

CITY OF SAN ANTONIO
Zoning Commission Agenda

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

January 15, 2008
Tuesday, 12:00 PM

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 PM – Work Session presentation by zoning staff to discuss zoning case recommendations and all other items for consideration on the agenda for January 15, 2008, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of December 18, 2007 Minutes.
7. **ZONING CASE NUMBER Z2008034 HS – WITHDRAWN:** The request of City of San Antonio, Planning and Community Development Department, Historic Preservation Officer, Applicant, for Ernestine K. Studer, Owner(s), for a change in zoning from “MF-25” Multi-Family District to “MF-25” HS Multi-Family Historic Significance District on Parcel 36B, Parcel 37A, and Parcel 37K, Block 2, NCB 14864, 10127 Huebner Road. (Council District 8)
8. **ZONING CASE NUMBER Z2008049 ERZD – WITHDRAWN:** The request of Kaufman and Associates, Inc., Applicant, for Gordon Hartman Investments, Owner(s), for a change in zoning from: PUD “R-6” ERZD Planned Unit Development Residential Single Family Edwards Recharge Zone District to “C-2” ERZD Commercial Edwards Recharge Zone District on 15.5032 acres out of NCB 19218, 20000 Block of Stone Oak Parkway. (Council District 9)
9. **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 P-9, NCB 14614, 11216 Bandera Road. (Council District 8)

10. **ZONING CASE NUMBER Z2007256:** The request of Earl & Associates, P. C., Applicant, for Hold'em Investments, LP, Owner(s), for a change in zoning from "RP" Resource Protection District and "FR" Farm and Ranch District to "R-20" Residential Single-Family District (88.480 acres) and "C-2" Commercial District (19.019 acres) on 107.499 acre tract of land out of CB 4191, 3000 Block of West Jett Road and Southwest Loop 1604. (Council District 4)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

11. **ZONING CASE NUMBER Z2007312 CD:** The request of R. Carlile Roberts, Applicant, for R. Carlile Roberts, Owner(s), for a change in zoning from "C-2" Commercial District to "C-2" (CD-Mini-Storage Facility) Commercial District with a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres on 4.1933 acres out of Block 2, NCB 15972, 5930 Old Pearsall Road. (Council District 4)

12. **ZONING CASE NUMBER Z2008007:** The request of Brown, P. C., Applicant, for FC Properties One, Ltd., Owner(s), for a change in zoning from "MF-33" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District and "I-1" General Industrial District to "C-3" General Commercial District on 9.852 acres out of NCB 16007, 9000 Block of West Loop 1604 North. (Council District 6)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

13. **ZONING CASE NUMBER Z2008039:** The request of Phil Garay, Applicant, for Adalberto Hernandez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 2 and the east 30 feet of Lot 1, Block 1, NCB 18308, 7900 Block of Tezel Road. (Council District 7)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

14. **ZONING CASE NUMBER Z2007311:** The request of Ismail Family Partnership, Ltd., Applicant, for Ismail Family Partnership, Ltd., Owner(s), for a change in zoning from "R-4" Residential Single Family District to "C-2" Commercial District on P-3 C and P-3 E, NCB 16001, 6000 Block of Southwest Loop 410. (Council District 4)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

15. **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)

16. **ZONING CASE NUMBER Z2008056:** The request of Janice Wagley, Applicant, for Janice Wagley, Owner(s), for a change in zoning from "MF-33" Multi-Family District to "C-1" Light Commercial District on Lot 3, Block 5, NCB 2267, 1309 West Houston Street. (Council District 5)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

17. **ZONING CASE NUMBER Z2008063:** The request of Jerry Arredondo Interest, Applicant, for B. P. Embrey Properties, LLC, Owner(s), for a change in zoning from “I-2” Heavy Industrial District to “IDZ” Infill Development Zone with uses permitted in “C-3” General Commercial District on Lots 1, 2, 3 and 4, Block 122, NCB 226, 1126 West Commerce Street. (Council District 5)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request

18. **ZONING CASE NUMBER Z2007279:** The request of R. L. Worth & Associates, Ltd., Applicant, for 4040 Broadway, LTD, Judson George William, Judson George & Millard W. Judson, Judson James M. & Gay J. Judson, George E. Judson, Jr. & Ruth B. Judson, Judson George E. Jr & Millard W. Judson and Rosemary Janney J. ET AL., Owner(s), for a change in zoning from “R-6” Single-Family Residential District to “C-2NA” Commercial, Nonalcoholic Sales District on 29.738 acres out of NCB 17504 and “O-1” Office District on 5.630 acres out of NCB 17504 on 35.368 acres out of NCB 17504, 12302 and 12303 Silicon Drive. (Council District 8)

19. **ZONING CASE NUMBER Z2008040:** The request of Brown, PC, Applicant, for Blazon, Ltd., Owner(s), for a change in zoning from “QD” S Quarry District with Special 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)

20. **ZONING CASE NUMBER Z2008044:** The request of DNJ Hospitality, LLC, Applicant, for Semlinger Properties, LLC, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “C-3” General Commercial District on Lot 2, Lot 6, Lot 6A and Lot 6B, NCB 12887, 2002, 2010 and 2018 Semlinger Road. (Council District 2)

21. **ZONING CASE NUMBER Z2008051:** The request of John E. Dallmann, Applicant, for John and Elma Dallmann, Owner(s), for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on the north 22.32 feet of Lot 3 and the south 27.68 feet of Lot 4, the south 50 feet of the north 52.32 of Lot 4, the northeast 2.32 feet of Lot 4, the southeast 16.37 feet of Lot 5, Block 6, NCB 6589, 1932 Culebra, 1618 and 1622 NW 23rd Street. (Council District 5)

22. **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)

23. **ZONING CASE NUMBER Z2008053:** The request of Jesse Castillo, Applicant, for Jesse and Stella Castillo, Owner(s), for a change in zoning from “O-2” Office District to “NC” Neighborhood Commercial District on Lot 16, Block 40, NCB 3639, 710 Northwest 24th Street. (Council District 5)

24. **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) Pg. 56

25. **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)

26. **ZONING CASE NUMBER Z2008060:** The request of Upward Faith Builders, Applicant, for Upward Faith Builders, Owner(s), for a change in zoning from “C-2” Commercial District to “R-6” Residential Single-Family District on the east 144 feet of Lot 23, Block 5, NCB 7526, 196 Beethoven Street. (Council District 3)
27. **ZONING CASE NUMBER Z2008062:** The request of Kaufman & Associates, Inc., Applicant, for Elkin McGaughy, Owner(s), for a change in zoning from “ C-3” General Commercial District to “MF-33” Multi-Family District on Lots P-22B and P-22C, NCB 15052 and Lots 7 through 13, Block 8, NCB 18098, 5831 Northwest Loop 410 and 5052 through 5082 Wurzbach Road. (Council District 7)
28. **ZONING CASE NUMBER Z2008065:** The request of City of San Antonio, Applicant, for San Antonio Properties, Inc. and QVC San Antonio, Inc., Owner(s), for a change in zoning from “R-6” Residential Single-Family District and “DR” Development Reserve District to “C-2” Commercial District on Lot 1, Block 8, NCB 17642; Lot 1, CB 4419C and Lot P-10 D, NCB 17642, 9999 and 9855 Westover Hills Boulevard. (Council District 6)
29. Public hearing and Consideration of a Resolution regarding improvements to the Water Quality Ordinance.
30. 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.
31. **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: Z2007121

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008
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 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:

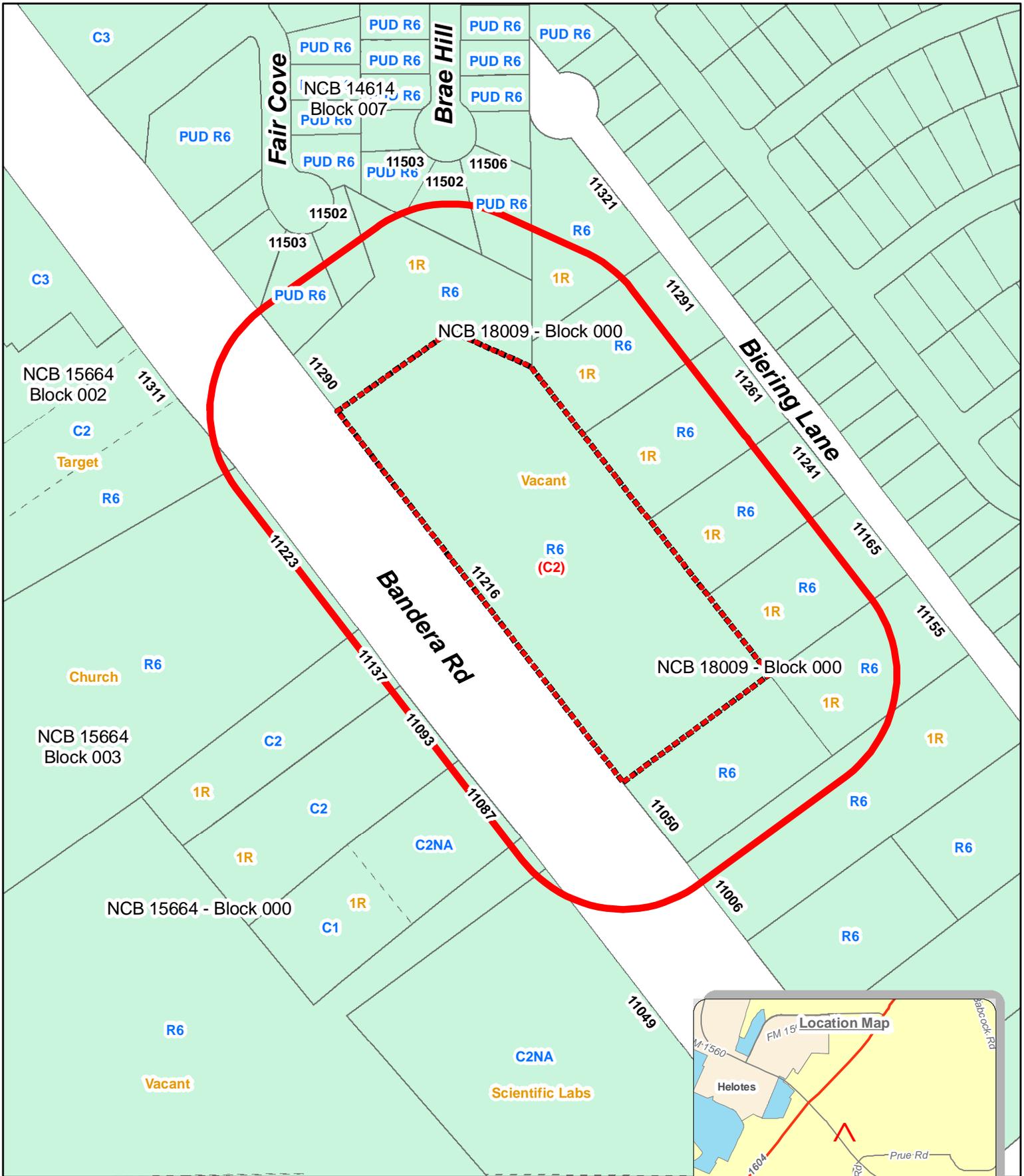
Denial

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 to allow 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. 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: Z2007256

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008
Council District: 4
Ferguson Map: 749 B1, 715 B8
Applicant Name: Earl & Associates, P. C.
Owner Name: Hold'em Investments, LP
Zoning Request: From "RP" Resource Protection District and "FR" Farm and Ranch District to "R-20" Residential Single-Family District (88.480 acres) and "C-2" Commercial District (19.019 acres).
Property Location: 107.499 acre tract of land out of CB 4191
3000 Block of West Jett Road and Southwest Loop 1604
Southside of West Jett Road and northside of Southwest Loop 1604
Proposal: Single-Family Residential Community with Commercial Uses
Neigh. Assoc. None
Neigh. Plan City South Community Plan
TIA Statement: A Level 2 Traffic Impact Analysis (TIA) is required..

Staff Recommendation:

Inconsistent

The Plan designates the subject property for Agriculture and Resource Protection. The applicant filed a plan amendment which was heard and continued by the Planning Commission on August 22, 2007, and September 26, 2007. The amendment is now scheduled to be heard by the Planning Commission on January 16, 2008.

The City South Management Authority (CSMA) Board heard and continued the plan amendment and rezoning requests on August 28, 2007, and September 25, 2007. These items are now scheduled to be heard by the Board on January 22, 2008.

Denial

The requested rezone is inconsistent with the land use designation identified in the City South Community Plan. Additionally, given the rural character of the immediate area, which consists of agricultural uses and single family dwellings on lots in excess of one acre along with the presence of the new Toyota plant just over one mile to the northeast, a residential development with a density of seven dwellings per acre is not appropriate.

The subject property consists of about 107.499 acres and is generally undeveloped. A small portion of this property, along Jett Road, was annexed into the city in January of 2003 and later zoned Resource Protection District. The remainder of the property was annexed in June of 2004 and later zoned Farm and Ranch District by the City Council on September 23, 2004. The property is within a limited annexation area and, while development and land uses are subject to the city's building codes and the Unified Development Code, access to city services may be limited. The subject property fronts on Jett Road and Loop 1604, is located approximately one mile east of Highway 16.

CASE NO: Z2007256

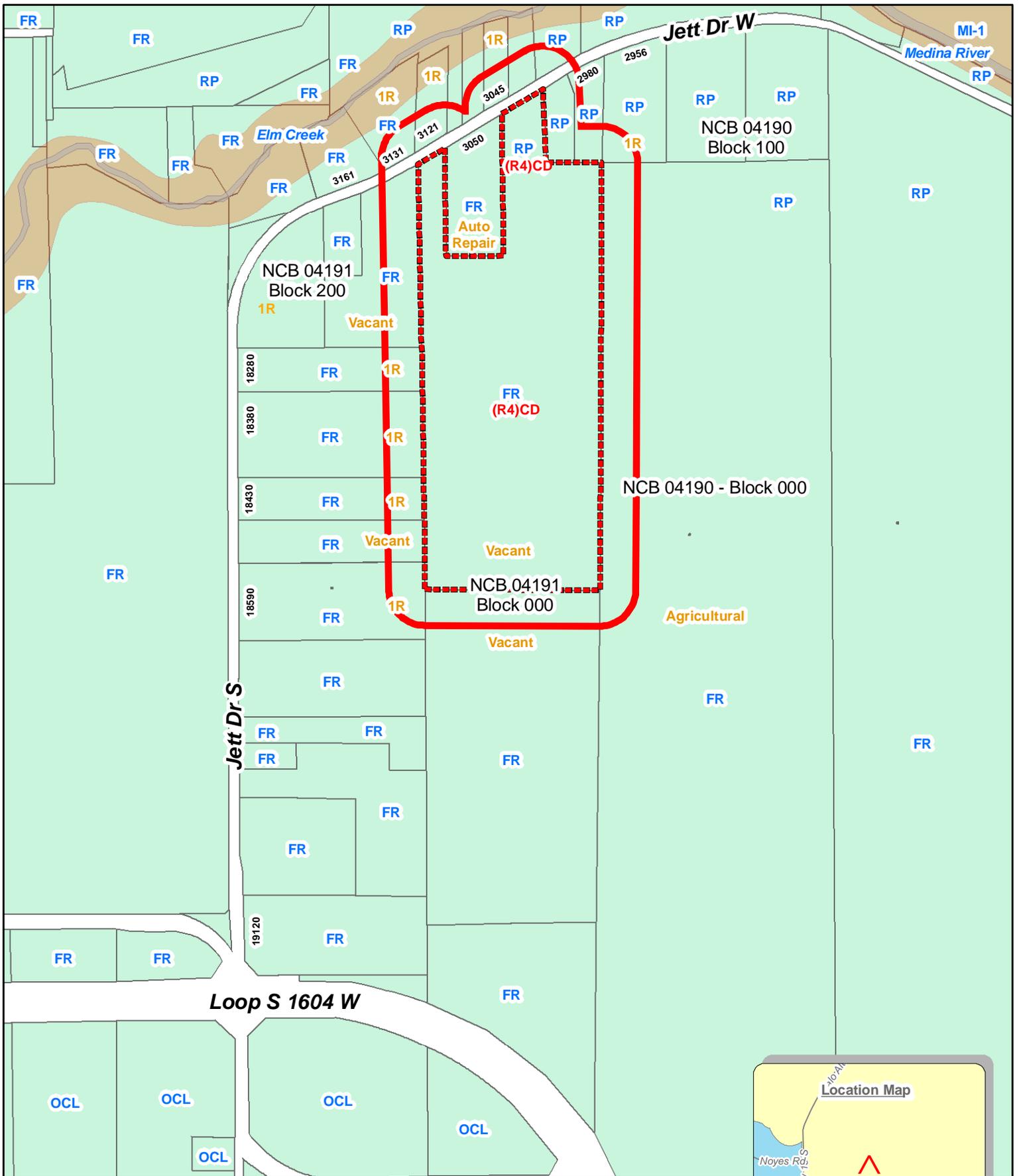
Final Staff Recommendation - Zoning Commission

The Farm and Ranch District "FR" is intended to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses. The "FR" district provides areas for agricultural operations and natural resource industries. These districts are composed primarily of large tracts of land that are vacant or in agricultural uses and may contain a minimal number of dwellings and accessory structures. "FR" zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, preserves rural areas, and identifies areas appropriate for agricultural preservation. The "FR" district may be used to establish and buffer low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

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

"R-20" Residential Single-Family District provides areas for low-density single-family uses which provide a buffer between the agricultural and RE classifications and the higher density areas of the city. Minimum lot size of 20,000 square feet and a minimum lot width of 65 feet are provided in order to allow for market and design flexibility while preserving neighborhood character.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-256CD



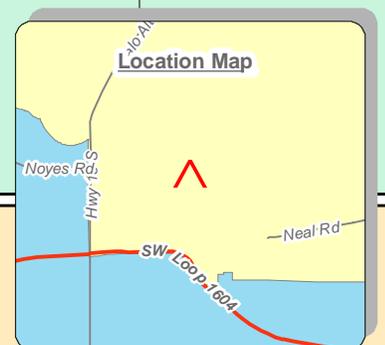
Council District 4

Scale: 1" approx. = 700'

Subject Property Legal Description(s): Lot P-32 - CB 04191 - Abstract 823

Legend

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



Produced by the City of San Antonio
Development Services Department
(08/23/2007)

CASE NO: Z2007279

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 8

Ferguson Map: 548 E3

Applicant Name:

Owner Name:

R. L. Worth & Associates, Ltd.

4040 Broadway, LTD, Judson George William, Judson
George & Millard W. Judson, Judson James M. & Gay J.

Zoning Request: From "R-6" Single-Family Residential District to "C-2NA" Commercial, Nonalcoholic Sales District on 29.738 acres out of NCB 17504 and "O-1" Office District on 5.630 acres out of NCB 17504.

Property Location: 35.368 acres out of NCB 17504

12302 and 12303 Silicon Drive

Silicon Drive, West of Network Boulevard

Proposal: Retail and Office project

Neigh. Assoc. Woodridge Community Association

Neigh. Plan None

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

Staff Recommendation:

Approval

The proposed development is located west of the intersection of Network Boulevard and Vantage Way in northwest San Antonio. The proposed project is planned as a continuation of the adjacent business park with buffers and concessions to protect the adjacent single-family dwellings. The project site will be located on a vacant tract of land with a single-family dwelling approximating 35.368 acres on Silicon Drive and Network Boulevard. Land uses adjacent to the proposed development are commercial and residential with no direct access to the project site. The proposed rezoning is adjacent to "C-3R" General Commercial District, Restrictive Alcoholic Sales, "C-3NA" General Commercial, Nonalcoholic Sales District and I-1 General Industrial District to the north and east. "R-6" Single-Family Residential District to the south and "R-4" Single-Family Residential District lie to the west. The "C-2NA" Commercial, Nonalcoholic Sales District and "O-1" Office District would be appropriate considering the location and surrounding uses. Commercial uses would be compatible at this location rather than residential uses.

The "O-1" district restricts uses primarily to offices and ancillary uses (for the purposes of this subsection, ancillary uses are those provided for the convenience of on-site tenants and which do not provide services or products to the general public) which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. "O-1" districts provide for the establishment of low to mid-rise office buildings. Uses within an "O-1" district are limited to uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

"C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. No outdoor storage or display of goods shall be permitted except for outdoor dining. The purpose of the "O-1" district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses. The district

CASE NO: Z2007279

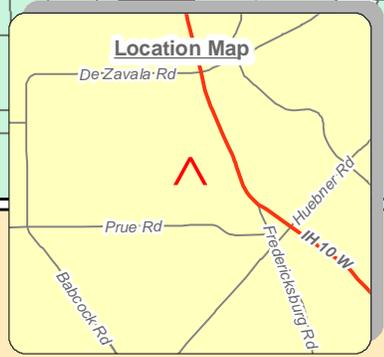
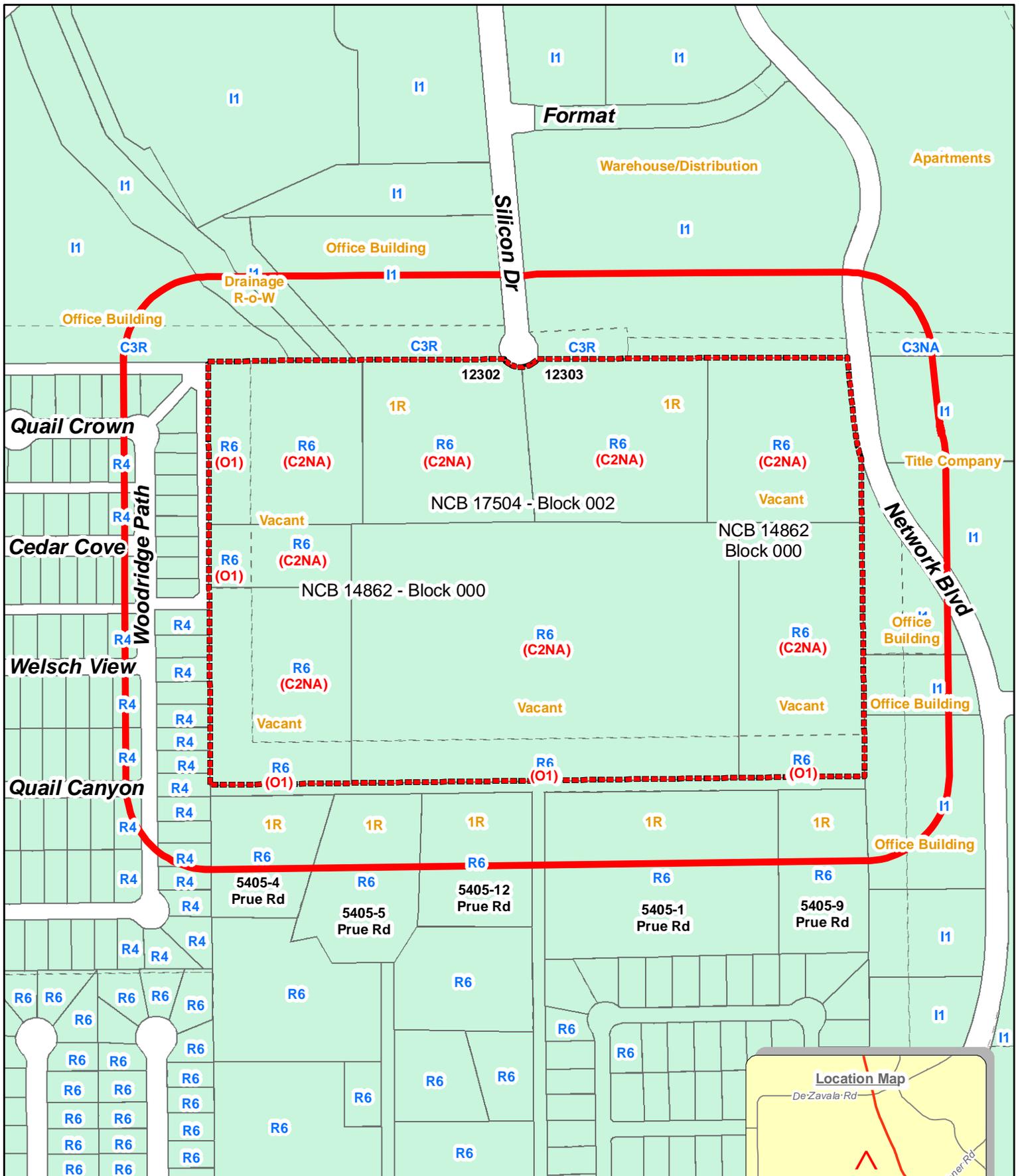
Final Staff Recommendation - Zoning Commission

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.

The subject property was annexed into the city in December of 1972. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous Temporary "R-1" Single-Family Residence District.

This case was previously heard at the September 18, 2007 Zoning Commission hearing and the October 18, 2007 City Council meeting, however, is being reconsidered in order to correct an administrative notification error.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-279



Council District 8
 Scale: 1" approx. = 300'

Subject Property Legal Description(s): Lots P-82C, P-82D, P-83A, P-83B, P-85 and Pt of P-83 - NCB 14862 - Block 000
 Lots 2 and 4 - NCB 17504 - Block 002 (Bethel Acres Subd)

Legend

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

CASE NO: Z2007311

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 4

Ferguson Map: 647 E6

Applicant Name:

Owner Name:

Ismail Family Partnership, Ltd.

Ismail Family Partnership, Ltd.

Zoning Request: From "R-4" Residential Single Family District to "C-2" Commercial District.

Property Location: P-3 C and P-3 E, NCB 16001

6000 Block of Southwest Loop 410

Northeast of the intersection of Southwest Loop 410 and Ray Ellison Boulevard

Proposal: To Allow Commercial Development

Neigh. Assoc. People Active in Community Effort

Neigh. Plan United Southwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent

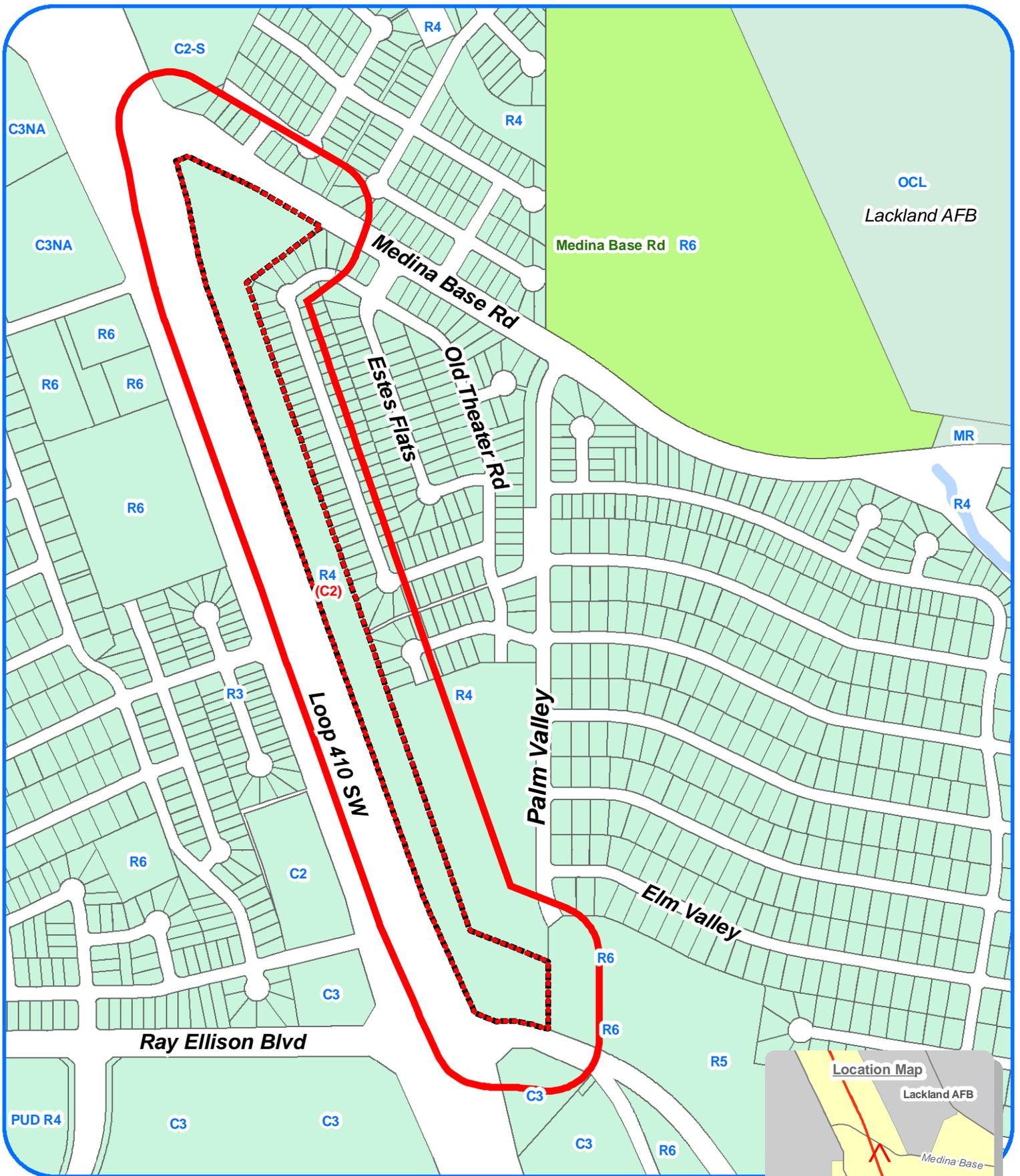
The United Southwest Community Plan designates part of the subject property as Low Density Residential and the property encompassing the two intersections of Southwest Loop 410 and Medina Base Road and Southwest Loop 410 and Ray Ellison Boulevard are designated as Community Commercial. Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. The plan amendment was heard and approved by the Planning Commission on the November 28, 2007.

Approval pending plan amendment

The subject property is undeveloped with frontage on Southwest Loop 410. The property is adjacent to R-4, C-2 and C-3 zoning to the north; R-3, R-6, C-2 and C-3 zoning to the west; R-4 zoning to the east; and R-6 and C-3 zoning to the south. The surrounding land uses consist of vacant land and residential dwellings to the north, south, east and west. The property to the immediate north, was the subject of a recent rezoning case (Z2002042 S) in which the applicant was granted a zoning change from R-6 Residential Single-Family District to C-2 S General Commercial District with a Specific Use Authorization for a hotel.

The applicant is requesting a rezoning to allow a commercial development consisting of retail and office uses. The request for commercial zoning is appropriate given the subject property's location along an expressway frontage road, as well as the prevalence of commercial zoning to the north and south. C-2 zoning is most appropriate at the intersections of major thoroughfares, arterials, commercial nodes, or along freeway frontages. The proposed C-2 Commercial District is consistent with the development pattern along Southwest Loop 410 making the zoning request compatible with the adjacent zoning classifications and land uses.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan
Case Z-2007-311

Council District 4

Scale: 1" approx. = 500'

Subject Property Legal Description(s): Parcel P-3C and P-3E - NCB 16001 - Block 000

Legend

- Subject Property (15.56 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Produced by the City of San Antonio
 Development Services Department
 (10/30/2007)

CASE NO: Z2007312 CD

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008 Zoning Commission Continuance (Applicant Request)
from November 6, 2007

Council District: 4

Ferguson Map: 648 B8

Applicant Name: **Owner Name:**

R. Carlile Roberts R. Carlile Roberts

Zoning Request: From "C-2" Commercial District to "C-2" (CD-Mini-Storage Facility) Commercial District with a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres.

Property Location: 4.1933 acres out of Block 2, NCB 15972
5930 Old Pearsall Road
Old Pearsall Road between Five Palms Drive and War Cloud Drive

Proposal: Mini-Storage Facility Exceeding 2.5 acres

Neigh. Assoc. Southwest Community Association/Hidden Cove - Indian Creek Neighborhood Association within 200 feet.

Neigh. Plan United Southwest Community Plan

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

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The United Southwest Community Plan calls for Community Commercial.

Approval

The proposed project is within the Southwest Community Association/Hidden Cove - Indian Creek Neighborhood Associations, both being within 200 feet. The proposed 4.1933 acre development is located in southwest San Antonio along Old Pearsall Road, Five Palms Drive and War Cloud Drive. The property is currently undeveloped and the proposal is for a Mini-Storage Facility. The surrounding zoning consists of "C-3" General Commercial District to the northwest and "R-6" Residential Single-Family District to the southeast. Mini-Storage Facilities require a "C-3" General Commercial District to be allowed by right. The applicant has exercised the option of maintaining the base "C-2" Commercial District and requesting a Conditional Use since the area of the proposed use exceeds 2.5 acres. Whether this request is denied or approved and the proposed use is established, the base zoning will remain in effect and continue to allow commercial uses and multi-family dwellings developed at thirty-three (33) units or less per acre. A Type B (15 foot) landscape buffer will be required since there is adjacent residential zoning and uses.

The project site currently has split zoning, "C-2" to the southeast and "C-3" zoning to the northwest. The proposed zoning and use will serve as an appropriate transition between the more intense commercial zoning and uses along Old Pearsall Road and the single-family subdivision to the southeast. The facility will have storage units of various sizes and, as is common with this type of use, perimeter fencing for security purposes and directional lighting will be installed.

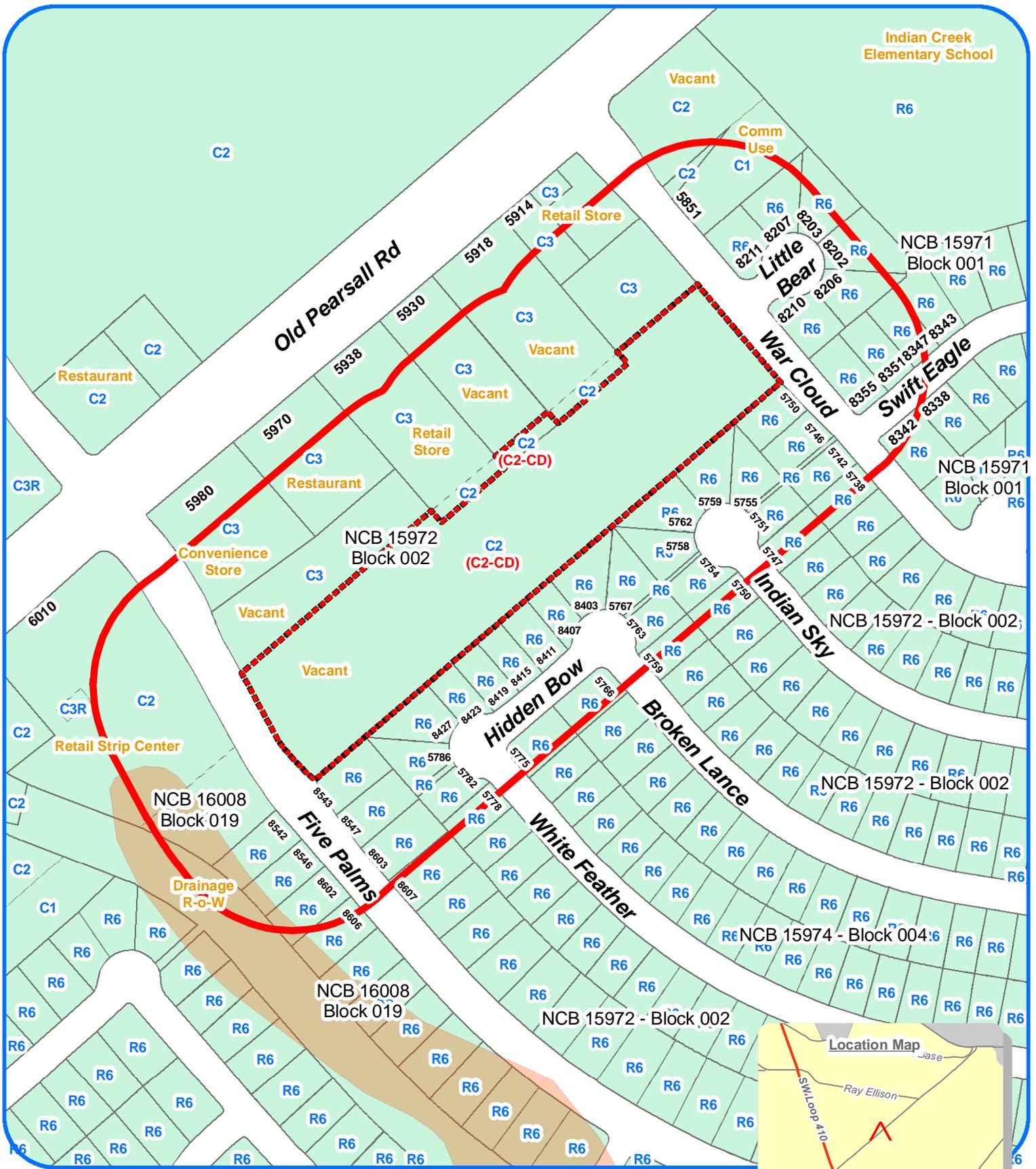
The project site was annexed into the City of San Antonio in December of 1972. In 2002 following the adoption of the Unified Development Code, the existing "C-2" Commercial District and "C-3" General Commercial District converted from the previous "B-2" Business District and "B-3" Business District.

CASE NO: Z2007312 CD

Final Staff Recommendation - Zoning Commission

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. A conditional zoning classification shall run with the land until such time that the zoning is changed or the conditional use granted has been discontinued on the property for a period of twelve (12) months. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, exterior lighting and the issuance of building and other supplemental permits.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2007-312 CD

Council District 4

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Portions of Lots 116 and 118 - NCB 15972 - Block 002

Legend

- Subject Property (4.1933 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/14/2007)

CASE NO: Z2008007

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008 Zoning Commission Continuance (Applicant's Request)
from December 4, 2007 and December 18, 2007
(Commissioner's Request)

Council District: 6

Ferguson Map: 546 E6

Applicant Name: **Owner Name:**
Brown, P. C. RKS Texas Investments, LP

Zoning Request: From "MF-33" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District and "I-1" General Industrial District to "C-3" General Commercial District.

Property Location: 9.852 acres out of NCB 16007
9000 Block of West Loop 1604 North
Northeast of the intersection of West Loop 1604 North and Bowens Crossing

Proposal: To Allow for Commercial Development

Neigh. Assoc. None

Neigh. Plan Northwest Community Plan

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

Staff Recommendation:

Inconsistent

The Northwest Community Plan designates the subject property as Community Commercial. Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. The plan amendment was heard and approved by the Planning Commission on the December 12, 2007.

Approval pending plan amendment

The subject property consists of undeveloped land with frontage on Loop West 1604 North. The property is adjacent to PUD R-5 and C-3 R zoning to the north; R-6 zoning to the west; MF-33, R-5 and R-6 zoning to the east; and MF-33 and C-3 zoning to the south. The surrounding land uses consist of vacant land and residential dwellings to the north and west, residential dwellings and a church to the east and an apartment complex, elementary school and gas station to the south.

The applicant is requesting a rezoning to allow the development of commercial retail stores, restaurants and a hotel. Staff finds the request for commercial zoning to be appropriate given the subject property's location along a freeway and the prevalence of commercial zoning to the north and south. C-3 zoning is most appropriate at the intersections of major thoroughfares, arterials or commercial nodes, or along freeway frontages. Furthermore, commercial zoning would provide commercial and retail uses that would compliment and serve the extensive neighboring residential developments in the immediate area.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2008-007

Council District 6

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 2 - NCB 16007 - Block 002 and Parcel P-5 - NCB 16007 - Block 000

Legend

- Subject Property (9.852 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/09/2007)

CASE NO: Z2008039

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008 Zoning Commission Continuance from December 18, 2007

Council District: 7

Ferguson Map: 547 B8

Applicant Name: Phil Garay **Owner Name:** Adalberto Hernandez

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

Property Location: Lot 2 and the east 30 feet of Lot 1, Block 1, NCB 18308
7900 Block of Tezel Road
Southeast Corner of Tezel Road and Old Tezel Road

Proposal: Commercial Use

Neigh. Assoc. Tezel Heights Homeowner's Association is within 200 feet

Neigh. Plan Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

The Northwest Community Plan calls for Community Commercial land uses at this location. Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact.

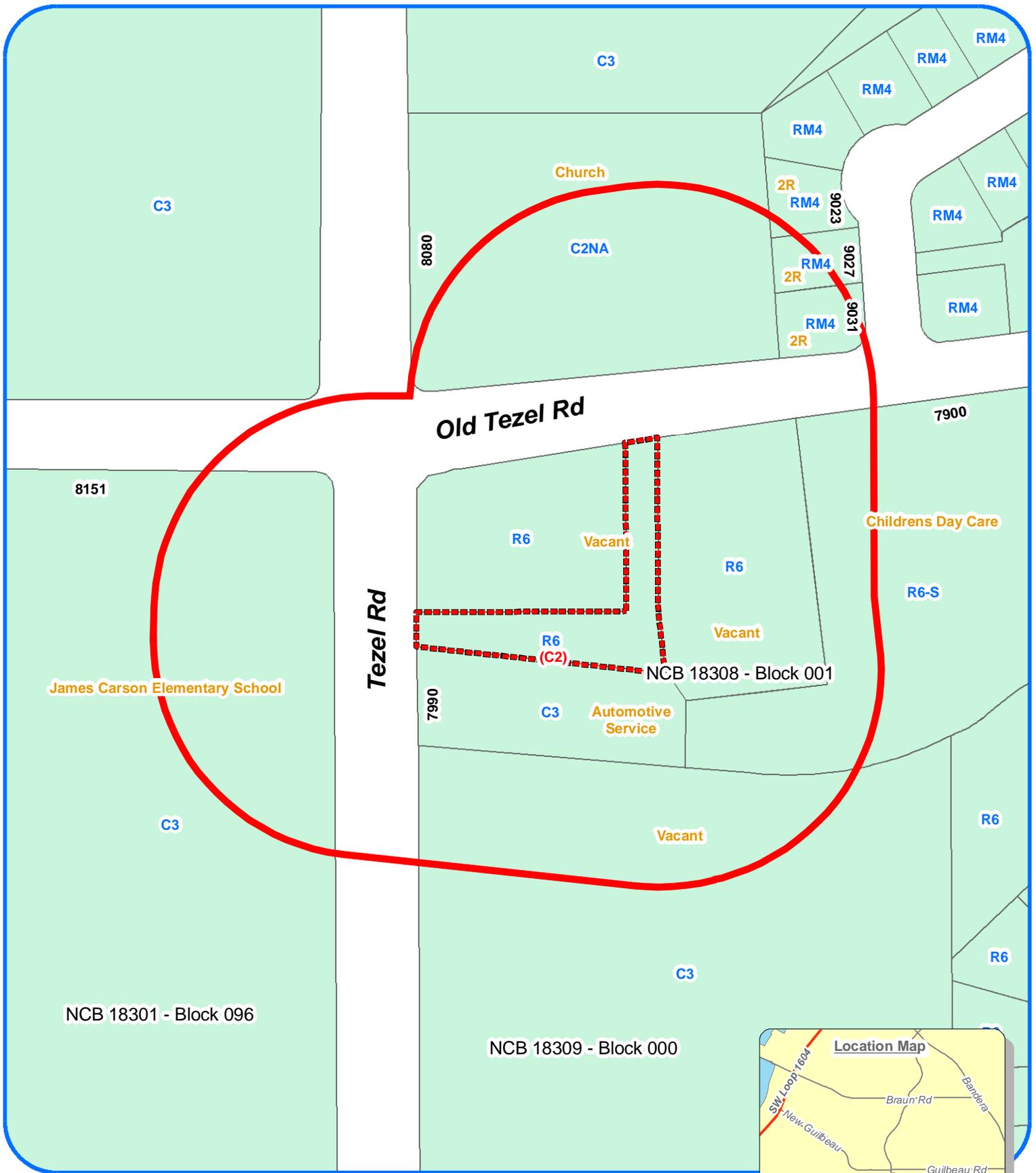
Approval.

The subject property is located on northwest side of San Antonio along Tezel Road, which is identified as a major thoroughfare. The surrounding zoning consists of "R-6" Residential Single-Family District to the east and "C-3" General Commercial District to the south. "C-2NA" Commercial Nonalcoholic Sales District across Old Tezel Road to the north and "C-3" General Commercial District across Tezel Road to the west and northwest. The subject property is within the Northwest Community Plan area and is within 200 feet of the Tezel Heights Homeowner's Association. Immediately to the south of the subject property is an automotive service; to the east vacant land, to the north across Old Tezel Road, a church and to the east across Tezel Road a school. The applicant has applied for "C-2" Commercial District to expand the automotive service, which is located at 7990 Tezel Road, with additional employee and customer parking. The "C-2" Commercial District would be more appropriate and compatible at this location than the current zoning.

The subject property was annexed into the City of San Antonio in December of 1987. In 2002, following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous Temporary "R-1" Single-Family Residence District.

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. C-2 uses do not allow outdoor storage or display of goods except for outdoor dining.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2008-039

Council District 7

Scale: 1" approx. = 120'

Subject Property Legal Description(s): A Portion of Lot 1 Exc NW Irr 15.40 Tri and NE Irr 31.98 of Lot 2 - NCB 18308 - Block 001

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
(01/08/2007)

CASE NO: Z2008040

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 10

Ferguson Map: 519 A2

Applicant Name:

Owner Name:

Brown, PC

Blazon, Ltd.

Zoning Request: From "QD" S Quarry District with Special Use Authorization for Blasting to "C-2" Commercial District.

Property Location: 3.229 acres out of NCB 34963

5425 North Loop 1604 East

East of Judson Road and North of Loop 1604 North

Proposal: To Allow an Office

Neigh. Assoc. None

Neigh. Plan None

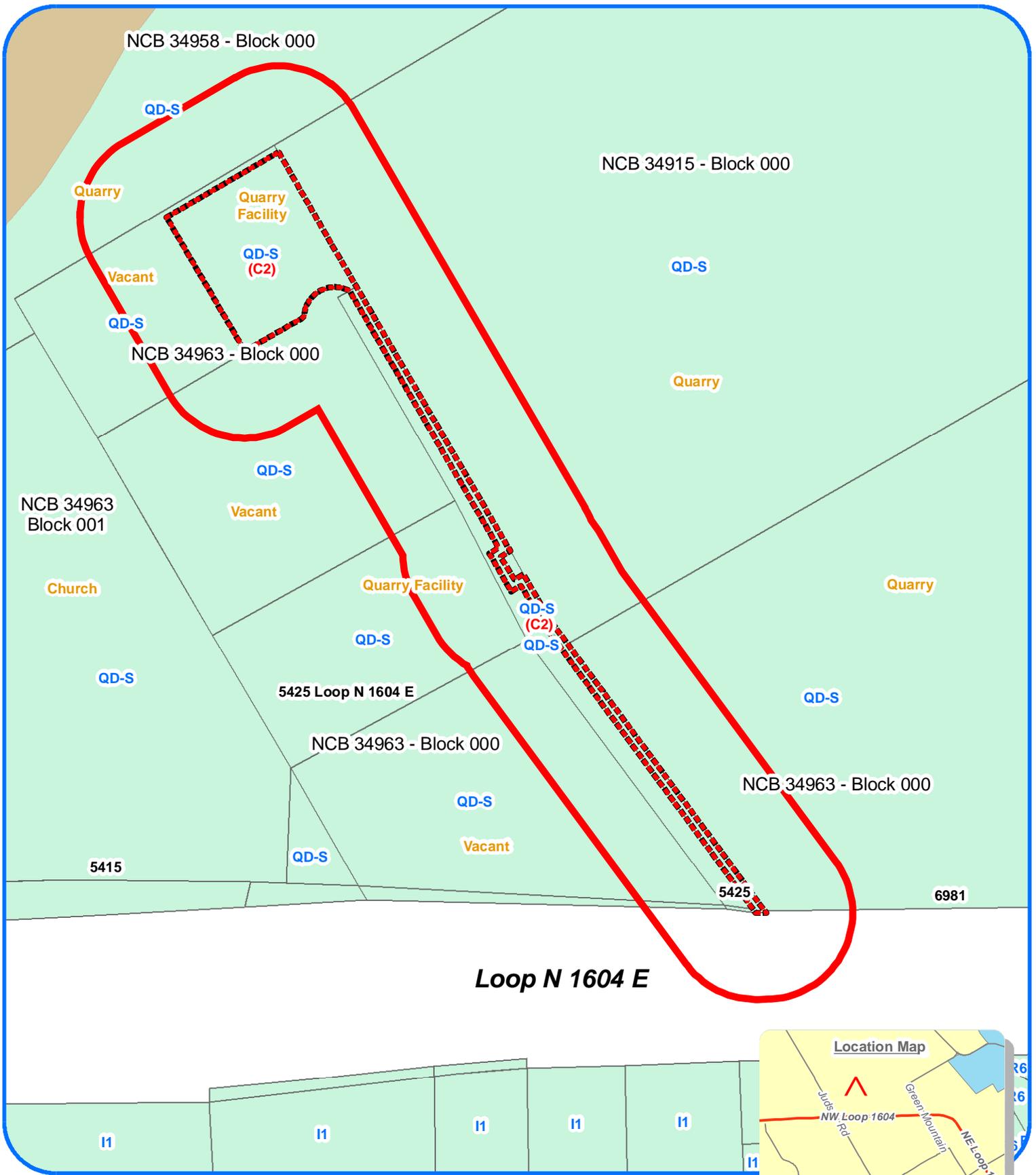
TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval.

The requested rezoning and proposed use of the subject property is appropriate in this case. The requested zoning is consistent with the current uses on the subject property and the surrounding uses as well. The requested zoning would be a beneficial downzoning from the current zoning of the subject property, and would accommodate the existing office building on the property. Although O-1 zoning would be an alternative in this situation for the use, there are no conflicting uses abutting the subject property, and it is completely surrounded by quarries. Also, a portion of the subject property is a private road that extends to the Loop 1604 North access road. This private road currently provides access to the quarries surrounding the subject property. The rezoning of this portion of the subject property would serve the purpose of eliminating concerns of dual access to both the quarries and the office use, as the access road would serve the singular purpose of providing office access only. The applicant is proposing a zoning change to C-2 to allow the development of an office. The subject property is surrounded on all sides by quarries and quarry related uses, which are zoned QD S ERZD. The subject property currently houses an office structure and consists of 3.229 acres. The subject property is located just east of Judson Road and North of Loop 1604 North. The property was annexed into the city on December 31, 2000 per Ordinance #92904. The previous Temporary R-1 zoning converted to QD S Quarry District with a Specific Use Permit for Blasting on September 13, 2001.

CASE MANAGER : Mike Farber 207-3074



Zoning Case Notification Plan

Case Z-2008-040

Council District 10

Scale: 1" approx. = 300'

Subject Property Legal Description(s): A Portion of Parcels P-5, P-5A, P-6A, and P-7A - NCB 34963 - Block 000

Legend

- Subject Property (3.229 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



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

CASE NO: Z2008044

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 2

Ferguson Map: 618 F8

Applicant Name:

Owner Name:

DNJ Hospitality, LLC

Semlinger Properties, LLC

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

Property Location: Lot 2, Lot 6, Lot 6A and Lot 6B, NCB 12887

2002, 2010 and 2018 Semlinger Road

Between Semlinger Road and Southeast Loop 410

Proposal: To allow two hotels

Neigh. Assoc. Dellcrest Area Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

Approval

The proposed rezoning is located in east San Antonio along Semlinger Road and Southeast Loop 410. The project site was annexed in 1957, totals approximately 3.407 acres, and is currently undeveloped with two vacant single-family dwellings at 2002 and 2010 Semlinger Road. In 2002 following the adoption of the Unified Development Code, the existing "R-5" Residential Single-Family District converted from the previous "A" Single-Family Residence District. The surrounding zoning consists of "R-5" Residential Single-Family District to the north and across Semlinger Road to the west with "C-3R" General Commercial District, Restrictive Alcoholic Sales to the south. Land uses immediately adjacent to the proposed development consist of vacant land to the north and south of the project site and single-family dwellings to the west across Semlinger Road. Southeast Loop 410 Access Road is to the east of the subject property. The site is within the Dellcrest Area Neighborhood Association.

The applicant has applied for "C-3" General Commercial District to allow the development of two hotels on the project site. There are various residential, commercial and industrial developments along Southeast Loop 410. Staff finds the "C-3" General Commercial District appropriate given the frontage on a freeway access road and the nearby commercial node at Southeast Loop 410 and Rigsby Avenue. Commercial uses would be compatible at this location rather than residential uses. Hotels require a "C-3" General Commercial District to be allowed by right or a "C-2" Commercial District with a Specific Use Authorization. "C-3" zoning is most appropriate at the intersections of arterials or commercial nodes, or along freeway frontages. "C-3" General Commercial Districts are typically characterized as community and regional shopping centers, power centers and should also incorporate shared internal circulation and limited curb cuts to arterial streets.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2008-044

Council District 2

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 2, N Irrg 100 ft of Lot 6A, and Arb 6B & N 435.6' of S 50' of N 350' of Lot 6 - NCB 12887 - Block 000

Legend

- Subject Property (3.407 Acres)
- 200' Notification Buffer
- Current Zoning R5
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/29/2007)

CASE NO: Z2008050 CD

Final Staff Recommendation - Zoning Commission

Date: 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



Zoning Case Notification Plan

Case Z-2008-050

Council District 2

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 1 - NCB 01385 - Block C

Legend

- Subject Property (0.0917 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(12/03/2007)

CASE NO: Z2008051

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 5

Ferguson Map: 615 E2

Applicant Name:

Owner Name:

John E. Dallmann

John and Elma Dallmann

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

Property Location: The North 22.32 Feet of Lot 3 and the South 27.68 Feet of Lot 4, the South 50 Feet of the North 52.32 of Lot 4, the Northeast 2.32 Feet of Lot 4, the Southeast 16.37 Feet of Lot 5, Block 6, NCB 6589

1932 Culebra, 1618 and 1622 NW 23rd Street

Southwest Corner of Culebra Road and NW 23rd Street

Proposal: To Allow Motor Vehicle Sales

Neigh. Assoc. Prospect Hill Neighborhood Association. The Woodlawn Lake Community Association is within 200 feet.

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 Sales) Commercial District with a Conditional Use for Auto Sales.

The subject properties are part of the original city limits and total approximately .369 acres. There is an existing residential structure on the subject property (1618 NW 23rd Street) that measures approximately 648 square feet and was constructed in 1943. The existing commercial structure constructed at 1932 Culebra Road has since been demolished. In 2002 following the adoption of the Unified Development Code, the existing C-2 zoning converted from the previous F zoning.

"C-2" Commercial District zoning currently exists to the west across Northwest 23rd Street and to the south of the subject property. Property to the east is zoned "C-3R" General Commercial, Restrictive Alcoholic Sales District. Property to the north across Culebra Road is "C-2" Commercial District and "C-3" General Commercial District. Land uses immediately adjacent to the proposed development consist of an auto insurance office to the west across Northwest 23rd Street and a single-family home to the south of the subject property. There is an auto repair shop to the east of the subject property. Across Culebra Road to the north, land use consists of a motel and auto repair.

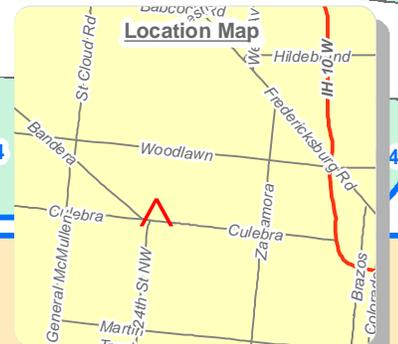
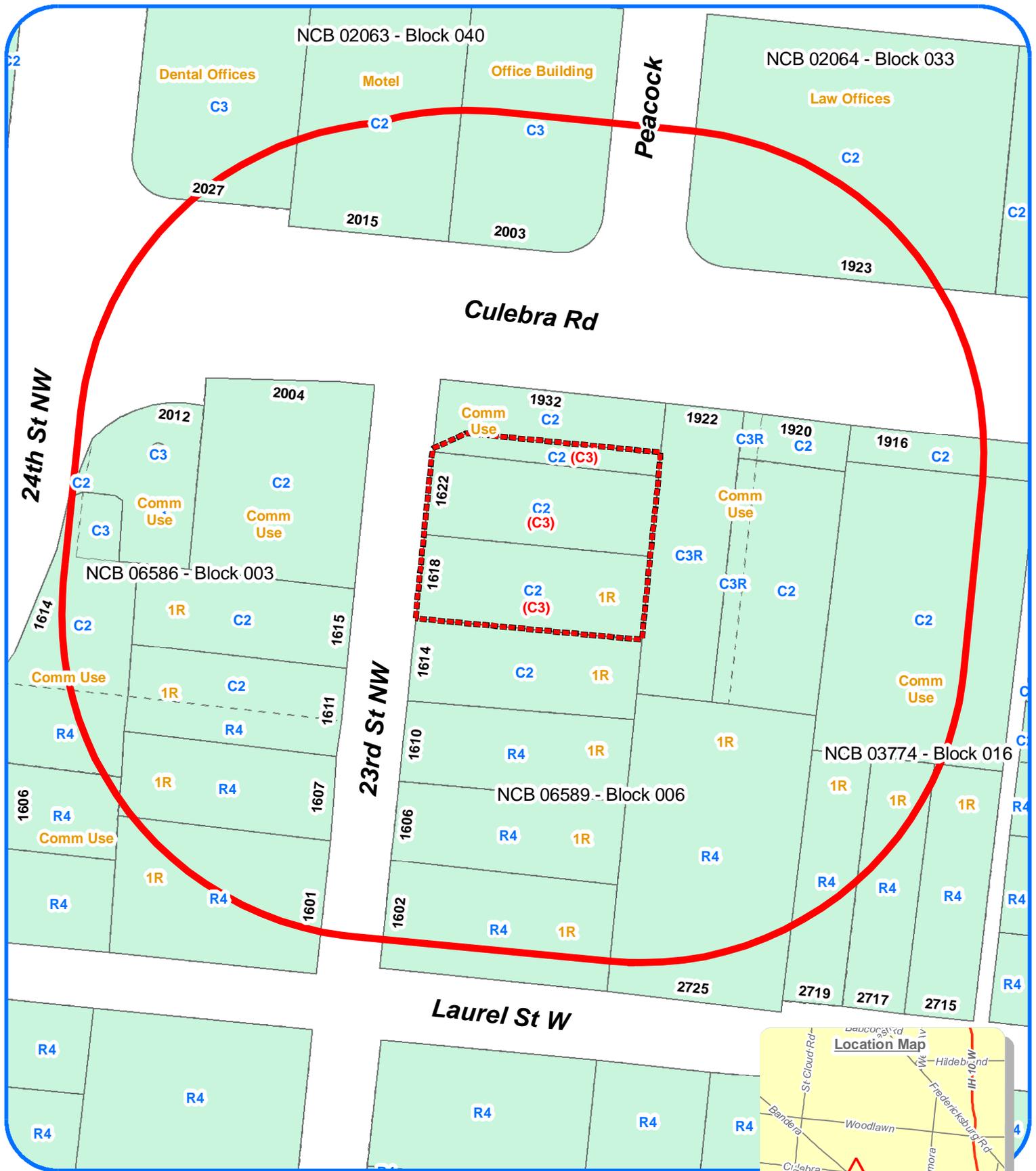
The applicant is requesting C-3 zoning in order to allow for auto sales. The requested C-3 General Commercial District is a regional commercial district most appropriate at the intersections of arterials and along the frontages of super arterials and freeways. Staff would consider this location, the intersection of Culebra Road (a Primary Arterial Type A road) and Northwest 23rd Street (a local street) inappropriate for regional commercial uses. Staff believes that the alternate recommendation of C-2 (CD- Auto Sales) Commercial District with a Conditional Use for Auto Sales is appropriate for the subject property. The application of the conditional use provides an opportunity to limit the impact of the proposed use on the residential properties to the south.

CASE NO: Z2008051

Final Staff Recommendation - Zoning Commission

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 Z2008051

Council District 5

Scale: 1" approx. = 80'

Subject Property Legal Description(s): N 22.32 ft of Lot 3 & S 27.68 ft of Lot 4, and S 50 ft of N 52.32 ft of Lot 4, and SE lrr 16.37 ft of Lot 5 & NE lrr 2.32 ft of Lot 4 - NCB 06589 - Block 6

Legend

- Subject Property (0.369 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(12/03/2007)

CASE NO: Z2008052

Final Staff Recommendation - Zoning Commission

Date: 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.

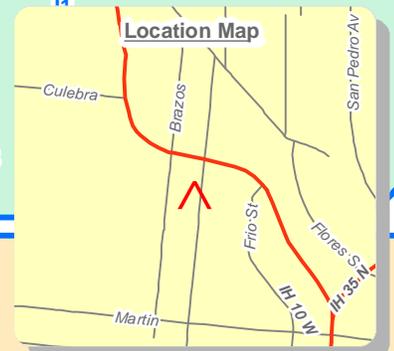
CASE NO: Z2008052

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: Z2008053

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 5

Ferguson Map: 615 E3

Applicant Name:

Owner Name:

Jesse Castillo

Jesse and Stella Castillo

Zoning Request: From "O-2" Office District to "NC" Neighborhood Commercial District.

Property Location: Lot 16, Block 40, NCB 3639

710 Northwest 24th Street

Northeast Corner of Northwest 24th Street and Perez Street

Proposal: To Allow a Florist Shop

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is located west of downtown, at the northeast corner of Northwest 24th Street and Perez Street. It is currently undeveloped and totals 0.1837 acres. The property is located within the original city limits which dates back to 1936. The current O-2 zoning district of the property has been converted from O-1 following the adoption of the Unified Development Code in 2002. Originally, the property was rezoned from B residential zoning district to E office zoning district in 1964. E zoning district of the 1938 zoning matrix was converted to O-1 zoning district in 1965. The subject property is within Prospect Hill Neighborhood Association.

Though the general character of the area is mostly R-4 single-family residential, there are some commercial uses along the east side of Northwest 24th Street. The property to the north and two properties to the south of the subject property are zoned C2 commercial district. The applicant is proposing a zoning change to allow a flower shop. Considering the current zoning being nonresidential and requested NC neighborhood commercial is the least intense commercial zoning district, requested zone change is appropriate for this location. NC zoning provides a smoother transitional zoning into the residential uses surrounding the subject property than the current O-2 zoning.

Neighborhood commercial zoning 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 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 nonresidential land use opportunities reflecting the economic needs of residents and business owners. The UDC specifies that NC zoning requires three thousand (3,000) square feet of gross floor area for a single use building or a three thousand (3,000) square foot building footprint for a mixed-use building or a live-work unit, so long as the building does not exceed two stories. Additionally, all parking must be located at

CASE NO: Z2008053

Final Staff Recommendation - Zoning Commission

the rear of the principal building, and the building shall contain ground-level fenestration which shall conform to the urban design standards of subsection 35-204 (o) (6) of the UDC.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-053

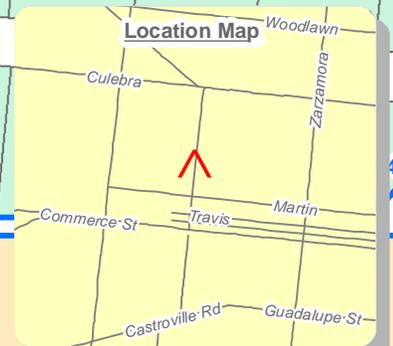
Council District 5

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 16 - NCB 03639 - Block 40

Legend

- Subject Property (0.191 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: Z2008054

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 6

Ferguson Map: 578 A6

Applicant Name:

Owner Name:

Sahi-Grant, LLC

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.

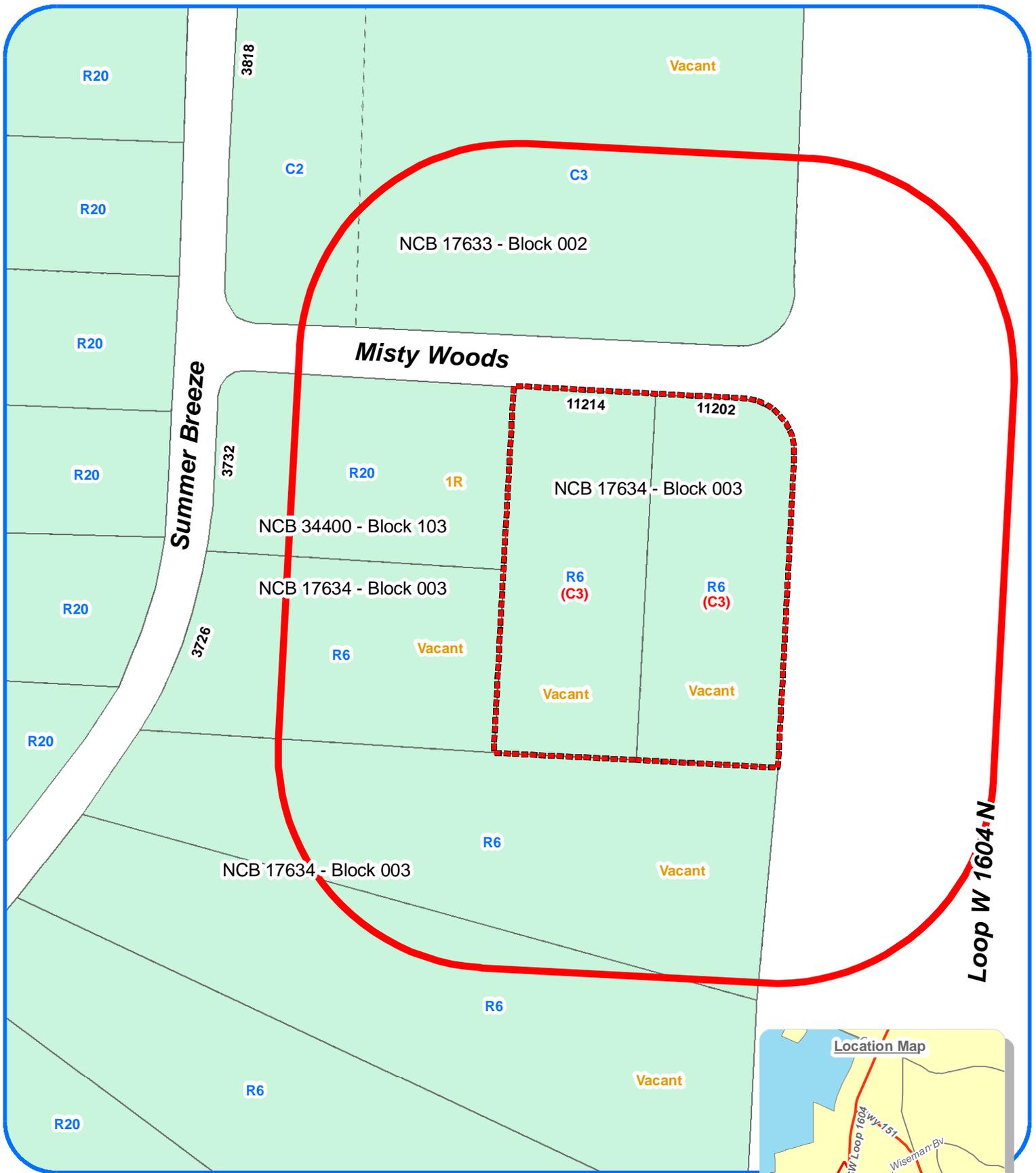
The requested zoning and proposed use of the subject property are consistent with the development trends and patterns along Loop 1604, which began in the 1990's. The proposed development of the property for a hotel is compatible with the non-residential development and commercialization of the Loop 1604 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: Z2008056

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 5

Ferguson Map: 616 C5

Applicant Name:

Owner Name:

Janice Wagley

Janice Wagley

Zoning Request: From "MF-33" Multi-Family District to "C-1" Light Commercial District.

Property Location: Lot 3, Block 5, NCB 2267

1309 West Houston Street

Intersection of West Houston Street and North San Marcos Street

Proposal: To allow for bail bond office

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent.

The subject property is located in the Colorado Street (Prospect Hill) area of the Downtown Neighborhood Plan and the focus of this plan is on Infill and Rehabilitation of the existing single family neighborhood with maximum densities at 8 units per gross acre to maintain existing neighborhood integrity and character.

Denial.

The requested zoning change is inconsistent with the land use designation identified in the Downtown Neighborhood Plan. Though this residence is located near the Bexar County Jail Complex, this particular location is inappropriate for commercial development and would appear to be a case of spot-zoning, which is discouraged. This general area is a developed single-family residential neighborhood and a change in zoning would constitute commercial encroachment.

The subject property is located at west side of downtown, two blocks west of Bexar County Detention Center, on West Houston Street and totals 0.15 acres. Current zoning of the property is MF-33 multi family residential zoning district. There is an existing multi-family (duplex) residence on the subject property that measures 1396 square feet and was constructed in 1939. In 2002, following the adoption of the Unified Development Code, the existing MF-33 zoning designation was converted from the previous R-3 zoning.

The properties immediately east, north and south of the subject property are zoned R-4 single-family residential and the property to the west is zoned MF-33 multi-family residential. There are few commercial and office uses, including a bail bond office, on I-1 industrial zoning districts along North San Marcos 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 NO: Z2008056

Final Staff Recommendation - Zoning Commission

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-056

Council District 5

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 3 - NCB 02267 - Block 005

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
(12/12/2007)

CASE NO: Z2008057

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 9

Ferguson Map: 552 B1

Applicant Name:

Owner Name:

Brown, P. C.

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

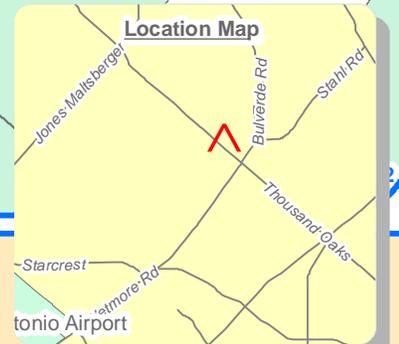
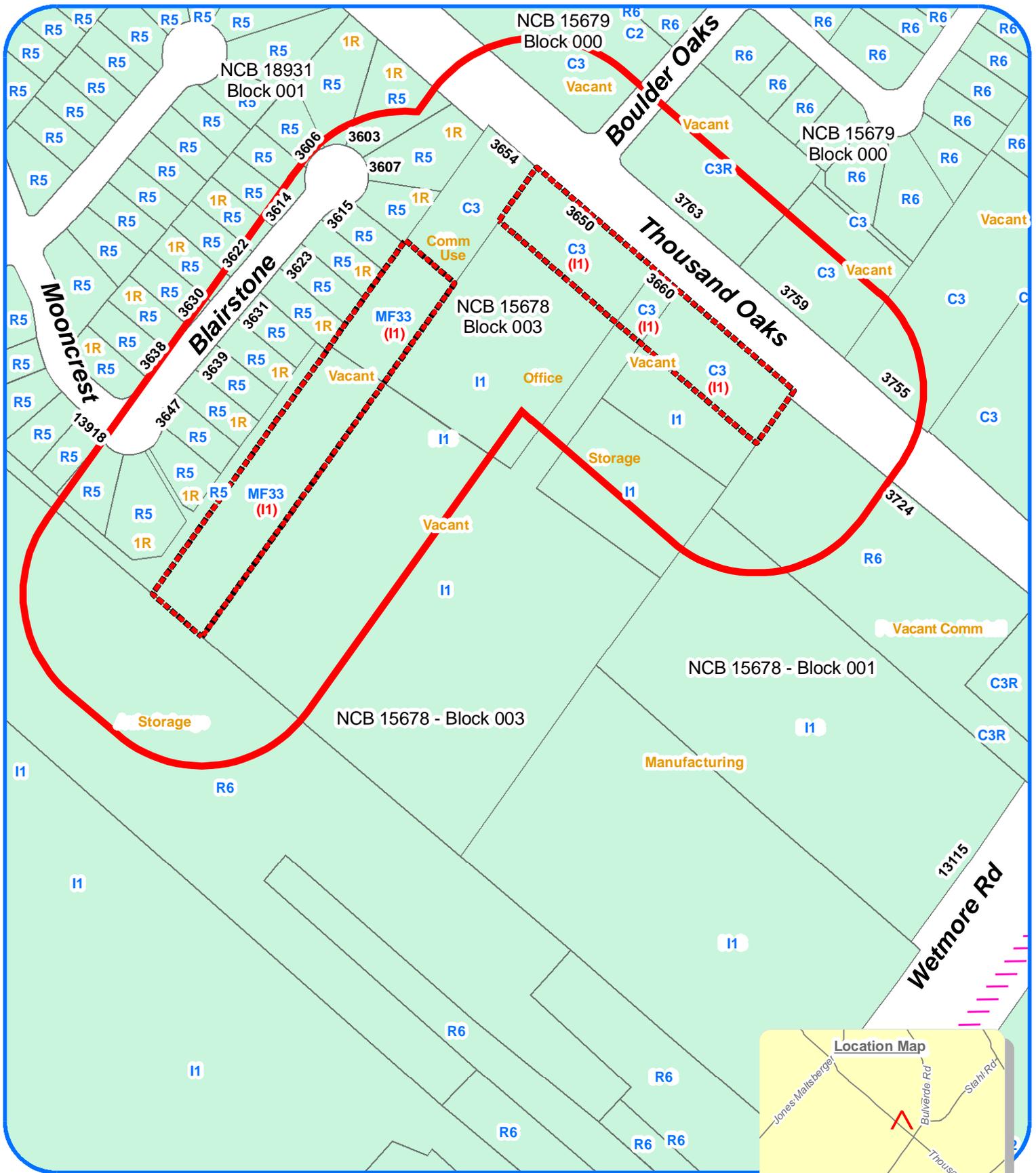
A storage facility with ingress/egress on Thousand Oaks occupies the subject property. The property is adjacent to R-6 and C-3 zoning to the north; R-5 zoning to the west; R-6 and I-1 zoning to the east and south. The surrounding land uses consist of vacant land and residential dwellings to the north; residential dwellings and a storage facility to the south; vacant commercial building and a fence company to the east and the Oakridge Village 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: Z2008060

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 3

Ferguson Map: 615 F1

Applicant Name:

Owner Name:

Upward Faith Builders

Upward Faith Builders

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

Property Location: The East 144 feet of Lot 23, Block 5, NCB 7526

196 Beethoven Street

Northeast corner of Beethoven Street and Chickering Avenue

Proposal: To Allow for Residential Development

Neigh. Assoc. Sunny Slope-Pasadena Heights Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

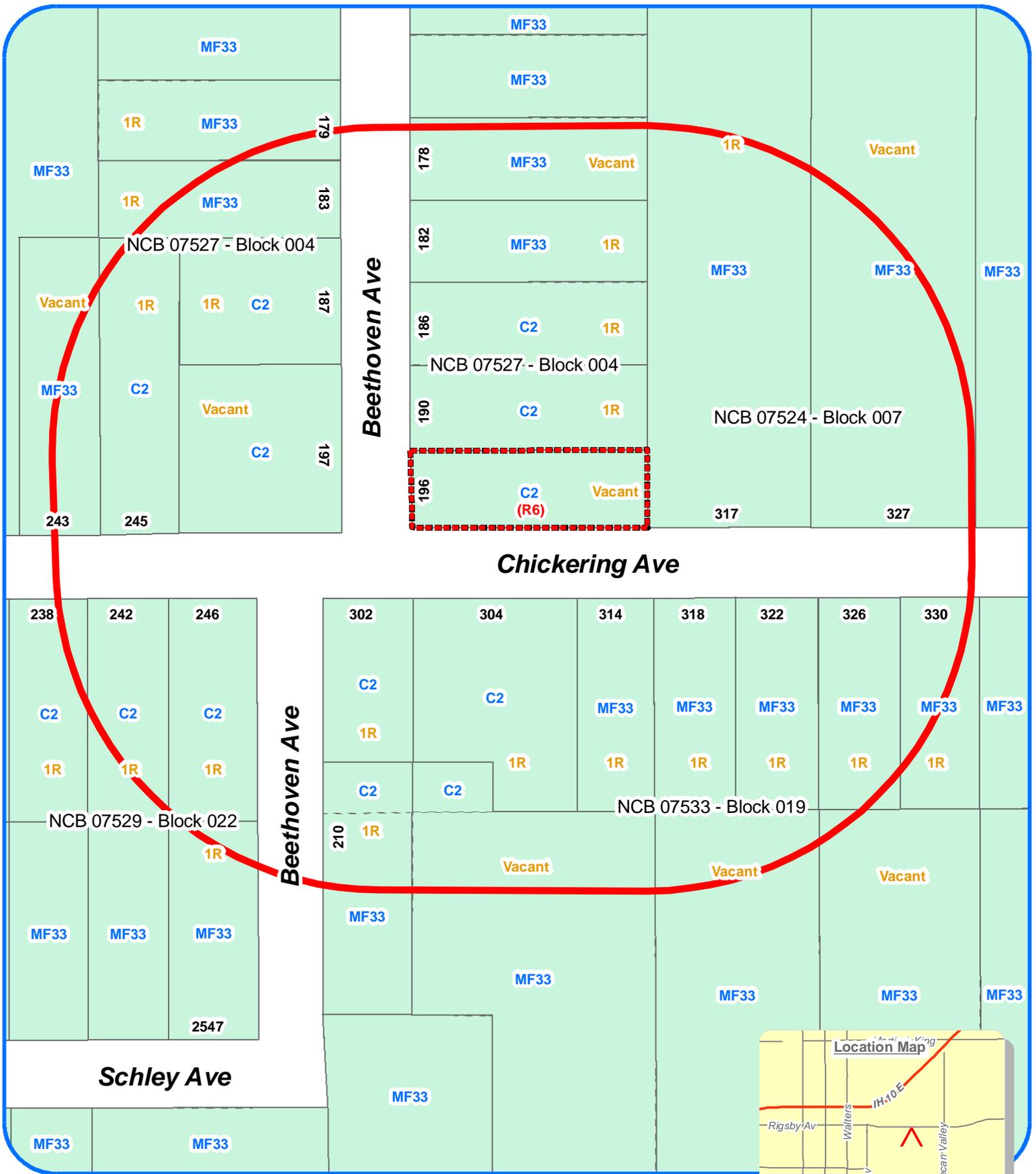
Staff Recommendation:

Approval

The subject property consists of vacant land with frontage on Beethoven Avenue. The property is adjacent to C-2 and MF-33 zoning to the north, south and west and MF-33 zoning to the east. The surrounding land uses consist of residential dwellings to the north, south, east and west.

The applicant is requesting a rezoning to develop a single-family residential dwelling. Staff finds the request for residential zoning to be appropriate given the prevalence of residential dwellings to the north, south east and west. Furthermore, the requested R-6 Residential Single-Family District is a down zoning from the existing C-2 Commercial District which is not appropriate at this location. Residential Single-Family Districts 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; Rigsby Avenue (Primary Arterial "Type A" street) to the north as well as East Southcross (Secondary Arterial "Type B" street) to the south.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2008-060

Council District 3

Scale: 1" approx. = 80'

Subject Property Legal Description(s): E 144 ft of Lot 23 - NCB 07526 - Block 005

Legend

- Subject Property (0.165 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(12/18/2007)

CASE NO: Z2008062

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 7

Ferguson Map: 580 B5

Applicant Name:

Owner Name:

Kaufman & Associates, Inc.

Elkin McGaughy

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

Property Location: Lots P-22B and P-22C, NCB 15052 and Lots 7 through 13, Block 8, NCB 18098

5831 Northwest Loop 410 and 5052 through 5082 Wurzbach Road

Northwest Loop 410 and Roxbury

Proposal: To allow a multi-family project

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

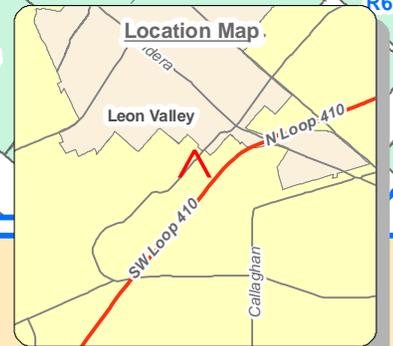
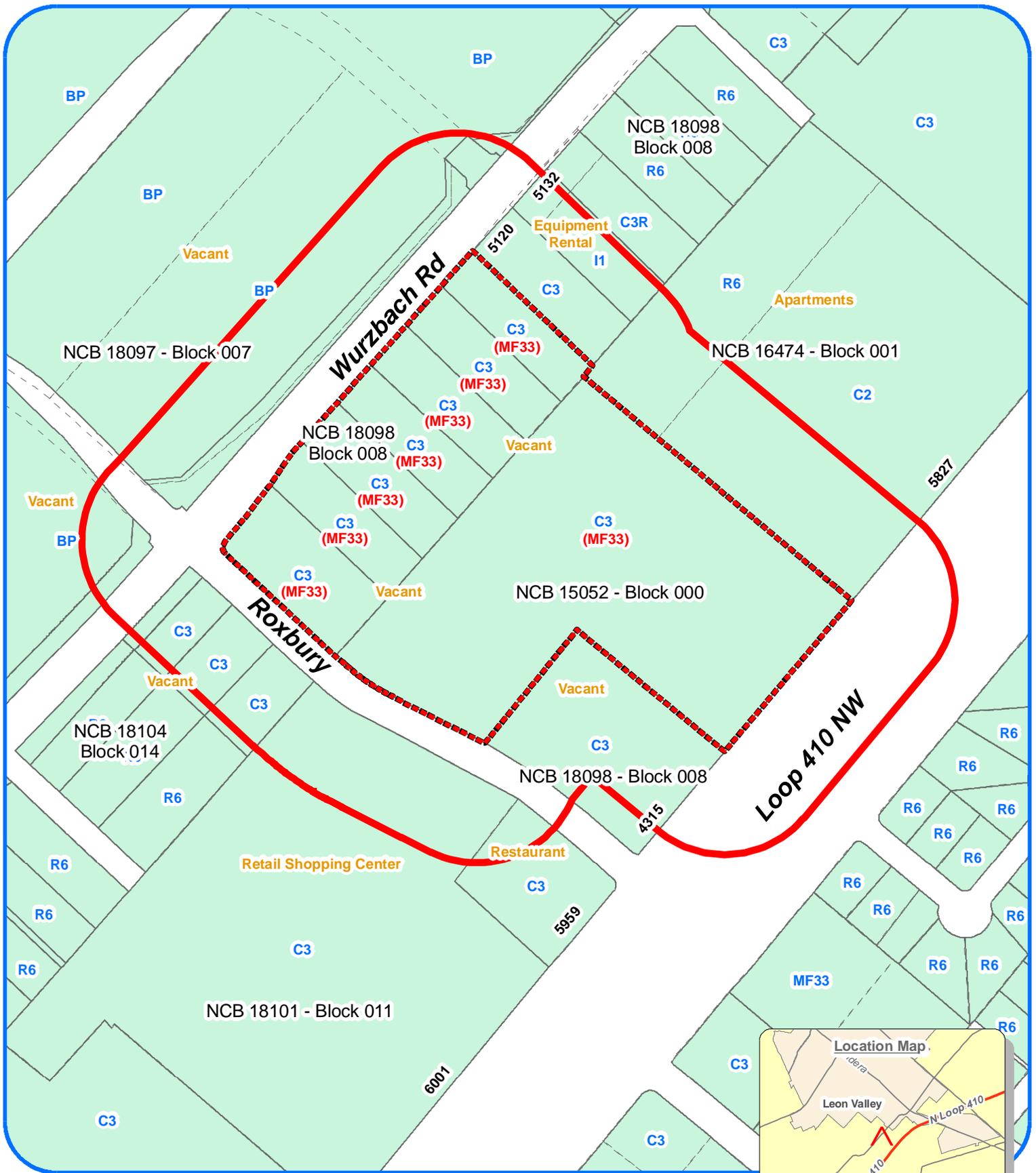
Approval.

The requested multi-family district is appropriate, as the subject property has dual frontage on a secondary arterial "Type A" (Wurzbach Road) and an expressway (Loop 410) access road. Multi-family land uses are encouraged in areas where supporting transportation, commercial facilities and major institutional and employment centers are in place. This location can accommodate this type and density of development due to the existing multi-family uses and prevalence of existing regional general commercial uses in the area. Additionally, medium and high density residential districts also serve as transitional districts between non-residential and single family residential land uses.

The subject property is located on the northwest side of town on Northwest Loop 410 and Roxbury Street. It was annexed into the city in 1985, totals approximately 13.5 acres and is currently undeveloped. In 2002, following the adoption of the Unified Development Code, the existing C-3 zoning district was converted from the previous B-3 district.

Multi-family homes currently exist on C-2 zoning district to northeast of the subject property. There are C-3 zoned commercial developments along Loop 410 to the southwest of the property. The properties across from Wurzbach Road are undeveloped and have BP Business Park zoning district.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-062

Council District 7

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Lots 7, 8, 9, 10, 11, and SW Irr 303.88 ft of Lot 12, and SW Irr 292.15 ft of Lot 13 - NCB 18098 - Block 008 and Parcels P-22B & P-22C - NCB 15052 - Block 000

Legend

- Subject Property (13.5 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(12/19/2007)

CASE NO: Z2008063

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 5

Ferguson Map: 616 C5

Applicant Name:

Owner Name:

Jerry Arredondo Interest

B. P. Embrey Properties, LLC

Zoning Request: From "I-2" Heavy Industrial District to "IDZ" Infill Development Zone with uses permitted in "C-3" General Commercial District.

Property Location: Lots 1, 2, 3 and 4, Block 122, NCB 226

1126 West Commerce Street

Southeast Corner of West Commerce and Comal Street

Proposal: To Allow a Bail Bond Office

Neigh. Assoc. Prospect Hill Neighborhood Association is within 200 feet

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required for IDZ per UDC Article III, Division 5, Section 35-343 (e).

Staff Recommendation:

Inconsistent

The Downtown Neighborhood Plan calls for Residential land use for the subject property. "IDZ" Infill Development Zone District with uses permitted in "C-3" General Commercial District is considered a Mixed Use land use and is inconsistent with the plan.

Denial as requested with an alternate recommendation of "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District. Staff recommends approval of the alternate recommendation pending a plan amendment.

The subject property is part of the original city limits and totals approximately .3447 acres. There is an existing commercial structure on the subject property that measures approximately 16,605 square feet and was constructed in 1955. In 2002 following the adoption of the Unified Development Code, the existing I-2 zoning converted from the previous L zoning. "I-2" Heavy Industrial District zoning currently exists to the east and south of the subject property. Property to the west across Comal Street is zoned "I-2" Heavy Industrial District. Property to the north across West Commerce Street is zoned "I-2" Heavy Industrial District. Land uses immediately adjacent to the proposed development consist of a warehouse and manufacturing facility to the east and south of the subject property and a bail bonds office to the west. The Bexar County Jail is across W. Commerce Street to the north.

The property owner was cited October 2007 for operating a bail bonds office without a Certificate of Occupancy. This location does not qualify for non-conforming rights, therefore the applicant has applied to rezone to IDZ with uses permitted in C-3.

This requested rezoning is a reduction in intensity from I-2 to IDZ with uses permitted in C-3. However, C-3 uses are regional commercial uses and are most appropriate at the intersections of arterials and along the

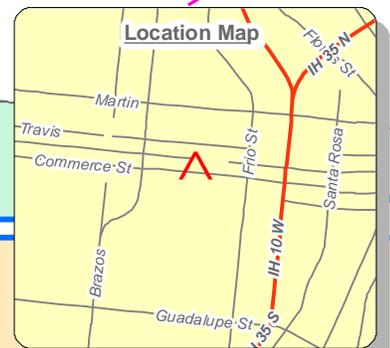
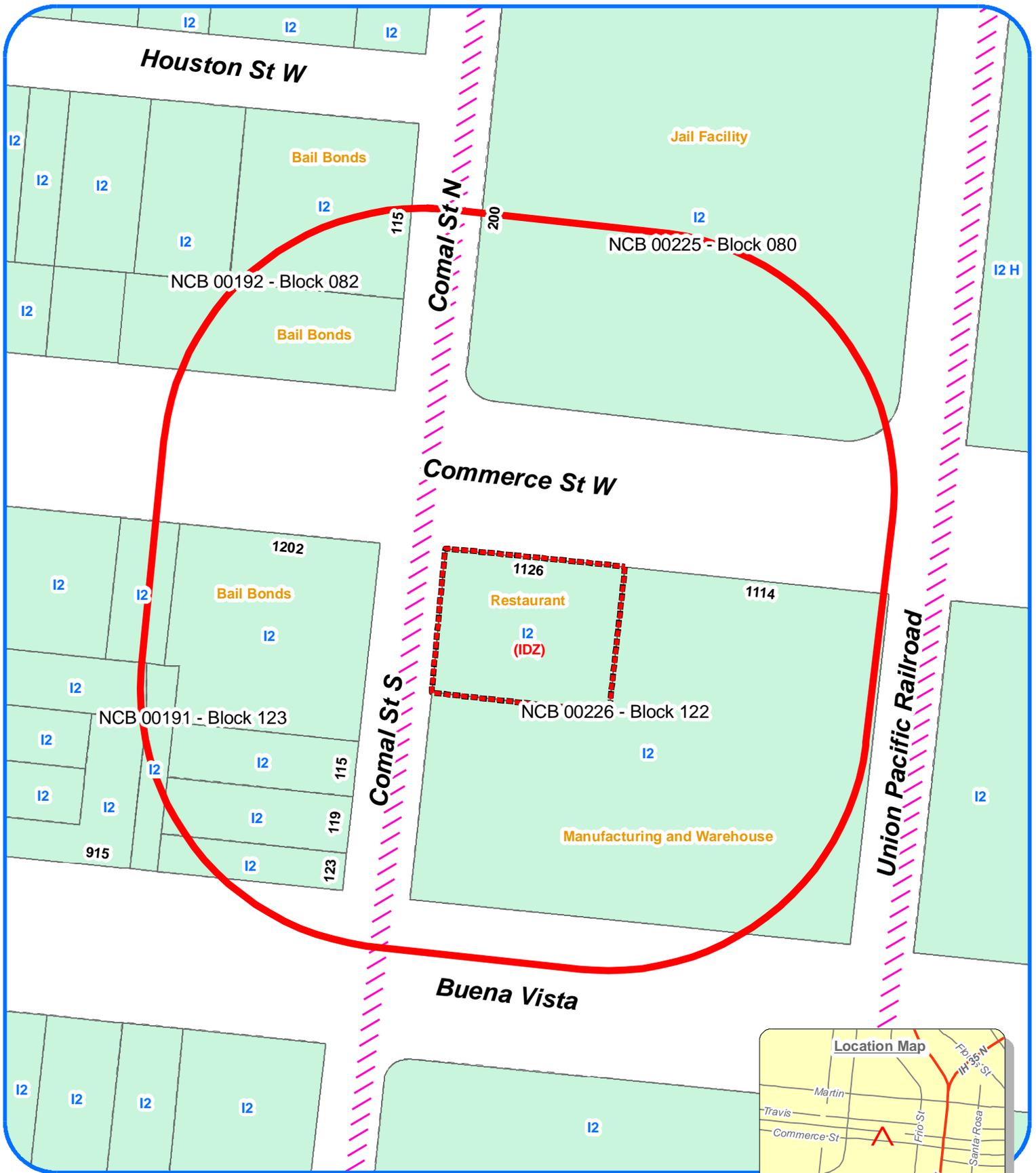
CASE NO: Z2008063

Final Staff Recommendation - Zoning Commission

frontages of super arterials and freeways. Staff would consider this location under the West Commerce Street bridge at the intersection of Comal Street inappropriate for regional commercial uses and therefore recommends uses permitted in the C-2 Commercial District. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures within existing developed areas. The subject property is located within an area where adaptive re-use of property is encouraged. Given the existing use pattern in the area and the location of the subject property, the proposed infill development is appropriate for and suitable to the area.

Infill Development Zones provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this Section.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2008063

Council District 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lots 1,2, 3 and 4 - NCB 00226 - Block 122

Legend

- Subject Property (0.3447 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(12/20/2007)

CASE NO: Z2008065

Final Staff Recommendation - Zoning Commission

Date: January 15, 2008

Council District: 6

Ferguson Map: 578 D7, E7

Applicant Name:

Owner Name:

City of San Antonio

San Antonio Properties, Inc. and QVC San Antonio, Inc.

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

Property Location: Lot 1, Block 8, NCB 17642; Lot 1, CB 4419C and Lot P-10 D, NCB 17642

9999 and 9855 Westover Hills Boulevard

Northeast Corner of Westover Hills Boulevard and Rogers Road

Proposal: To Bring to Compliance

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

Approval

This zoning request, initiated by the City of San Antonio, is to rezone the subject properties to a commercial district so the existing uses of the property may be brought into conformity with the current provisions of the Unified Development Code. Pursuant to the UDC, the Development Services Department is required to zone properties accordingly after annexation. This rezoning case is necessary in order to provide for the most appropriate zoning for the current land uses; thus protecting current business owners from future non-conforming uses. Most of the properties with frontage along Westover Hills Boulevard from State Hwy 151 east to Wiseman Boulevard have commercial zoning in place. Staff supports the request being that the C-2 Commercial District and existing use is consistent with this area of Westover Hills Boulevard.

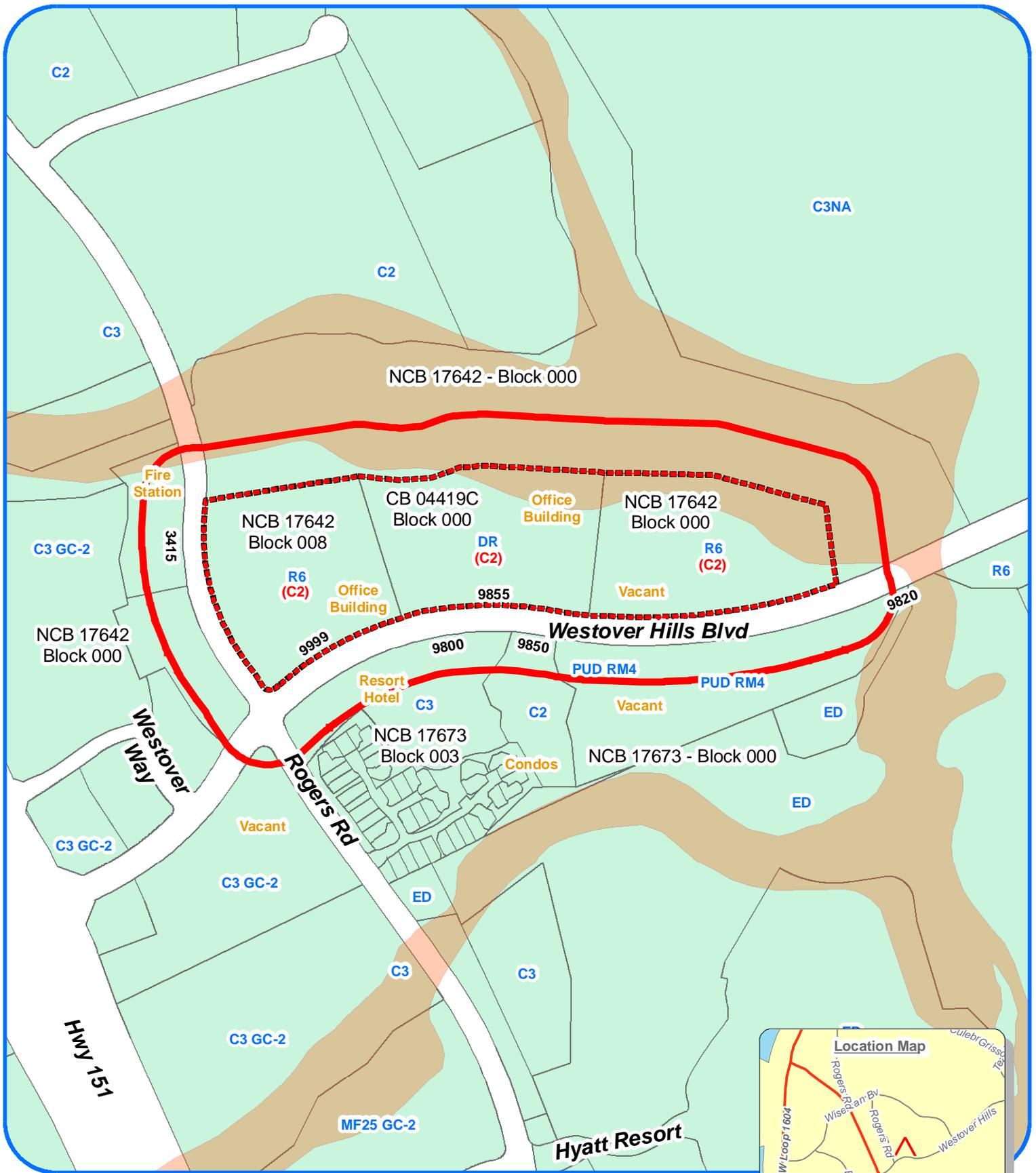
There are a total of three parcels included in this rezoning case. Two parcels were annexed into the City of San Antonio in 1996 and the third parcel was annexed in 2005. Together, the three parcels total approximately 29.5 acres. There is an existing commercial structure at 9999 Westover Hills Blvd that measures approximately 120,258 square feet, and was constructed in 1996, as well as an existing commercial structure at 9855 Westover Hills Blvd that measures approximately 69,925 square feet and was constructed in 1992. In 2002 following the adoption of the Unified Development Code, the existing R-6 zoning on two of the parcels converted from the previous Temp R-1 zoning. The third remaining parcel was zoned DR at annexation in 2005.

"C-2" Commercial District zoning currently exists to the north and east of the subject property. Property to the west across Rogers Road is zoned "C-3" GC-2 General Commercial, Gateway Corridor District 2. Property to the south across Westover Hills Boulevard is zoned "C-3" General Commercial District and "C-2" Commercial District. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north and east the subject property. To the west across Rogers Road lies undeveloped land as well as a City of San Antonio fire station. There is a resort hotel and undeveloped land to the south across Westover Hills Blvd.

CASE NO: Z2008065

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2008065

Council District 6

Scale: 1" approx. = 500'

Subject Property Legal Description(s): Lot 1 - NCB 17642 - Block 008 and Parcel P-10D - NCB 17642 - Block 000 and Lot 1 - CB 4419C - Block 000

Legend

- Subject Property (29.5 Acres)
- 200' Notification Buffer
- Current Zoning **R6 (C2)**
- Requested Zoning Change **R6 (R6)**
- 100-Year FEMA Floodplain



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

**CITY OF SAN ANTONIO
ZONING COMMISSION**

RESOLUTION NO. 08-01-15

IMPROVEMENTS TO THE WATER QUALITY ORDINANCE

* * * * *

Whereas, The Zoning Commission is called upon to make recommendations regarding impervious cover limits on zoning cases to City Council and there is a very wide range of impervious cover percentages allowed by existing legislation; and

Whereas, We are attempting to be responsible in recommending impervious cover limits, but often lack full knowledge of the impact that the decision may have on the aquifer; and

Whereas, Owners outside of the city limits in the ETJ are limited to 15% impervious cover and there are many potentially vested owners, and over the years there have been agreements with SAWS on certain areas obfuscating percentages; and

Whereas, Impervious cover over the Edwards Recharge Zone is viewed by the public, in general, as having a negative impact on water quality and quantity; and

Whereas, Science tells us that at somewhere between 15-35% impervious cover water quality and recharge quantity are seriously degraded; and

Whereas, There is alarming and accelerating growth over the Edwards Recharge Zone within the ETJ and City limits; and

Whereas, There is clear evidence that clear cutting is happening and this is making significant changes to the recharging of our water supply;

Therefore be it resolved, Based on these facts and discussion amongst the commissioners, that City Council take prompt action to form a committee or separate commission to improve the existing water quality ordinance to provide uniformity in regards to the amount of impervious cover allowed over the Edwards Recharge zone and also consider a limit on impervious cover throughout the city.

PASSED AND APPROVED THIS 15th DAY OF January OF 2008.

APPROVED:

Jody Sherrill, Zoning Commission Chairman

ATTEST:

Executive Secretary