

CITY OF SAN ANTONIO
Zoning Commission Agenda

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

February 5, 2008
Tuesday, 12:00 Noon

ZONING COMMISSIONERS

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

1. **12:00 Noon – Work Session presentation by zoning staff to discuss zoning case recommendations, individual UDC amendments and all other items for consideration on the agenda for February 5, 2008, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of January 15, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008040-Withdrawn:** The request of Brown, PC, Applicant, for Y.C. Partners, Ltd., Owner(s), for a change in zoning from “QD” S Quarry District with Specific Use Authorization for Blasting to “C-2” Commercial District on 3.229 acres out of NCB 34963, 5425 North Loop 1604 East. (Council District 10)
8. **ZONING CASE NUMBER Z2008052:** The request of Carlos Torralva, Applicant, for Richard Ojeda and Karl and Norma Gonzalez, Owner(s), for a change in zoning from “I-1” General Industrial District to “C-3” General Commercial District on Lot 24 and Lot 25, Block 6, NCB 2152, 1109 and 1115 North Colorado Street. (Council District 5)
9. **ZONING CASE NUMBER Z2008054:** The request of Sahi-Grant, LLC, Applicant, for Jerry Lee and Loretta F. Wendel, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District on Lot 1 and Lot 2, Block 3, NCB 17634, 11202 and 11214 Misty Woods Street. (Council District 6)

10. **ZONING CASE NUMBER Z2008057:** The request of Brown, P. C., Applicant, for Econo Move & Storage Inc., Owner(s), for a change in zoning from “MF-33” Multi-Family District and “C-3” General Commercial District to “I-1” General Industrial District on 2.746 acres out of NCB 15678, 3600 Block of Thousand Oaks. (Council District 9)

11. **ZONING CASE NUMBER Z2008012:** The request of MBC Engineers c/o Mark Cervantez, Applicant, for Brahan Development, LLC, Owner(s), for a change in zoning from “MF-33” RIO-1 Multi-Family River Improvement Overlay District-1 to PUD “MF-25” RIO-1 Planned Unit Development Multi-Family River Improvement Overlay District-1 on Lot 5 and Lot 6, NCB 3857, 200 Block of Brahan Boulevard. (Council District 2)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

12. **ZONING CASE NUMBER Z2008050 CD:** The request of Antioch Missionary Baptist Church, Applicant, for Antioch Missionary Baptist Church, Owner(s), for a change in zoning from “RM-4” Residential Mixed District to “RM-4” (CD-Boarding House) Residential Mixed District with a Conditional Use for a Boarding House on Lot 1, Block C, NCB 1385, 204 South Hackberry Street. (Council District 2)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

13. **ZONING CASE NUMBER Z2008067 H:** The request of City of San Antonio, Planning and Community Development, Historic Preservation Officer, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning from “MF-33” Multi Family District, “R-6” Residential Single Family District and “RM-4” Residential Mixed District, “C-3NA” General Commercial District, Nonalcoholic Sales “I-1” General Industrial District and “I-2” Heavy Industrial District to “MF-33” H Multi Family Historic District, “R-6” H Residential Single Family Historic District and “RM-4” H Residential Mixed Historic District “C-3NA” H General Commercial Historic District, Nonalcoholic Sales, “I-1” H General Industrial Historic District and “I-2” H Heavy Industrial Historic District on multiple lots contained within Block B, NCB 1717; Block 19, NCB 395; Block 29, NCB 396; Block 28, NCB 397; Block 18, NCB 398; Block 27, NCB 399, 400 Block of E. Evergreen, 500 Block of E. Evergreen, 600 Block of E. Evergreenand, 700 Block of E. Evergreen. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

14. **ZONING CASE NUMBER Z2008072 CD:** The request of Ralph Cortez, Applicant, for Ricardo Balderrama and Jose Rodriguez, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” (CD- Bar) Commercial District with a Conditional Use for a bar on Lot 1, Block 1, NCB 923, 620 South Presa. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

15. **ZONING CASE NUMBER Z2008073:** The request of Alfredo M. Ximenez, Applicant, for Alfredo M. Ximenez, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-1” Light Commercial District on west 80 feet of Lot 3, NCB 2860, 604 East LaChappelle. (Council District 5)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
16. **ZONING CASE NUMBER Z2008048:** The request of Brown, P.C., Applicant, for Kimberly Marks, Virginia Snell, Emily Dial and Miodrag Jeremic, Owner(s), for a change in zoning from “R-5” Residential Single Family District and PUD “MF-33” Planned Unit Multi-Family District to “MF-40” Multi-Family District on the west 72.6 feet of Lot 69, Lot 70, the west 72.6 feet of Lot 71, the east 72.6 feet of Lot 72, the east 72.6 feet of Lot 74, Lot 82, Lot 77, Lot 78 and Lot 94, NCB 11888, 1607, 1615, 1619, 1621, 1623, 1627 and 1715 West Terra Alta. (Council District 9)
17. **ZONING CASE NUMBER Z2008066:** The request of AmREIT c/o Bobby Perez, Applicant, for Karam's Inc., Owner(s), for a change in zoning from “MF-33” Multi-Family District to “C-2” Commercial District on Lot 5, Block 5, NCB 2289, 2926 West Houston Street. (Council District 5)
18. **ZONING CASE NUMBER Z2008068:** The request of Rudolpho & Diana V. Hernandez, Applicant, for Rudolpho & Diana V. Hernandez, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-1” Light Commercial District on Lot 1, Block 12, NCB 16522, 6460 Tahoka Boulevard. (Council District 6)
19. **ZONING CASE NUMBER Z2008069:** The request of John Roddick, Applicant, for John Roddick, Owner(s), for a change in zoning from “C-2” IH-1 Commercial National Highway System High Priority Corridor District to “C-3” IH-1 General Commercial National Highway System High Priority Corridor District on Lot 5, Block 1, NCB 17106, 12615 Judson Road. (Council District 10)
20. **ZONING CASE NUMBER Z2008077:** The request of City of San Antonio, Applicant, for John G. and Mary L. Tarsikes, Owner(s), for a change in zoning from “R-5” Residential Single-Family District and “R-6” Residential Single-Family District to “C-2” Commercial District on Lots 7B and 7C, Block A, NCB 11609, 5330 Medical Drive. (Council District 8)
21. 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.
22. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.

CASE NO: Z2008012

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008

Council District: 2

Ferguson Map: 617 B2

Applicant Name:

Owner Name:

MBC Engineers c/o Mark Cervantez

Brahan Development, LLC

Zoning Request: From "MF-33" RIO-1 Multi-Family River Improvement Overlay District-1 to PUD "MF-25" RIO-1 Planned Unit Development Multi-Family River Improvement Overlay District-1.

Property Location: Lot 5 and Lot 6, NCB 3857

200 Block of Brahan Boulevard

Brahan Boulevard, East of Broadway Street

Proposal: To allow a Townhome Development

Neigh. Assoc. Westfort Alliance Neighborhood Association

Neigh. Plan Westfort Alliance Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The subject property does conform to the Westfort Neighborhood Plan and does not pose a threat to the health, safety, and welfare of the general community.

Approval

The applicant is requesting a change from "MF-33" RIO-1 Multi-Family River Improvement Overlay District-1 to PUD "MF-25" RIO-1 Planned Unit Development Multi-Family River Improvement Overlay District-1 for the development of a Townhome Community. The subject property is located within the San Antonio city limits as they existed in 1940 and comprises approximately 0.8867 acres. The subject property is vacant and is located on the southwest corner of Brahan Boulevard Haywood Street. The surrounding zoning consists of "C-2" RIO-1 Commercial, River Improvement Overlay District-1 to the south and west with "I-1" RIO-1 General Industrial, River Improvement Overlay District-1 to the southwest. Property to the north across Brahan Boulevard is zoned "RM-4" Residential Mixed District. Property to the east across Haywood Avenue is zoned "RM-4", Residential Mixed District. Immediately to the west and south of the subject property is a public storage facility, property immediately to the south is vacant and there are single-family dwellings, four-family dwellings and six-family dwellings to the north and east. The site is within the Westfort Alliance Neighborhood Association and Westfort Alliance Neighborhood Plan. The applicant will have to comply with all current "RIO-1" River Improvement Overlay District-1 design standards and guidelines to receive a Certificate of Occupancy. In 2002 following the adoption of the Unified Development Code, the existing "MF-33" RIO-1 Multi-Family River Improvement Overlay District-1 converted from the previous "D" Apartment District.

The requested PUD "MF-25" zoning is compatible with the surrounding neighborhood and will not be out of character with the area. Furthermore, a medium density residential development would provide an appropriate transition between the non-residential uses to the west and the low-density residential development to the north and east of the subject property. Medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities

CASE NO: Z2008012

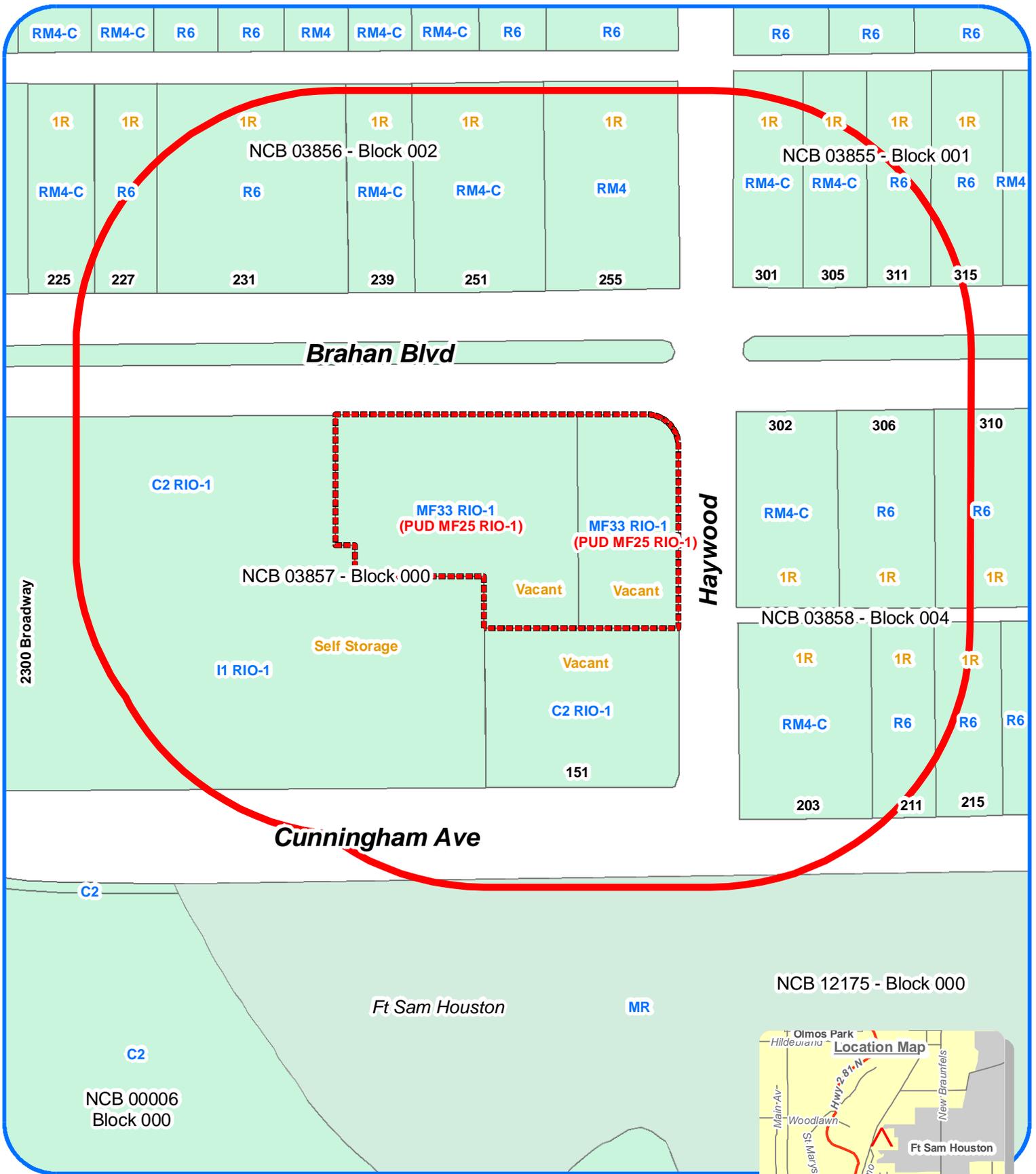
Final Staff Recommendation - Zoning Commission

are present.

The purpose of RIO districts is to establish regulations to protect preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. The San Antonio River is a unique and precious natural, cultural and historic resource that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations.

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

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2008-012

Council District 2

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lots 5 and 6 - NCB 03857 - Block 000

Legend

- Subject Property (0.8867 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/27/2007)

CASE NO: Z2008048

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008

Council District: 9

Ferguson Map: 583 B1

Applicant Name:

Owner Name:

Brown, P.C.

Kimberly Marks, Virginia Snell, Emily Dial and Miodrag Jeremic

Zoning Request: From "R-5" Residential Single Family District and PUD "MF-33" Planned Unit Multi-Family District to "MF-40" Multi-Family District.

Property Location: The West 72.6 Feet of Lot 69, Lot 70, the West 72.6 Feet of Lot 71, the East 72.6 Feet of Lot 72, the East 72.6 Feet of Lot 74, Lot 82, Lot 77, Lot 78 and Lot 94, NCB 11888

1607, 1615, 1619, 1621, 1623, 1627 and 1715 West Terra Alta

Terra Alta, between East of Everest Avenue and Broadway

Proposal: To Develop a Senior Living Community

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

Denial

The subject property consists of nine adjoining lots and totals approximately 5.116 acres. The first four lots to the west of the project site have been recently rezoned to PUD MF-33 district for gated townhouse community with 22 units. The rest of the site is zoned R-5 single-family residential district. There remain some single-family residences on the subject property; however, those located in the PUD MF-33 zoned area are in the process of being demolished. The subject properties were annexed by the City of San Antonio on September 25, 1952.

Adjacent properties to the west, along Everest Avenue, have R-5 single-family residential zoning and contain single-family structures. Properties to the north, along Sunset Road are C-1 commercial, C-2NA commercial with no alcohol sales, C-3R general commercial with restricted alcohol sales and R-5 single-family residential zoning districts. Properties to the east are O-2 office and C-2 commercial zoning districts. South of the subject property is completely zoned R-5 single-family residential district and there are single-family houses established on the south side of West Terra Alta Road.

The applicant has applied for the MF-40 multi-family zoning district in order to develop a senior living community. If the requested MF-40 zoning district is obtained, the site could accommodate over 200 dwelling units with structures up to 60 feet in height. The requested zone change is a significant increase in density and scale in comparison to surrounding properties. Multi-family land uses are encouraged in areas where supporting transportation, commercial facilities and major institutional and employment centers are in place. West Terra Alta, a local street on Major Thoroughfare Plan, would not be an appropriate location to have this level of density. The current zoning represents the most density that staff would recommend for this area of the neighborhood.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-048

Council District 9

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lots 70, 77, 78, 82, 94, the W 72.6 ft of Lot 69, the W 72.6 ft of Lot 71, the E 72.6 ft of Lot 72, & the E 72.6 ft of Lot 74
NCB 11888 - Block 000

Legend

Subject Property (5.26 Acres)

200' Notification Buffer

Current Zoning R6

Requested Zoning Change (R6)

100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(02/01/2008)

CASE NO: Z2008050 CD

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008 Zoning Commission Continuance From January 15, 2008

Council District: 2

Ferguson Map: 617 B6

Applicant Name:

Owner Name:

Antioch Missionary Baptist Church

Antioch Missionary Baptist Church

Zoning Request: From "RM-4" Residential Mixed District to "RM-4" (CD-Boarding House) Residential Mixed District with a Conditional Use for a Boarding House.

Property Location: Lot 1, Block C, NCB 1385

204 South Hackberry Street

Southeast Corner of South Hackberry Street and Omaha Street

Proposal: To Allow a Boarding House

Neigh. Assoc. Nevada Street Neighborhood Association. The Historic Gardens Homeowner's Association is within 200 feet.

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

A finding of consistency is not required since the applicant is not requesting a change in the base zone. The Downtown Neighborhood Plan calls for Single-Family Residential land use at this location.

Denial.

The subject property contains a 2,658 square-foot, two-story single family residence that was constructed in approximately 1957 (as per the Bexar County Appraisal District). The property is located on the southeast corner of South Hackberry Street, a Secondary Arterial "Type B" street and Omaha Street, a local residential street. The subject lot, which is currently 3,995 square feet, is a non-conforming lot of record that does not meet the minimum acreage standard of 4,000 square feet required in the RM-4 zone. The current RM-4 zoning extends to the north, south, east and west. While the lot to the northwest is zoned C-2, it is occupied by a single-family residence. The commercial zoning appears to be the result of the adoption of the 2001 Unified Development Code (UDC), which converted the previous B-2 Business District to the current C-2 zoning district. The single-family residence was likely constructed prior to the adoption of the 1965 zoning code, which was Euclidean in design (also known as conventional zoning - the segregation of land uses into specified zoning districts) and prohibited single-family land uses on properties zoned B-2.

The applicant, the Antioch Missionary Baptist Church, has applied to rezone the property for use as a Boarding House. A Boarding House, according to Appendix A – Definitions and Rules of Interpretation of the UDC, is "a building other than a hotel where lodging is provided for definite periods for compensation pursuant to previous arrangements." According to the applicant, the Boarding House will provide accommodations for men attempting to address their substance abuse issues through a faith-based mentoring program. The house has been rehabilitated with eight (8) bedrooms that are intended to house two (2) men per room (for a total of 16 men at full capacity). A house manager is intended to be on-premise. The intended business hours of operation for the facility are anticipated to be 9:00 AM to 4:00 PM, from Monday through Friday. The applicant's request of a Boarding House in an RM-4 zone requires a conditional use being that it is a commercial land use that, according to Table 311-2: Non-Residential Use Matrix, is allowable in C-1, C-2, C-3

CASE NO: Z2008050 CD

Final Staff Recommendation - Zoning Commission

and D Districts.

Staff recommends denial on the basis that the requested intensity (and intensity-derived consequences) of the proposed Boarding House appears to be excessive based on the square footage of the residence and the potential nuisance (infringement on one's right of quiet enjoyment) that additional traffic and accommodations for off-premise parking would create for neighboring properties. The conditional use provisions in the UDC allow for the introduction of uses of a greater intensity than currently allowed in residential zoning districts if the use is compatible with adjacent land uses and has unique development considerations.

In a general sense, this property does not meet the standard criterion for a conditional use since the use does not have any unique development features on which to make a basis for approval. While the residence sits on a lot that fronts a major thoroughfare, this fact alone does not constitute a unique condition that warrants a conditional use. There are currently many properties along South Hackberry Street that contain viable single-family residences; this residence not withstanding. Further, while the zoning request would not change the base zone of the subject property, the addition of this commercial use would not be compatible with the immediate area. Staff has been consistent in recommending to the Zoning Commission approval of conditional uses that are incremental in nature. This request would introduce an unusually large increase in density to the subject property, which is on the corner of a residential street and remains substandard in size. Additionally, the potential nuisances that can be derived from a dense assemblage of additional people can create some unique negative outcomes for current neighbors. The potential increase in noise, traffic and the increased lack of privacy, particularly for the neighbors to the immediate east (rear of subject property) render the Boarding House incompatible with the surrounding uses.

There also appears to be some question as to the ability of the applicant to meet the parking requirements as outlined in Table 526-3a – Parking in Residential Use Districts (see Rooming House) of the UDC. The parking standards for a Rooming House, at minimum is .3 spaces per room. The applicant has indicated that there are eight (8) bedrooms in the residence; thus, requiring three (3) parking spaces (Section 35-526 (i) states that in those cases where less than five (5) spaces are required, a full parking space shall be required to fulfill a fractional space requirement). One of the required spaces must be handicap accessible, usually with a five-foot (5) wide access aisle; which this property is not able to accommodate on any side of the residence.

In an effort to provide the Zoning Commission with appropriate options, should the commission choose to recommend Approval of the request, Staff would suggest the following conditions, some of which are acceptable to the applicant:

1. There shall be no exterior display or sign with the exception of a nameplate not exceeding three (3) square-feet. Said nameplate shall be affixed to the front of the principle structure.
2. No construction features shall be permitted that would place the structure out of character with the surrounding neighborhood.
3. All lighting shall be directed downward, utilizing ninety (90) degree or less cut-off fixtures.
4. Business, or office, hours-of-operation shall not be permitted before 9:00 AM or after 4:00 PM.
5. Boarding House staff shall provide on-sight monitoring of the subject property, and operations, twenty-four (24) hours a day, seven (7) days a week.
6. The applicant shall provide for an on-site caretaker.
7. The Boarding House shall not house more than eight (8) occupants at any given time.
8. Occupants, and/or housing staff, shall not congregate at the rear of the property after 8:00 PM.

CASE MANAGER : John Osten 207-2187

CASE NO: Z2008052

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008 Zoning Commission Continuance (Applicant's Request)
From January 15, 2008

Council District: 5

Ferguson Map: 616 C3

Applicant Name: **Owner Name:**
Carlos Torralva Richard Ojeda and Karl and Norma Gonzalez

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

Property Location: Lot 24 and Lot 25, Block 6, NCB 2152
1109 and 1115 North Colorado Street
Colorado Street, South of Rivas Street

Proposal: To Allow Automobile Repair

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

Denial as requested with an alternate recommendation of C-2 (CD- Auto and Light Truck Repair) Commercial District with a Conditional Use for Auto and Light Truck Repair with conditions.

The subject properties are part of the original city limits and total approximately .34 acres. An existing residential structure that was constructed in 1920 has since been demolished and the subject properties are currently vacant. In 2002 following the adoption of the Unified Development Code, the existing I-1 zoning converted from the previous J zoning.

"I-1" Industrial District zoning currently exists to the north and south of the subject properties. Property to the west across Smith Alley is zoned "R-4" Residential Single-Family District. Property to the east across Colorado Street is zoned "R-4" Residential Single-Family District and "I-1" Industrial District. Land uses immediately adjacent to the proposed development consist of single-family homes to the north and south of the subject property. There are single-family homes to the west across Smith Alley and to the east across Colorado Street.

The applicant has applied for C-3 in order to allow for an auto repair facility. Most parcels that front on North Colorado Street have existing residential uses that do not conform to the current industrial zoning districts. Although the requested rezoning is a reduction in intensity from I-1 to C-3, Staff believes the request is inappropriate for the existing neighborhood. The alternate recommendation of "C-2" (CD-Auto and Light Truck Repair) Commercial District with Conditional Use for Auto and Light Truck Repair would be appropriate considering the location of the subject property on North Colorado Street (Secondary Arterial Type B road) and its close proximity to IH 10 West (a Freeway.) The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties.

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

1. No storage of junk vehicles allowed.

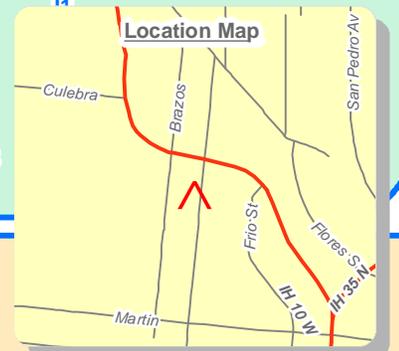
CASE NO: Z2008052

Final Staff Recommendation - Zoning Commission

2. All vehicles on premise must be licensed.
3. No vehicles shall be kept on premise for more than 2 months.
4. The property shall be maintained in accordance with the City of San Antonio Code of Ordinances
5. Allowable hours of operations shall be 6:00 am to 6:00 pm. Monday through Friday.
6. Outdoor lighting shall be arranged so the source of light is concealed from adjacent residential properties through the use of directional fixtures of ninety (90) degrees or less.

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

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2008052

Council District 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lots 24 and 25 - NCB 02152 - Block 6

Legend

- Subject Property (0.34 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(12/10/2007)

CASE NO: Z2008054

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008 Zoning Commission Continuance (Applicant Request)
from January 15, 2008

Council District: 6

Ferguson Map: 578 A6

Applicant Name: Sahi-Grant, LLC **Owner Name:** Jerry Lee and Loretta F. Wendel

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

Property Location: Lot 1 and Lot 2, Block 3, NCB 17634
11202 and 11214 Misty Woods Street
Generally on the Southwest corner of Misty Woods Street and West Loop 1604 North

Proposal: To Allow for a Hotel

Neigh. Assoc. North San Antonio Hills Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

Approval

The undeveloped subject property was annexed into the City of San Antonio in 1984 and totals approximately 2.05 acres. In 2002 following the adoption of the Unified Development Code, the existing R-6 zoning converted from the previous Temp R-1 zoning. "C-3" General Commercial District zoning currently exists to the north of the subject property across Misty Woods Street. Property to the west is zoned "R-20" Residential Single-Family District and "R-6" Residential Single-Family District. Property to the south is zoned "R-6" Residential Single-Family District. "C-3" General Commercial District exists to the east across Loop 1604. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north and south of the subject property and a single-family home to the west. Northwest Vista College is located across Loop 1604 to the east.

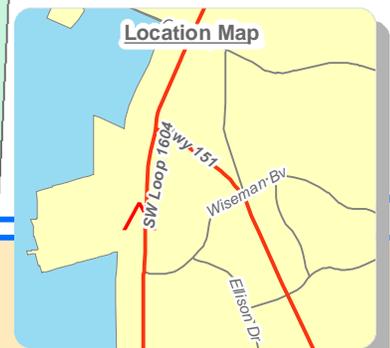
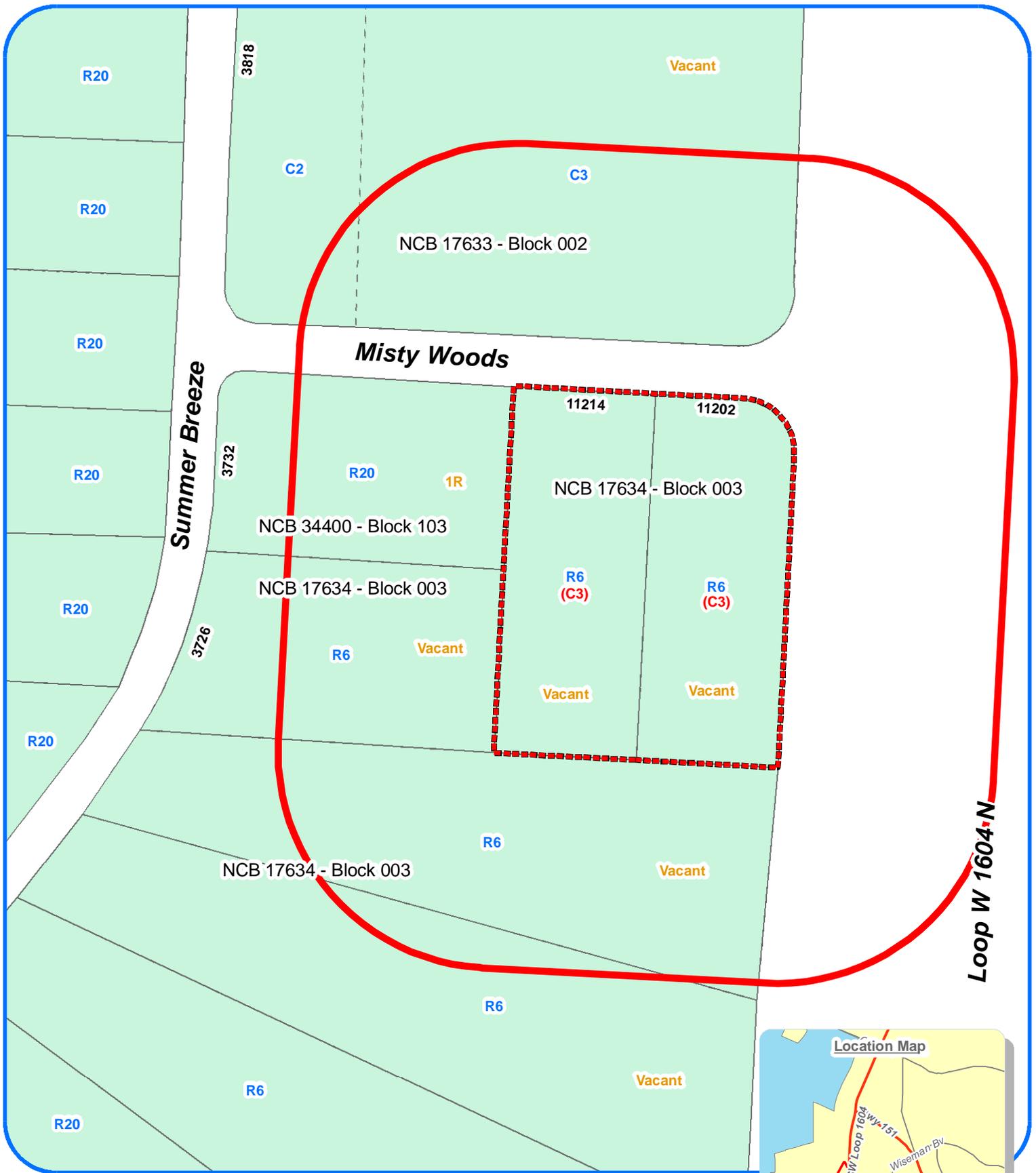
The requested zoning and proposed use of the subject property are consistent with the development trends and patterns along Loop 1604, which began in the 1990's. The proposed development of the property for a hotel is compatible with the non-residential development and commercialization of the Loop 1604 corridor. The requested C-3 zoning would not be out of character with the commercial trend along Loop 1604. Most of the properties with frontage along Loop 1604 from State Hwy 151 south to Wiseman Boulevard have C-3 zoning in place. The requested C-3 General Commercial District is a regional commercial district and is most appropriate at the intersections of arterials and along the frontages of super arterials and freeways; consequently allowing land uses that rely on a high traffic count and major visibility in order to remain viable. Staff would consider this location, and the surrounding area along Loop 1604 (a Freeway) appropriate for regional commercial uses. Any proposed development located in a "C-3" Commercial District and adjoining a zoning district zoned residential, will require the applicant to install a type C buffer.

The requested "C-3" General Commercial District allows for uses that are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

CASE NO: Z2008054

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2008054

Council District 6

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lots 1 and 2 - NCB 17634 - Block 003

Legend

- Subject Property (2.05 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(12/11/2007)

CASE NO: Z2008057

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008
Council District: 9
Ferguson Map: 552 B1
Applicant Name: Brown, P. C.
Owner Name: Econo Move & Storage Inc.
Zoning Request: From "MF-33" Multi-Family District and "C-3" General Commercial District to "I-1" General Industrial District.
Property Location: 2.746 acres out of NCB 15678
3600 Block of Thousand Oaks
West of the intersection of Thousand Oaks and Wetmore Road
Proposal: To Allow for the expansion of an industrial use
Neigh. Assoc. None
Neigh. Plan None
TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

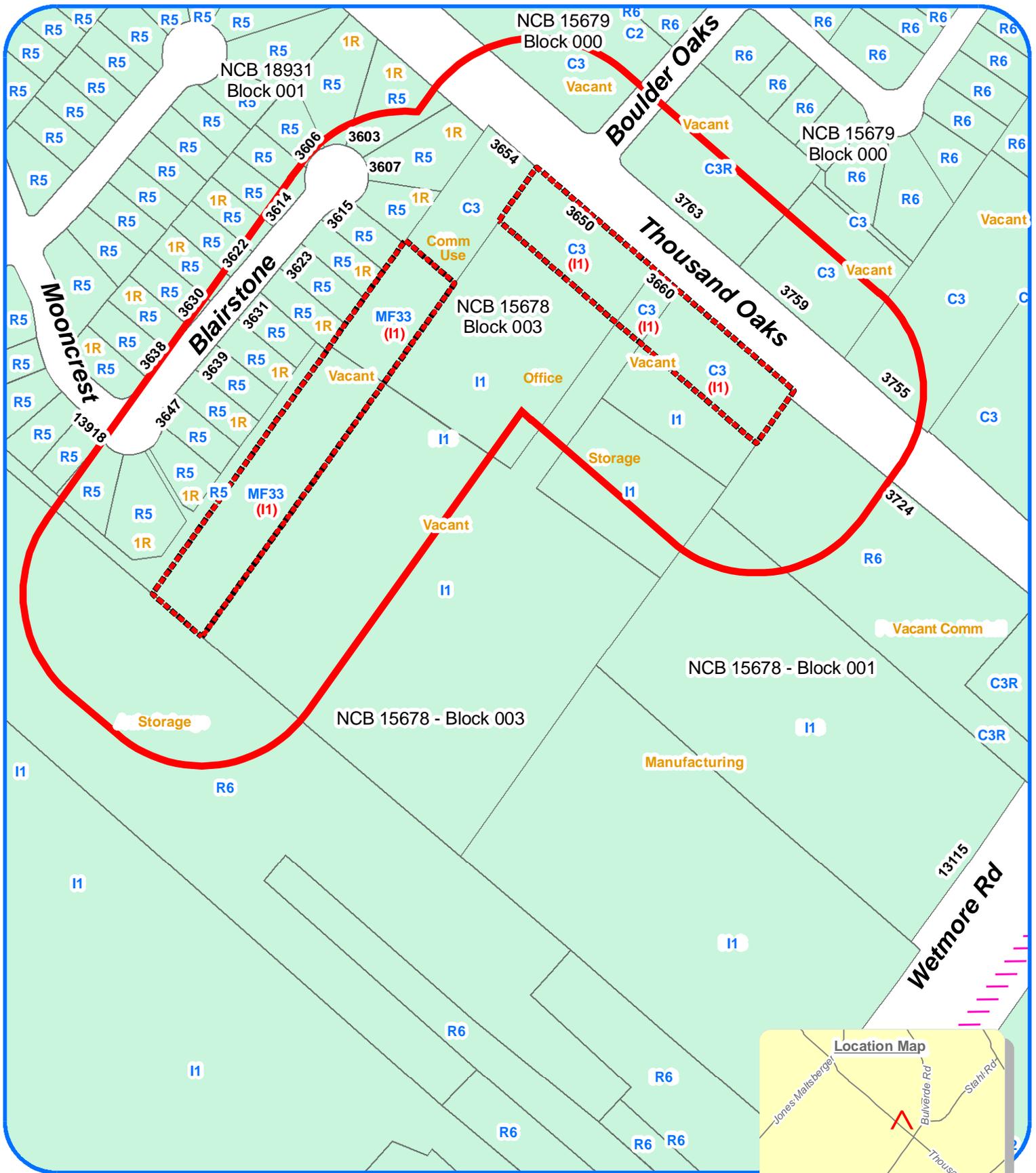
A storage facility with ingress/egress on Thousand Oaks occupies the subject property. The property is adjacent to R-6 and C-3 zoning to the north; R-5 zoning to the west; R-6 and I-1 zoning to the east and south. The surrounding land uses consist of vacant land and residential dwellings to the north; residential dwellings and a storage facility to the south; vacant commercial building and a fence company to the east and the Oakridge Villlage subdivision to the west.

The applicant is requesting a rezoning to allow the expansion of the existing storage facility into a warehousing operation. The requested I-1 zoning, and proposed use, would not be compatible with the surrounding zoning districts and current uses along Thousand Oaks, which is transitioning into a more commercial and residential area. A portion of the subject property is currently zoned industrial and is large enough to accommodate much of the anticipated storage facility expansion.

Furthermore, a single family development exists to the west of the subject property. I-1 uses are not recommended adjacent to residential uses. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. The current MF-33 zoning to the west already provides a buffer between the existing residential uses and the current industrial use. Given the uses permitted within the requested zoning district and the adjacent homes, I-1 would be too intense at this location.

Examples of other I-1 uses, which would be allowed with the requested zoning include: auto paint and body, wrecker service, and contractor facility.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2008-057

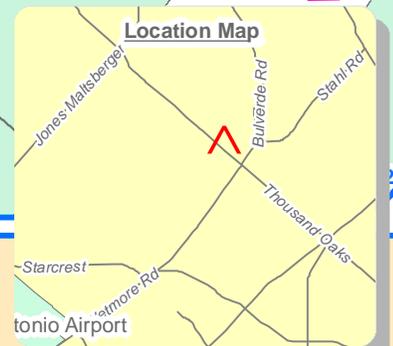
Council District 9

Scale: 1" approx. = 200'

Subject Property Legal Description(s): A Portion of Lots 1, 2, and 4 - NCB 15678 - Block 003

Legend

- Subject Property (2.745 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(12/17/2007)

CASE NO: Z2008066

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008

Council District: 5

Ferguson Map: 616 B4

Applicant Name:

Owner Name:

AmREIT c/o Bobby Perez

Karam's Inc.

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

Property Location: Lot 5, Block 5, NCB 2289

2926 West Houston Street

South side of West Houston Street between North Zarzamora Street and North Murry Street

Proposal: Drugstore to include other retail uses

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

Approval

The subject property is located in west San Antonio along West Houston Street between between North Zarzamora Street and North Murry Street. The project site consists of a single-family dwelling and is intended to be used in conjunction with a proposed Walgreens development. The surrounding zoning consists of "MF-33" Multi-Family District to the west and across West Houston Street to the north with "C-3" General Commercial District to the east and south. The surrounding land uses consist of Karam's Mexican Restaurant to the east, single-family dwelling to the west and across West Houston Street to the north with a 26.6 foot alley right-of-way to the south. With the variety of existing residential and nonresidential zoning and land uses in the immediate vicinity of the subject property, the requested commercial zoning is appropriate. The "C-2" zoning will help provide a positive and convenient transition of zoning westward and would enhance the amount of services which could be provided to the community. Based on the site plan, Lot 5 will provide additional parking.

The property's location makes a relatively large scale commercial infill project appropriate and there are development standards identified in the Unified Development Code, that will help minimize potentially negative impacts on the surrounding residential development. The property was originally zoned "C" Apartment District which permitted a mixture of single-family dwellings, duplexes, apartments, registered family homes, boardinghouses, hospitals and clinics. The "C" Apartment District was converted with the adoption of the 2001 UDC. The "C" Apartment District became the "MF-33" Multi-Family District.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2008-066

Council District 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 5 - NCB 02289 - Block 006

Legend

- Subject Property (0.11 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



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

CASE NO: Z2008067 H

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008

Council District: 1

Ferguson Map: 616 E2

Applicant Name:

Owner Name:

City of San Antonio, Planning and
Community Development, Historic

Multiple Property Owners

Zoning Request: From "MF-33" Multi Family District, "R-6" Residential Single Family District and "RM-4" Residential Mixed District "C-3 NA" General Commercial District, Nonalcoholic Sales "I-1" General Industrial District and "I-2" Heavy Industrial District to "MF-33" H Multi Family Historic District, "R-6" H Residential Single Family Historic District and "RM-4" H Residential Mixed Historic District "C-3 NA" H General Commercial Historic District, Nonalcoholic Sales "I-1" H General Industrial Historic District and "I-2" H Heavy Industrial Historic District.

Property Location: Multiple Lots Contained Within Block B, NCB 1717; Block 19, NCB 395; Block 29, NCB 396; Block 28, NCB 397; Block 18, NCB 398; Block 27, NCB 399

400 Block of E. Evergreen, 500 Block of E. Evergreen, 600 Block of E. Evergreen and 700 Block of E. Evergreen

Generally bound by East Park Avenue to the North, North St. Mary's to the East, Paschal to the West, and East Euclid Avenue to the South.

Proposal: To Designate a Historic District (Tobin Hill Phase II)

Neigh. Assoc. Tobin Hill Neighborhood 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 because no change to the base zone is being requested. The Tobin Hill Neighborhood Plan designates the subject properties as low-density residential and low density mixed use. The request to add a historic overlay designation to this area does not conflict with the future land use plan found in the Tobin Hill Neighborhood Plan.

Approval

The subject property, which is within the Tobin Hill Neighborhood, is bound by East Park Avenue to the north, North Saint Mary's to the east, Paschal to the west and East Euclid Avenue to the south. This area consists primarily of R-6 residential single family zoning. Other zoning designations that are located within the subject area include RM-4, MF-33, C-3, I-1 and I-2 zoning.

The Historic Division of the Planning and Community Development Department recommends the creation of a Historic District for the area known as Tobin Hill Phase II based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. A petition in favor of the district has been signed by over 51% of owners of property within the proposed district boundaries.

Zoning staff supports the designation of subject properties within the Tobin Hill Neighborhood as historic. Additionally, the intent to designate properties in this area as a historic district is supported by Goal 2 found in

CASE NO: Z2008067 H

Final Staff Recommendation - Zoning Commission

the Tobin Hill Neighborhood Plan which was written to help preserve and maintain the quality of the existing residential and commercial properties of this neighborhood and create a positive community image.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan
Case Z-2008-067

Council District 1
 Scale: 1" approx. = 200'
 Subject Property Legal Description(s): See Attached

- Legend**
- Subject Property (Approximately 8.2 Acres)
 - 200' Notification Buffer
 - Current Zoning R6
 - Requested Zoning Change (R6)
 - 100-Year FEMA Floodplain



CASE NO: Z2008068

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008

Council District: 6

Ferguson Map: 614 A7

Applicant Name:

Owner Name:

Rudolpho & Diana V. Hernandez

Rudolpho & Diana V. Hernandez

Zoning Request: From "R-6" Residential Single-Family District to "C-1" Light Commercial District.

Property Location: Lot 1, Block 12, NCB 16522

6460 Tahoka Boulevard

Southeast Corner of Tahoka Boulevard and Julia Place

Proposal: To Allow for a Convenience Store

Neigh. Assoc. Cable-Westwood Association

Neigh. Plan None

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

Staff Recommendation:

Denial as requested with an alternate recommendation of "NC" Neighborhood Commercial.

The subject property was annexed in 1977 and totals approximately .1377 acres. There is an existing retail store on the subject property that measures approximately 2652 square feet and was constructed in 1950. In 2002 following the adoption of the Unified Development Code, the existing R-6 zoning converted from the previous Temp R-1 zoning. "R-6" Residential Single-Family District zoning currently exists to the east and south of the subject property. Property to the west across Julia Place is zoned "R-6" Residential Single-Family District. Property to the north across Tahoka Boulevard is zoned "RM-4" Residential Mixed District. Land uses immediately adjacent to the proposed development consist of single-family homes to the east and south of the subject property and single-family homes to the west across Julia Place. There are also single-family homes to the north across Tahoka Boulevard.

The applicant has applied for C-1 in order to allow for a convenience store. The requested rezoning is an increase in intensity from R-6 to C-1. Although there was a previous convenience store use on the subject property, this location does not qualify for non-conforming rights. Staff believes the subject property should be restricted to a less intense zoning district given its location in an existing residential neighborhood. Tahoka Boulevard and Julia Place are both considered local roads in the City of San Antonio's Major Thoroughfare Plan. The alternate recommendation for "NC" Neighborhood Commercial District would be appropriate at this location and would allow for the proposed commercial use. NC Neighborhood Commercial would allow for the existing building size, as well as limit the potential commercial impact on the established residential neighborhood.

Neighborhood Commercial Districts allow for a smaller building and less intense commercial uses. This district provides small areas for offices, professional services, service and shop front retail uses, all designed in scale with surrounding residential uses. The district regulations are designed to protect and encourage the transitional character of the districts by permitting a limited group of uses of a commercial nature and to protect the abutting and surrounding residential areas by requiring certain minimum yard and area standards to be met which are comparable to those called for in the residential districts. These districts are also intended

CASE NO: Z2008068

Final Staff Recommendation - Zoning Commission

to reduce energy consumption by permitting a limited group of commercial uses to be located in close proximity to residential areas. This district provides a balance of residential and non-residential land use opportunities reflecting the economic needs of residents and business owners.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2008068

Council District 6

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 1 - NCB 16522 - Block 012

Legend

- Subject Property (0.14 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(01/09/2008)

CASE NO: Z2008069

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008

Council District: 10

Ferguson Map: 553 D2

Applicant Name:

Owner Name:

John Roddick

John Roddick

Zoning Request: From "C-2" IH-1 Commercial National Highway System High Priority Corridor Overlay District to "C-3" IH-1 General Commercial National Highway System High Priority Corridor Overlay District.

Property Location: Lot 5, Block 1, NCB 17106

12615 Judson Road.

Judson Road and IH-35

Proposal: To allow for the existing tennis academy.

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

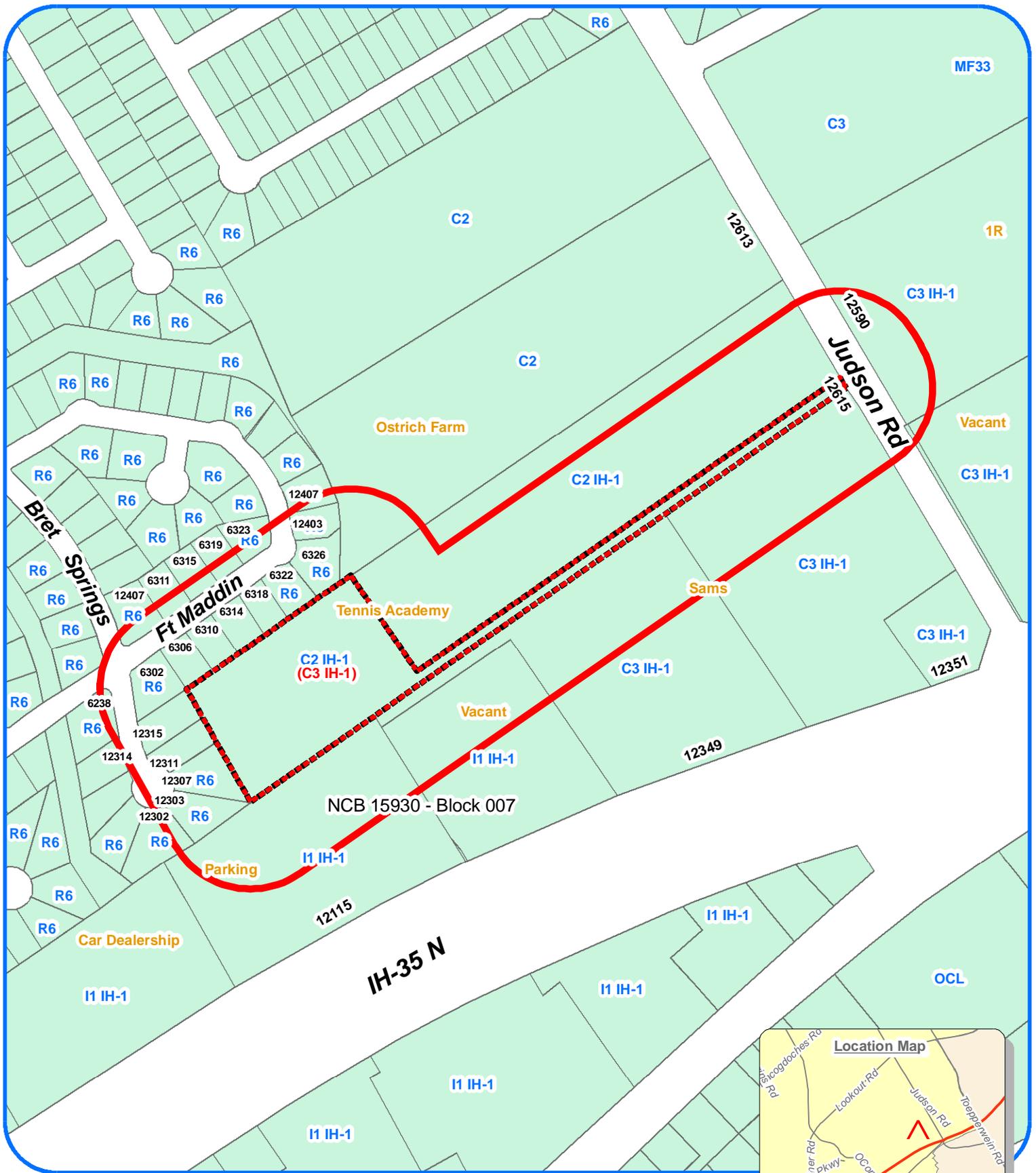
Approval

The subject property is a 4.096 acre parcel located on City's northeast side. This property is situated on the southwest side of Judson Road, west of Judson Road and Interstate Highway IH-35 intersection. This area was annexed by the City of San Antonio on December 26, 1972. The subject property is developed and is being operated as a tennis academy. The zoning of the subject parcel was converted to C-2 following the adoption of the current zoning districts in 2002. IH-1 National Highway System High Priority Corridor District overlay was adopted by ordinance 99358 approved June 24, 2004. The parcel to the east is zoned C-2 IH-1 and is currently developed with 3 tennis courts. Parcels to the west and north are zoned R-6 and are occupied by single-family residences. The lots to the south are zoned I-1 IH-1 and C-3 IH-1 and developed with retail uses.

The applicant is requesting this zoning change so that the subject property will conform to its current use (tennis academy) and will be able to accommodate dormitory/lodging type of facilities for its long-term visitors and students. If this zoning change request is approved, a "Type C" buffer will be required along the north and west property lines to screen and separate the proposed use from adjoining single-family residential zoning districts. Also, National Highway System High Priority Corridor District Development and Design Standards will apply should the applicant make improvements on the site.

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

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-069

Council District 10

Scale: 1" approx. = 300'

Subject Property Legal Description(s): Parcel P-6 Abs: 57 - NCB 15724 - Block 000

Legend

- Subject Property (4.1 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(01/23/2008)

CASE NO: Z2008072 CD

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008

Council District: 1

Ferguson Map: 616 F6

Applicant Name:

Owner Name:

Ralph Cortez

Ricardo Balderrama and Jose Rodriguez

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

Property Location: Lot 1, Block 1, NCB 923

620 South Presa Street

Between Camargo Street and Callaghan Avenue on South Presa.

Proposal: To allow a jazz bar with live music.

Neigh. Assoc. Lavaca Neighborhood Association

Neigh. Plan Lavaca Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial.

The subject property is a 0.2239 acre parcel located on the south side of Downtown. The property is located on the east side of South Presa Street, a Secondary Arterial "Type B", south of the South Alamo Street and South Presa Street intersection. This area was annexed to the City of San Antonio in 1938. The parcel received the "H" Historic designation on November 08, 2001. The current zoning on this parcel converted from "B-2" H.D. to "C-2" H following the adoption of the current zoning districts in 2002. The existing commercial structure was built in 1960 and totals 2636 square feet. The property to the north of the subject property, at the corner of South Presa Street and Camargo Street, has "C-2" H and "RM-4" H zoning and being utilized as a commercial parking lot. The property to the south of the subject property has "C-2' H HS zoning and is being used as an office building. All the other properties on the same block, surrounding the subject property have "RM-4" mixed residential zoning districts with various historic designations and they are occupied with duplex or single family residences. The property to the west of the subject property, across South Presa Street, has a "C-3NA" NCD-1 General Commercial with No Alcohol Sales Neighborhood Conservation District-1.

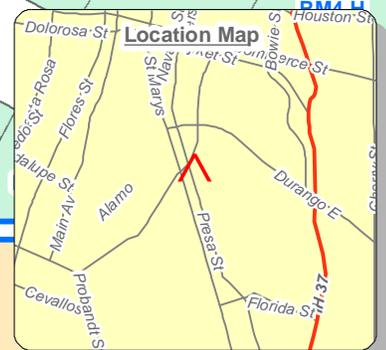
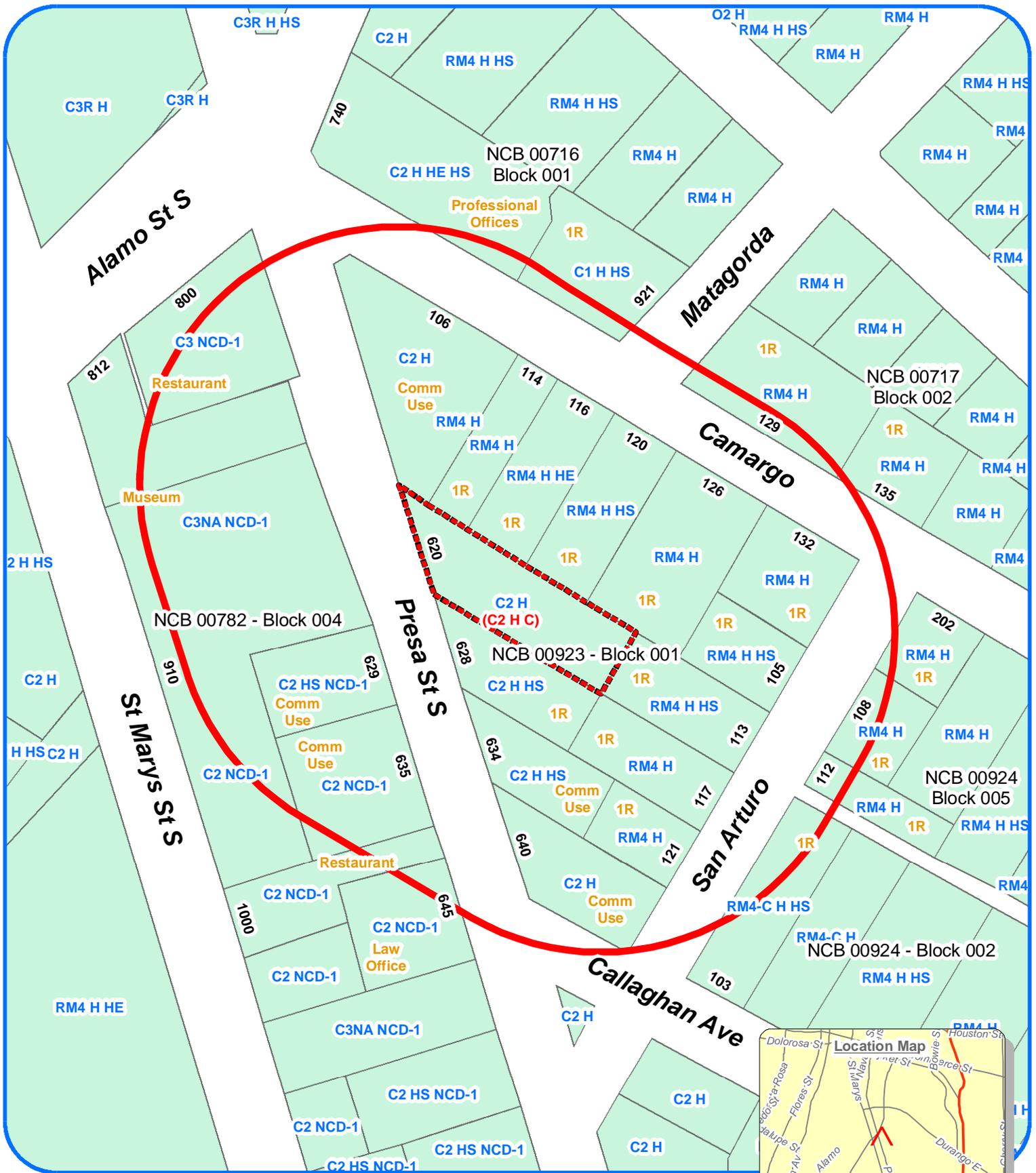
The applicant is requesting this zoning change to allow a bar with live music. Even though the subject property is fairly close to South Alamo Street, where similar uses, bars, cafes and restaurants with alcohol are located on this portion of the Street, the residential units immediate to north, northeast and east of the subject property are within close proximity to the subject property; thus, creating an adverse impact on the neighbors due to the potential nuisance (noise) from the requested use and additional traffic. Therefore, the requested zone change for this location is not appropriate.

Should Zoning Commission choose to recommend approval of the request, a "Type B" buffer will be required along the north and east property lines to screen and separate the proposed use from the adjoining residential areas. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

CASE NO: Z2008072 CD

Final Staff Recommendation - Zoning Commission

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-072

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 1 - NCB 00923 - Block 001

Legend

- Subject Property (0.23 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(02/01/2008)

CASE NO: Z2008073

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008

Council District: 5

Ferguson Map: 616 E8

Applicant Name:

Owner Name:

Alfredo M. Ximenez

Alfredo M. Ximenez

Zoning Request: From "R-6" Residential Single-Family District to "C-1" Light Commercial District.

Property Location: West 80 feet of Lot 3, NCB 2860

604 East LaChappelle

Southwest Corner of East LaChappelle and Probandt Street

Proposal: To Allow for a Law Office

Neigh. Assoc. None

Neigh. Plan South Central Community Plan

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

Staff Recommendation:

Consistent

The South Central Neighborhood Plan calls for Mixed Use land use for the subject property. "C-1" Light Commercial District would offer Mixed Use opportunities at the subject location and is therefore consistent with the plan.

Approval

The subject property is part of the original city limits and totals approximately .1102 acres. There is an existing residential structure on the subject property that measures approximately 1340 square feet and was constructed in 1931. In 2006 the subject property was zoned "R-6" Residential Single-Family District as part of the Lone Star Large Area Rezoning Initiative. This large area rezoning was approved by the City Council on December 14, 2006 (Ordinance #2006-12-14-1441.)

"R-6" Residential Single-Family District zoning currently exists to the north of the subject property across East Lachappelle. Property to the west is zoned "I-2" Heavy Industrial District. Property to the east across Probandt Street is zoned "I-1" RIO-4 General Industrial, River Improvement Overlay District - 4. Property to the south is owned by Southern Pacific Railroad. Land uses immediately adjacent to the proposed development consist of single family homes to the north across East Lachappelle and a parking lot to the west. There is a large recycling facility to the east across Probandt Street and the railroad right-of-way to the south.

Staff supports the request being that the requested zoning is appropriate for the subject property location. The applicant has applied for C-1 in order to allow for a law office. This requested zoning would be appropriate at this location considering the commercial and industrial character of Probandt Street. Most of the properties in the immediate area are zoned industrial and are occupied by industrial uses. Although the requested rezoning is an increase in intensity from R-6 to C-1, staff believes that the existing R-6 zoning classification is not compatible with the industrial character of Probandt Street and that the subject property is

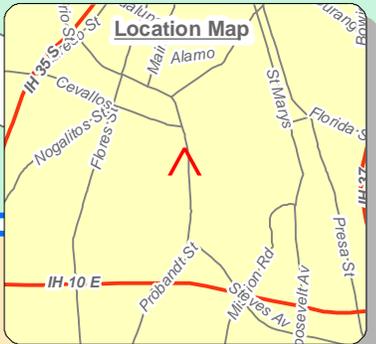
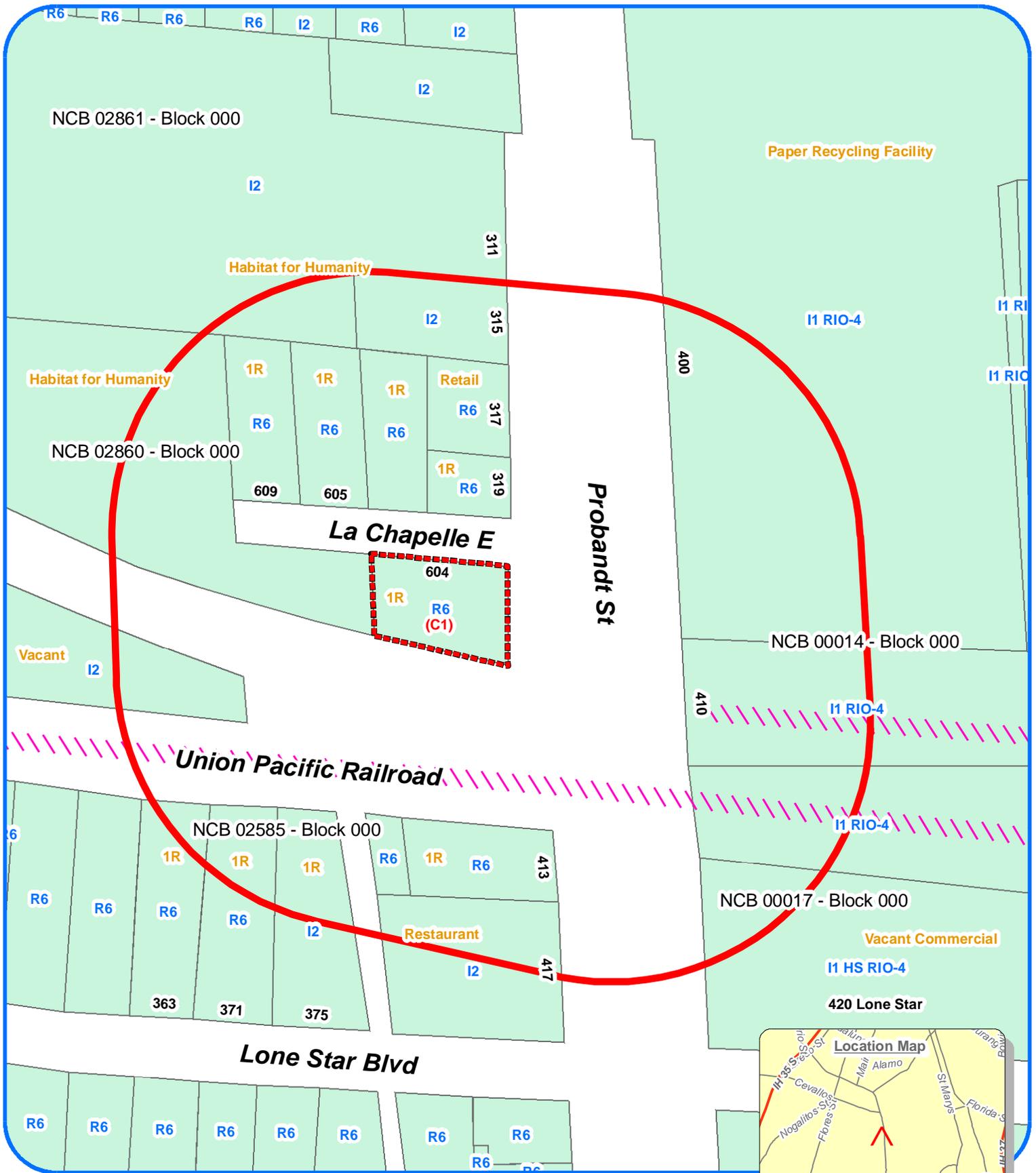
CASE NO: Z2008073

Final Staff Recommendation - Zoning Commission

unlikely to be utilized for residential uses. The proposed C-1 Light Commercial District is consistent with the zoning and use pattern of the area and conforms to the general development pattern of Probandt Street.

“C-1” districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an “NC” district. “C-1” uses are considered appropriate buffers between residential uses and “C-2” and “C-3” districts and uses.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2008073

Council District 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): W 80 ft of Lot 3, Arb A-6 - NCB 02860 - Block 000

Legend

- Subject Property (0.1102 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(01/22/2008)

CASE NO: Z2008077

Final Staff Recommendation - Zoning Commission

Date: February 05, 2008

Council District: 8

Ferguson Map: 580 E1

Applicant Name:

Owner Name:

City of San Antonio

John G. and Mary L. Tarsikes

Zoning Request: From "R-5" Residential Single-Family District and "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lots 7B and 7C, Block A, NCB 11609

5330 Medical Drive

Southwest Corner of Medical Drive and Babcock Road

Proposal: To Allow for a Transit Facility

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

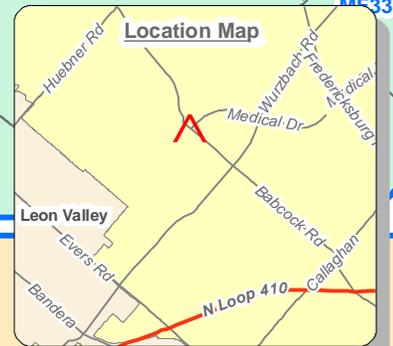
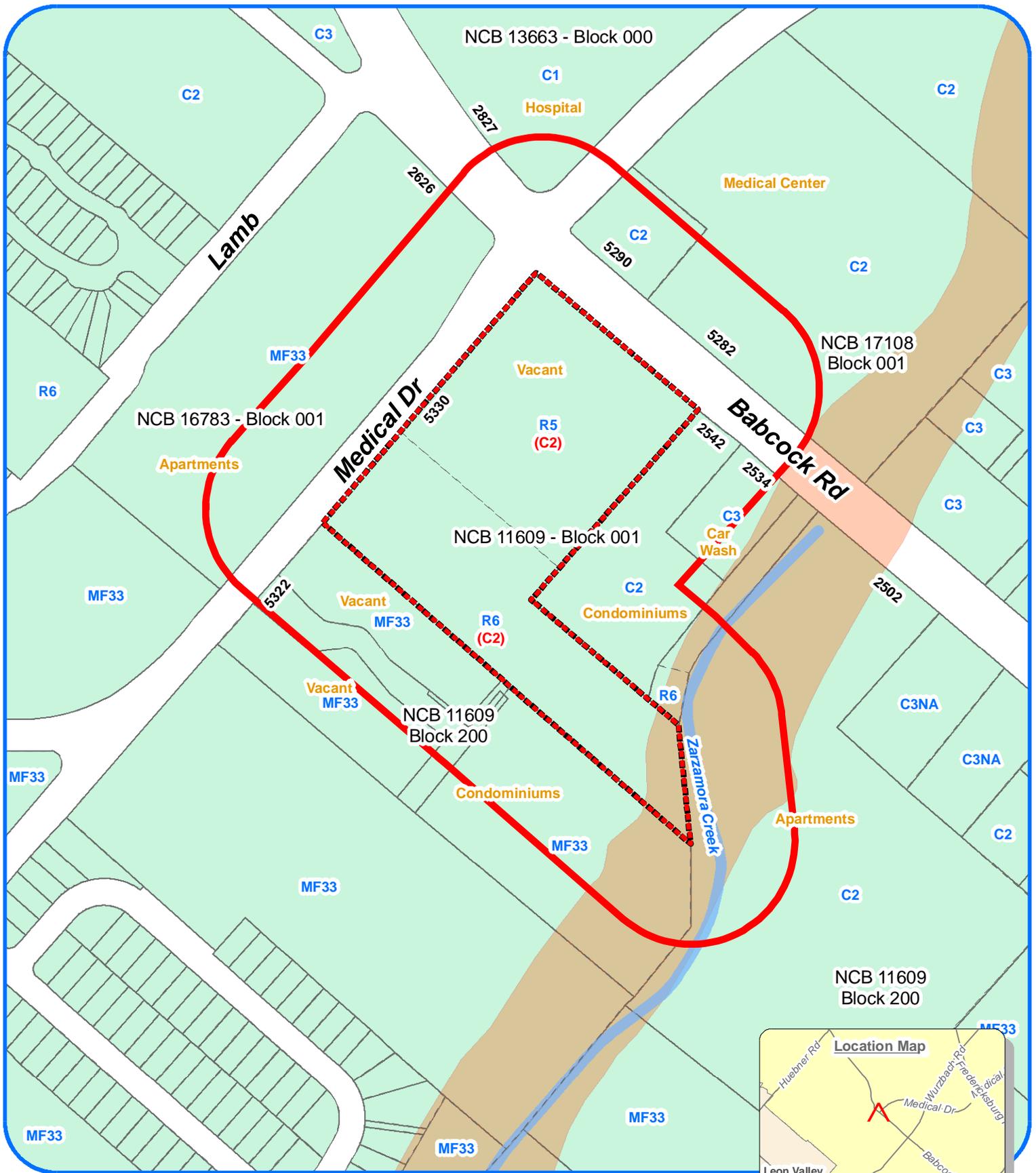
Approval

The subject property was annexed in 1963, totals approximately 7.51 acres and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing R-5 and R-6 zoning converted from the previous A and Temp R-1 zoning. "C-2" Commercial District zoning currently exists to the southeast of the subject property and to the northeast across Babcock Road. Property to the southwest and northwest across Medical Drive is zoned "MF-33" Multi-Family District. Land uses immediately adjacent to the proposed development consist of condominiums to the southeast and southwest of the subject property. There are apartments to the northwest across Medical Drive. There are medical offices to the northeast across Babcock Road.

Staff supports the request being that the requested zoning is appropriate for the subject property location. The applicant has applied for C-2 in order to develop a transit facility. Although the requested rezoning is an increase in intensity from R-5 and R-6 to C-2, staff believes that the existing R-5 and R-6 zoning classifications are not compatible with the existing commercial character of this stretch of Babcock Road. Babcock Road is considered a Primary Arterial Type A road and various commercial facilities are available along Babcock Road between Wurzbach Road and Medical Drive. It is unlikely that the subject property will be developed for residential uses and the existing residences in the surrounding area would benefit from a transit facility.

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

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2008077

Council District 8

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Lots 7B and 7C - NCB 11609 - Block A

Legend

- Subject Property (7.51 Acres)
- 200' Notification Buffer
- Current Zoning **R6 (R6)**
- Requested Zoning Change **R6 (R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(01/25/2008)