

CITY OF SAN ANTONIO
Zoning Commission Agenda

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

May 20, 2008
Tuesday, 11:45 AM

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	

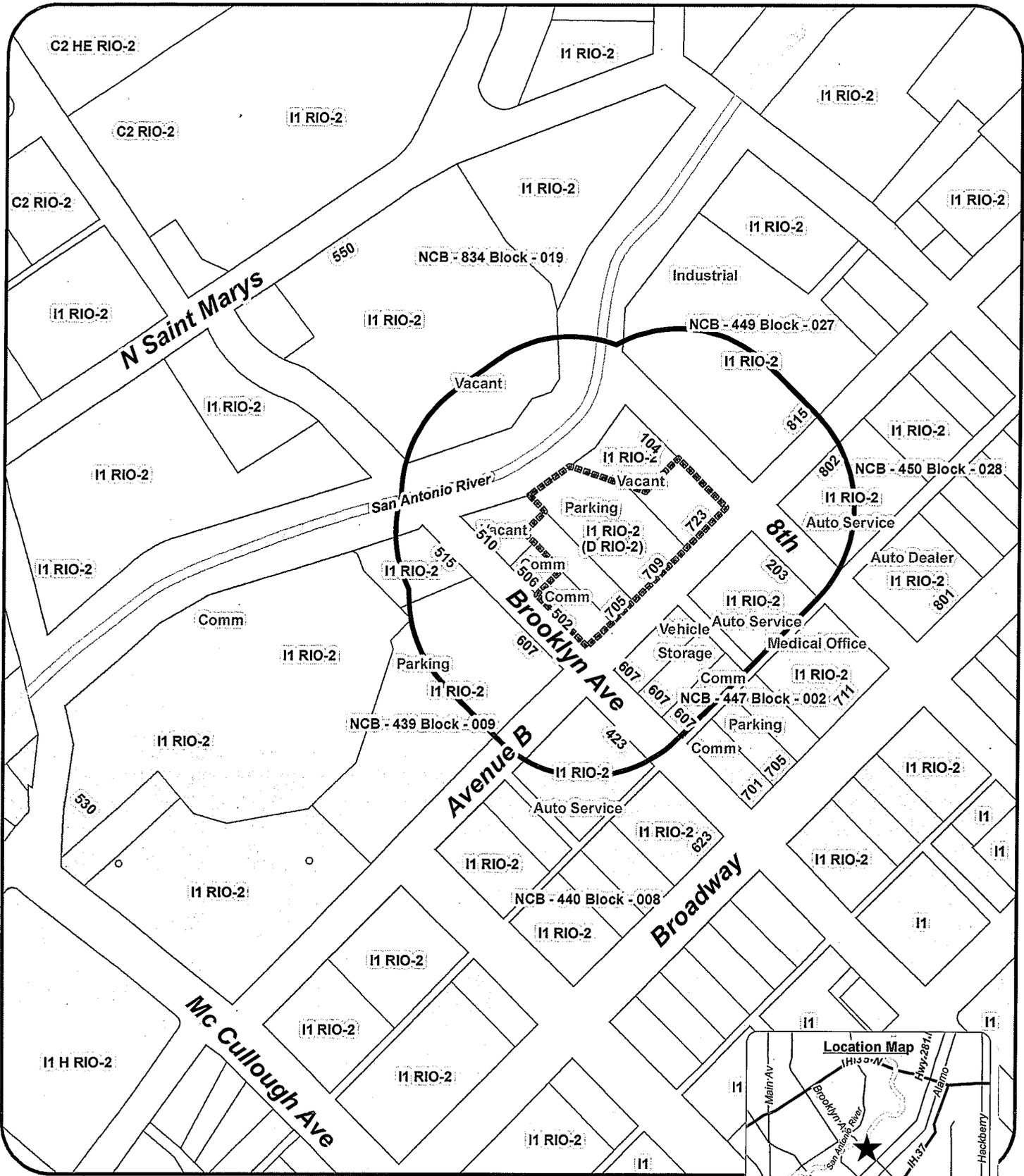
1. **11:45 AM – Work Session briefing by zoning staff regarding zoning case recommendations, plus discussion of UDC Amendments and all other items for consideration on the agenda for May 20, 2008, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of May 6, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008152 – WITHDRAWN:** The request of Sanjay Kumar, Applicant, for Sanjay Kumar and Nishi Thakur, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “O-1” Office District on Lots 3 and 4, Block 2, NCB 17637, 10548 and 10558 Mountain View Drive. (Council District 6)
8. **ZONING CASE NUMBER Z2008155 – POSTPONED:** The request of Parmjit Daniel Singh, Applicant, for Multiple Owners, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MF-40” Multi-Family District on Lots 9, 10, and 11, Block 2, NCB 11977, 8707, 8715, and 8723 Post Oak Lane. (Council District 10)

9. **ZONING CASE NUMBER Z2008140:** The request of H. Glenn Huddleston, Applicant, for H. Glenn Huddleston, Owner(s), for a change in zoning from "I-1" RIO-2 General Industrial River Improvement Overlay District-2 to "D" RIO-2 Downtown River Improvement Overlay District-2 on Lot A1, the south 15.5 feet of Lot 1 and Lot 2, Lot 3, the south 184 feet of Lot 4 and the southeast 107.3 feet of Lot 5, Block 1, NCB 448, 502 Brooklyn Avenue, 703, 705, 709, and 723 Avenue B. (Council District 1)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
10. **ZONING CASE NUMBER Z2008146:** The request of Kaufman & Associates, Inc., Applicant, for Puget of Texas, Inc., Owner(s), for a change in zoning from "C-2" Commercial District to "C-3" General Commercial District on Lot 4, Block 1, NCB 11893, 902 Northeast Loop 410. (Council District 9)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2008142 S:** The request of Julia P. Castaneda and Fernando Islas, Applicant, for Julia P. Castaneda and Fernando Islas, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" S Residential Single-Family District with a Specific Use Authorization for Licensed Child Care on Lot 7, NCB 8586, 410 Rayburn Drive. (Council District 3)
12. **ZONING CASE NUMBER Z2008151 CD:** The request of V & E Management Corp., Applicant, for Rosa M Porter c/s Leticia T Leon, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "R-4" CD (CD-Non-Commercial Parking Lot) Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot on Lot 15, Block 62, NCB 7217, 919 Fresno. (Council District 1)
13. **ZONING CASE NUMBER Z2008158:** The request of Kaufman & Associates, Inc., Applicant, for Koontz/McCombs 1, Ltd., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "MF-50" Multi-Family District on 3.223 acres out of NCB 7015, 647 East Hildebrand Avenue. (Council District 9)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
14. **ZONING CASE NUMBER Z2008159 CD:** The request of Klingmann/Scruggs, LLC, Applicant, for Klingmann/Scruggs, LLC, Owner(s), for a change in zoning from "RM-4" NCD-1 Residential Mixed, South Presa/South St. Mary's Streets Neighborhood Conservation District to "RM-4" NCD-1 (CD-Multi-Family Dwellings) Residential Mixed, South Presa/ South St. Mary's Streets Neighborhood Conservation District with a Conditional Use for Multi-Family Dwellings not exceeding 11 units per acre or a total of two units on Lot 19, NCB 3078, 112 Biering Avenue. (Council District 1)
15. **ZONING CASE NUMBER Z2008128 CD:** The request of Brown & Ortiz, P. C., Attorneys at Law, Applicant, for Boralis, Inc., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "C-2" CD (CD- Storage - Outside) Commercial District with a Conditional Use for a Storage - Outside (Screening From Public R-O-W and Adjacent Property Required) on 4.076 acres out of NCB 10780, 3200 Block of Southeast Loop 410. (Council District 2)

16. **ZONING CASE NUMBER Z2008143:** The request of Jose Juan Guerrero, Applicant, for Jose Juan Guerrero & Esperanza M, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Tract 39A, NCB 17806, 14409 Toepperwein. (Council District 10)
17. **ZONING CASE NUMBER Z2008150:** The request of S. A. Custom Homes (Michael Rodriguez), Applicant, for S. A. Custom Homes, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "MF-25" Multi-Family District on Lots 41, 42, 43 and 44, NCB 10319, 2526, 2530, 2534 and 2538 Pecan Valley Drive. (Council District 2)
18. **ZONING CASE NUMBER Z2008153:** The request of Sanjay Kumar, Applicant, for Sanjay Kumar and Nishi Thakur, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "O-1" Office District on Lot 1, Block 2, NCB 17637, 5848 Rogers Road. (Council District 6)
19. **ZONING CASE NUMBER Z2008156:** The request of Corina Uribe, Applicant, for Corina Uribe, Owner(s), for a change in zoning from "C-2" Commercial District and "C-1" Light Commercial District to "C-3" General Commercial District on 1.904 acres out of NCB 15805, Midblock on Castle Cross, bound by Castle Hunt Drive to the north and Rittiman Road to the south. (Council District 2)
20. **ZONING CASE NUMBER Z2008157:** The request of Kaufman & Associates, Inc., Applicant, for WE-Roosevelt, L. P., Owner(s), for a change in zoning from "I-1" General Industrial District, "C-3NA" General Commercial District, Nonalcoholic Sales, "C-3R" General Commercial District, Restrictive Alcoholic Sales, "R-4" Residential Single-Family District and "MH" Manufactured Housing District to "C-3" General Commercial District on 84.335 acres out of NCB 11156, 4905, 4907, 5019, 5307, 5319 and 5343 Roosevelt Avenue, 1115 Herbst Lane and 11615 Southeast Loop 410. (Council District 3)
21. **ZONING CASE NUMBER Z2008161:** The request of Vincent Menetti, Applicant, for Victor C. Ortiz, Owner(s), for a change in zoning from "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2" Commercial District on 1.761 Acre Out of NCB 8991, 2503 and 2511 Castroville Road. (Council District 6)
22. Discussion and Consideration to reschedule July 1, 2008 Zoning Commission Meeting.
23. 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.
24. **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.



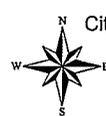
Zoning Case Notification Plan

Case Z-2008-140

Council District 4
 Scale: 1" approx. = 200'
 Subject Property Legal Description(s): Lot A1, the South 15.5 feet of Lot 1 and Lot 2, Lot 3, the South 184 feet of Lot 4 and the Southeast 107.3 feet of Lot 5 Block 1 - NCB 448

Legend

- Subject Property (1.0587 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 4/21/2008)

CASE NO: Z2008140

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008 Zoning Commission Continuance (Applicant Request) from May 6, 2008.

Council District: 1

Ferguson Map: 616 F4

Applicant Name: H. Glenn Huddleston **Owner Name:** H. Glenn Huddleston

Zoning Request: From "I-1 RIO-2" General Industrial River Improvement Overlay District-2 to "D RIO-2" Downtown River Improvement Overlay District-2

Property Location: Lot A1, the south 15.5 feet of Lot 1 and Lot 2, Lot 3, the south 184 feet of Lot 4 and the southeast 107.3 feet of Lot 5, Block 1, NCB 448
502 Brooklyn Avenue, 703, 705, 709, and 723 Avenue B
Avenue B, between Brooklyn Avenue and 8th Street

Proposal: To allow for residential and commercial mix use

Neigh. Assoc: None

Neigh. Plan: Downtown Neighborhood Plan

TIA Statement: Traffic Impact Analysis is not required

River Commission Recommendation:

Since the subject property lies within the River Improvement Overlay District, the San Antonio River Commission is authorized to make a recommendation to the Zoning Commission if it so chooses. The Chairman of the River Commission reviewed this requested rezoning and decided that review by the River Commission was not needed at this time; however the River Commission may review the project at the plan review or permit stage.

Consistency with Plan:

The request is consistent with the existing Downtown Neighborhood Plan.

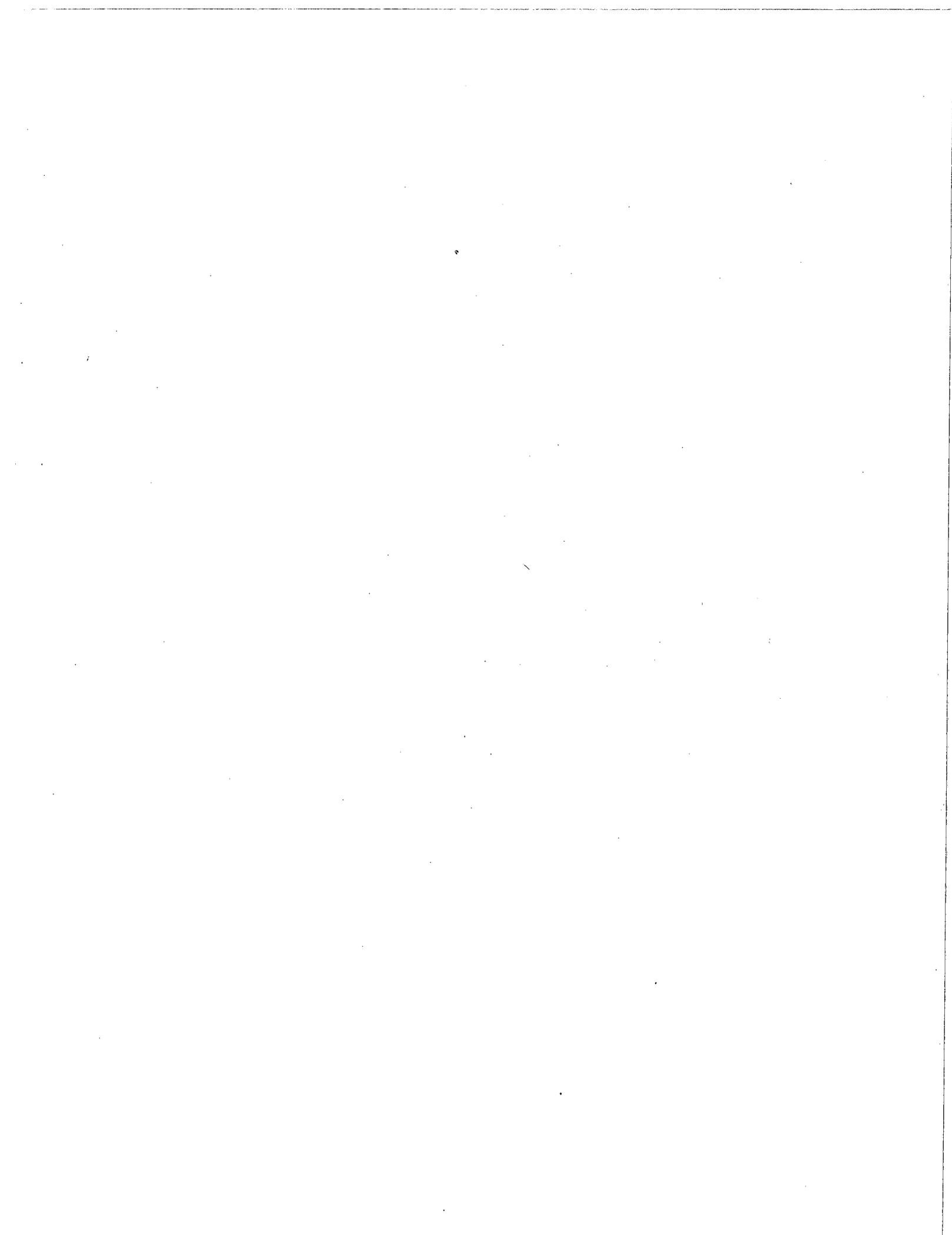
Staff Recommendation:

Denial.

The subject property is located on the north side of Downtown along the west side of Avenue B, between Brooklyn Avenue and 8th Street. It totals approximately 1.0587 acres comprising four abutting parcels. Three of these parcels are being used as a parking lot for the AT&T building which is located to the south of the subject property. The fourth parcel is developed with a two story building. The base zoning of this property converted from the 1938-era "K" district to "I-1" district upon adoption of the UDC in 2002. The River Improvement Overlay-2 (RIO-2) district was applied to this property in 2002 by ordinance number 95908.

Parcels to the east (across from Avenue B) are zoned "I-1 RIO-2" and are being used as automobile service areas for an automobile dealer which is located on Broadway. AT&T is located to the south, across Brooklyn Avenue from the subject property, and is zoned "I-1 RIO-2". Finally, the property located to the north, across 8th Street from the subject property, is zoned "I-1 RIO-2", and is occupied by industrial-oriented uses.

The San Antonio River abuts the subject property on the west and is currently under construction as part of the San Antonio River Improvements Project – Museum Reach. The heavy equipment currently situated on properties in this area is being utilized for this river improvement construction. The subject property also lies within the River North Plan area. Current efforts are being made to embrace this area with pedestrian friendly and mixed use features.



CASE NO: Z2008140

Final Staff Recommendation - Zoning Commission

The "D" Downtown zoning district generally allows many retail, service, residential and mixed uses and has less restrictive development standards compared to other conventional zoning districts: of particular note is the unlimited height provision. As mentioned above, the subject property lies within the "RIO-2" Overlay, which caps the potential height of any structure on the subject site at 120 feet. The applicant is requesting this zoning change so that the existing two-story building on the subject property may be utilized for mixed use: retail on the first floor, residential on the second floor. However, there are other options for the applicant to achieve his desired redevelopment/adaptive reuse project with a different zoning district or use pattern that would be less intense than "D", for example "C-3"; possibly "C-2" depending on the height of the existing building; or "MXD".

The requested zoning district is not appropriate for this location because:

- a. the development standards of the "D" District would allow development that would be inconsistent with the surrounding neighborhood/existing development, and
- b. there are less intense zoning district options available for the applicant to achieve his proposed mixed-use project.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008140

Address: 502-506 Brooklyn; 705, 709, and 723 Avenue B

Existing Zoning: I-1 RIO-2 Requested Zoning: D RIO-2

Registered Neighborhood Association(s):
n/a

Neighborhood/Community/Perimeter Plan:
Downtown Neighborhood Plan

Future Land Use for the site:
Mixed Use

Analysis:

Mixed Use land use provides for a mix of commercial, office and residential uses. The future land use map of the Downtown Neighborhood Plan designates the subject property as the "North River Neighborhood" and is labeled as district "A." This district promotes low and mid-rise mixed use / arts along the San Antonio River with active and passive recreational spaces. Low to mid-rise are defined as between 3-5 stories and 40-50 units per acre.

The requested Downtown zoning district has no height limitations and no maximum density. The RIO-2 Overlay district which includes the subject property allows 10 stories with additional restrictions as necessary to meet the Solar Access standards.

Although the Downtown zoning is encouraged in the City's Business District, which includes the subject property, the Downtown Neighborhood Plan divides the area into thirteen (13) districts with specific standards. Although the proposed zoning is consistent with the "Mixed Use" future land use category, it is not in keeping with the specific recommendations of the North River Neighborhood district within the Downtown Neighborhood Plan regarding development intensity.

The Downtown Neighborhood Plan was adopted in 1999. In 2007, an update to the River North portion of the plan was begun (which encompasses districts A, B, C, and R of the 1999 Plan). The objective of the "River North" plan is to spur revitalization of this area. Little revitalization has occurred in the River North portion since adoption of the Plan in 1999. The River North update has revisited the plan and is working with the public to create a new, implementable vision, for property owners in the area and the City as a whole.

- Request conforms to Land Use Plan Request does not conform to Land Use Plan
 Consistency not required because base zoning not changing

Staff Recommendation:

- Approval Recommends Denial
 Alternative Recommendation:

Reviewer: Rebecca Paskos

Title: Senior Planner

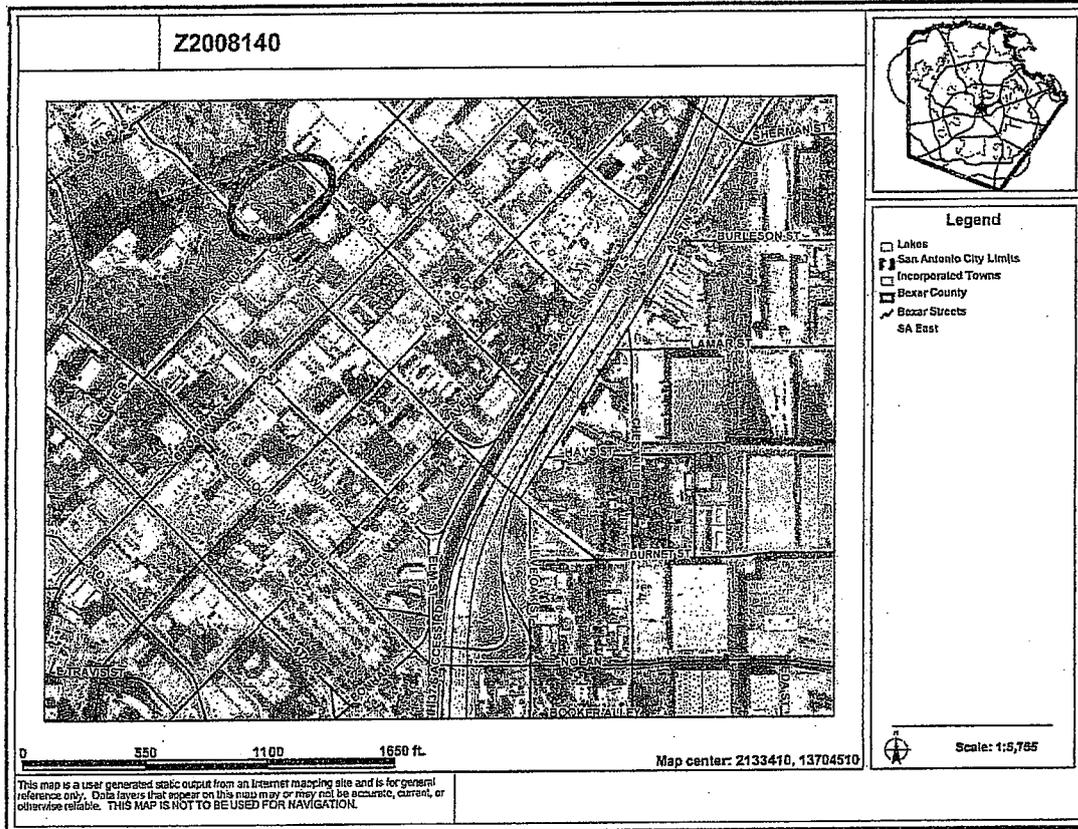
Date: 04/23/2008

Manager Review: Nina Nixon-Mendez

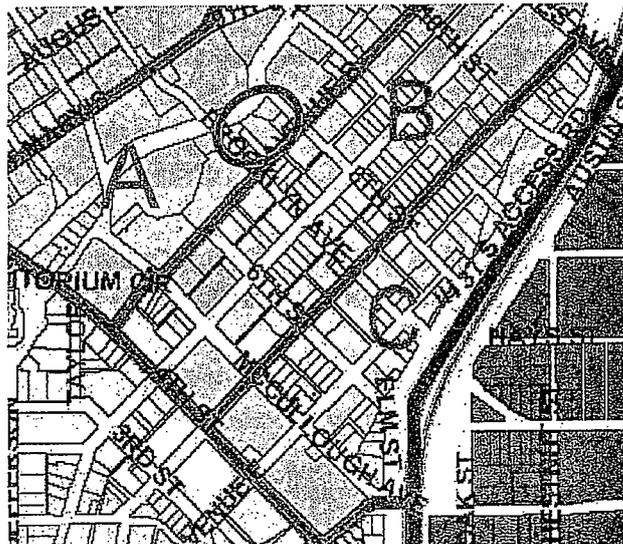
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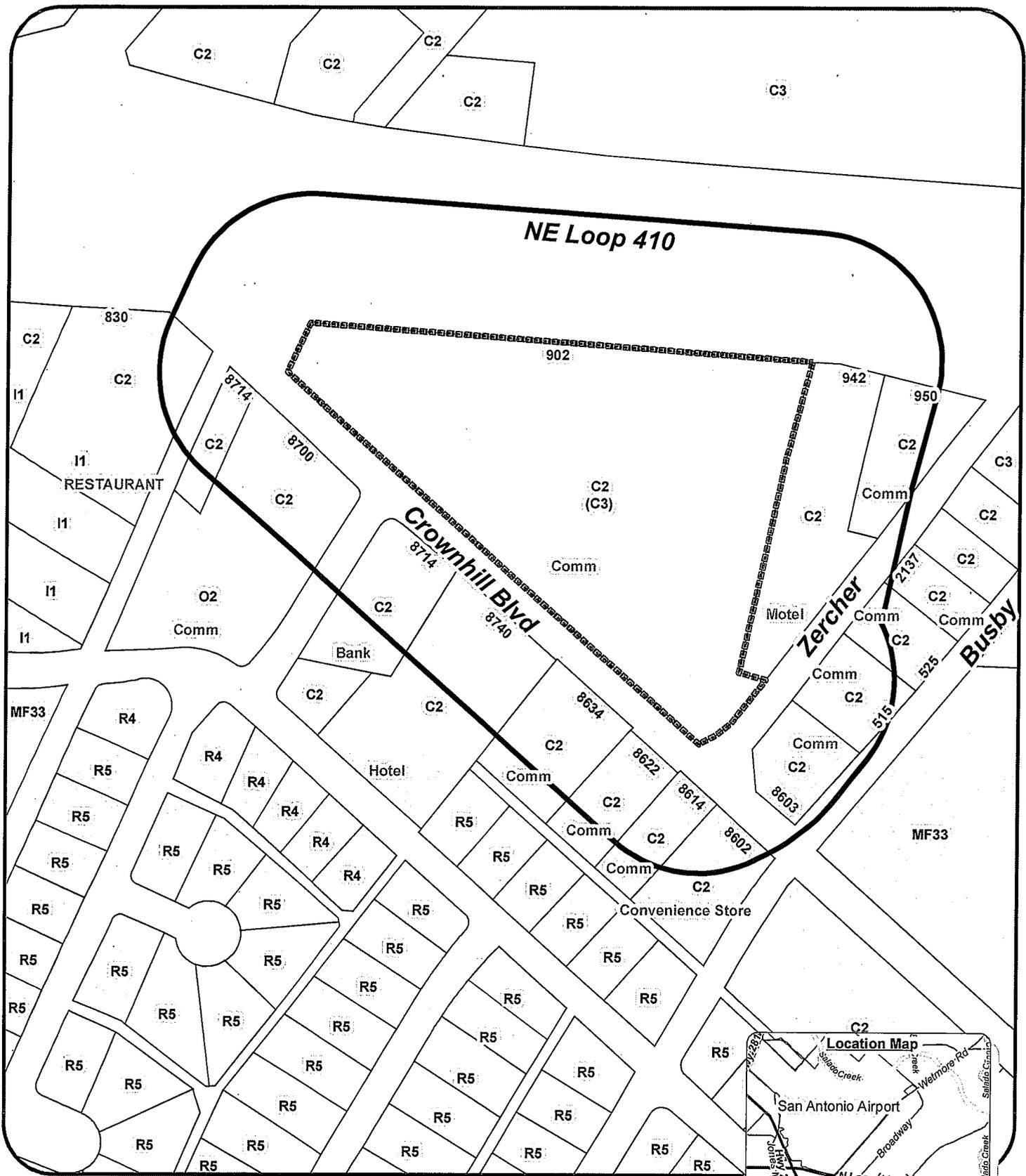
Neighborhood and Urban Design Division Zoning Case Review

Aerial



Land Use Plan





Zoning Case Notification Plan

Case Z-2008-146

Council District 9
 Scale: 1" approx. = 200'
 Subject Property Legal Description(s): Lot 4 - NCB 11893 - Block 001

Legend

- Subject Property (6.45 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 4/10/2008)

CASE NO: Z2008146

Final Staff Recommendation - Zoning Commission

community balance. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008146

Address: 902 East Loop 410, San Antonio, Texas, 78209

Existing Zoning: C-2, Commercial

Requested Zoning: C-3, General Commercial

Registered Neighborhood Association:
Oak Park/Northwood Neighborhood Association

Neighborhood/Community/Perimeter Plan:
Northeast Inner Loop Neighborhood Plan

Future Land Use for the site:

Intense Commercial which includes "big box" retailers, auto repair shops, car sales lots, uses with outdoor storage, mini-storage units, large commercial landscape companies, and multi-story office buildings. Intense commercial areas are located along Loop 410 and at the major intersection of Austin Highway and Harry Wurzbach. If this use abuts a residential category appropriate buffering is required.

Other Comments:

The applicant is seeking a C-3 General Commercial district zoning designation to reconstruct the proposed site. It will include two restaurants, a bank, a retail store, and a hotel. C-3 General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, or C-2 zoning districts. C-3 General Commercial uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. These districts prohibit any outdoor storage.

The proposed site is located at 902 East Loop 410. All properties adjacent and abutting the site are commercial. In addition, the site lies within a solely zoned C-2 commercial district.

The future land use is intense commercial as described above. The C-3 Commercial District designation is consistent with intense commercial. According to the Northeast Inner Loop Neighborhood Plan, commercial areas are generally located on primary arterials and expressways (p 31). As stated in the Plan, Intense Commercial areas are located along Loop 410 and at the major intersection of Austin Highway and Harry Wurzbach (p 31) and if this use abuts a residential category appropriate buffering is required (p 30).

Staff recommends approval of this proposal. Recommendation is based on the following factors. The C-3 designation aligns appropriately with the development. Considering the site is both adjacent to an expressway and a commercial project within a commercially zoned district, the project is conducive to the area and location. Subsequently the project will generate more intensive commercial uses than those located within a C-2 zoned district.

Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Staff Recommendation:

Approval

Denial

Alternate Recommendation

Reviewer: Loretta N. Olson

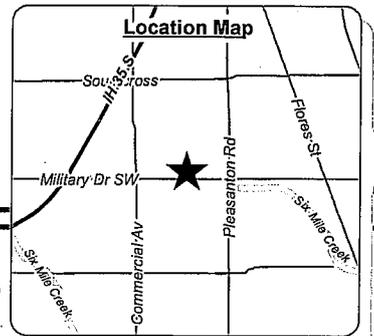
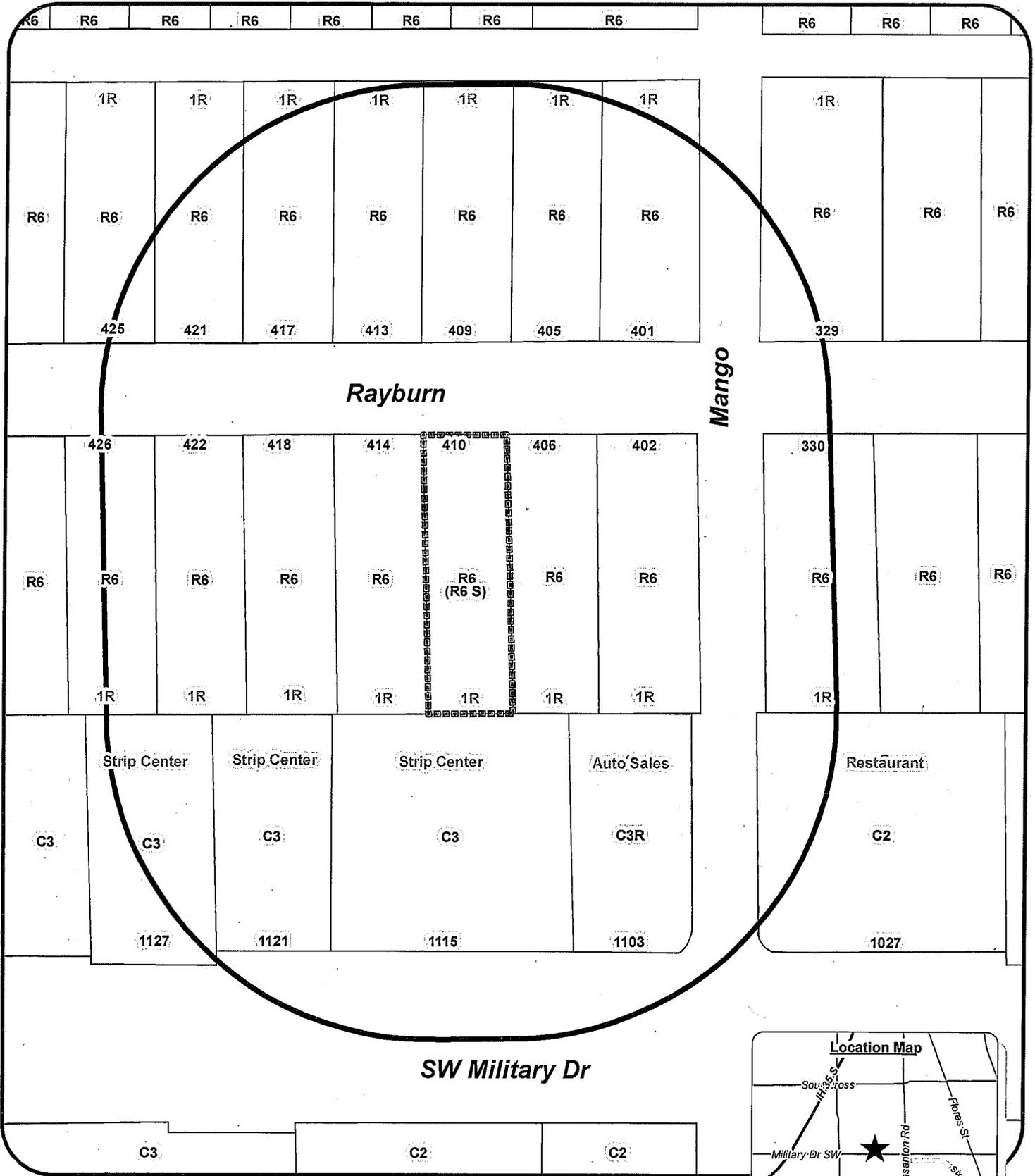
Title: Senior Planner

Date: 04/23/2008

Manager Review: Nina Nixon-Mendez

Date: 04/23/2008

12/30/04



Zoning Case Notification Plan

Case Z-2008-142

Council District 3

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 7 - NCB 8586 - Block 000

Legend

- Subject Property (0.2134 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
4/16/2008)

CASE NO: Z2008142 S

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Council District: 3

Ferguson Map: 650 C7

Applicant Name:

Owner Name:

Julia P. Castaneda and Fernando Islas

Julia P. Castaneda and Fernando Islas

Zoning Request: From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a Specific Use Authorization for Licensed Child Care.

Property Location: Lot 7, NCB 8586

410 Rayburn Drive

South side of Rayburn Drive, between Mango and Garnett Avenue

Proposal: To allow a child care facility

Neigh. Assoc. None

Neigh. Plan South Central San Antonio Community Plan

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

Staff Recommendation:

A finding of consistency is not required because the base zoning district is not changing.

The South Central San Antonio Community Plan calls for a future land use designation of Low Density Residential for the subject property.

Approval, with conditions.

The subject property, located on the south side of Rayburn Drive between Mango and Garnett Avenue, consists of approximately 0.2134 acres. The existing structure, measuring approximately 796 square feet, was built in 1948. The structure is currently used as a single-family residence. This property was annexed in 1944, per Ordinance 1391. The property was zoned "R-1" Single Family Residence District; then converted to "R-6" Residential Single-Family District following the adoption of the Unified Development Code in 2002. Properties to the north, east and west are zoned "R-6". Properties to the south, along Southwest Military Drive are zoned "C-2" Commercial District and "C-3" General Commercial District. Surrounding land uses include single-family homes to the north, east and west; with commercial development to the south, including retail strip-centers, auto sales, restaurants and a church.

The applicant requests "R-6 S" Residential Single-Family with a Specific Use Authorization for Licensed Child Care. The UDC places the following requirements on the proposed type of child care facility:

Sec. 35-375. Day Care Facilities.

- (a) License and Registration. All group day care homes, nursery schools, and day care centers shall have a current license issued by the Texas Department of Human Resources.
- (b) Standards Within Residential Districts. Day care facilities shall comply with the following conditions within residential zoning districts:
 - (1) Outdoor play space shall not be permitted within the front yard area.
 - (2) No signs shall be permitted except for a name plate not exceeding one (1) square foot in size and



CASE NO: Z2008142 S

Final Staff Recommendation - Zoning Commission

attached flat to the main structure.

(c) Outdoor Play Areas. The outdoor play space for day care centers, group day care homes, and nurseries which abut or are located within a residential zoning district shall be enclosed by a six-foot solid (opaque) fence.

(d) Required Residency. The provision of day care in a single-family home which may be permitted by a specific use authorization shall require that the owner of the property in question occupy as their primary residence the home providing said day care services.

The City's Major Thoroughfare Plan identifies Rayburn Drive, Mango and Garnett Avenue as local streets. However, the subject property abuts properties along Southwest Military Drive, a Primary Arterial "Type A" street. Staff finds the zoning request to be appropriate given its close proximity to both residential and commercial development. Although this rezoning would constitute commercial encroachment into a residential area, the subject property lies at the edge of the residential neighborhood and would continue to function as a residence. Patrons of the child care facility would not need to travel deep into the neighborhood because the property is located only one-half block from the major arterial. The child care facility could also serve the residents of the neighborhood within which it is located.

In addition to the requirements listed above, staff recommends the following conditions:

1. Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday; closed Saturday and Sunday.
2. An unobstructed, circular driveway shall be constructed for the drop-off and pick-up of children.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008142

Address: 410 Rayburn Drive

Existing Zoning: R-6

Requested Zoning: R-6 S (Child Care Facility)

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: South Central San Antonio Community Plan

Future Land Use for the site: Low-Density Residential

Other Comments:

A finding of consistency is not required because the zoning request does not include a change to the base zoning district.

Analysis:

The subject property is a single-family structure designated as Low Density Residential on the future land use plan. The South Central San Antonio Community Plan defines low density residential as being composed of single-family houses on individual lots with accessory dwelling units allowed. It also states that low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools. Low Density Residential uses should be oriented toward the center of the neighborhoods and away from traffic arterials.

The subject property is located within an intact residential neighborhood bordered by residential land uses to the east, west, and north. Immediately to the south of property, the designated land use is Regional Commercial in the Future Land Use Plan. The proposed daycare may promote and reinforce neighborhood cohesion by providing a service that helps families avoid traveling outside their neighborhood for childcare services. The conditions cited below will help mitigate any adverse impacts to the surrounding residential community. Approval is recommended with the conditions stated below.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Staff Recommendation:

Approval

Denial

Alternate Recommendation: Approval with the following conditions: no more than twelve children on site, three employee designated parking spaces located behind the primary dwelling unit, and provide an unobstructed circular drive for drop-off and pick-up.

Reviewer: Tyler Sorrells

Title: Planner

Date: 05/09/2008

Manager Review: Nina Nixon-Mendez

Date: 05/09/2008

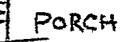
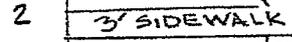
P.L. 55.35' P.L.

LOT 7
NCB 8586

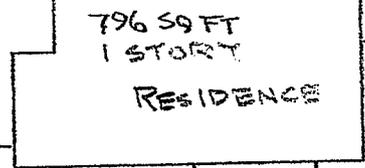
- 1) EXISTING DRIVEWAY
504 SQ. FT.
- 2) PROPOSED DRIVEWAY
210 SQ FT
- 3) EXISTING SIDEWALK
150 SQ FT



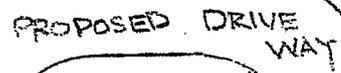
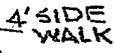
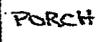
169.66'



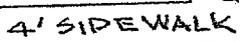
EMPLOYEE PARKING
3 SPACES



5'



55.03'

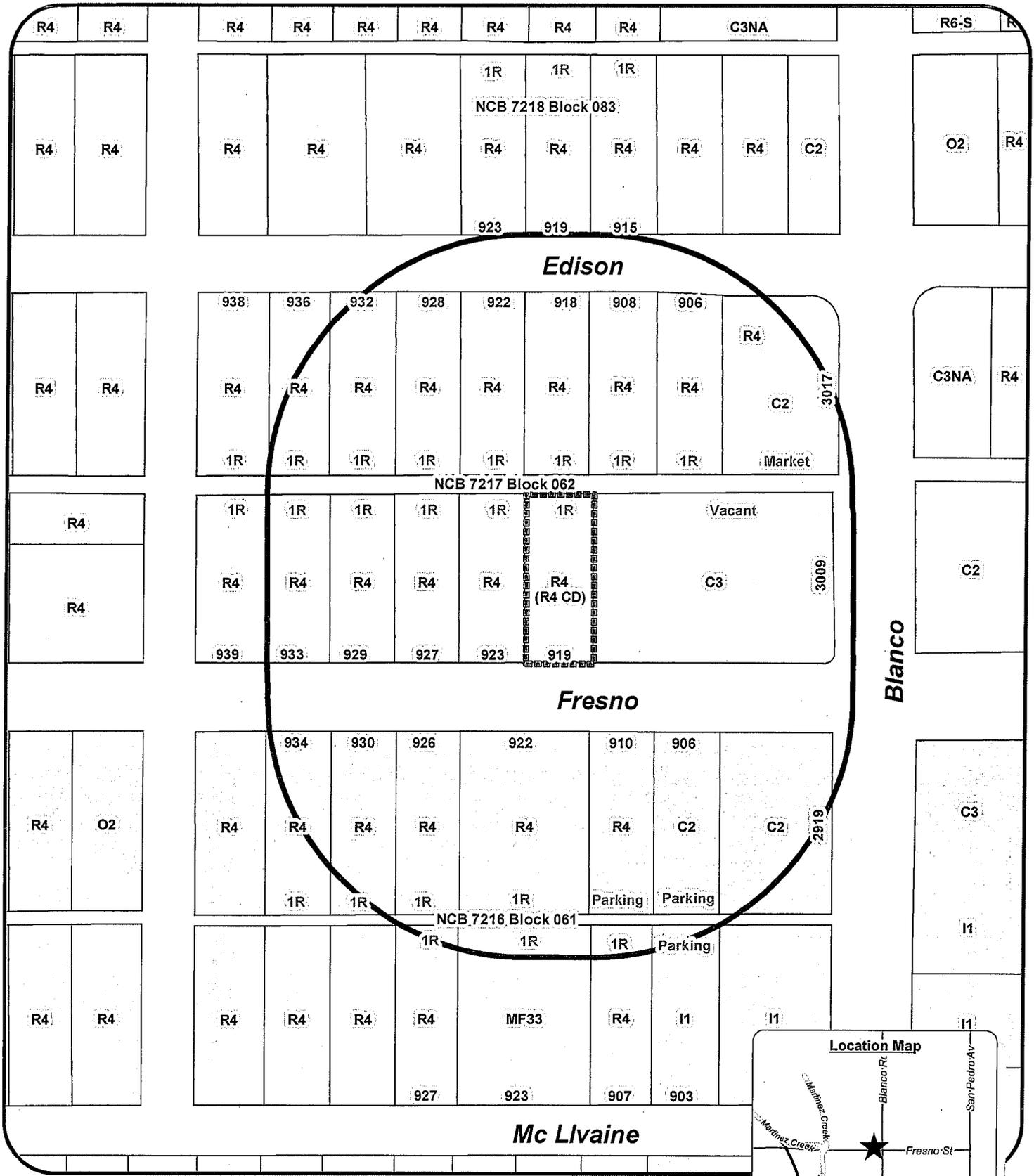


169.66'

32'

SCALE
1" = 20'

RAYBURN DRIVE
50' ROW



Zoning Case Notification Plan

Case Z-2008-151

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

Subject Property Legal Description(s): Lot N 132.50Ft of 15
 Block 062 NCB 7217

Legend

- Subject Property (0.15 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (5/8/2008)

CASE NO: Z2008151 CD

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Council District: 1

Ferguson Map: 582 C6

Applicant Name:

Owner Name:

V & E Management Corp.

Rosa M Porter c/s Leticia T Leon

Zoning Request: From "R-4" Residential Single-Family District to "R-4 CD" (CD-Non-Commercial Parking Lot) Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot.

Property Location: Lot 15, Block 62, NCB 7217

919 Fresno

West of the intersection of Fresno and Blanco Road

Proposal: To allow a parking lot

Neigh. Assoc. Northwest Los Angeles Heights Neighborhood Association

Neigh. Plan Greater Dellview Area Community 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 zoning district is being requested. The Greater Dellview Community Plan designates the subject property as low-density residential.

Approval, with conditions

The subject property is occupied by a vacant residential dwelling with frontage on Fresno (a Secondary Arterial "Type B" street). The property is adjacent to R-4 zoning to the north, south and west and C-3 zoning to the east. The surrounding land uses consist of single-family dwellings to the north, south and west as well as vacant land to the east.

The applicant is requesting a rezoning to allow a non-commercial parking lot that would provide additional parking for employees of a food service establishment, which is currently under construction and will be located at 3009 Blanco Road. Staff finds the zoning request to be appropriate given the subject property's location near a major arterial and the prevalence of commercial zoning to the east. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties and specifically the residential property located next door at 923 Fresno. The R-4 (CD-Non-Commercial Parking Lot) would limit the scope of the use allowed and restrict future occupancy should the use cease for 12 consecutive months. Additionally, the proposed zoning district and use of the property are consistent with the current development pattern along this portion of Fresno Road as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they have existing commercial and office zoning districts.

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

1. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions;

CASE NO: Z2008151 CD

Final Staff Recommendation - Zoning Commission

2. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
3. A 10 foot "Type A" landscape buffer shall be provided along the west property line of the subject property; and
4. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008151

Property Address: 919 Fresno

Existing Zoning: R-4

Requested Zoning: R-4 (CD non-commercial parking lot)

Registered Neighborhood Association(s): Northwest Los Angeles Heights

Neighborhood/Community/Perimeter Plan: Greater Dellview

Future Land Use for the site: Low-Density Residential

Other Comments:

The future land use designation for the subject property is Low-Density Residential. Low-Density Residential uses include single-family houses on individual lots with or without attached or detached accessory dwelling units, such as granny flats, garage apartments. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential activities such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy access.

Analysis:

The subject property is on the edge of a single-family residential neighborhood with R-4 zoning and next to a parcel with C-3 zoning and a Neighborhood Commercial land use. The introduction of a parking lot on this property is appropriate because it will provide a buffer from the high intensity commercial uses found on Blanco. As the base zoning is not changing, therefore a consistency review is not required.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Base zoning not changing; consistency determination not required

Staff Recommendation:

Approval

Denial

Alternate Recommendation: Approval with the following conditions: provide a ten foot buffer from neighboring property, parking lot will be gated and secured after business hours, parking lot lighting will be directed away from neighboring property with a 90 degree cut off fixture and if garbage dumpster is to be located on site that it be an enclosed container.

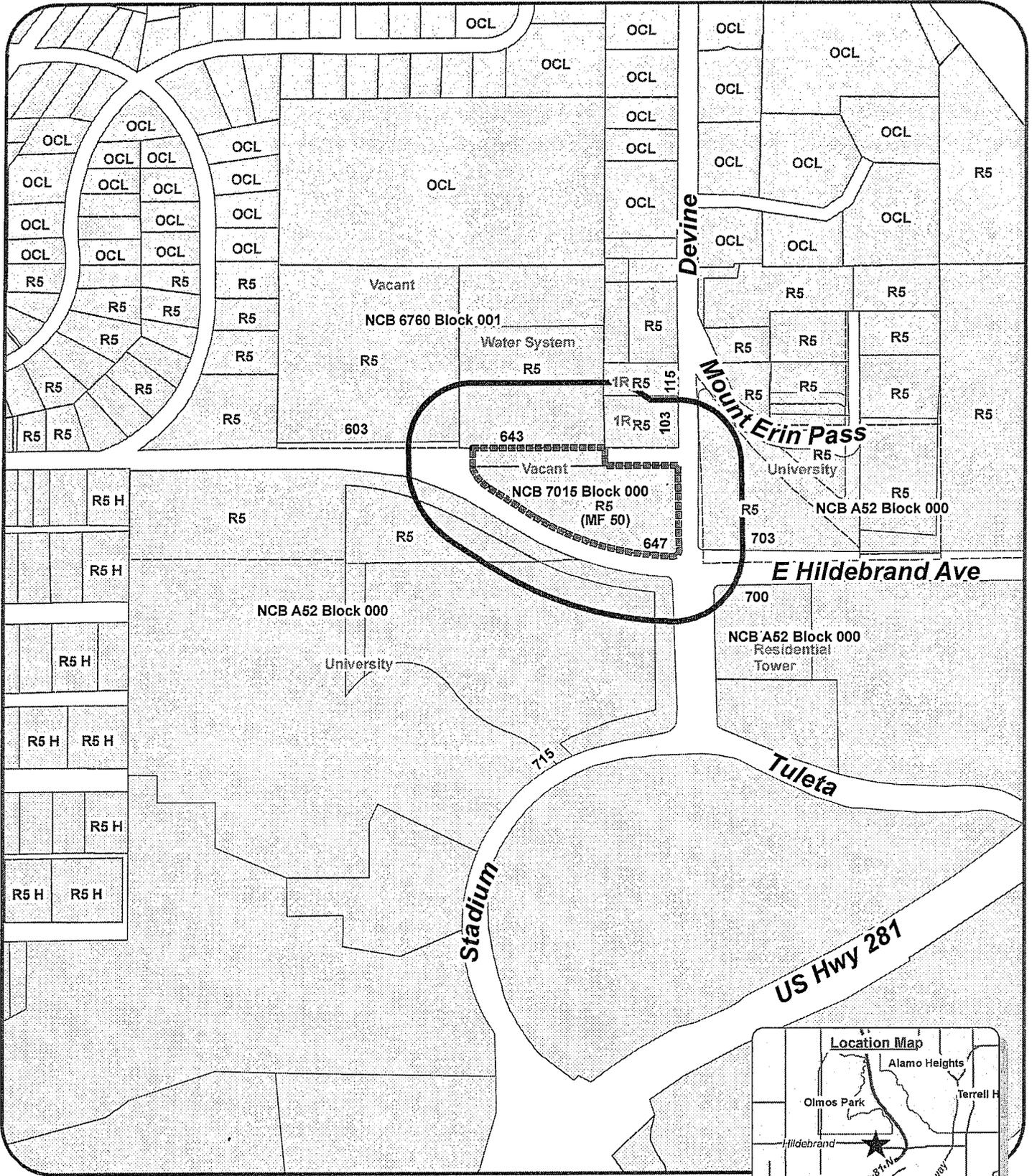
Reviewer: Lauren Edlund

Title: Planner

Date: 5/9/2008

Manager Review: Nina Nixon-Mendez

Date: 5/9/2008



Zoning Case Notification Plan

Case Z-2008-158

Council District 9

Scale: 1" approx. = 250'

Subject Property Legal Description(s): 3.223 Acres out of NCB 7015

Legend

- Subject Property (3.223 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(5/6/2008)

CASE NO: Z2008158

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Council District: 9

Ferguson Map: 583 A7

Applicant Name:

Owner Name:

Kaufman & Associates, Inc.

Koontz/McCombs 1, Ltd.

Zoning Request: From "R-5" Residential Single-Family District to "MF-50" Multi-Family District.

Property Location: 3.223 Acres Out of NCB 7015

647 East Hildebrand Avenue

Northwest corner of East Hildebrand Avenue and Devine Road intersection

Proposal: To allow for a condominium project

Neigh. Assoc. None

Neigh. Plan North Central Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent

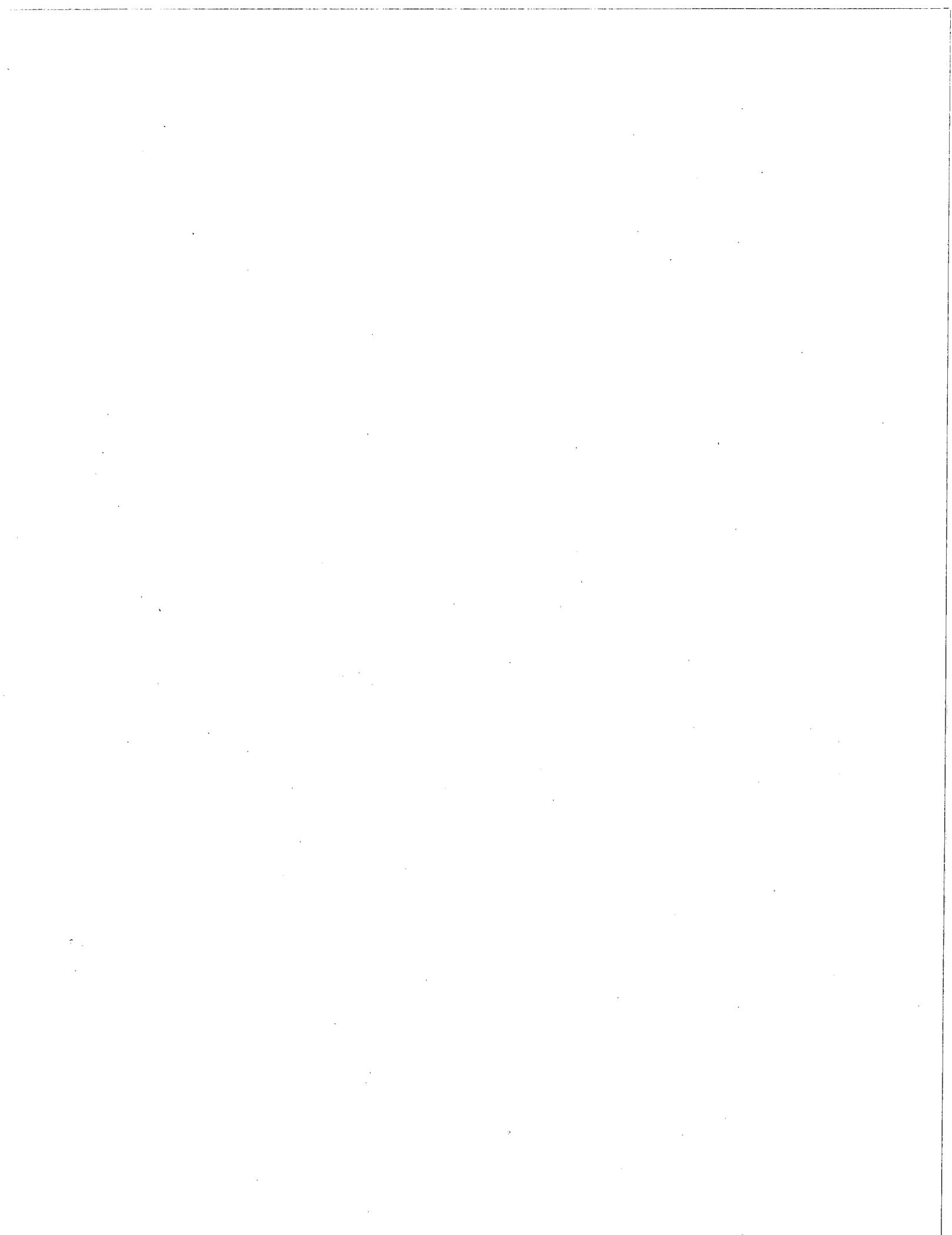
Request does not conform to North Central Neighborhoods Community Plan. Future land use for this site is Public Institutional.

Approval contingent on Plan Amendment

The subject property is undeveloped and totals approximately 3.223 acres. This property is situated on the northwest corner of East Hildebrand Avenue and Devine Road intersection. The subject property is currently zoned "R-5" Residential Single-Family District. This area was annexed in 1938. The zoning on this property converted from "A" to "R-5" following the adoption of the current zoning districts in 2002. The northern portion of the subject property was previously owned by the San Antonio Independent School District and is currently being used as a Right-Of-Way (Thelma Drive), a short-cut between East Hildebrand Avenue and Devine Road.

There are various uses around the subject property. The lot immediately north of the subject property is zoned "R-5" and is occupied by a San Antonio Water Systems facility. There is also a single-family residential dwelling with "R-5" zoning to the north of the subject property along Devine Road. The lot to the east of the subject property is also zoned "R-5" and is occupied by the University of the Incarnate Word School of Pharmacy. The southeast corner of the intersection of East Hildebrand and Devine Road (this portion of Devine Road is also known as Stadium Drive) is zoned "O-2" and occupied by a high-rise condominium. The property to the south, across from East Hildebrand Avenue, is zoned "R-5" and occupied by the Trinity University main campus. Consequently, there are single-family uses to the north and west of the subject property. Two private higher education institutions as well as a municipal stadium are located to the south and east of the property. A high-rise condominium is also located to the southeast. Community oriented commercial uses can be found to the west along East Hildebrand Avenue and McCullough Avenue. Highway 281, an expressway, is also located fairly close to the east of the subject property.

Low density single family residential zoning and uses are not appropriate for this centrally located lot. The



CASE NO: Z2008158

Final Staff Recommendation - Zoning Commission

subject property's easy access to major thoroughfares, institutional and commercial uses, as well as the existence of a similar structure in the immediate area makes this request acceptable. High density residential is an appropriate use for this undeveloped lot as an infill project.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008158

Address: 647 E. Hildebrand Ave.

Existing Zoning: R-5

Requested Zoning: MF-50

Registered Neighborhood Association(s): NA

Neighborhood/Community/Perimeter Plan: North Central Neighborhoods Community Plan

Future Land Use for the site: Public Institutional

Analysis:

The subject property is approximately 3.223 acres of vacant land; the subject property fronts E. Hildebrand Ave. and is in between Devine Rd. and Thelma Dr. The applicant is seeking a zoning change from R-5 to MF-50 in order to build a high rise condominium project.

The North Central Neighborhoods Community Plan designates the future land use as Public Institutional. While the North Central Neighborhoods Community Plan designates the future land use as Public Institutional, this particular parcel will sustain a high rise condominium project. Objective 5.1 states, "Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots."

This parcel is located on a major arterial road and the construction of this project will not adversely affect the traffic flow in this area. The project appears to provide sufficient buffering between public institutional and residential.

Other Comments:

Change to MF-50 will require a plan amendment to High Density Residential. Staff will support a zoning change to MF-50, contingent on a plan amendment to High Density Residential.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Staff Recommendation:

Approval Pending Plan Amendment

Denial

Alternate Recommendation:

Reviewer: Sidra Maldonado

Title: Planner

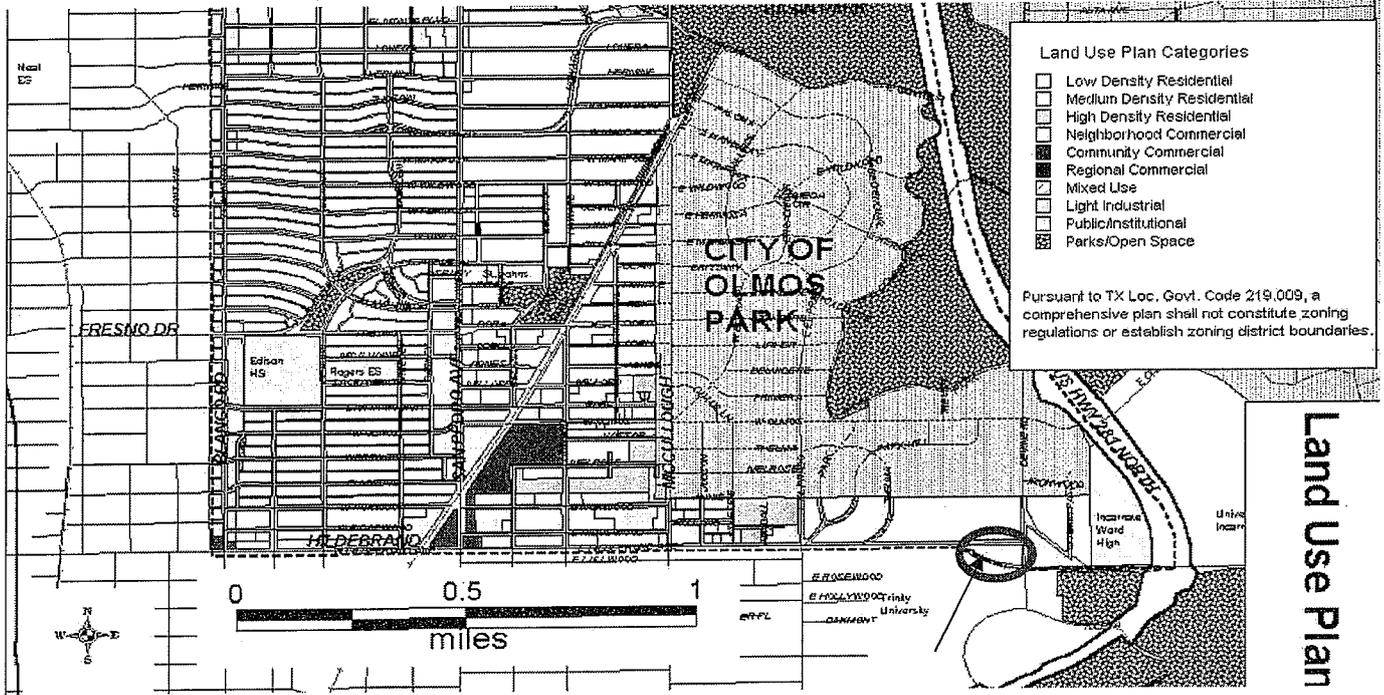
Date: May 9, 2008

Manager Review: Nina Nixon-Mendez

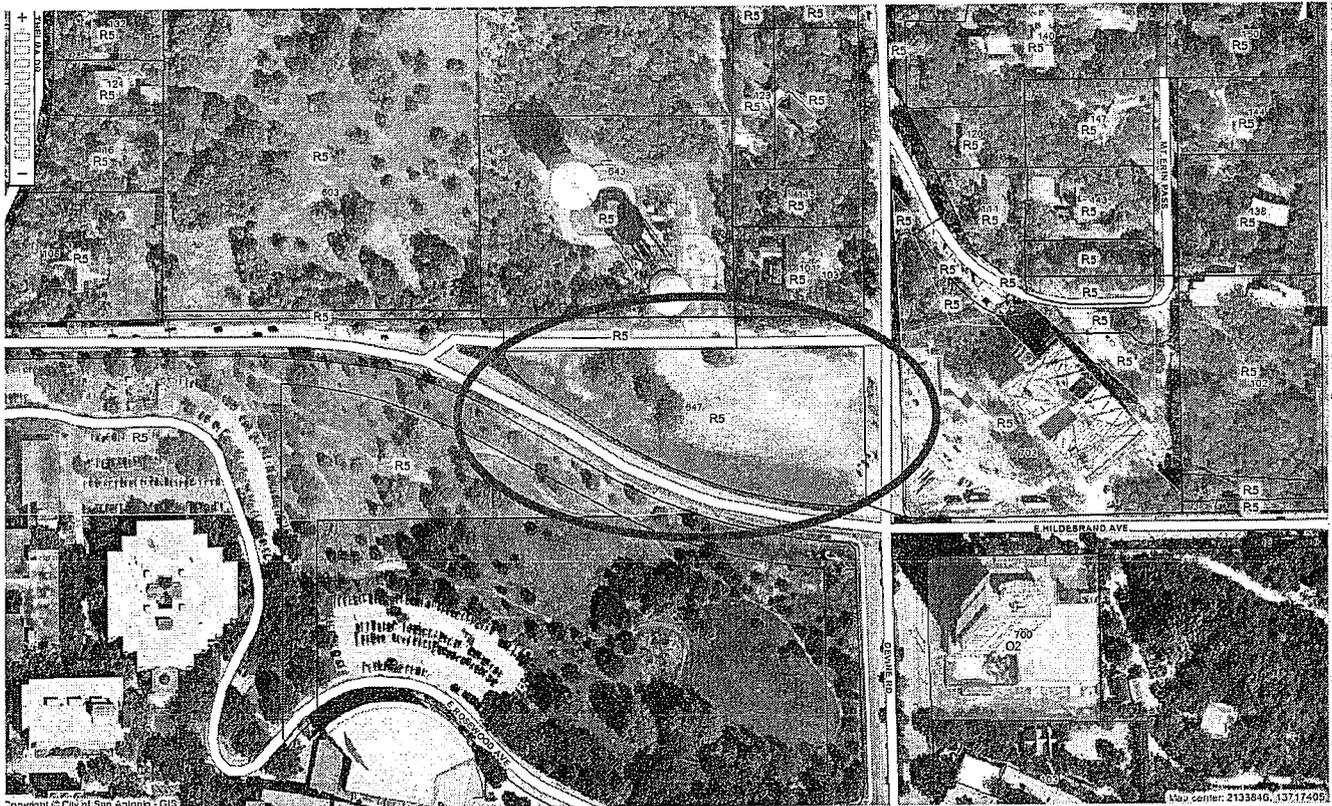
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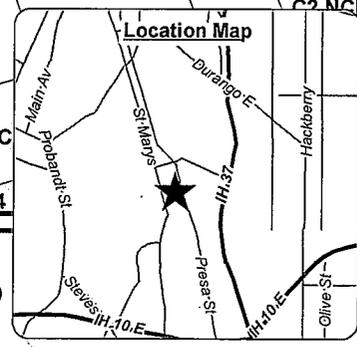
Neighborhood and Urban Design Division Zoning Case Review

647 E. Hildebrand Ave.



647 E. Hildebrand Ave.





Zoning Case Notification Plan

Case Z2008159

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 19
Block S PT 15 NCB 3078

Legend

- Subject Property (0.1722 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
5/2/2008

CASE NO: Z2008159 CD

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Council District: 1

Ferguson Map: 616 F8

Applicant Name:
Klingmann/Scruggs, LLC

Owner Name:
Klingmann/Scruggs, LLC

Zoning Request: From "RM-4 NCD-1" Residential Mixed, South Presa/ South St. Mary's Streets Neighborhood Conservation District to "RM-4 NCD-1" (CD-Multi-Family Dwellings) Residential Mixed, South Presa/ South St. Mary's Streets Neighborhood Conservation District with a Conditional Use for Multi-Family Dwellings not exceeding 11 units per acre or a total of two units.

Property Location: Lot 19, NCB 3078

112 Biering Avenue

On the south side of Biering Avenue, approximately 250 feet west of the Biering Avenue and South Presa Street Intersection

Proposal: To allow for a Duplex

Neigh. Assoc. Lavaca Neighborhood Association

Neigh. Plan Lavaca Neighborhood Plan

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

Staff Recommendation:

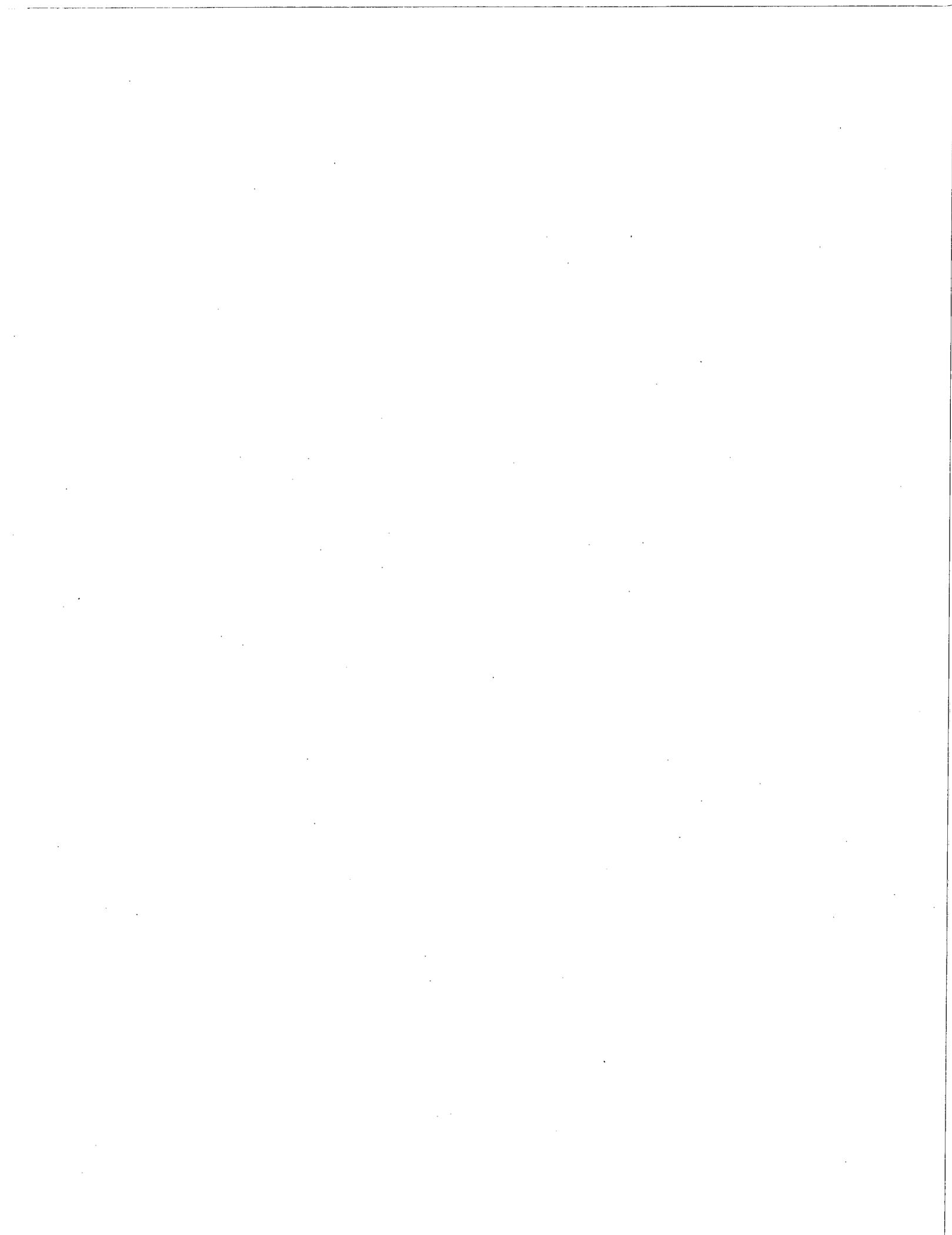
A finding of consistency is not required because there is no change to the base zone. The Lavaca Neighborhood Plan calls for Low Density Residential land use for the subject property.

Approval

The subject property is within the original city limits, totals approximately .1722 acres and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing RM-4 zoning converted from the previous R-2 zoning. The South Presa/ South St. Mary's Streets Neighborhood Conservation District overlay was added by the City Council on November 14, 2002 (Ord. 96732.)

Property to the north across Biering Avenue and to the west of the subject property is "RM-4 NCD-1" Residential Mixed, South Presa/ South St. Mary's Streets Neighborhood Conservation District. Property to the east is zoned "C-3NA NCD-1" General Commercial, Nonalcoholic Sales, South Presa/ South St. Mary's Streets Neighborhood Conservation District and "RM-4 NCD-1" Residential Mixed, South Presa/ South St. Mary's Streets Neighborhood Conservation District. Property to the south is zoned "C-2 NCD-1" Commercial, South Presa/ South St. Mary's Streets Neighborhood Conservation District. Land uses immediately adjacent to the proposed development consist of single-family homes to the north across Biering Avenue and to the west of the subject property. There is a small retail center to the east of the subject property and a convenience store to the south.

The applicant has applied for RM-4 (CD Multi-Family Dwelling) in order to allow for a 3,000 square foot duplex on a 7,500 square foot lot. The RM-4 classification requires a lot size of 7,920 square feet in order to allow for a duplex outright. While most of the properties in the immediate area have single-family zoning, there are several multi-family uses in the immediate vicinity. There are existing duplexes at 134 Lotus and 115 Jacobs,



CASE NO: Z2008159 CD

Final Staff Recommendation - Zoning Commission

as well as multi-family dwellings at 1602 S. St. Mary's, and 103 Lotus. Seeing as there is an existing mix of residential uses in the general area, a conditional use for multi-family dwellings would be compatible with the surrounding neighborhood. Staff believes that the proposed two dwelling units would be an appropriate use for the subject property.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008159

Address: 112 Biering Avenue

Existing Zoning: RM-4

Requested Zoning: RM-4 with a conditional use for duplex

Registered Neighborhood Association(s): Lavaca Neighborhood Association

Neighborhood/Community/Perimeter Plan: Lavaca Neighborhood Plan

Future Land Use for the site: Low-Density Residential

Other Comments:

A finding of consistency is not required because the zoning request does not include a change to the base zoning district.

Analysis:

The subject property is a single-family structure designated as Low Density Residential on the future land use plan. The Lavaca Neighborhood Plan defines the Low Density Residential category as uses including single-family houses. The definition of this category also includes duplexes. The applicant is proposing a 3,000 square foot live-work duplex on a 7,500 square foot lot. The subject property also falls within the South Presa Street / South Saint Mary's Street Neighborhood Conservation District (NCD - 1). The properties to the east and northeast and south of the subject property are used commercially with the remaining properties in use as residential lots.

Action Step 1.1.5 encourages reinvestment on the existing commercial corridors (S. Presa St., and S. St. Mary's St.) in the planning area. This action step states that small, neighborhood scaled destination commercial development or mixed uses such as live/work units are highly desired. Desired services include book stores, barber shops, and pharmacies. The property is approximately 180 feet from the corner of Biering Ave. and S. Presa St. Proposed small scale, neighborhood-oriented commercial would provide a service to the residents in the surrounding community and would also be compatible with the commercial uses directly adjacent to the north, south, and east.

The proposed duplex would also serve several action steps contained in Goal 2: Housing. Action Step 2.1.2 Encourages compatible infill housing on vacant parcels throughout the neighborhood. This action step requires compatible housing that will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt property. As a residential building style allowed by the land use classification, a duplex would not be incompatible with the surrounding residential properties and would result in a structure more compatible with neighboring properties in the result that it was no longer used for commercial purposes.

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

Consistency not required because base zoning not changing

Staff Recommendation:

Approval Denial

Alternate Recommendation: Approval with full compliance with NCD-1 design standards.

Reviewer: Tyler Sorrells

Title: Planner

Date: 05/09/2008

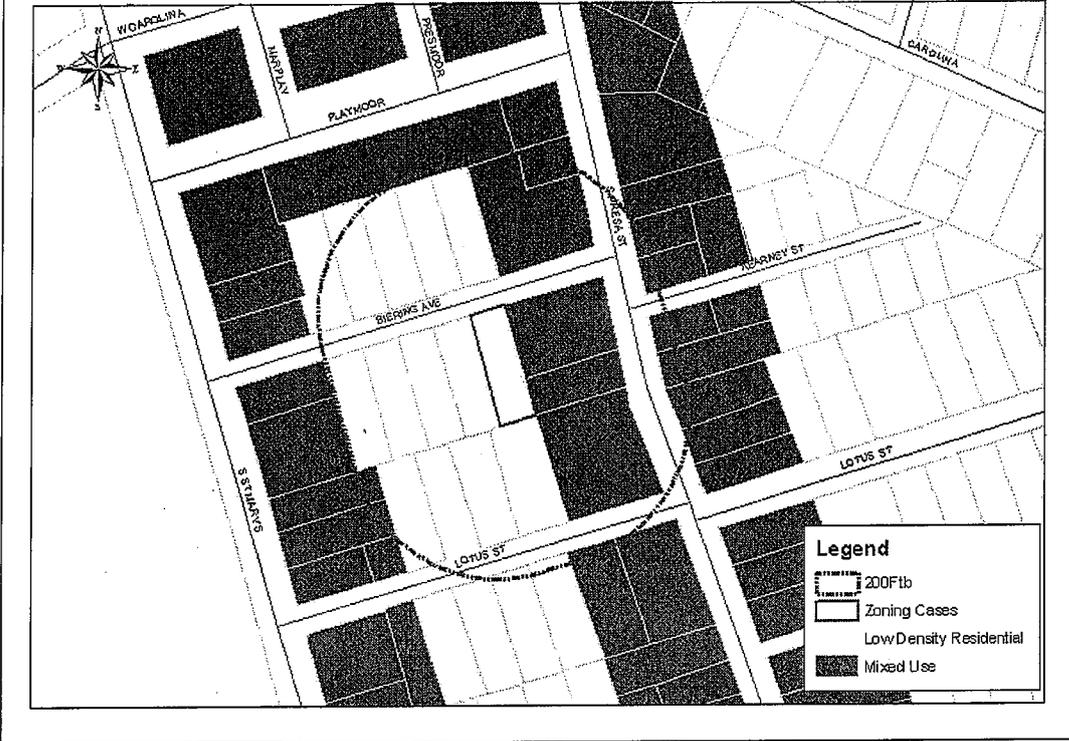
Manager Review: Nina Nixon-Mendez

Date: 05/09/2008

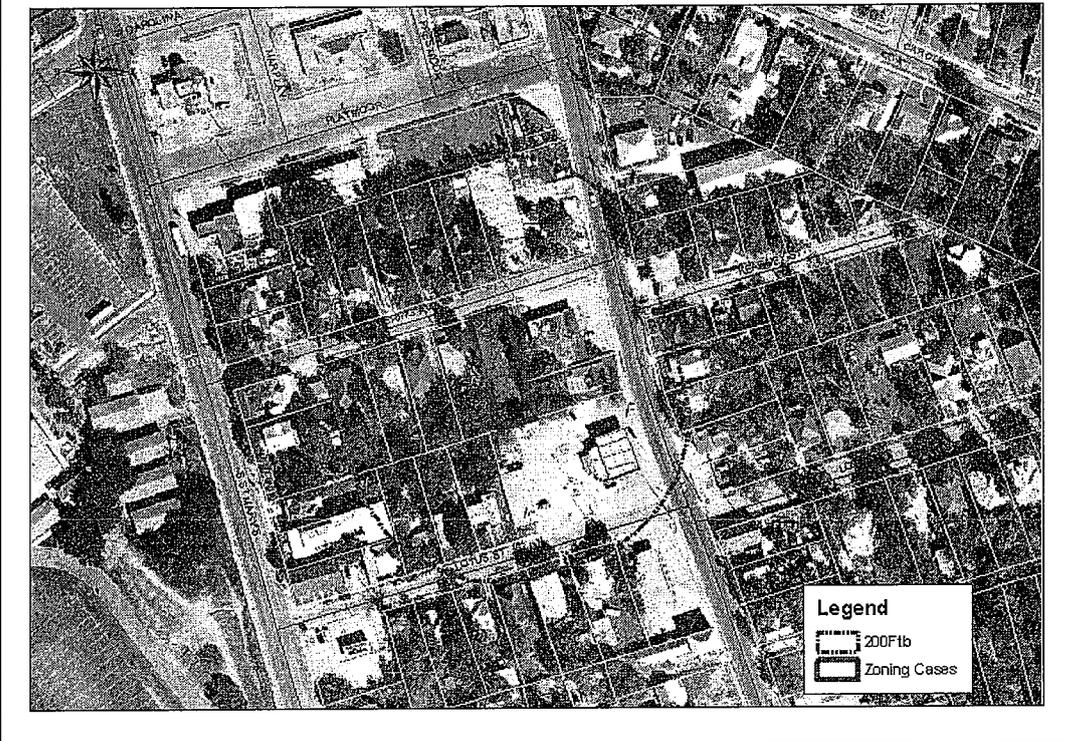
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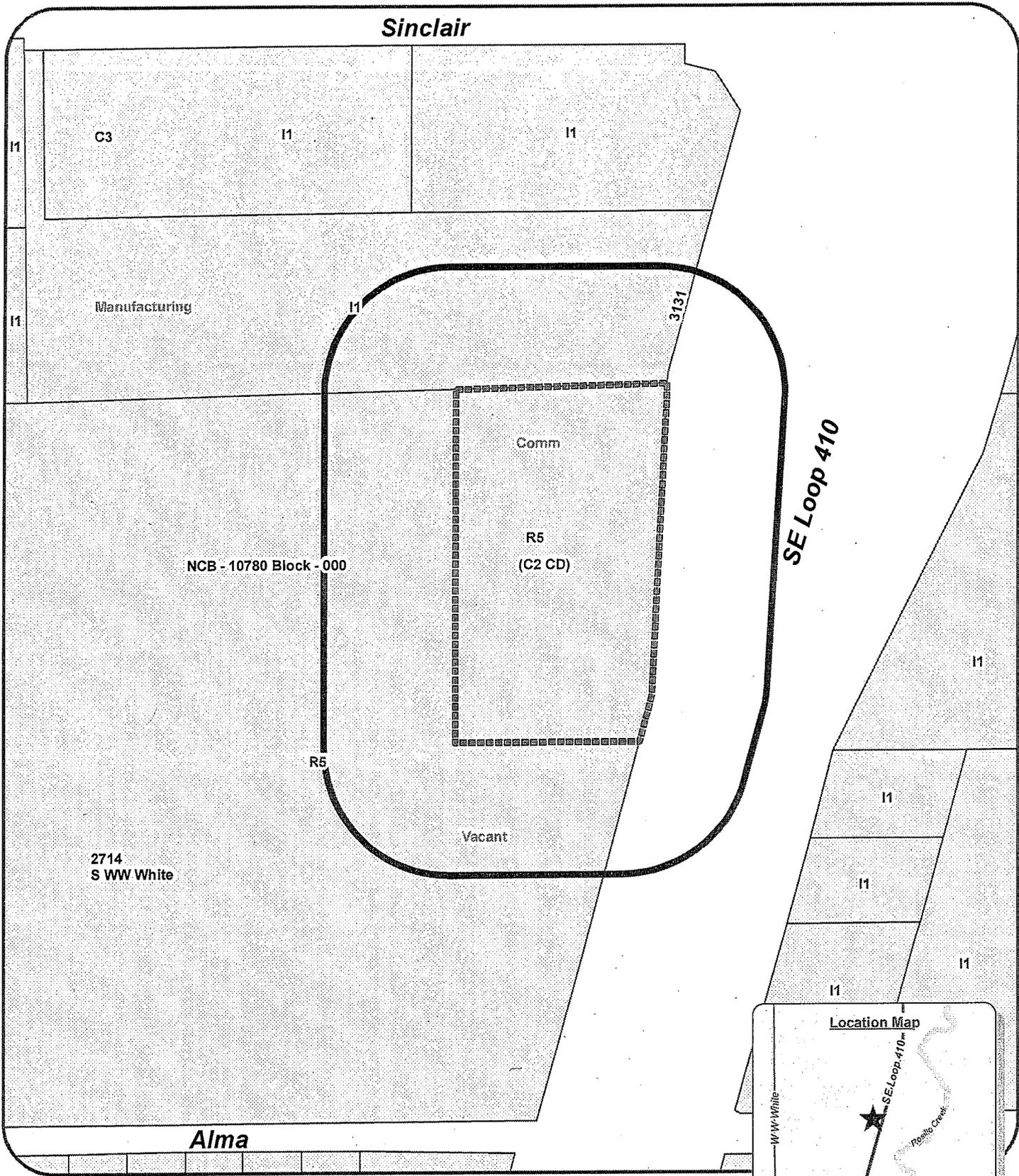
Neighborhood and Urban Design Division Zoning Case Review

Z2008159: Land Use

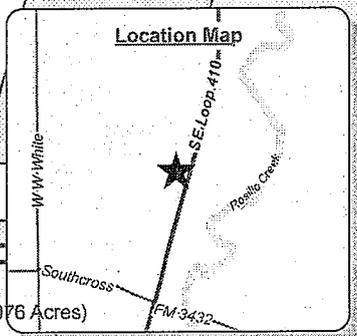


Z2008159: Aerial





SE Loop 410



Zoning Case Notification Plan
Case Z-2008-128

Council District 2
 Scale: 1" approx. = 120'
 Subject Property Legal Description(s): NCB 10780

- Legend**
- Subject Property (4.076 Acres) [Dashed Line]
 - 200' Notification Buffer [Thick Solid Line]
 - Current Zoning R6 [Thin Solid Line]
 - Requested Zoning Change (R6) [Thick Dashed Line]
 - 100-Year FEMA Floodplain [Wavy Line]



CASE NO: Z2008128 CD

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Zoning Commission Continuance (Applicant's Request)
From April 15 and May 06, 2008

Council District: 2

Ferguson Map: 652 E3

Applicant Name:

Owner Name:

Brown & Ortiz, P. C., Attorneys at Law

Boralis, Inc.

Zoning Request: From "R-5" Residential Single-Family District to "C-2 CD" (CD- Storage - Outside) Commercial District with a Conditional Use for Storage - Outside (Screening From Public R-O-W and Adjacent Property Required).

Property Location: 4.076 acres out of NCB 10780

3200 Block of Southeast Loop 410

On the west side of Southeast Loop 410, north of Alma Street

Proposal: To conform with existing uses

Neigh. Assoc. Lower Southeast Side Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

This property is located on the City's southeast side. It is a vacant 4.076-acre parcel, situated on the west side (south bound) of Southeast Loop 410, between Sinclair and Alma Streets. This area was annexed by the City of San Antonio on September 19, 1957. The subject parcel was converted from "A" residential single-family district to "R-5" residential single-family district following the adoption of the current zoning districts in 2002. This lot is a piece of a large "R-5" zoned property which abuts the subject property to the west and to the south. The abutting parcel to the north is zoned "I-1" and is the ingress/egress point for the proposed storage development. The proposed project is an extension of this abutting property's operations which include modification, sales, maintenance and storage of ocean containers which are used as office or storage units for contractors. The subject parcel is also fronting Southeast Loop 410 Access Road. This portion of Loop 410 is developed with many similar and/or same industrial oriented uses. Also, the block in which the subject property located is not occupied by any residential use, although it is zoned residential.

The applicant is requesting this zoning change so the subject property may be utilized for an outside storage place for the existing industrial site which is abutting the subject property to the north. The requested use is consistent and compatible with the surrounding uses. If this zoning change is approved, a "Type C" buffer will be required along the west and south property lines to screen and separate the proposed use from adjoining single-family residential zoning districts. In addition, screening from public right-of-way must be provided. Current vegetation could serve as the required screening from the Loop 410 Access Road.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-143

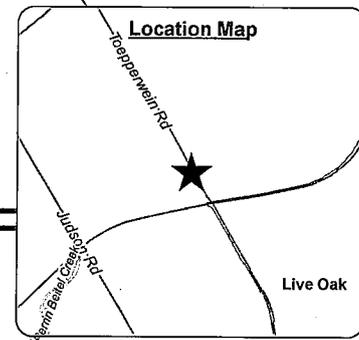
Council District 10

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot TR-39A - NCB 17806 - Block 000

Legend

- Subject Property (0.128 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
4/10/2008

CASE NO: Z2008143

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008
Council District: 10
Ferguson Map: 517 D7
Applicant Name: Jose Juan Guerrero
Owner Name: Jose Juan Guerrero & Esperanza M
Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.
Property Location: Tract 39A, NCB 17806
14409 Toepperwein
Northwest of the intersection of Ridge Willow Dr. and Toepperwein Road
Proposal: To allow a restaurant
Neigh. Assoc. None
Neigh. Plan None
TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property consists of undeveloped land with frontage on Toepperwein Road (a Secondary Arterial "Type A" street). The property is adjacent to R-6 zoning to the north, south, east and west. The surrounding land uses consist of single-family residential dwellings to the north, south and west as well as undeveloped land and single-family dwellings to the east.

The applicant is requesting a zoning change to allow a restaurant. The proposed C-2 zoning is not appropriate for the subject property given its location within an extensive single-family residential area. Approval of the proposed C-2 zoning request would create an island of commercial zoning in the middle of a large residential district. Given the uses permitted within the requested zoning district and the adjacent single-family residences, C-2 would be too intense at this location.

If a commercial use is deemed appropriate at this location, a small neighborhood oriented office or service use is more appropriate at this location as this type of use is designed to serve a smaller customer base. Building size limitations would restrict the intensity in both customer and traffic volume, making any future commercial use more compatible with the residential character of the existing neighborhood. Additionally, the subject property's irregular shape will further limit the reasonable use of the property to accommodate a restaurant with required setbacks, side yards and screening, and parking requirements. An approval of a C-2 zoning district will require a Type "B" (15 feet) landscape buffer along the north, south and west property lines. With additional consideration given to setback requirements, there would be very little developable land for any use other than a residential use or a residential, conditional use.

CASE MANAGER : Brenda Valadez 207-7945

CASE NO: Z2008150

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Council District: 2

Ferguson Map: 652 A1

Applicant Name:

Owner Name:

S. A. Custom Homes (Michael Rodriguez)

S. A. Custom Homes

Zoning Request: From "R-4" Residential Single-Family District to "MF-25" Multi-Family District.

Property Location: Lots 41, 42, 43 and 44, NCB 10319

2526, 2530, 2534 and 2538 Pecan Valley Drive

The east side of Pecan Valley Drive, north of the intersection of Pecan Valley Drive and Roland Avenue

Proposal: To allow for duplexes

Neigh. Assoc. Sunny Slope - Pasadena Heights Neighborhood Association is within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

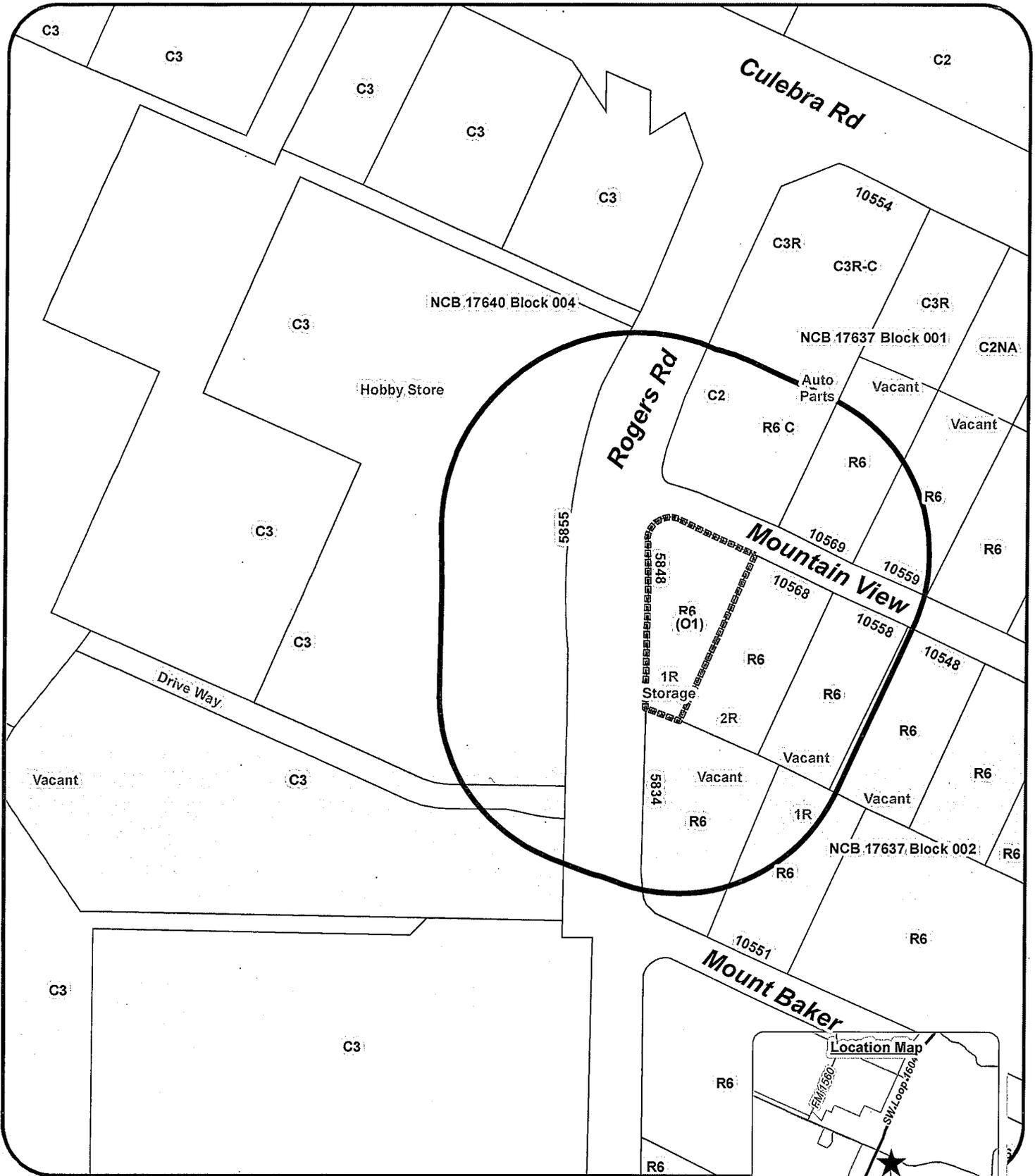
Approval

The subject property is an undeveloped 4 adjacent lots and totals approximately 0.4533 acre. This property is situated on the east side of Pecan Valley Drive, north of the intersection of Pecan Valley Drive and Roland Avenue. The subject property is located on the east side of the City. This area was annexed by the City of San Antonio on August 16, 1951. The zoning on this property was converted from "B" to "R-4" following adoption of the current zoning districts in 2002. The property to the east is zoned "R-4" and it is occupied by Stewart Elementary School. The property to the south is a restaurant and is zoned "C-2". The properties to the north and to the west are zoned "R-4" and they are currently vacant. Pecan Valley Drive is a Primary Arterial "Type A" in the City's Major Thoroughfare Plan.

The applicant's initial request was for "RM-4" Mixed Residential District for 4 duplex buildings. After a thorough evaluation of the requested zone change, it was determined that the size of the parcels were inadequate to be able to accommodate the requested use based on the requested zoning district. The applicant has amended his application to the least intense possible zoning district ("MF-25" Multi-Family District) to be able to develop the land with 4 duplexes.

Location of this requested zoning district is in an area where single family, multi-family, civic and community oriented nonresidential uses exist. Pecan Valley Drive, a Secondary Arterial "Type A" and Roland Avenue, a Primary Arterial "Type A" will be able to support transportation needs of this development. A low density small multi-family residential project like this is appropriate for this area. No landscaped buffer will be required if this zoning request is approved.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

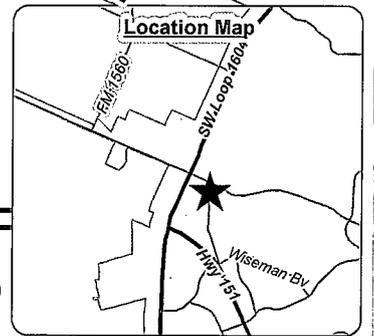
Case Z-2008-153

Council District 6
 Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 1
 Block 002 NCB 17637

Legend

Subject Property		(0.4094 Acres)
200' Notification Buffer		
Current Zoning	R6	
Requested Zoning Change	(R6)	
100-Year FEMA Floodplain		



City of San Antonio - Development Services Dept
 (5/8/2008)

CASE NO: Z2008153

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Council District: 6

Ferguson Map: 578 C4

Applicant Name:

Owner Name:

Sanjay Kumar

Sanjay Kumar and Nishi Thakur

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

Property Location: Lot 1, Block 2, NCB 17637

5848 Rogers Road

The southeast corner of Rogers Road and Mountain View Drive

Proposal: To allow a health care facility

Neigh. Assoc. Mountain View Acres Neighborhood Coalition

Neigh. Plan None

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

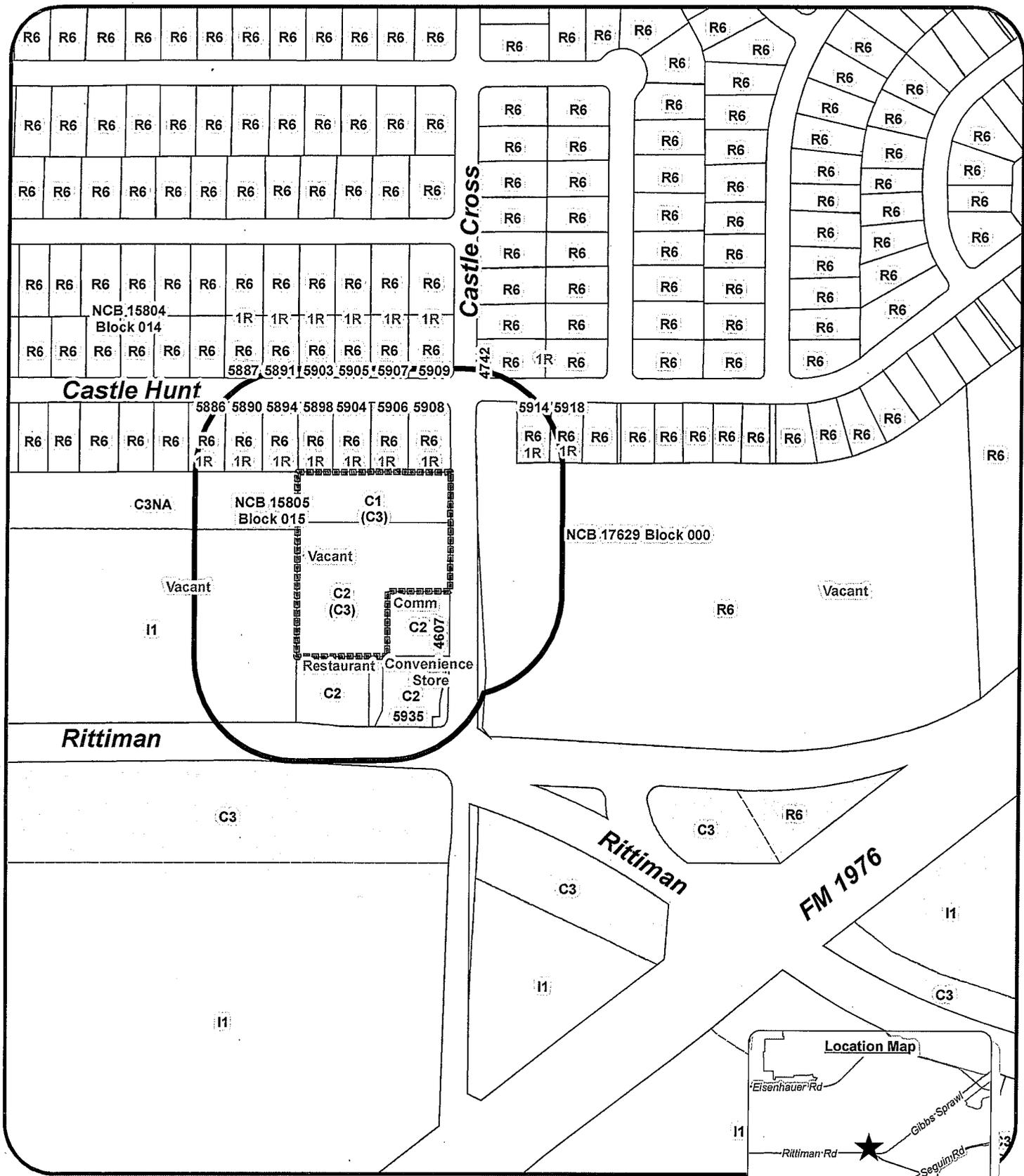
Staff Recommendation:

Approval.

The subject property, located just south of Culebra Road at the southeast corner of Rogers Road and Mountain View, consists of approximately 0.4094 acres. The property was annexed in December 1996, per Ordinance 85089. The existing residence, measuring approximately 1,742 square feet, was built in 1990. There is also a large storage shed on the property that the previous owners used for their business of storing portable cooling units. The new property owner has a short-term lease agreement to allow the previous owner's continued use of the storage space. Upon annexation, the subject property was zoned "TempR-1" Temporary Single Family Residence District. The original zoning converted to "R-6" Residential Single-Family District in 2002, following the adoption of the Unified Development Code. Surrounding zoning includes "R-6" to the east and south of the subject property. "C-3" General Commercial District exists to the west, with a mix of "C-2" Commercial District and "C-3" with "-NA" Nonalcoholic Sales and "-R" Restrictive Alcoholic Sales existing to the north and northeast along Culebra Road. Surrounding land uses include commercial development to the west and north, including a grocery store, hobby/craft store, bank, and auto-part retail. The abutting property to the east is a single-family residence. While there are a few other single-family homes in the vicinity, most of the residentially-zoned properties are undeveloped. Additional undeveloped land (zoned "C-3") is located to the southwest of the subject property.

The applicant requests "O-1" Office District to allow a doctor's office on the subject property. Rogers Road is identified as a Secondary Arterial "Type A" in the City's Major Thoroughfare Plan. Staff finds the request to be appropriate as the "O-1" district would provide a buffer between the residentially zoned properties to the east and the arterial road and intense commercial zoning to the west. The applicant is aware that, if he intends to use the existing structure, it would have to be brought into compliance with Commercial Code; and that the existing commercial storage use should be discontinued, as it is not allowed in either the current or requested zoning.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

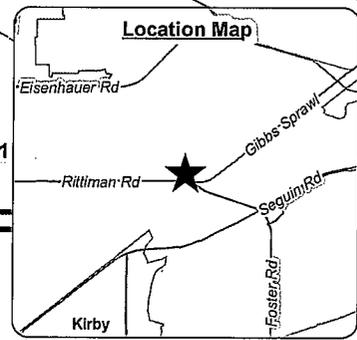
Case Z-2008-156

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

Subject Property Legal Description(s): Lot N 212.84 FT OF 30
 Block 015 NCB 15805

Legend

- Subject Property (1.91 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (5/6/2008)

CASE NO: Z2008156

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Council District: 2

Ferguson Map: 585 B4

Applicant Name:

Corina Uribe

Owner Name:

Corina Uribe

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

Property Location: 1.904 acres out of NCB 15805

On the west side of Castle Cross, midblock between Castle Hunt Drive to the north and Rittiman Road to the south

Proposal: To allow an office warehouse, auto sales and auto repair

Neigh. Assoc. East Village Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property consists of undeveloped land with the sole frontage on Castle Cross. The property is adjacent to R-6 zoning to the north and east; C-2 zoning to the south and C-3 and I-1 zoning to the west. The surrounding land uses consist of single-family residential dwellings to the north; undeveloped land to the east and west and a restaurant, car wash and convenience store to the south. The property directly to the west, which is located on the 5600 block of Rittiman Road, was the subject of a rezoning case (Z2004204) in which the applicant was granted a zoning change from R-6 Residential Single-Family District to I-1 General Industrial District and C-3 NA General Commercial District, Nonalcoholic Sales.

The applicant is requesting a zoning change to allow development of an office warehouse as well as auto repair and auto sales. The requested C-3 zoning, and proposed uses, would not be compatible with the surrounding zoning districts and current uses in the vicinity. Furthermore, C-3 zoning and uses would be most appropriate at the intersections of major thoroughfares, arterials or at commercial nodes. Castle Cross is identified as a collector street in the City's Major Thoroughfare Plan, a C-3 zone would not be recommended as an appropriate district off which to have frontage.

A single family development exists to the north of the subject property. C-3 uses are not recommended adjacent to residential uses. C-3 zoning should be separated from residential neighborhoods using transitional zoning districts. The existing C-2 and C-1 Commercial Districts are an appropriate transition between the commercial uses at the corner of Castle Cross and Rittiman Road and the low-density residential uses to the north of the subject property. Given the uses permitted within the requested zoning district and the adjacent homes, C-3 would appear to be too intense at this location.

CASE MANAGER : Brenda Valadez 207-7945

CASE NO: Z2008157

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Council District: 3

Ferguson Map: A3.683

Applicant Name:

Owner Name:

Kaufman & Associates, Inc.

WE-Roosevelt, L. P.

Zoning Request: From "I-1" General Industrial District, "C-3NA" General Commercial District, Nonalcoholic Sales, "C-3R" General Commercial District, Restrictive Alcoholic Sales, "R-4" Residential Single-Family District and "MH" Manufactured Housing District to "C-3" General Commercial District

Property Location: 84.335 acres out of NCB 11156

4905, 4907, 5019, 5307, 5319 and 5343 Roosevelt Avenue, 1115 Herbst Lane and 11615 Southeast Loop 410

On the west side of Roosevelt Avenue and the north side of Southeast Loop 410

Proposal: To allow for a commercial development to include a shopping center, hotel and movie theater

Neighborhood Association: None

Neighborhood Plan: None

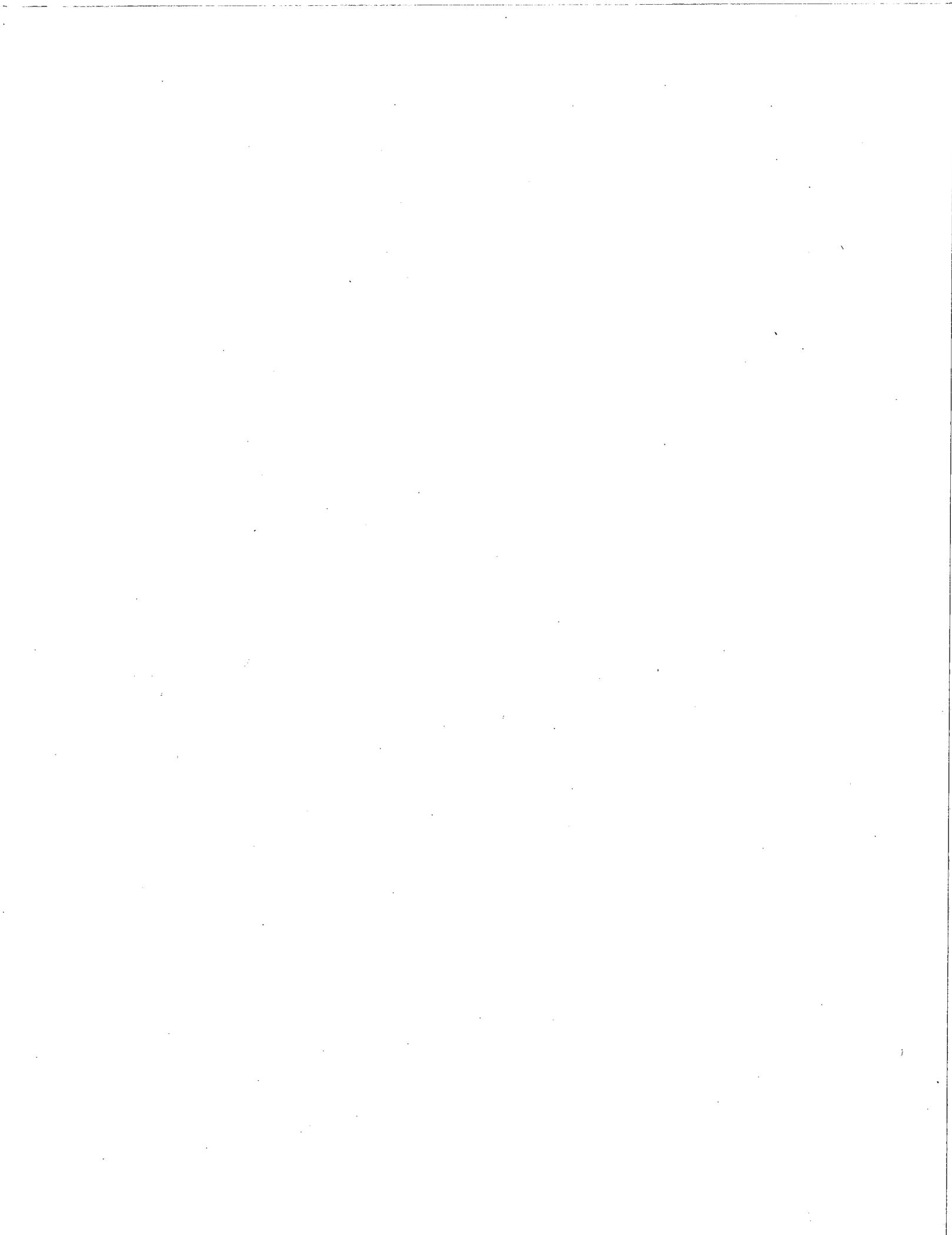
TIA Statement: A Traffic Impact Analysis (TIA) will be required at platting or permitting

Staff Recommendation:

Approval

The proposed rezoning is located in south San Antonio along Southeast Loop 410 and Roosevelt Avenue. The project site was annexed in 1952, totals approximately 84.335 acres, and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing "I-1" General Industrial District, "C-3NA" General Commercial District, Nonalcoholic Sales, "C-3R" General Commercial District, Restrictive Alcoholic Sales, "R-4" Residential Single-Family District and "MH" Manufactured Housing District converted from the previous "I-1" Light Industry District, "B-3NA" Non-alcoholic Sales Business District, "B-3R" Restrictive Business District, "B" Residence District and "R-4" Manufactured Home Residence District. The surrounding zoning consists of "R-4" Residential Single-Family District, "C-3" General Commercial District and "I-1" General Industrial District. to the north and east with "R-4" Residential Single-Family District and "I-1" General Industrial District to the west. The site is not within a Neighborhood Association or Community Plan.

The applicant has applied for "C-3" General Commercial District to allow the development of commercial uses including a shopping center, hotel and movie theater on the project site. There are various commercial and industrial uses along Roosevelt Avenue. Staff finds the "C-3" General Commercial District appropriate given the frontage on a freeway access road and major thoroughfare and the compatibility to the adjacent commercial zoning. The "C-3" General Commercial District would compliment the commercial development pattern beginning at the intersection of Southeast Loop 410 and Roosevelt Avenue. The "C-3" General Commercial District will also provide flexibility for future use of the property. Staff has no objections to this request at this location of two thoroughfares and major intersection. "C-3" zoning is most appropriate at the intersections of arterials or commercial nodes, or along freeway frontages. The requested C-3 zoning would not be out of character with the commercial trend in the area. "C-3" General Commercial Districts are typically



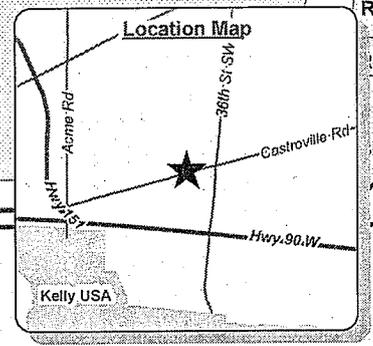
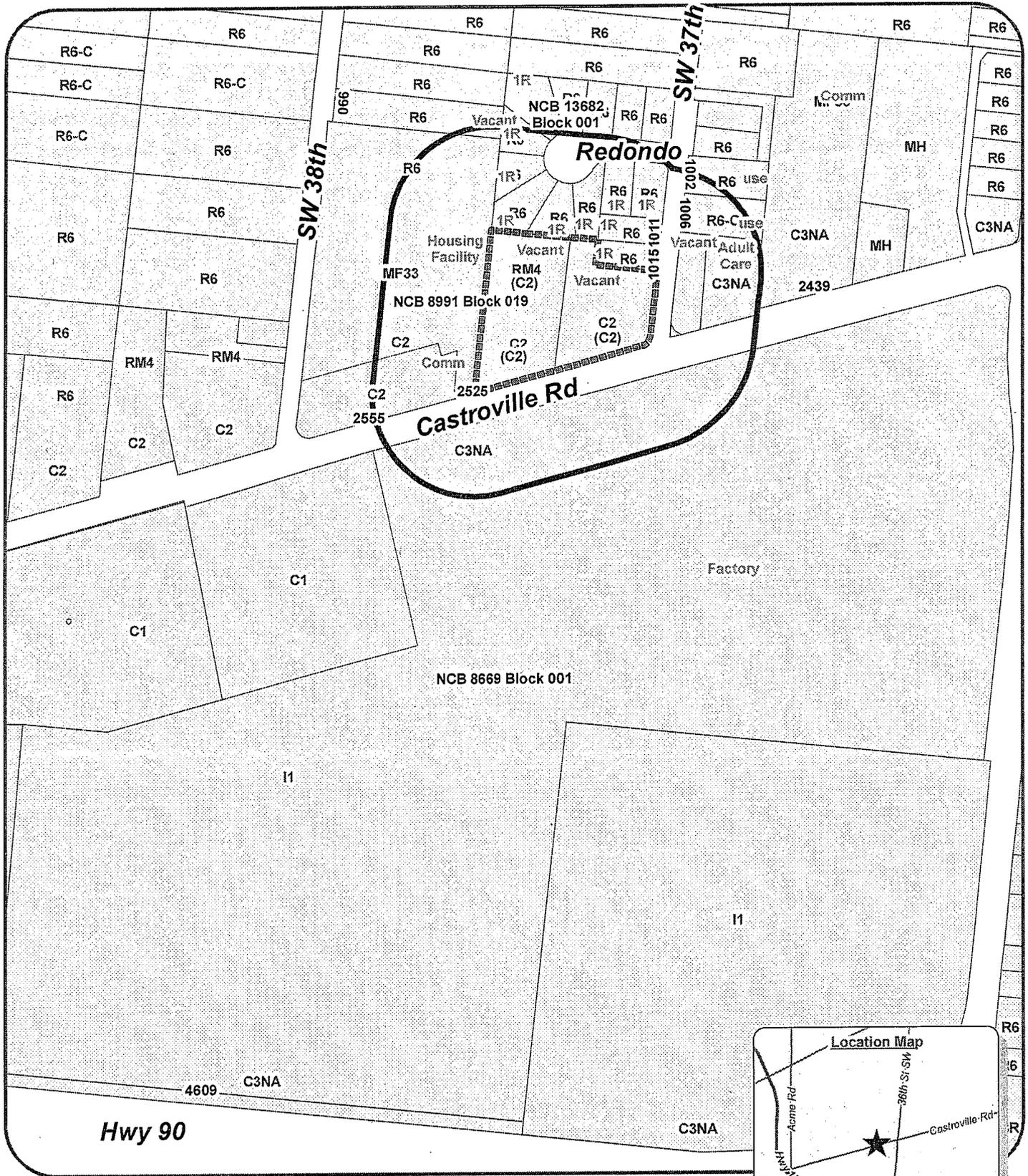
CASE NO: Z2008157

Final Staff Recommendation - Zoning Commission

characterized as community and regional shopping centers, power centers and should also incorporate shared internal circulation and limited curb cuts to arterial streets. "C-3" districts permit general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened.

If this zoning change request is approved, a 30 foot building setback will be required from a lot line which abuts a residential use or residential zoning district. A Type C buffer of 15 feet with plant materials will be required to screen and separate the requested zoning district from adjoining residential zoning district. A fence or wall a minimum height of six (6) foot high and two (2) one-half ($\frac{1}{2}$) inches thick shall be required where the land use abuts a residential district. The fence, wall or berm is required in addition to the trees and shrubs required by the UDC.

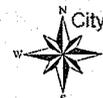
CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan
Case Z-2008-161

Council District 6
 Scale: 1" approx. = 250'
 Subject Property Legal Description(s): Lot 14 & 15
 Block 019 NCB 8991

- Legend**
- Subject Property [dashed line] (1.761 Acres)
 - 200' Notification Buffer [thick solid line]
 - Current Zoning **R6**
 - Requested Zoning Change **(R6)**
 - 100-Year FEMA Floodplain [hatched area]



City of San Antonio - Development Services Dept
 5/2/2008

CASE NO: Z2008161

Final Staff Recommendation - Zoning Commission

Date: May 20, 2008

Council District: 6

Ferguson Map: 614 F7

Applicant Name:

Owner Name:

Vincent Menetti

Victor C. Ortiz

Zoning Request: From "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2" Commercial District.

Property Location: 1.761 acre out of NCB 8991

2503 and 2511 Castroville Road

Northwest corner of Castroville Road and Southwest 37th Street intersection

Proposal: To allow for a Pharmacy and Medical Office Center

Neigh. Assoc. Community Workers Council/Los Jardines Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The subject property consists of two undeveloped abutting parcels and is approximately 1.761 acre. This property is located on the City's west side, at the northwest corner of Castroville Road and Southwest 37th Street. This area was annexed by the City of San Antonio on October 10, 1944. The zoning on these parcels converted to "C-2" and "RM-4" from their previous "B-2" and "R-2" zoning districts following the adoption of current zoning districts in 2002. There are single family houses zoned "R-6" to the north of the subject property. There are multi-family apartments zoned "MF-33" to the northwest of the subject property. There are commercial developments on both sides of the subject property with "C-2" zoning to the west and "C-3NA" to the east. There is also a distribution center zoned "C-3NA" and "I-1" across Castroville Road. Castroville Road is a Secondary Arterial "Type A" on the City's Major Thoroughfare Plan.

The applicant is requesting this zoning change so that the subject property may be utilized for a medical office center with a pharmacy. The applicant is currently running the same business on Castroville Road a few blocks away from the subject property. The current facility is unable to meet the applicant's need for more space for expansion and parking. The requested zone change is appropriate since the majority of the subject parcels are already zoned "C-2" and this portion of Castroville Road is mainly a commercial corridor. If this zoning change request is approved, there will be a "Type B" 15 foot landscape buffer required along the north property line to screen and separate the proposed use from the adjoining single-family residential zoning districts.

CASE MANAGER : John Osten 207-2187