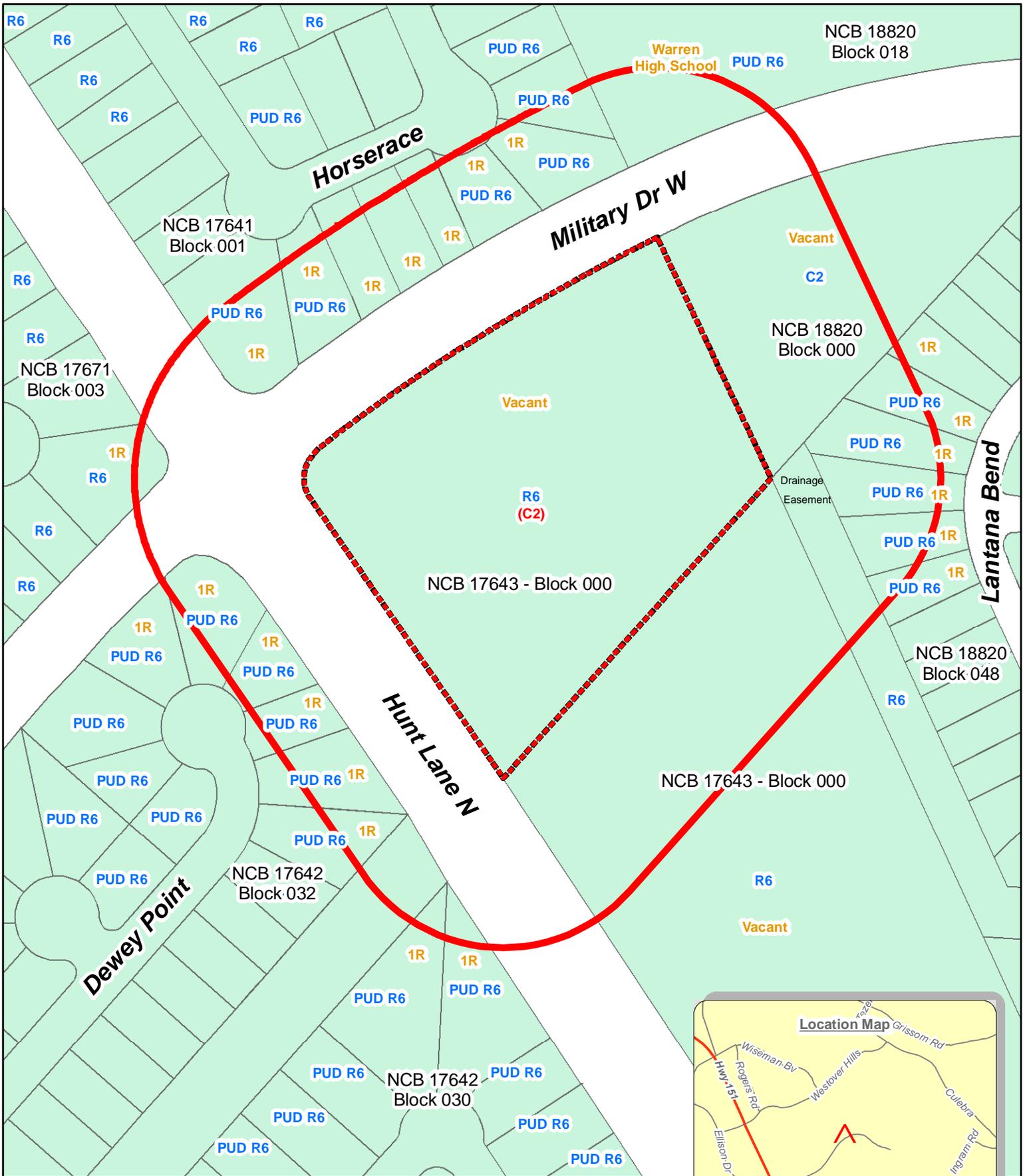
Approval

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

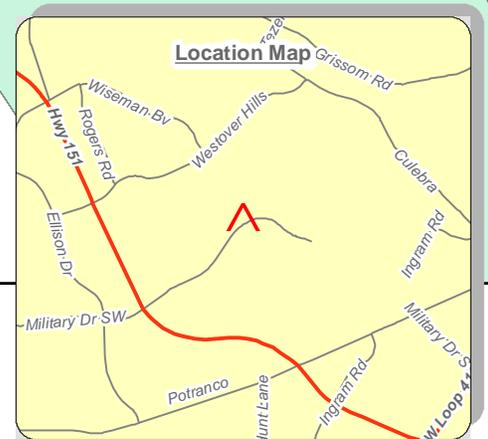
Case Z-2007-137

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: Z2007143 S

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 6

Ferguson Map: 615 B4

Applicant Name:

Owner Name:

Jose Vasquez

Tomas Rodriguez

Zoning Request: From "C-3R" General Commercial District, Restrictive Alcoholic Sales to "C-3R" S General Commercial District, Restrictive Alcoholic Sales with Specific Use Permit for an Auto Paint and Body Shop.

Property Location: 0.212 acre tract of land out of NCB 8240

5222 West Commerce

Southwest corner of West Commerce and San Joaquin

Proposal: Auto paint and body shop

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

Approval

The requested commercial zoning is appropriate given the property's location and history. The existing building, was in use as an auto and vehicle sales and is currently vacant. A successful rezone will enable the subject property to be improved and allow an auto paint and body shop.

The subject property, identified as the north 120 feet of Lot 22, measures about 9,234.72 square feet with an existing commercial building of about 1,296 square feet. The surrounding zoning consists of "C-3R" General Commercial District, Restrictive Alcoholic Sales to the west, south and across the street to the east; "C-1" Commercial District across the street to the north. The requested Specific Use Permit is to allow an Auto Paint and Body Shop on the site. Whether this request is denied or approved and the use established, the base zoning will remain in effect and continue to allow general commercial uses.

District regulations within the "C-3R" district are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises consumption shall be permitted.

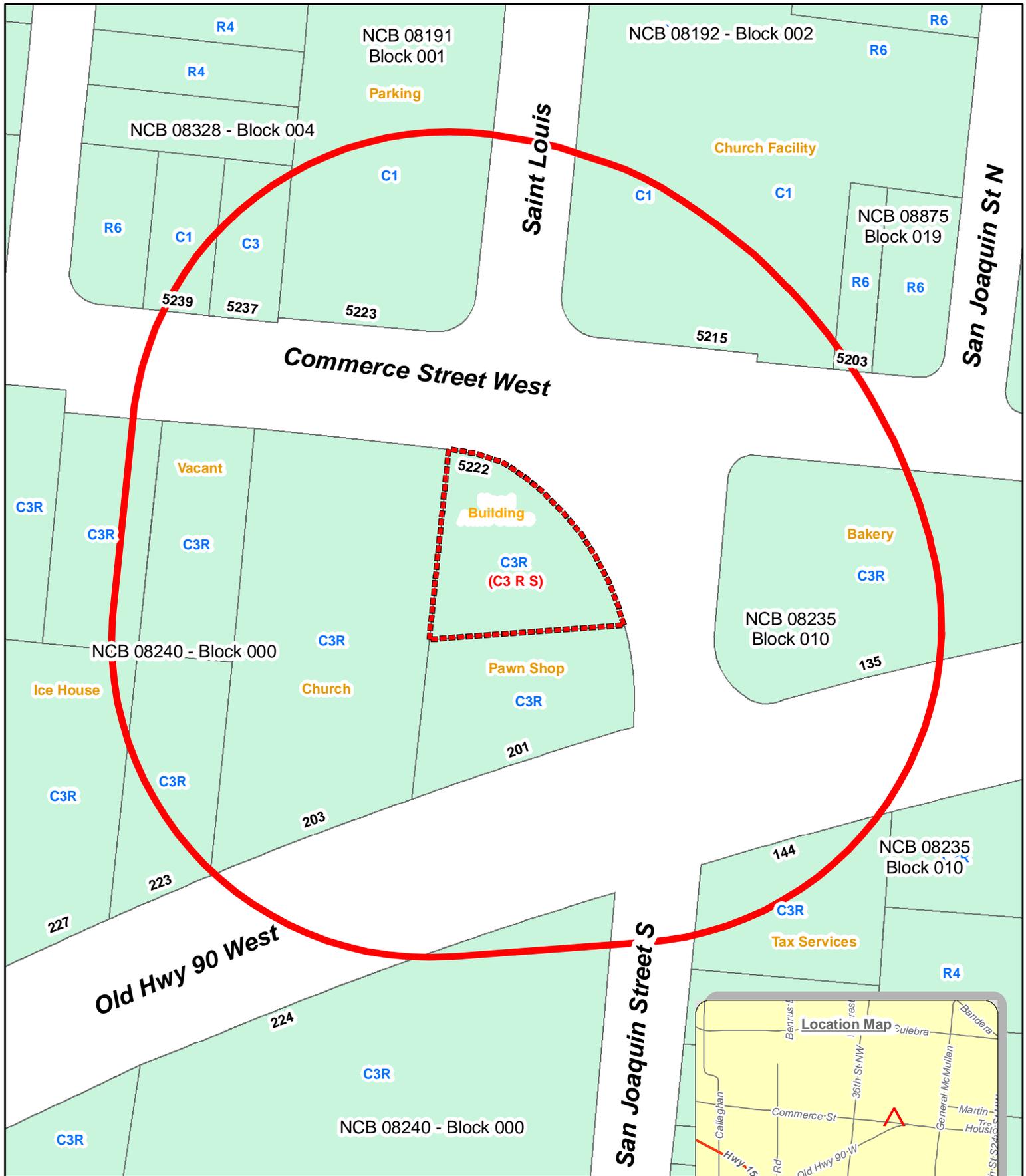
The purpose of the specific use authorization permit is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization permit by the city council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected. No inherent right exists to receive a specific use authorization; such permits are a special privilege granted by the city council under a specific set of circumstances and conditions, and each application and situation is

CASE NO: Z2007143 S

Final Staff Recommendation - Zoning Commission

unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures may be necessary to mitigate the impact of the proposed development.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

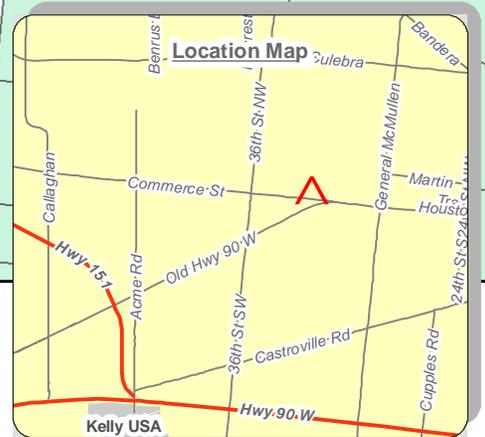
Case Z-2007-143S

Council District 6
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: Z2007144 CD

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007 Zoning Commission Continuance from April 3, 2007

Council District: 5

Ferguson Map: 649 D2

Applicant Name:

Owner Name:

H. B. G. DBA Garcia Wholesale Motors

Jose Ruiz Gonzales

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

Property Location: The east 155 feet of Tract A, Block 2, NCB 11306
1201 Cupples Road
Southwest corner of Thompson Place and Cupples Road

Proposal: Auto and Vehicle Sales

Neigh. Assoc. Thompson Community Neighborhood Association

Neigh. Plan Kelly/South San P.U.E.B.L.O. Community Plan

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

Staff Recommendation:

The Kelly/South San P.U.E.B.L.O. Community Plan was passed at City Council on February 15th, 2007 and signed into ordinance on February 25th, 2007. (Applicant applied February 27, 2007)

In the Community Plan the Kelly/South San P.U.E.B.L.O. community also stated as an objective in the Heart of the Neighborhood Chapter that they wanted to discourage an over abundance of auto related businesses as well as discourage types of businesses that detract from the desired pedestrian quality of the street, such as auto related stores.

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

Denial

The subject property is located southwest of San Antonio at the intersection of Thompson Place and Cupples Road. The subject property consists of a vacant commercial building, located at 1201 Cupples Road. The subject property was zoned "B-2" Business District in 1986 and converted to "C-2" Commercial District upon adoption of the 2001 Unified Development Code.

The surrounding properties are currently zoned "R-6" Residential Single-Family District and "C-2" Commercial District. Single-family dwellings exist to the west and south; a convenience store is to the south. A Type "B" buffer is required on commercial areas adjacent to residential zoning with a 15 foot buffer yard with plant materials. Staff recommends denial of "C-2" Commercial District to "C-2" (CD-Auto and Vehicle Sales) Commercial District with a Conditional Use for Auto and Vehicle Sales on the basis that the Community Plan discourages auto related businesses. The proposed zoning request could be appropriate at this location because it is an adaptive and beneficial reuse of the existing vacant structure. The "C-2" (CD-Auto and Vehicle Sales) designation for the property is not out of character given the commercial uses along Cupples Road a major thoroughfare. The subject property was use a bar for many years.

CASE NO: Z2007144 CD

Final Staff Recommendation - Zoning Commission

Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. The property shall be maintained.
2. Vehicles currently licensed.
3. No junk vehicles.

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

"C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. No outdoor storage or display of goods shall be permitted except for outdoor dining.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-144CD

Council District 5
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



Produced by the City of San Antonio
Development Services Department
(03/22/2007)

CASE NO: Z2007147 S

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 8

Ferguson Map: 549 A8

Applicant Name:

Owner Name:

VHS Acquisition Subsidiary Number 5, Inc.,
General Partner

VHS Acquisition Subsidiary Number 5, Inc., General
Partner

Zoning Request: From "C-1" Light Commercial District to "C-2" S Commercial District with Specific Use Permit for a Hospital.

Property Location: 10.58 acres out of Lot 33, NCB 12830

7930 Floyd Curl Drive

Approximately 1100 feet north of the intersection of Floyd Curl Drive and Medical Drive

Proposal: To Allow for a Hospital

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

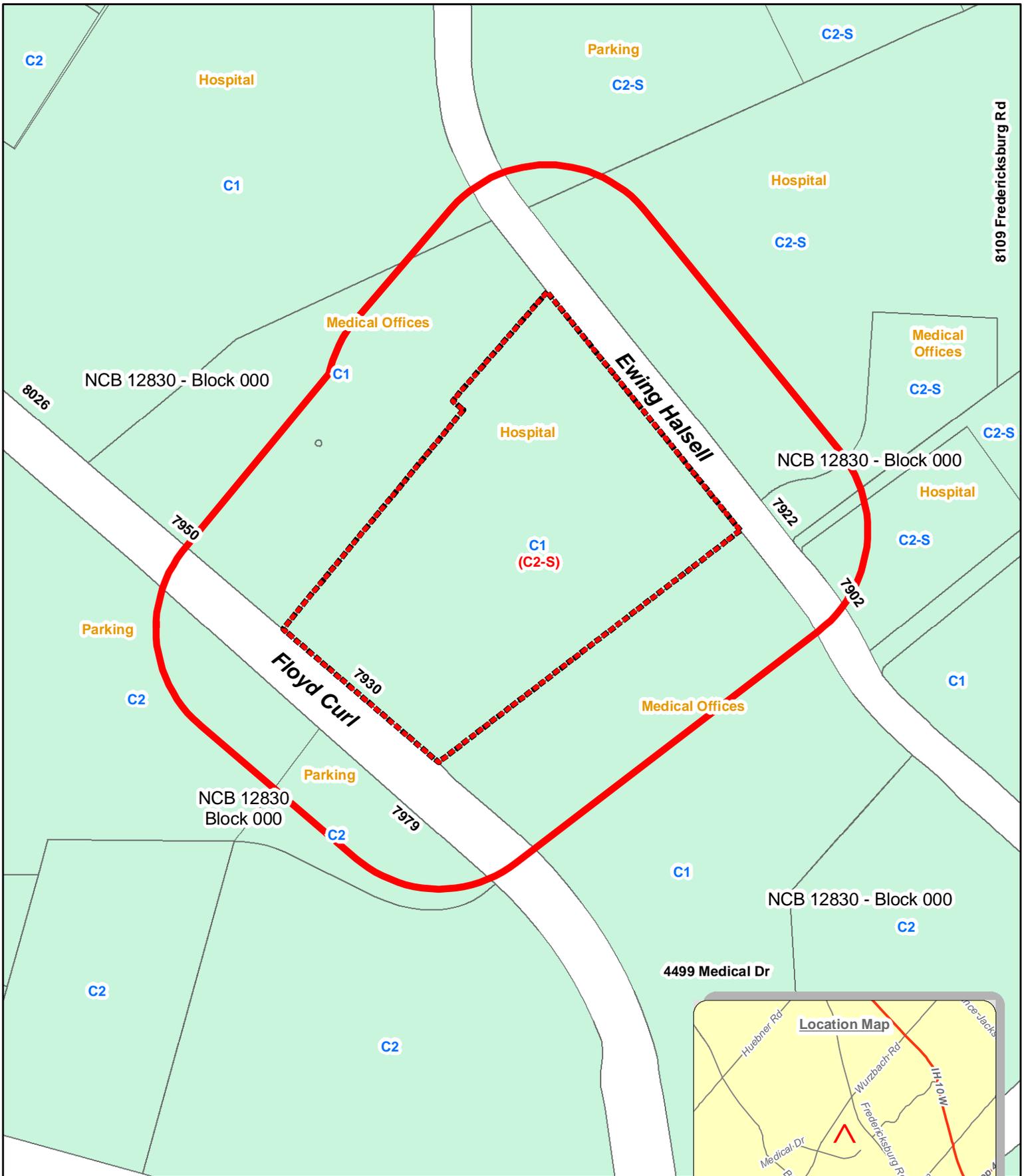
Approval

The subject property was annexed in November of 1963 and totals 10.58 acres with existing hospital (St. Luke's,) medical offices and a parking lot. In 2002 following the adoption of the Unified Development Code, the existing C-1 zoning converted from the previous B-1 zoning, which was approved by the City Council on October 31, 1974 (Ordinance #44534). The C-1 district does not allow a hospital use by right. C-1 zoning currently exists to the north and south of the subject property with C-2 zoning to the west. Properties to the east across Ewing Halsell are zoned C-2 S Commercial District with a Specific Use Permit for a Hospital, which dates back to 1980's.

Most of the properties in the immediate vicinity have commercial zoning and have developed into medical related office uses, with multiple hospitals operating along Floyd Curl Drive. The surrounding land uses consist of medical offices to the north and south, parking lots to the west and medical offices to the east. Like the subject property, other parcels in the immediate area exceed the maximum for cumulative building size and the medical uses are not operating in compliance with the current zoning.

Staff supports the request being that the requested zoning is appropriate for the subject property and its current use. A rezone to the C-2 district will eliminate the nonconforming status of the existing buildings, which exceed both the 5,000 square foot maximum for individual buildings and the 15,000 square foot maximum for cumulative building size, and allow for the size of the existing medical facility. The requested Specific Use Permit 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 the specific use permit.

CASE MANAGER : Leslie Zavala 207-0215



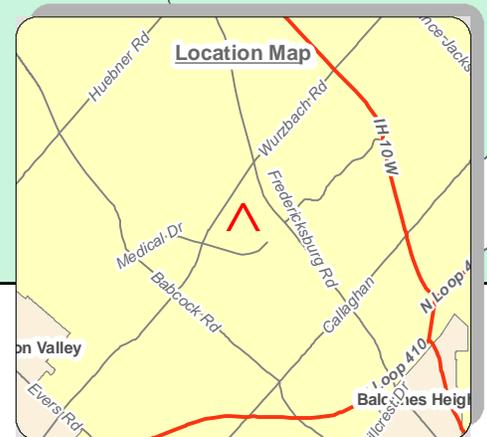
Zoning Case Notification Plan

Case Z2007147 S

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: Z2007148

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007
Continuance from the April 3rd, 2007 Zoning Commission hearing.

Council District: 5

Ferguson Map: 650 B4 & B5

Applicant Name: Marcus Garza
Owner Name: Marcus Garza

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

Property Location: .543 acres out of NCB 7895
718 Stonewall Avenue
Intersection of Stonewall Avenue and I.H. 35 South

Proposal: To allow auto sales

Neigh. Assoc. None

Neigh. Plan Nogalitos/South Zarzamora Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Inconsistent. The Nogalitos/ South Zarzamora Community Plan calls for Low-Density Residential at this location.

Denial.

A denial of the rezoning of this property to C-3 for auto sales would serve to support the Nogalitos/South Zarzamora Community Plan. The Plan discourages zoning that would allow additional auto related businesses along South I.H. 35 on Page 30, Goal 3, Action Step 3.1.4. At the May 16, 2006 public hearing, the Zoning Commission unanimously (by a vote of 11-0) recommended denial of a similar request. At that time, the applicant requested C-1 CD with a Conditional Use for Auto Sales.

The subject property currently has a single-family residence that was built in approximately 1956 and faces Stonewall Avenue, a local residential street. The lot has additional frontage on the access road of South I.H. 35. There is R-4 zoning to the north, south, and west of the subject property, with South I.H. 35 to the east. The surrounding land-uses consist of a church across the street to the north; single-family residences to the west and south, with Stonewall and Flanders Elementary Schools on the next block to the west.

Though the subject property is off the access road to South I.H. 35, commercial uses should be concentrated at commercial nodes, which are ideally located at the intersection of collector and arterial streets, or roads of a higher classification and should not form a linear border along every local residential street, collector, and arterial road within the city. The general area in which this property is located is predominately residential in character. A rezoning of this property to a commercial or office zone would constitute commercial encroachment into a residential area. Additionally, a heavy commercial zoning district and land use, as requested by the applicant would be inappropriate at this location. The commercial nodes for this general area are located at the intersections of South I.H. 35 and Division Avenue (to the north) and South I.H. 35 and Southcross Street (to the south).

CASE MANAGER : Rudy Nino, Jr. 207-8389



Zoning Case Notification Plan

Case Z-2007-148

Council District 5
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: Z2007152 CD

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007 Zoning Commission continuance from April 3, 2007

Council District: 2

Ferguson Map: 619 A6

Applicant Name:

Owner Name:

Kaufman & Associates, Inc.

Meadowlawn Memorial Park, Inc.

Zoning Request: From "NP-10" Neighborhood Preservation District to "C-3" (CD-Contractor's Facility) General Commercial District with Conditional Use for a Contractor's Facility.

Property Location: 49.791acre tract of land out of NCB 10615

5600 Block of East Houston Street

Southside of East Houston Street

Proposal: Commercial project

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

Approval

The subject property is currently undeveloped and located to the east of the intersection of Northeast Loop 410 and East Houston Street, both major thoroughfares. East Houston Street will provide access to the subject property. There is "I-2" Heavy Industrial District to the north and east; "I-1" General Industrial District to the west, "NP-10" Neighborhood Preservation District to the south and "MH" Manufactured Housing District to the east. The surrounding uses consist of manufacturing and industrial uses to the north, a Mobile Home Park to the east and undeveloped land to the west and south.

The applicant has applied for "C-3" (CD-Contractor's Facility) General Commercial District with Conditional Use for a Contractor's Facility. Staff recommends approval on the basis that industrial districts and industrial land uses exist in the general area. "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.

The subject property totals about 49.791 acres and was annexed into the city in December of 1986. The subject property was zoned "R-A" Residence-Agriculture District under the provisions of the 1965 zoning code. It was subsequently converted to "NP-10" Neighborhood Preservation District upon adoption of the 2001 Unified Development Code.

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

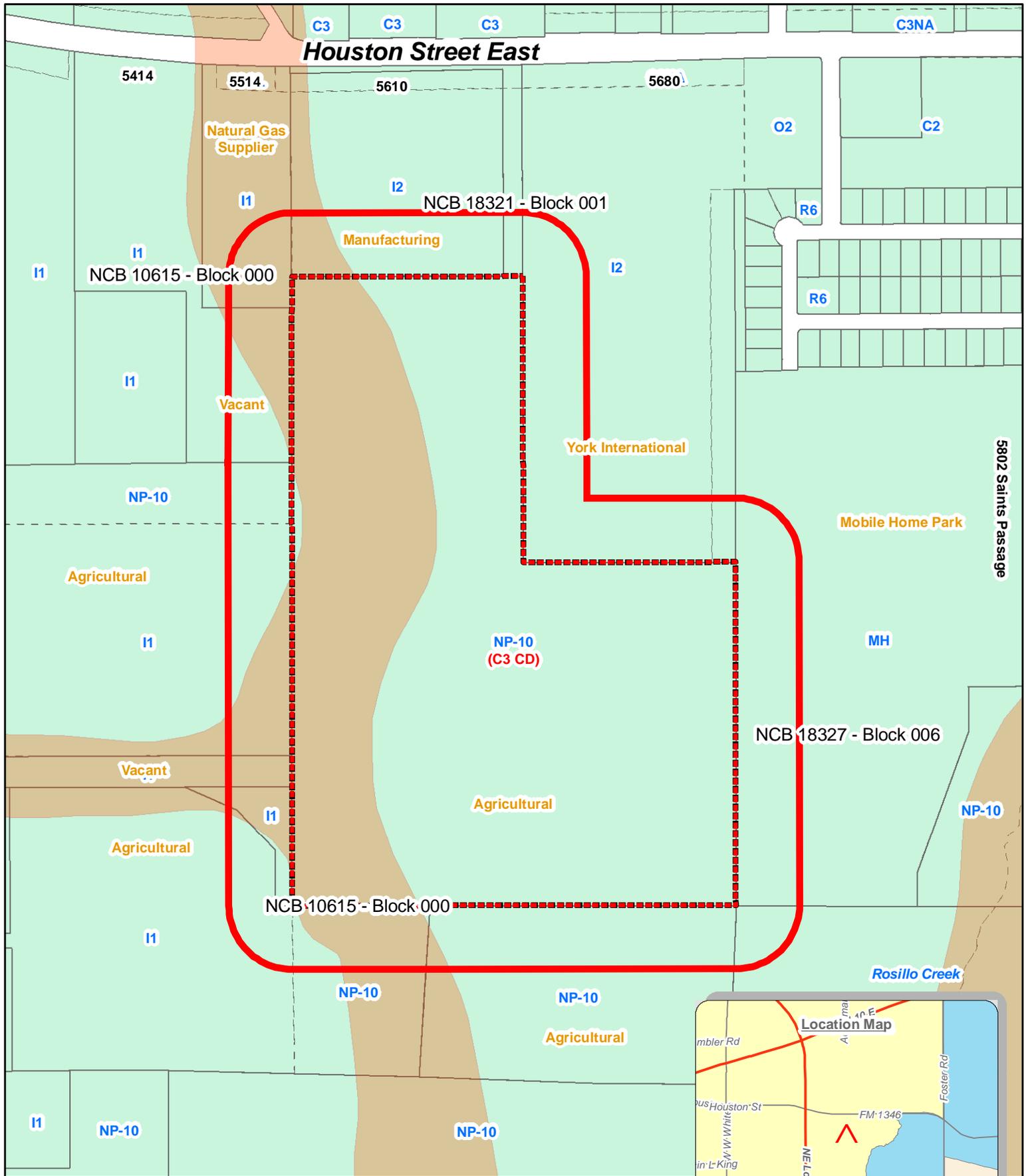
Should the Zoning Commission recommend approval, staff recommends the following conditions:

CASE NO: Z2007152 CD

Final Staff Recommendation - Zoning Commission

1. A Type "D" landscape buffer adjoining the "MH" zoning district.
2. No outside storage of materials and equipment shall be permitted within the Type "D" landscape buffer adjoining the "MH" zoning district.
3. A 30 foot side setback adjoining the "MH" zoning district.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-152CD

Council District 2
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



Produced by the City of San Antonio
Development Services Department
(03/22/2007)

CASE NO: Z2007158

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 8

Ferguson Map: 549 E1

Applicant Name:

Owner Name:

SJR N. W. Military, Ltd.

SJR N. W. Military, Ltd.

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

Property Location: Lot 7, Block 26, NCB 17850
13315 N. W. Military Highway
Southwest side of N. W. Military Highway

Proposal: To expand existing daycare facility

Neigh. Assoc. None

Neigh. Plan None

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

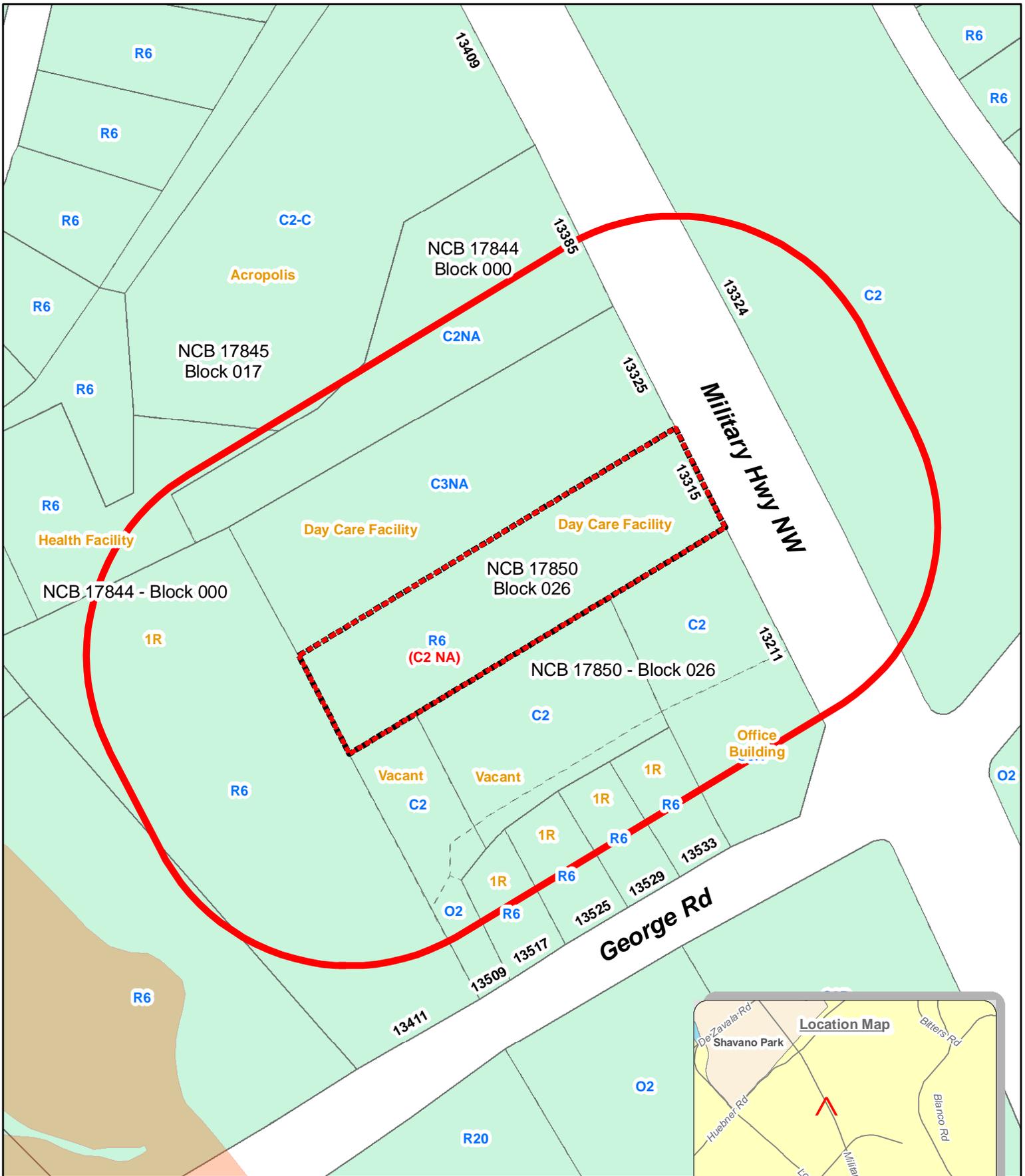
Staff Recommendation:

Approval

The subject property is currently a Day Care Center and located northwest of the intersection of N. W. Military Highway and George Road. The subject property is adjacent to "R-6" Residential Single-Family District to the southwest, "C-2" Commercial District to the southeast and across N. W. Military Highway to the northeast with "C-3NA" General Commercial District, Nonalcoholic Sales to the northwest. The surrounding land uses consist of undeveloped land to the southwest, southeast and single-family residential dwellings to the north, Day Care Center to the northwest and office building to the southeast. The "C-2NA" Commercial District, Nonalcoholic Sales would be appropriate at this location. The "C-2NA" zoning will provide a positive and convenient Day Care Center to the community and enhances the amount of service which could be provided .

The "C-2NA" Commercial District, Nonalcoholic Sales will permit a Day Care Center and commercial activities designed to serve the community. The district regulations within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted. No outdoor storage or display of goods shall be permitted except for outdoor dining.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

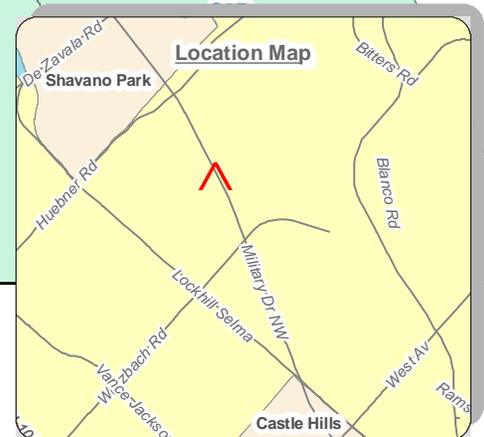
Case Z-2007-158

Council District 8
 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: Z2007159 CD

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 7

Ferguson Map: 614 F1

Applicant Name:

Owner Name:

Seda Consulting Engineers, Inc. (Salah Diab)

Darrell Centeno

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

Property Location: 0.66 acres out of Lot 20, Block 26, NCB 10553

3678 Culebra Road

Southside of Culebra Road

Proposal: Car wash

Neigh. Assoc. Loma Park

Neigh. Plan None

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

Staff Recommendation:

Approval

Staff recommends approval on the basis that commercial districts and commercial land uses exist along Culebra Road. The subject property is currently undeveloped and located on Culebra Road, a major thoroughfare. The surrounding properties are currently zoned "R-6" Residential Single-Family District to the south, "C-2" Commercial District to the east and west with "C-3" General Commercial District across Culebra Road to the north. A 30 foot alley will serve as a buffer between the residential single-family dwellings to the south and carwash to the north. The "C-2" (CD-Carwash) Commercial District with a Conditional Use for a Carwash would be appropriate at this location. No change in the base zone is being requested.

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



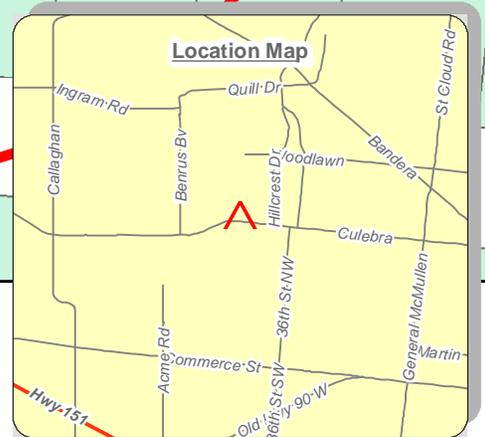
Zoning Case Notification Plan

Case Z-2007-159CD

Council District 7
 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: Z2007161

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 2

Ferguson Map: 651 F1

Applicant Name:

Owner Name:

Carlos M. Rivera

Carlos M. Rivera

Zoning Request: From "C-2NA" Commercial Nonalcoholic Sales District to "C-3NA" General Commercial District, Nonalcoholic Sales.

Property Location: Lot 1 and Lot 2, Block 29, NCB 10330

601 Roland Avenue

At the intersection of Roland Avenue and Hammond Avenue

Proposal: Auto repair facility

Neigh. Assoc. Artesia Community Guild

Neigh. Plan None

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

Staff Recommendation:

Approval

The subject property is currently an automotive service and located on Roland Avenue, a major thoroughfare. The subject property is adjacent to "C-3R" General Commercial District, Restrictive Alcoholic Sales to the southeast, "C-2" Commercial District across Roland Avenue to the southwest and "R-4" Residential Single-Family District across Hammond Avenue to the north. The applicant is requesting a change in zoning to provide a positive and convenient automotive service to the community. The "C-3NA" General Commercial District, Nonalcoholic Sales would be appropriate at this location.

District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

The "C-3" General Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

Alternate recommendation "C-2NA" (CD-Auto and Light Truck Repair) Commercial Nonalcoholic Sales District with a Conditional Use for a Auto and Light Truck Repair.

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

CASE NO: Z2007161

Final Staff Recommendation - Zoning Commission

conditions which insure compatibility with surrounding properties.

CASE MANAGER : Pedro Vega 207-7980

Drexel Avenue East



Zoning Case Notification Plan

Case Z-2007-161

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: Z2007163 CD

Final Staff Recommendation - Zoning Commission

Date: 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.

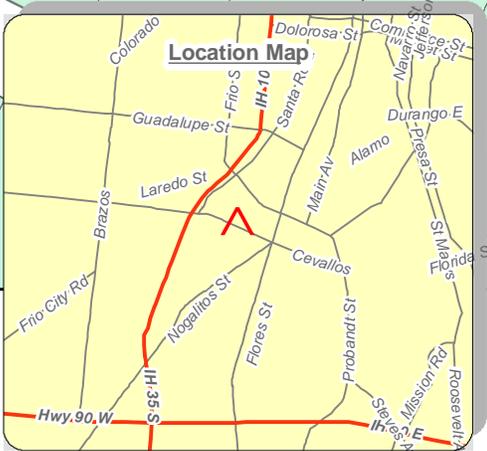
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting 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: Z2007164 CD

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 1

Ferguson Map: 616 F2

Applicant Name:

Owner Name:

Josefina M. Bazan

Josefina M. Bazan

Zoning Request: From "R-6" Residential Single Family District to "R-6" (CD - Two-Family Dwelling) Residential Single Family District with a Conditional Use for a Two-Family Dwelling with a density not exceeding 12 dwelling units per acre or a total of two units.

Property Location: Lot 16, Block 3, NCB 2964

520 E. Courtland Place

Approximately 220 feet west of the intersection of E. Courtland Place and Kendall Street

Proposal: To Allow for a Duplex

Neigh. Assoc. Tobin Hill Neighborhood Association and Tobin Hill Residents Association

Neigh. Plan Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

A finding of consistency is not required. The Tobin Hill Neighborhood Plan shall be used only as a guide in decision-making by the Zoning Commission pursuant to the 2001 Unified Development Code. The plan calls for Residential at this location.

Approval.

The subject property is part of the original 1936 City Limits and totals .1719 acres. There is an occupied single family dwelling on the property that measures about 1718 square feet and was constructed in 1922. In 2002 following the adoption of the Unified Development Code, the existing R-6 zoning converted from the previous R-1 zoning, which was approved by the City Council on December 14, 1995 (Ordinance #83331.) The R-6 district does not allow a duplex use by right. "R-6" zoning currently exists to the north of the subject property with "R-6" zoning to the east and west. Properties to the south are zoned "MF-33". The surrounding land uses consist of single-family dwellings to the north, east and west and a fourplex 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 single and multi-family dwellings and zoning districts in the general area. Most of the properties in the immediate area have R-6, or single-family, zoning. There are, however, several multi-family dwelling units in the immediate vicinity. A ten-unit apartment complex is located at the northeast corner of E. Courtland Place and Gillespie. There are multiple duplexes along the 400 block of E. Courtland Place. The properties to the south along E. Dewey Place have multifamily zoning and at least three lots are operating as a fourplex. In addition to these single-family and multifamily residential uses, there is an operating restaurant and daycare on the 500 block of E. Courtland Place.

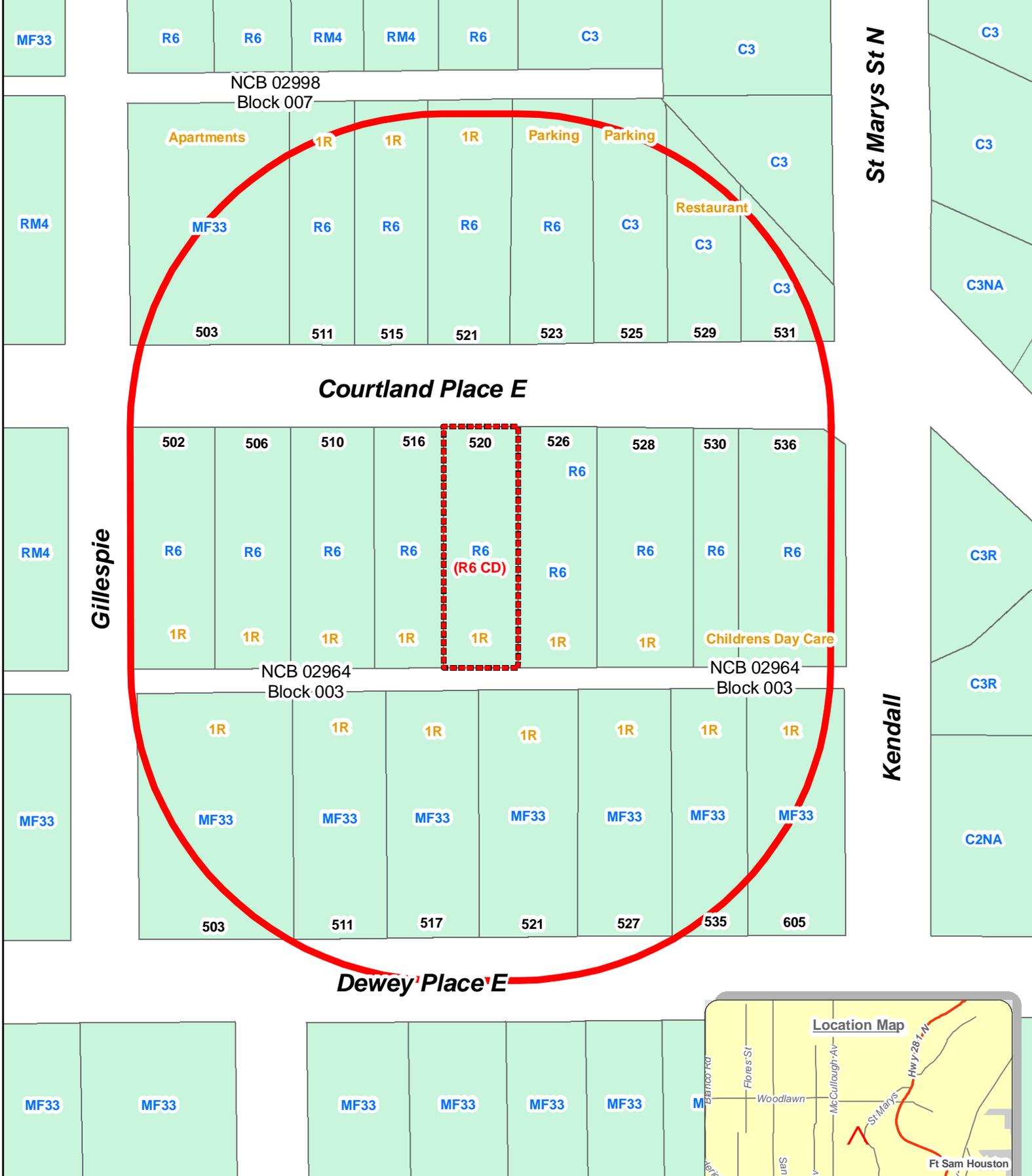
CASE NO: Z2007164 CD

Final Staff Recommendation - Zoning Commission

Seeing that the base residential zoning will not be changed, the property may at any time be developed for single-family residential 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 R-6 Residential Single Family District provides for single-family residential uses where adequate public facilities and services exist with capacity to serve development. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but, due to individual site consideration or unique development requirements, may be compatible with adjacent land uses under given conditions. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, exterior lighting and the issuance of building and other supplemental permits.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2007164 CD



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: Z2007167 CD

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 10

Ferguson Map: 552 D7

Applicant Name:

Owner Name:

Brown, P. C.

Carlos Sotomayor

Zoning Request: From "I-1" General Industrial District to "MF-50" CD Multi-Family District with Conditional Use for 100 units per acre.

Property Location: Lots 1,2,3 and 6, Block 1, NCB 16617

8916 Perrin Beitel

Intersection of Perrin Beitel and Gate Crest Street

Proposal: High Density Multi-Family Project

Neigh. Assoc. Sun Gate

Neigh. Plan None

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

Staff Recommendation:

Approval.

The subject properties total 3.7273 acres. There is an occupied office building on Lot 3 of the subject properties that measures approximately 16,000 square feet and was constructed in 1980. In 2002 following the adoption of the Unified Development Code, the existing I-1 zoning converted from the previous I-1 zoning, which was approved by the City Council on May 27, 1971 at the time of annexation (Ordinance #39443.)

The applicant has requested the MF-50 District with a Conditional Use for 100 units per acre in order to develop a mid-rise, high-density multi-family project. The I-1 district does not allow a multi-family use by right. "I-1" zoning currently exists to the north and south of the subject properties with "I-1" zoning to the east across Gatecrest Street. Property to the west across Perrin Beitel is zoned "R-5" Residential Single-Family District. The subject properties are located on the perimeter of an industrial/flex space business park. There are single-family subdivisions to the north of the business park and to the west across Perrin Beitel Road.

Staff supports the request being that the requested zoning is appropriate for the subject property location. The requested rezoning is a reduction in intensity from I-1 to MF-50. Multi-family dwellings are most appropriate along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Perrin Beitel is considered a Secondary Arterial Type A road and various commercial facilities are available along Perrin Beitel between Northeast Loop 410 and Wurzbach Parkway. Public transportation (VIA Metropolitan Transit stop) is available for use by the potential residents at the intersection of Perrin Beitel and Center Gate. The subject properties are within close proximity to Northeast Loop 410.

In general, permitted uses in an I-1 district are not compatible with residential zoning and uses. However, the immediate surrounding land uses in the industrial/flex space business park consist of office complexes

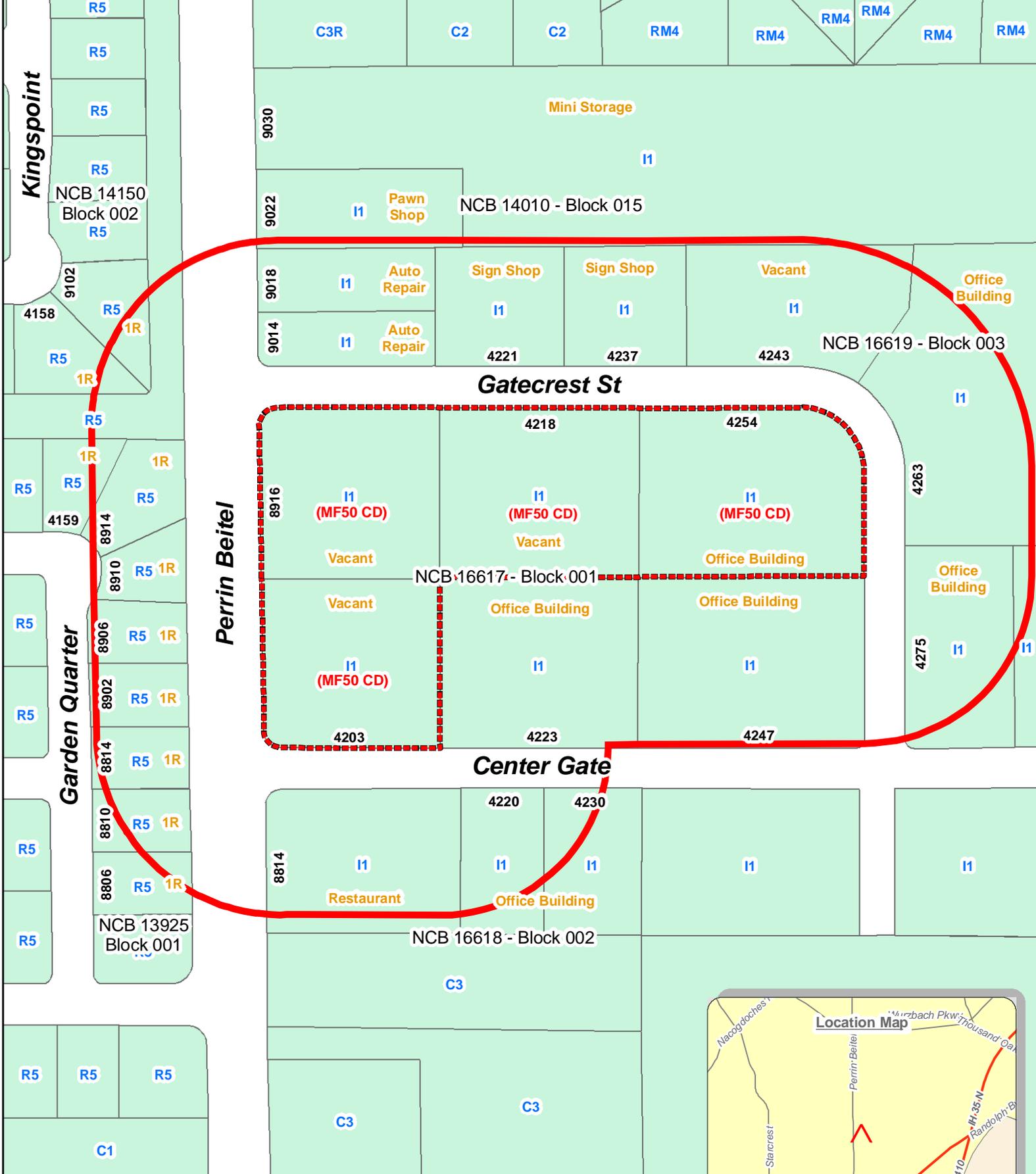
CASE NO: Z2007167 CD

Final Staff Recommendation - Zoning Commission

and small commercial businesses. Given these immediate adjacent uses, if approved, the proposed rezoning of the subject property to residential will not adversely affect public health, safety, or general welfare.

An "MF-50" district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which high density multi-family use is desired. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but, due to individual site consideration or unique development requirements, may be compatible with adjacent land uses under given conditions. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, exterior lighting and the issuance of building and other supplemental permits.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2007167 CD

Council District 10
 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: Z2007168 CD

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 4

Ferguson Map: 613 C8

Applicant Name:

Owner Name:

Oscar Casiano

Casiano, Inc.

Zoning Request: From "C-3 NA" General Commercial District, Nonalcoholic Sales to "C-3 NA" (CD-Cabinet Shop) General Commercial District, Nonalcoholic Sales with a Conditional Use for a Cabinet Shop.

Property Location: Lot 21, Block 14, NCB 15505

2808 SW Loop 410

SW Loop 410, Between US Highway 90 West and Landing Drive

Proposal: To Allow a Cabinet Shop

Neigh. Assoc. Lackland Terrace Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

Although the proposed use requires an industrial district to be permitted by right, the Unified Development Code does identify cabinet and carpenter shops as being permitted in the C-3 zoning district with the approval of either a conditional zoning district or a specific use permit. The request is to allow the re-institution of a previous use and the property fronts on Loop 410, identified by the city's Major Thoroughfare Plan as a Freeway. Given these facts, the variety of commercial and light industrial uses in the immediate vicinity and the structure's location on the subject property, oriented close to the freeway frontage and away from adjacent residences, the requested zone change to re-institute this use is not inappropriate.

The subject property was annexed into the city in December of 1972 and totals just under one-half acre. The property was zoned from Temporary R-1 to B-3 NA in February of 1997, converting to the current C-3 NA in 2002. There are two structures on the site, one previously used for a cabinet shop and the other currently in use as a tire and muffler shop. The principal building, which was used for the cabinet shop, measures about 4,500 square feet. This structure dates to 1965 and was damaged by fire in 2006. This building has been gutted and the applicant is requesting a rezone to reinstitute the former use which is no longer permitted by right in the C-3 zoning district. The building currently in use for the tire and muffler shop measures about 2,200 square feet and dates to 1980. A Certificate of Occupancy was issued for the cabinet shop in 1998 and was valid through 2006 when the structure was damaged by fire. The tire and muffler shop has an existing CO that was issued in 2004.

To the north are automobile repair and upholstery uses on parcels with commercial zoning that dates to 1986. Further north are both developed and undeveloped properties with both residential and commercial zoning. To the south is an unoccupied commercial building on a parcel zoned C-3, this zoning dating to 1990. Further south are undeveloped properties with both residential and commercial zoning, these properties being located near the junction of US Highway 90 West. To the west, across Loop 410, are

CASE NO: Z2007168 CD

Final Staff Recommendation - Zoning Commission

multiple commercial uses on properties with commercial zoning also dating to 1990.

To the east are parcels located within the Lackland Terrace residential development. The parcels located immediately adjacent to the subject property have existing dwellings, an occupied site built residence (243 Altitude Drive) and an unoccupied mobile home (245 Altitude Drive). These parcels are zoned R-6 and MH respectively, the MH zoning dating to 1979. There is a church on property zoned R-6 to the north and east of the subject property at the corner of Landing Avenue and Altitude Drive that dates to 1986. Most of the remaining lots in the immediate area have existing residences although several remain undeveloped.

CASE MANAGER : Matthew Taylor 207-5876



Zoning Case Notification Plan

Case Z2007168 CD



Council District 4
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: Z2007170

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 4

Ferguson Map: 649 E7

Applicant Name:

Owner Name:

Brown, P. C.

Alamo Concrete

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

Property Location: 70.7 acres out of NCB 11186

7503 South Zarzamora Street

Northwest corner of South Zarzamorra Street and I.H. 35 South

Proposal: To allow a commercial center

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level-3 Traffic Impact Analysis (TIA) is required.

Staff Recommendation:

Approval.

The subject property is a vacant rock quarry that is located to the northwest of the intersection of the U.S. Highway 35 South access road and South Zarzamorra Street, a Primary Arterial "Type A". The surrounding zoning is I-2 to the north, south, east and west. The surrounding uses consist of a shopping center to the north; vacant land and two auto dealerships to the south; South Park Mall across the street to the east; and vacant land and a multi-family development to the west. A rail line is present to on the northeast corner of the subject property.

The applicant is requesting C-3 in order to develop a shopping center. The requested C-3 General Commercial District is a regional commercial district and is most appropriate along the frontage or at the intersections of major thoroughfares; consequently allowing land uses that rely on a high traffic count and major visibility in order to remain viable. Staff would consider this location, and the surrounding area along S.W. Military Drive to the north; I.H. 35 South to the east and south; and Yarrow Street to the west as a power center and appropriate for regional commercial uses. C-3 is also more appropriate in this area than the intense I-2 industrial district.

The subject property was zoned MM under the provisions of the 1938 zoning code. It was subsequently converted to I-2 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389



Zoning Case Notification Plan

Case Z-2007-170

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



CASE NO: Z2007172

Final Staff Recommendation - Zoning Commission

Date: April 17, 2007

Council District: 5

Ferguson Map: 615 D2

Applicant Name:

Owner Name:

City of San Antonio

Emilio & Maria Rocha

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

Property Location: West 95 feet of Lots 19 and 20, Block 1, NCB 8289

743 North General McMullen

Approximately 500 feet South of the intersection of North General McMullen and Culebra Road

Proposal: To Bring Into Compliance

Neigh. Assoc. Loma Vista Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

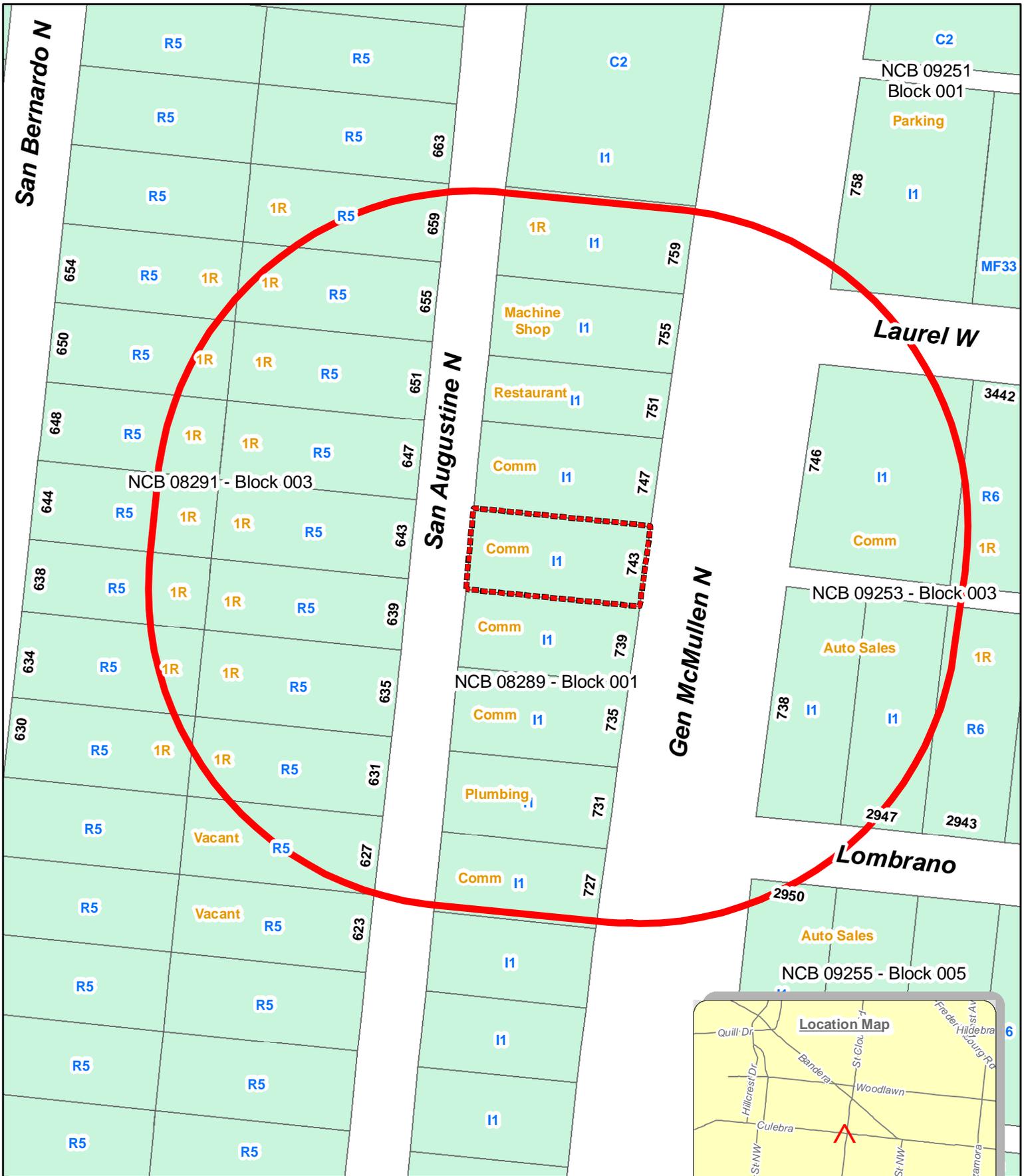
Approval.

The zoning request, initiated by the City of San Antonio, is to downzone the subject property to a commercial district so the existing uses of property may be brought into conformity with the current provisions of the Unified Development Code. This subject property is part of a City Council request to rezone properties primarily located on N. General McMullen, between West Commerce Street and Culebra Road, in order to provide for the most appropriate zoning for the current land uses; thus protecting current business owners from future non-conforming uses. City Council has requested that the property located at 743 N General McMullen be brought forward in a timelier manner to facilitate commercial occupancy of a vacant building.

The subject property, located at 743 N. General McMullen, was annexed into the city in September of 1945 and is .1108 acre in size. There is an unoccupied commercial building on the property that measures about 889 square feet and was constructed in 1963. The property fronts on N. General McMullen, a Primary Arterial Type A. In 2002 following the adoption of the Unified Development Code, the existing I-1 zoning converted from the previous JJ zoning. I-1 zoning currently exists to the north, south and east of the subject property with "R-5" zoning to the west across N. San Augustine. The surrounding land uses consist of auto sales to the east across N. General McMullen, a single family home to the west across N. San Augustine and commercial uses to the north and south.

Staff supports the request being that the C-2 Commercial District and proposed use is consistent with this area of N. General McMullen Drive. There are currently several commercial businesses in this general area along N. General McMullen. Additionally, this request would constitute a down-zoning from I-1, which is General Industrial. Industrial uses would not be appropriate at this location. This down-zoning would remove potentially harmful land-uses from the area, making the requested zoning appropriate.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2007172

Council District 5
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

