

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

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

**August 18, 2009**  
**Tuesday, 12:45 PM**

**ZONING COMMISSIONERS**

Michael Westheimer – District 1	Vacant – District 7
Barbara Hawkins – District 2	Billy J. Tiller – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

1. **12:45 P.M. Tobin Room** - Work Session on related items and discussion of policies and administrative procedures and any items for consideration on the agenda for August 18, 2009.
2. 1:00 P.M. Board Room– Call to Order
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of August 4, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2008064 ERZD:** A request for a change in zoning from “R-6 ERZD” Residential Single Family Edwards Recharge Zone District to “C-3 ERZD” General Commercial Edwards Recharge Zone District on Parcel 25A and Parcel 27, NCB 18218, save and except 0.4592 acres out of NCB 18218, 23000 Block of US Highway 281 North. (Council District 9)
7. **ZONING CASE NUMBER Z2009125:** A request for a change in zoning from “R-4” Residential Single-Family District to “C-2” Commercial District on Lots 25, 26, 27, and 46, Block 8, NCB 2491, 1419 South Hamilton Avenue. (Council District 5)
8. **ZONING CASE NUMBER Z2009129:** A request for a change in zoning from “MF-33” Multi-Family District to “C-3” General Commercial District on 4.156 acres out of Block 1, NCB 7457 and Block 19, NCB 1550 on a portion of the 300 Block of Yucca Street. (Council District 2)
9. **ZONING CASE NUMBER Z2009130 S:** A request for a change in zoning from “MF-33” Multi-Family District to “C-3 S” General Commercial District with a Specific Use Authorization for a Correctional Facility (Transitional Home) on 4.914 acres out of Block 16, NCB 1546 and Block 20, NCB 1551 on a portion of the 300 block of Yucca Street. (Council District 2)

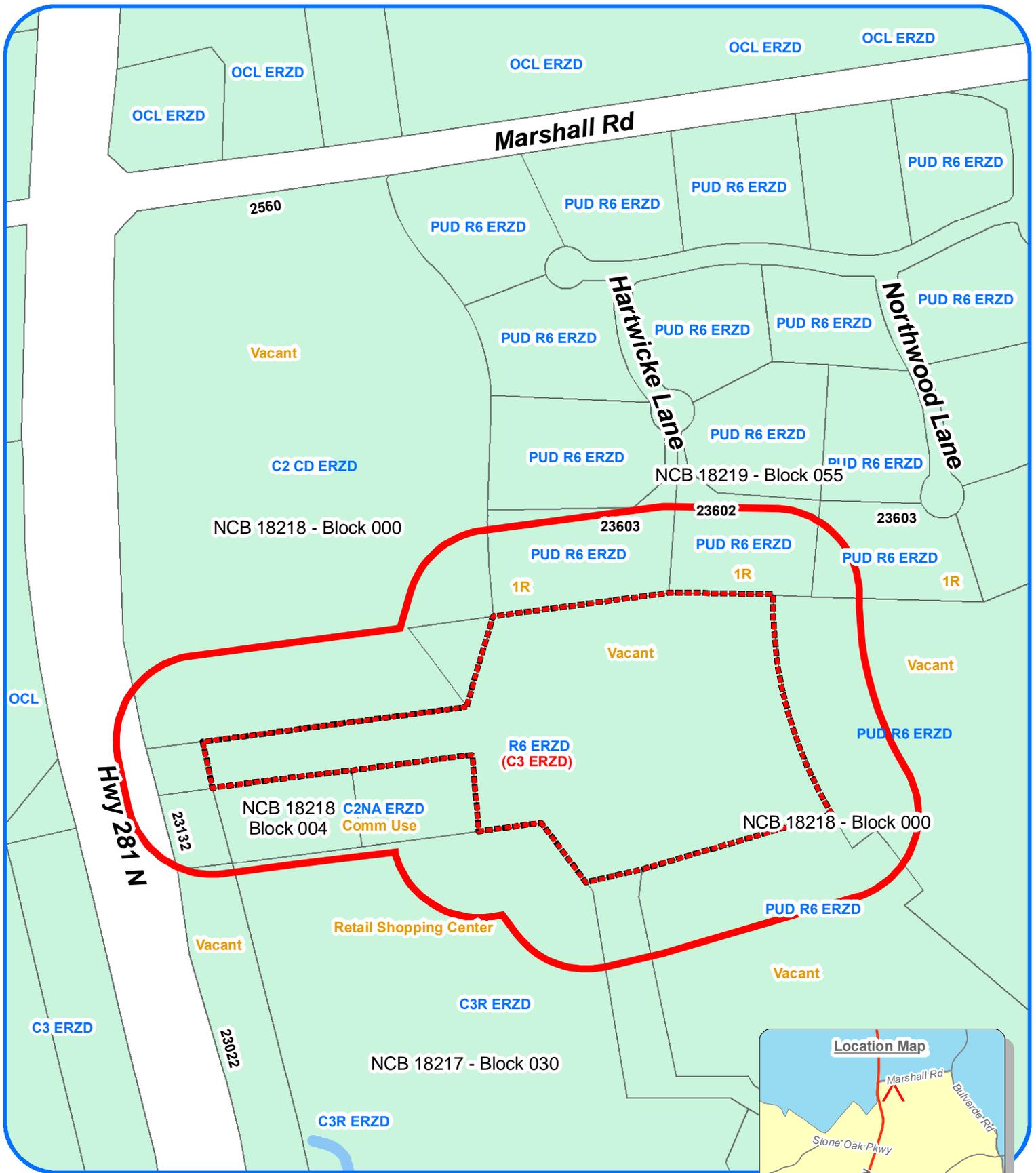
10. **ZONING CASE NUMBER Z2009131:** A request for a change in zoning from “C-1” Light Commercial District to “C-2” Commercial District on Lot 3, Block 1, NCB 17380, 2003 West Hutchins Place. (Council District 4)
11. **ZONING CASE NUMBER Z2009132:** A request for a change in zoning from “R-6” Residential Single-Family District to “MF-33” Multi-Family District on Parcel 18C, NCB 18080, 8400 Block of Reed Road. (Council District 6)
12. **ZONING CASE NUMBER Z2009133:** A request for a change in zoning from “C-1” Light Commercial District to “C-1 S” Light Commercial District with a Specific Use Authorization for a Non-Commercial Parking Lot on 0.293 of an acre out of NCB 14987, 666 Freiling Drive & 6800 Park Ten Boulevard. (Council District 1)
13. **ZONING CASE NUMBER Z2009134:** A request for a change in zoning from “C-2” Commercial District, “C-3” General Commercial District, “C-3 RIO-4” General Commercial River Improvement Overlay District-4, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3NA RIO-4” General Commercial Nonalcoholic Sales River Improvement Overlay District-4, “C-3R” General Commercial Restrictive Alcohol Sales District, “H C-2 RIO-5” Commercial Mission Historic River Improvement Overlay District-5, “H C-3” General Commercial Mission Historic District, “H C-3 CD RIO-5” General Commercial Mission Historic River Improvement Overlay District-5 with a Conditional Use for On Premise Consumption of Alcoholic Beverages, “H C-3 RIO-5” General Commercial Mission Historic River Improvement Overlay District-5, “H C-3NA” General Commercial Nonalcoholic Sales Mission Historic District, “H C-3NA CD” General Commercial Nonalcoholic Sales Mission Historic District with a Conditional Use for a Packing Plant, “H C-3NA CD RIO-5” General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5 with a Conditional Use for a Wholesale Food Distributor, “H C-3NA RIO-4” General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-4, “H C-3NA RIO-5” General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5, “H C-3R” General Commercial Restrictive Alcohol Sales Mission Historic District, “H C-3R RIO-5” General Commercial Restrictive Alcohol Sales Mission Historic District River Improvement Overlay District-5, “H I-1” General Industrial Mission Historic District, “H MF-33 RIO-5” Multi-Family Mission Historic River Improvement Overlay District-5, “H O-2 RIO-5” Office Mission Historic River Improvement Overlay District-5, “H R-4” Residential Single Family Mission Historic District, “H R-5” Residential Single Family Mission Historic District, “I-1” General Industrial District, “HS I-1 RIO-4” Historic Significant General Industrial River Improvement Overlay District-4, “I-1 RIO-4” General Industrial River Improvement Overlay District-4, “L S” Light Industrial District with a Specific Use Authorization for a Day Care Center, “O-2 RIO-4” Office River Improvement Overlay District-4, “R-4 RIO-4” Residential Single Family River Improvement Overlay District to “C-1” Light Commercial District, “HS C-2 RIO-4” Historic Significant Commercial River Improvement Overlay District-4, “C-2 RIO-4” Commercial River Improvement Overlay District-4, “C-2” Commercial District, “C-2NA RIO-4” Commercial Nonalcoholic Sales River Improvement Overlay District-4, “C-2NA” Commercial Nonalcoholic Sales District, “H C-1” Light Commercial Mission Historic District, “H C-2NA” Commercial Nonalcoholic Sales Mission Historic District, “H C-2 RIO-5” Commercial Mission Historic River Improvement Overlay District-5, “H C-2” Commercial Mission Historic District, “H C-2NA RIO-5” Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5, “H C-3” General Commercial Mission Historic District, “H IDZ” Infill Development Mission Historic District with uses permitted in “MF-33” Multi-Family and “C-2” Commercial Districts, “H MF-33 RIO-5” Multi-Family Mission Historic River Improvement Overlay District-5, “H MF-33” Multi-Family Mission Historic District, “H O-1 RIO-5” Office Mission Historic River Improvement Overlay District-5, “H R-6 RIO-4” Residential Single Family Mission Historic River Improvement Overlay District-4, “H R-6 RIO-5” Residential Single Family Mission Historic River Improvement Overlay District-5, “MF-18 RIO-4” Multi-Family River Improvement Overlay District-4, “MF-25” Multi-Family District, “MF-33 RIO-4” Multi-Family River Improvement

Overlay District-4, “MF-33” Multi-Family District, “O-1 RIO-4” Office River Improvement Overlay District-4, “R-4 RIO-4” Residential Single Family River Improvement Overlay District-4, “R-6” Residential Single Family District, “R-6 RIO-4” Residential Single Family River Improvement Overlay District-4 on multiple legal descriptions for property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410 and remaining portions of said property located outside of said distance from Roosevelt Avenue. (Council District 3 and 5)

14. **ZONING CASE NUMBER Z2009135:** A request for a change in zoning from multiple zoning districts to multiple zoning districts to adopt the Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1) on multiple legal descriptions for property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410. (Council District 3 and 5)
15. Briefing on the operations and procedures of the Zoning Commission.
16. Director’s Report – No issue to report.
17. 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.
18. **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 forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



# Zoning Case Notification Plan

## Case Z-2008-064 ERZD

Council District 9

Scale: 1" approx. = 300'

Subject Property Legal Description(s): A Portion of Parcels P-25A and P-27 - NCB 18218 - Block 000

### Legend

- Subject Property  (10.6788 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: Z2008064 ERZD**

## **Final Staff Recommendation - Zoning Commission**

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2. The property is classified as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50%.

**CASE MANAGER :** Brenda Valadez 207-7945

DEVELOPMENT SERVICES  
RECEIVED

SAN ANTONIO WATER SYSTEM  
Interdepartmental Correspondence Street  
2009 MAY 28 AM 10: 04

**To:** Zoning Commission Members

**From:** Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Patricia M. Garza, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2008064 (Commercial Development)

Date: May 27, 2009

## SUMMARY

A request for a change in zoning has been made for an approximate 11.2268-acre tract located on the city's north side. A change in zoning from **R-6 ERZD** to **C-3 ERZD** is being requested by the applicant, Brown, C., by Mr. Kenneth W. Brown. The change in zoning has been requested to allow for a hotel/motel development.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

## LOCATION

The subject property is located in City Council District 9, off of Hwy 281 North between Marshall Road to the North and Stone Oak to the South. The entire tract lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

## SITE EVALUATION

### 1. Development Description:

The proposed change is from R-6 ERZD to C-3 ERZD and will allow for the construction of a hotel development. Currently the site is covered in native vegetation and undeveloped.

### 2. Surrounding Land Uses:

Winchester Hills Subdivision is located to the north of the subject property. To the south and east of the subject property construction has started for the North Pointe Subdivision. Highway 281 bounds the west side of the property.

### 3. Water Pollution Abatement Plan:

The 11.686 Acre Tract Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on July 11, 2008. According to the geologic assessment in the WPAP, there are no sensitive geologic features located on the site.

### 4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on November 27, 2007, and again on May 19, 2008, to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a moderately to heavily vegetated parcel, approximately 16.433 acres in area. The entire subject site was observed to be undeveloped. Moderate exposure of bedrock was observed throughout the subject site. The exposed soil and bedrock were moderately obscured by placement of significant quantities of imported fill material.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Basal Nodular member of the Edwards and Lower Confining Unit Glen Rose Formation. Visual confirmation of this determination could not be done due to the placement of significant quantities of imported fill material throughout the subject site.

The Lower Confining Unit Glen Rose Formation is characterized by the presence of thinly bedded limestone and marl with relatively low porosity and permeability. This member is approximately 350 to 500 feet thick. This formation is the lower confining unit of the Edwards Aquifer.

The subject site was reported to be transected by an inferred fault along the northwest corner of the subject site. No visual evidence of this fault was observed on the subject site.

## ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

### General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

### Site Specific Recommendations

1. The applicant agrees not to exceed 50% impervious cover for the entire site.
2. The SAWS recommendation of 50% maximum impervious cover is based on the existing R-6 zoning of the subject property. R-6 zoning was commonly used by San Antonio as a default zoning for annexed properties that were not developed at the time of annexation. The subject property is currently a Category 2, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 65% impervious cover. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.
3. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
4. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.

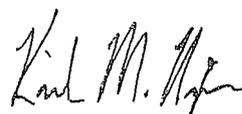
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

#### General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
  - A. Below grade basins will not be allowed on the property.

- B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
  - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends approval of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



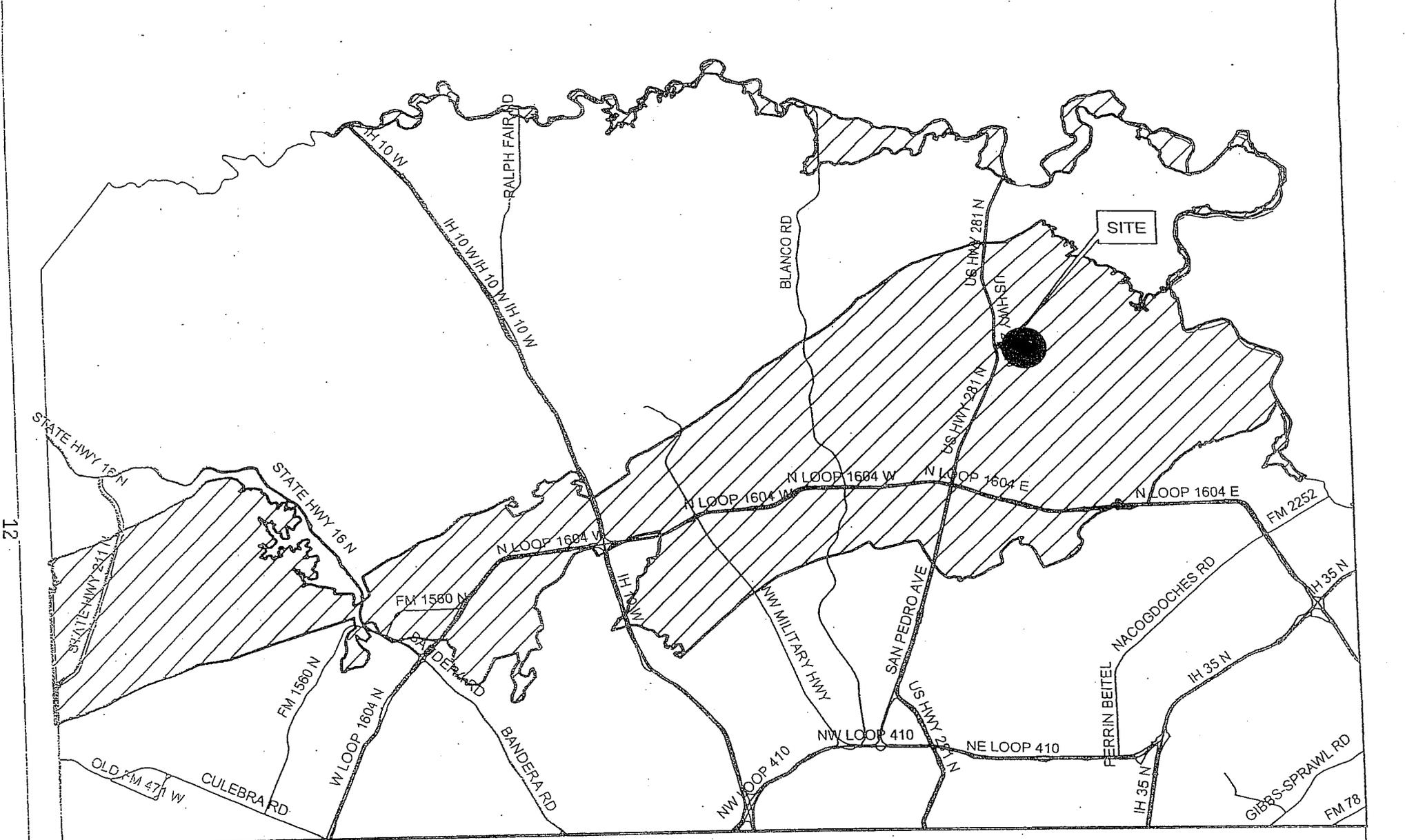
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



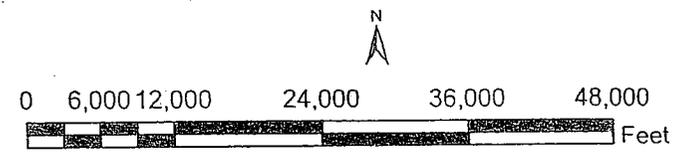
Scott R. Halty  
Director,  
Resource Protection & Compliance Department

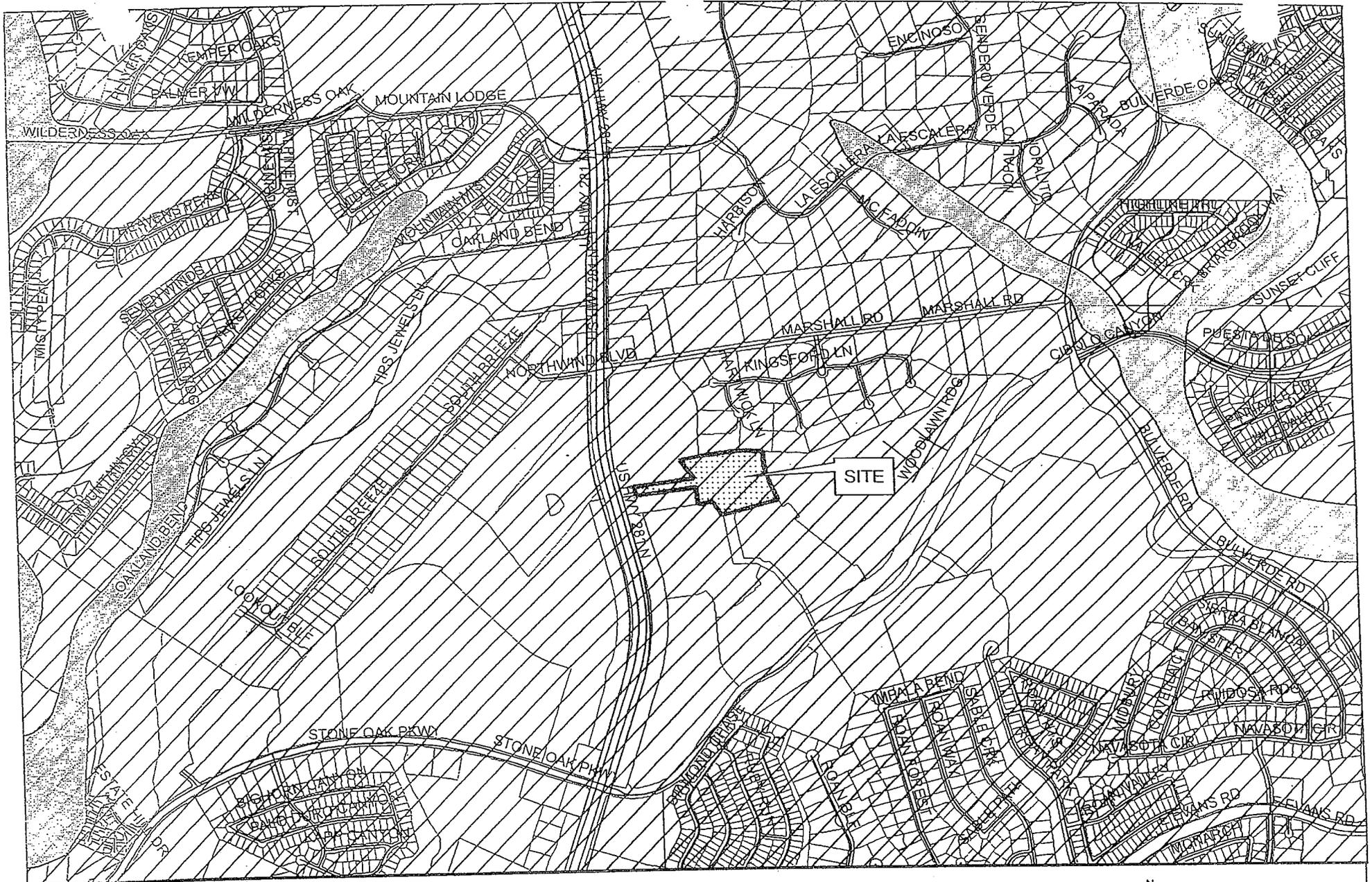
KMN:PMG



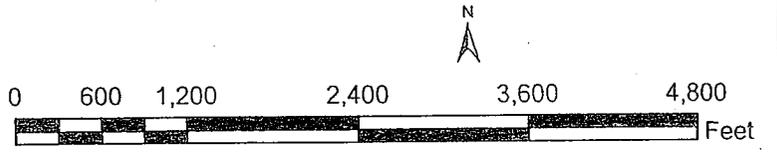
ZONING CASE: NCB 18218  
 ZONING CASE ID: Z2008064  
 MAP PAGE: 483 E3 X=2144348 Y=13707123  
 Map Prepared by Aquifer Protection & Evaluation PMG 1/4/08

FIGURE 1





ZONING CASE: NCB 18218      FIGURE 2  
 ZONING CASE ID: Z2008064  
 MAP PAGE: 483 E3 X=2144348 Y=13707123  
 Map Prepared by Aquifer Protection & Evaluation PMG 1/4/08





## Zoning Case Notification Plan

# Case Z2009125

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02491 - Block 008 - Lots 25, 26, 27 and 46

### Legend

- Subject Property  (0.172 Acres)
- 200' Notification Buffer
- Current Zoning  **TEXT**
- Requested Zoning Change  **TEXT**
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
City of San Antonio  
(06/30/2009 - E Hart)



# CASE NO: Z2009125

## Final Staff Recommendation - Zoning Commission

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commercial zoning along an entire block face on a local street that leads into a residential neighborhood. The Guadalupe Westside Community Plan specifically states as goal reducing such occurrences of commercial encroachment into residential neighborhoods.

Although the subject property abuts an existing commercial use, it also abuts and is adjacent to multiple residential uses. Commercial zoning districts, when abutting residential zoning or uses, carry strict building setback and landscape buffer requirements in part to protect the residences from the increased vehicle and foot traffic that accompany commercial uses. Should "C-2" or any other lower-intensity commercial zoning district be approved for the subject property, a "Type B" 15-foot landscape buffer will be required where the property abuts residential zoning or uses, thus limiting construction and parking to a shallow portion of the subject property. Staff is concerned that the property is too small to accommodate the proposed development while meeting all required development standards. Additionally, staff is concerned that ingress/egress for the subject property will bring increased traffic through the neighborhood via Loma Vista Street.

**CASE MANAGER :** Micah Diaz 207-5876

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2009125

**Address:** 1419 S. Hamilton

**Existing Zoning:** R-4

**Requested Zoning:** C-2

**Registered Neighborhood Association(s):** None

**Neighborhood/Community/Perimeter Plan:** Guadalupe Westside Community Plan

**Future Land Use for the site:** Low-Density Residential

## **Analysis:**

The subject property is approximately 0.27 acres; the subject property is currently vacant and sits on the corner of S. Hamilton and Loma Vista St. The applicant is seeking a zoning change from R-4 to C2 in order to allow for the construction of a new convenience store to replace the existing convenience store.

The future land use in the Guadalupe Westside Community Plan designates this property as Low-Density Residential. The Guadalupe Westside Community Plan also designates the properties to the north, south and west as Low-Density Residential and the properties to the east are designated as Medium-Density Residential.

According to the Guadalupe Westside Community Plan Low-Density Residential allows for single-family homes on individual lots, on streets with low traffic volumes. Certain lower impact community oriented uses such as churches, parks and community center may be encouraged in this category. Objective 20.1.3 in the Guadalupe Westside Community Plan states, "Reduce occurrences of commercial encroachment into residential areas. By utilizing the Plan's Future Land Use map to inform potential commercial developers about preferred land uses and land locations" (pg. 126). The denial of this zoning case keeps in spirit with the plan, goals and objectives of the Guadalupe Westside Community Plan. The Guadalupe Westside Community Plan planned for this property to be used as Medium Density Residential and the construction of a new convenience store does not adhere to the community's land use plan.

**Other Comments:** Pursing a zoning change will also require a plan amendment to Community Commercial.

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:

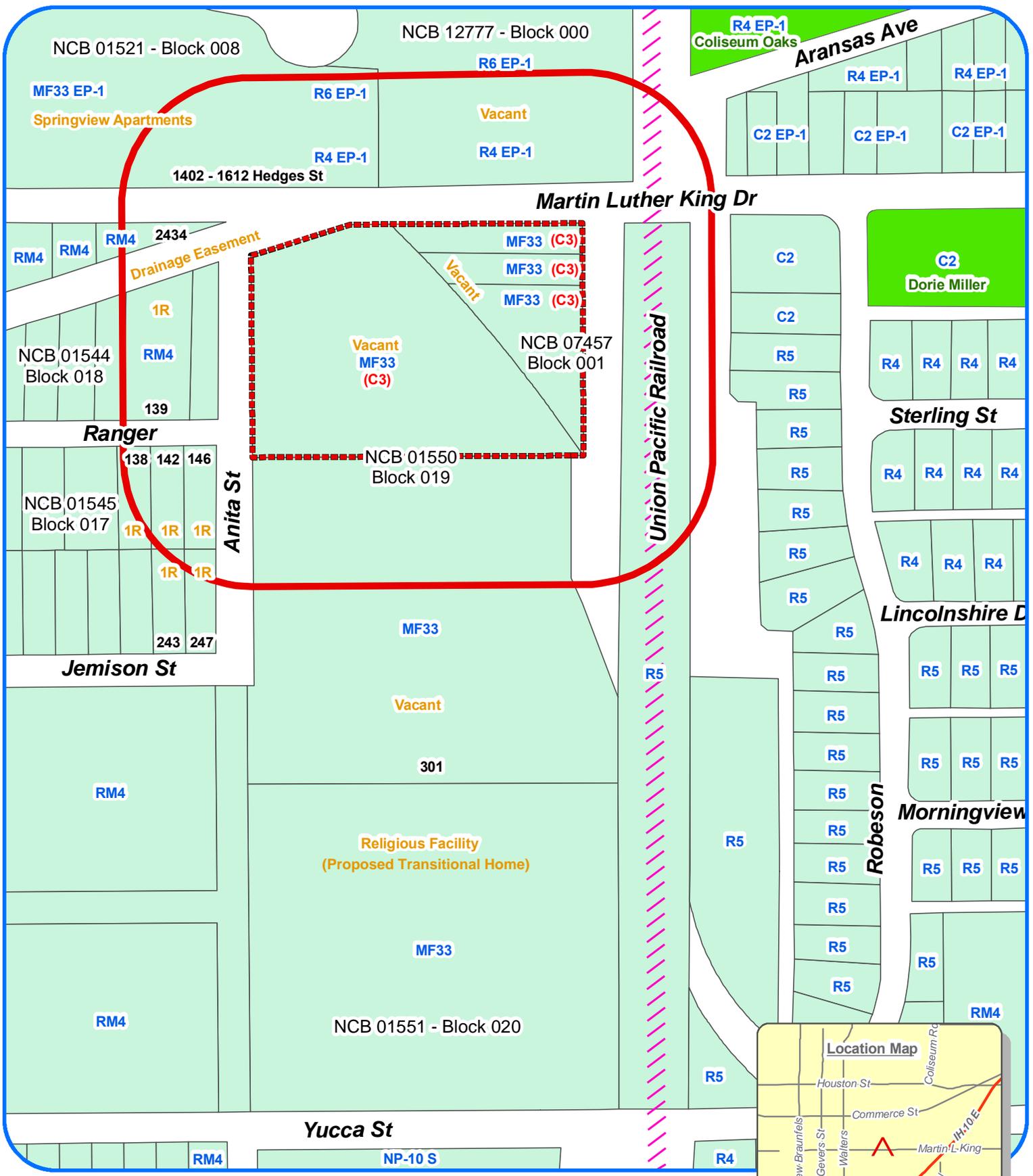
**Reviewer:** Sidra Maldonado

**Title:** Planner

**Date:** July 8, 2009

**Manager Review:** Nina Nixon-Mendez

**Date:** July 8, 2009



## Zoning Case Notification Plan

# Case Z-2009-129

Council District 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 4.156 acres out of Block 1, NCB 7457 and Block 19, NCB 1550

### Legend

- Subject Property  (4.156 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
City of San Antonio  
(07/14/2009 - E Hart)

# CASE NO: Z2009129

## Final Staff Recommendation - Zoning Commission

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**Date:** August 18, 2009

**Council District:** 2

**Ferguson Map:** 617 E7

**Applicant Name:**

**Owner Name:**

Sisters of the Holy Ghost and Mary  
Immaculate

Sisters/Servants of the Holy Ghost and Mary Immaculate

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

**Property Location:** 4.156 acres out of Block 1, NCB 7457 and Block 19, NCB 1550

A portion of the 300 Block of Yucca Street

On the south side of Martin Luther King Drive, between Lacey and Robeson

**Proposal:** To allow development of a retail center

**Neigh. Assoc.** None

**Neigh. Plan** Arena District/Eastside Community Plan

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

### Staff Recommendation:

The Arena District/Eastside Community Plan designates the future land use of the subject property as Public/Institutional. The applicant has applied for a plan amendment. The Planning Commission recommends approval of amending the property's future land use designation to Mixed Use.

Denial of "C-3" General Commercial District, with an alternate recommendation of "C-2" Commercial District which is consistent with the Mixed Use land use designation.

The subject property is approximately 4.2 acres of undeveloped land, located on the south side of Martin Luther King Drive between Robeson and Lacey. In a 1993 City-initiated zoning case, the subject property was rezoned from multiple 1938 apartment, retail, and commercial zoning districts to "R-3" Multiple Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "MF-33" Multi-Family District. Much of the surrounding zoning resulted from the 1993 City-initiated case, and subsequent UDC adoption. Surrounding zoning includes "RM-4" Residential Mixed District to the west and southwest; "MF-33" Multi-Family District to the south and northwest; "R-5" Residential Single-Family District to the east; with "C-2" Commercial District and "R-4" and "R-6" Residential Single-Family Districts to the north and northeast of the subject property. Additionally, properties to the north of Martin Luther King Drive carry the "EP-1" Facility Parking/Traffic Control Overlay District-1 designation. Surrounding land uses include undeveloped land to the south and southwest; single-family homes to the west; apartments and a baseball diamond to the north; with intermixed commercial uses, single-family residences, vacant lots, and a community center to the east. An electric easement and railroad line abut the subject property along the eastern property line. The applicant requests "C-3" General Commercial District to allow development of a retail center.

Staff finds the requested "C-3" district to be inappropriate as it would allow many commercial uses that are too intense to be located in close proximity to a residential neighborhood. Uses permitted in the "C-3" district are typically considered Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of, or with frontage along, major arterials and expressways. The proposed development will have primary access from Martin Luther King Drive, which is identified as a Secondary Arterial "Type B" in

# CASE NO: Z2009129

## Final Staff Recommendation - Zoning Commission

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the City's Major Thoroughfare Plan. Staff finds the subject property suitable for the less-intense "C-2" Commercial District, as this district allows many commercial, office, and retail uses while protecting against commercial uses that may be out of scale with the nearby residential neighborhoods. The Arena District/Eastside Community Plan identifies the "C-2" district as being consistent with Community Commercial and Mixed Use land uses categories. The plan states that the Mixed Use category may be appropriate in areas supported by public transit. A bus line runs directly in front of the subject property, along Martin Luther King Drive; and other transit lines are present in the area.

**CASE MANAGER :** Micah Diaz 207-5876

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2009129

**Existing Zoning:** MF-33

**Requested Zoning:** C-3

**Registered Neighborhood Association(s):** None

**Neighborhood/Community/Perimeter Plan:** Arena District/Eastside Community Plan

**Future Land Use for the site:** Institutional

## **Analysis:**

The subject property is 4.156 acres vacant land and facing Martin Luther King Drive. The immediate parcels around the subject property are mostly vacant with the exception of high density residential uses to the northwest of the subject property, across from Martin Luther King Drive. There is also a railroad track to the east of the subject property. This portion of Martin Luther King Drive is Secondary Arterial "Type B" on the Major Thoroughfare Plan.

The Arena District/Eastside Community Plan designates this location as Institutional land use. Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of this classification are public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, zoological parks, fraternal and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.

Based on the provided facts by the applicant, the requested zoning is not consistent with the Arena District/Eastside Community Plan Land Use goals and objectives.

## **Other Comments:**

This zoning change application will require a plan amendment.

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:

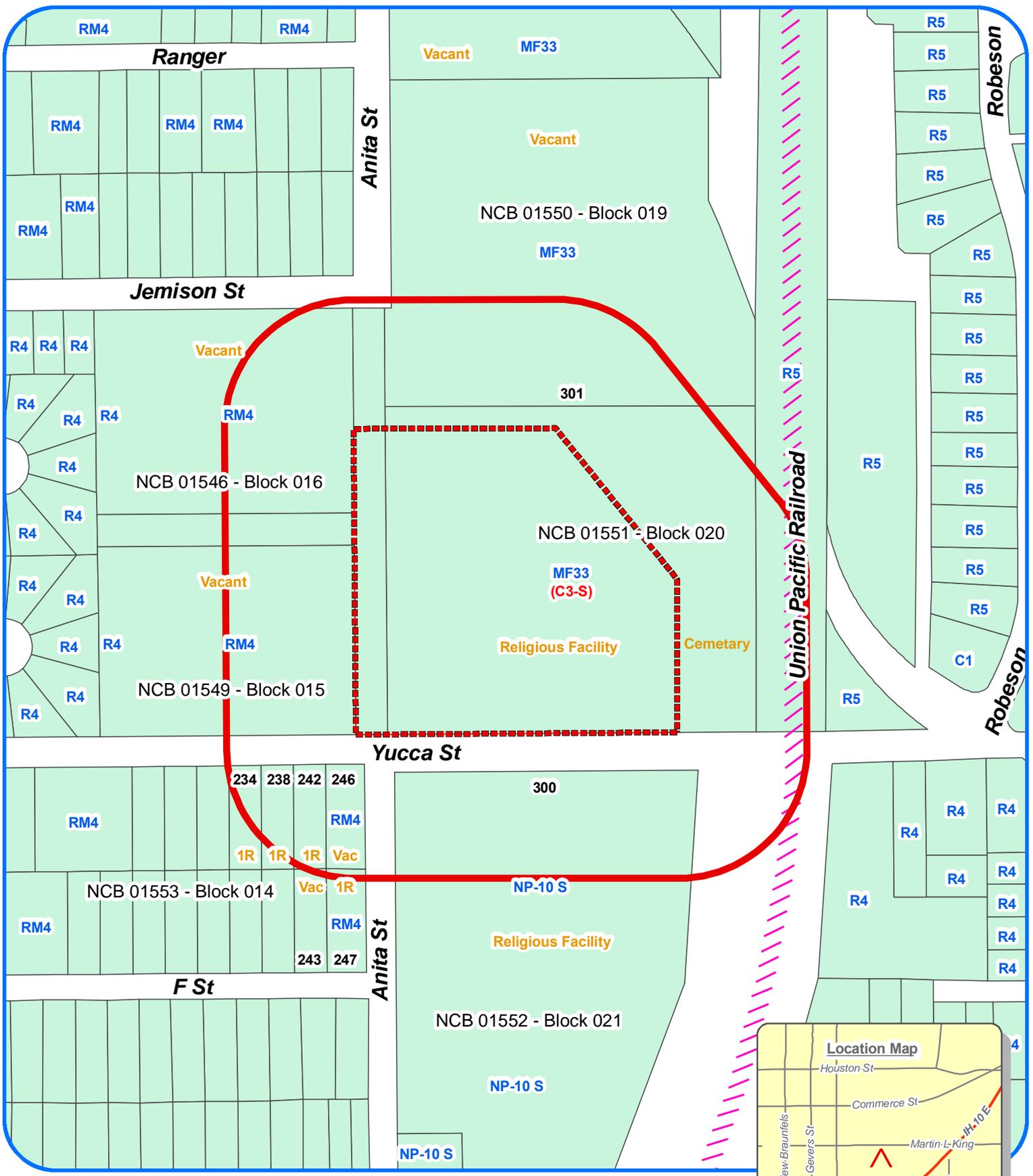
**Reviewer:** John Osten

**Title:** Senior Planner

**Date:** 07/13/09

**Manager Review:** Nina Nixon-Mendez

**Date:** 07/14/09



# Zoning Case Notification Plan

## Case Z-2009-130

Council District 2  
 Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 4.914 acres out of Block 16, NCB 1546 and Block 20, NCB 1551

**Legend**

- Subject Property  (4.914 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
 City of San Antonio  
 (07/14/2009 - E Hart)

# CASE NO: Z2009130 S

## Final Staff Recommendation - Zoning Commission

---

**Date:** August 18, 2009

**Council District:** 2

**Ferguson Map:** 617 E7

**Applicant Name:**

**Owner Name:**

Sisters of the Holy Ghost and Mary Immaculate

Sisters/Servants of the Holy Ghost and Mary Immaculate

**Zoning Request:** From "MF-33" Multi-Family District to "C-3 S" General Commercial District with a Specific Use Authorization for a Correctional Facility (Transitional Home).

**Property Location:** 4.914 acres out of Block 16, NCB 1546 and Block 20, NCB 1551

A portion of the 300 block of Yucca Steret

On the north side of Yucca Street, between Hallie Avenue and Robeson

**Proposal:** To allow a transitional home

**Neigh. Assoc.** None

**Neigh. Plan** Arena District/Eastside Community Plan

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

### Staff Recommendation:

The Arena District/Eastside Community Plan designates the future land use of the subject property as Public/Institutional. The plan does not identify zoning districts that are consistent with this land use designation; and therefore, staff has determined that the proposed transitional home use would be consistent with the plan.

Denial.

The subject property is approximately 4.9 acres in size, and is located on the north side of Yucca Street between Hallie Avenue and Robeson. The existing 80,885 square foot main structure was built in 1922 and was previously used as a church and convent. In a 1993 City-initiated zoning case, the subject property was rezoned from multiple 1938 apartment, retail, and commercial zoning districts to "R-3" Multiple Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "MF-33" Multi-Family District. Surrounding zoning includes "RM-4" Residential Mixed District to the west and southwest; "NP-10 S" Neighborhood Preservation District with a Specific Use Authorization for utility infrastructure to the south; "R-4" and "R-5" Residential Single-Family Districts to the east; with "MF-33" abutting to the north. Surrounding land uses include undeveloped land abutting to the west and north; a cemetery, an electric easement, and a railroad line to the east; single-family residences farther to the west and east as well as to the southwest and southeast; with a church to the south across Yucca Street. The applicant requests "C-3 S" General Commercial District with a Specific Use Authorization for a Correctional Facility (Transitional Home).

Staff finds the requested "C-3" base zoning district to be too intense for the subject property's location and surrounding uses because it permits many commercial uses that are inappropriate for the surrounding neighborhood. The "C-3" district allows uses that are commonly identified as Regional Commercial land uses, which are most appropriately located on large acreage lots at the intersections of major thoroughfares and expressways. The subject property is located on, and only accessible from, Yucca Street, which is identified as a local street in the City's Major Thoroughfare Plan. Additionally, accessing the property from Yucca

# CASE NO: Z2009130 S

## Final Staff Recommendation - Zoning Commission

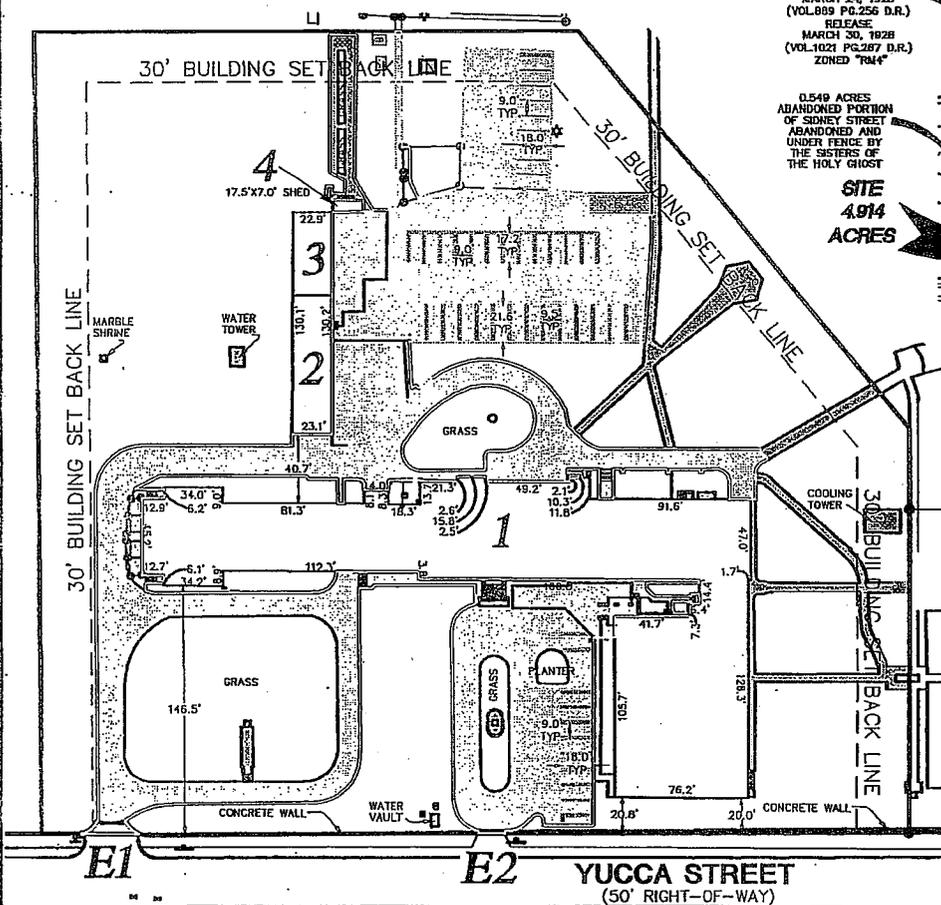
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requires traveling through the surrounding residential neighborhood. Although the proposed transitional home may not generate much traffic, other uses permitted in "C-3" could generate traffic levels that would be disruptive to the neighborhood.

Staff also finds the requested Specific Use Authorization to be inappropriate for the subject property's location. Section 35-390 of the Unified Development Code prohibits the establishment of new transitional homes within 1,000 feet of any public park, as measured in a straight line from platted property line to platted property line. The Dorie Miller Community Center and Park is located approximately 800 feet from the platted lot line of the property on which the transitional home is proposed to be established. Therefore, as currently platted, the subject property's proximity to the city park prohibits the transitional home use. However, it is possible that the property could be replatted in a manner that would move the property line out of the 1,000-foot range of the park. In such an instance, staff would continue to oppose the rezoning due to the required "C 3" base zoning district.

**CASE MANAGER :** Micah Diaz 207-5876

NOTE: PROPERTY TO BE REZONED (4.914 ACRES) IS PART OF A LARGER (23.211 ACRE) TRACT, UNDER COMMON OWNERSHIP, THAT HAS AN EXISTING FENCE. PROPERTY OWNER WILL COMPLY WITH THE UDC BUFFERYARD REQUIREMENTS FOR THE OVERALL TRACT. HANDICAP ACCESSIBLE SPACES WILL BE PROVIDED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS.



0.910 ACRES  
 ABANDONED PORTION ANITA STREET  
 FORMERLY ANNE STREET  
 ABANDONED AND UNDER FENCE BY  
 THE SISTERS OF THE HOLY GHOST

BLOCK 15  
 R.C.B. 185-09  
 REMAINDER OF N.C.B. 1540  
 CONVEYED IN WARRANTY DEED  
 WITH VENDORS LIEN  
 MARCH 24, 1926  
 (VOL.889 PG.256 D.R.)  
 RELEASE  
 MARCH 30, 1928  
 (VOL.1021 PG.287 D.R.)  
 ZONED "RM4"

0.549 ACRES  
 ABANDONED PORTION  
 OF SIDNEY STREET  
 ABANDONED AND  
 UNDER FENCE BY  
 THE SISTERS OF  
 THE HOLY GHOST

**SITE**  
**4.914**  
**ACRES**

MARTIN LUTHER  
 KING DRIVE

23.211 ACRES

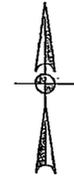
BLOCK 18  
 R.C.B. 185-0  
 WARRANTY DEED  
 SULLIVAN TO SERVANTS  
 OF THE HOLY GHOST  
 APRIL 1, 1921  
 (VOL.853 PG.344 D.R.)

**OVERALL SITE**  
 SCALE 1"=600'

BLOCK 16  
 R.C.B. 185-06  
 REMAINDER OF N.C.B. 1540  
 CONVEYED IN WARRANTY DEED  
 WITH VENDORS LIEN  
 MARCH 24, 1926  
 (VOL.889 PG.258 D.R.)  
 RELEASE  
 MARCH 30, 1928  
 (VOL.1021 PG.287 D.R.)  
 ZONED "RM4"

PARENT TRACT

WARRANTY DEED  
 SULLIVAN TO SERVANTS  
 OF THE HOLY GHOST  
 APRIL 1, 1921  
 (VOL.853 PG.344 D.R.)



SCALE : 1"=100'



**LEGEND**

- OVERALL PROPERTY BOUNDARY
- - - WALL
- - - - FENCE/POST
- ▨ SIDEWALK/HARD SURFACE
- ▩ PAVEMENT
- 1 FACILITY NUMBER
- E1 ENTRANCE

SITE 4.914 ACRES

**IMPERVIOUS COVER**

BUILDING 1	81,436 SF
BUILDING 2	1,840 SF
BUILDING 3	1,150 SF
BUILDING 4	120 SF
PAVEMENT	50,632 SF
SIDEWALK	1,711 SF
TOTAL IC	143,889 SF

PARKING 144 SPACES

EXISTING ZONING MF33  
 PROPOSED ZONING C3  
 CURRENT USE — MULTI-FAMILY RESIDENTIAL CONVENT  
 PROPOSED USE — TRANSITIONAL HOUSING

I, JOHN ROBERTS, FOR RIDGEMONT INVESTMENT GROUP, LLC, WHICH WILL BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT SHOWN ON THIS SITE PLAN, ACKNOWLEDGE THAT THIS SITE PLAN, SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY, IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

JOB NO. 7454-00  
 DATE JULY 2009  
 DESIGNER CCT  
 CHECKED \*\*\* DRAWN MW  
 SHEET 1 OF 1

**CROSSPOINTS  
 CAMPUS PLAN  
 ZONING EXHIBIT**



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISIONS:

220091305

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2009130

**Existing Zoning:** MF-33

**Requested Zoning:** C-3 S

**Registered Neighborhood Association(s):** None

**Neighborhood/Community/Perimeter Plan:** Arena District/Eastside Community Plan

**Future Land Use for the site:** Institutional

## **Analysis:**

The subject property is 4.914 acres developed land and facing Yucca Street to the south. The immediate parcels around the subject property are mostly developed with low density residential land use with the exception of vacant land to the north/northeast of the subject property. There is also a railroad track to the east of the subject property. This portion of Yucca is a local street.

The Arena District/Eastside Community Plan designates this location as Institutional land use. Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of this classification are public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, zoological parks, fraternal and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.

Based on the provided facts by the applicant (Servants of the Holy Ghosts, a non-profit organization), the requested use, a transitional house, which is considered as a social service, is suitable with the Arena District/Eastside Community Plan Land Use goals and objectives.

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:

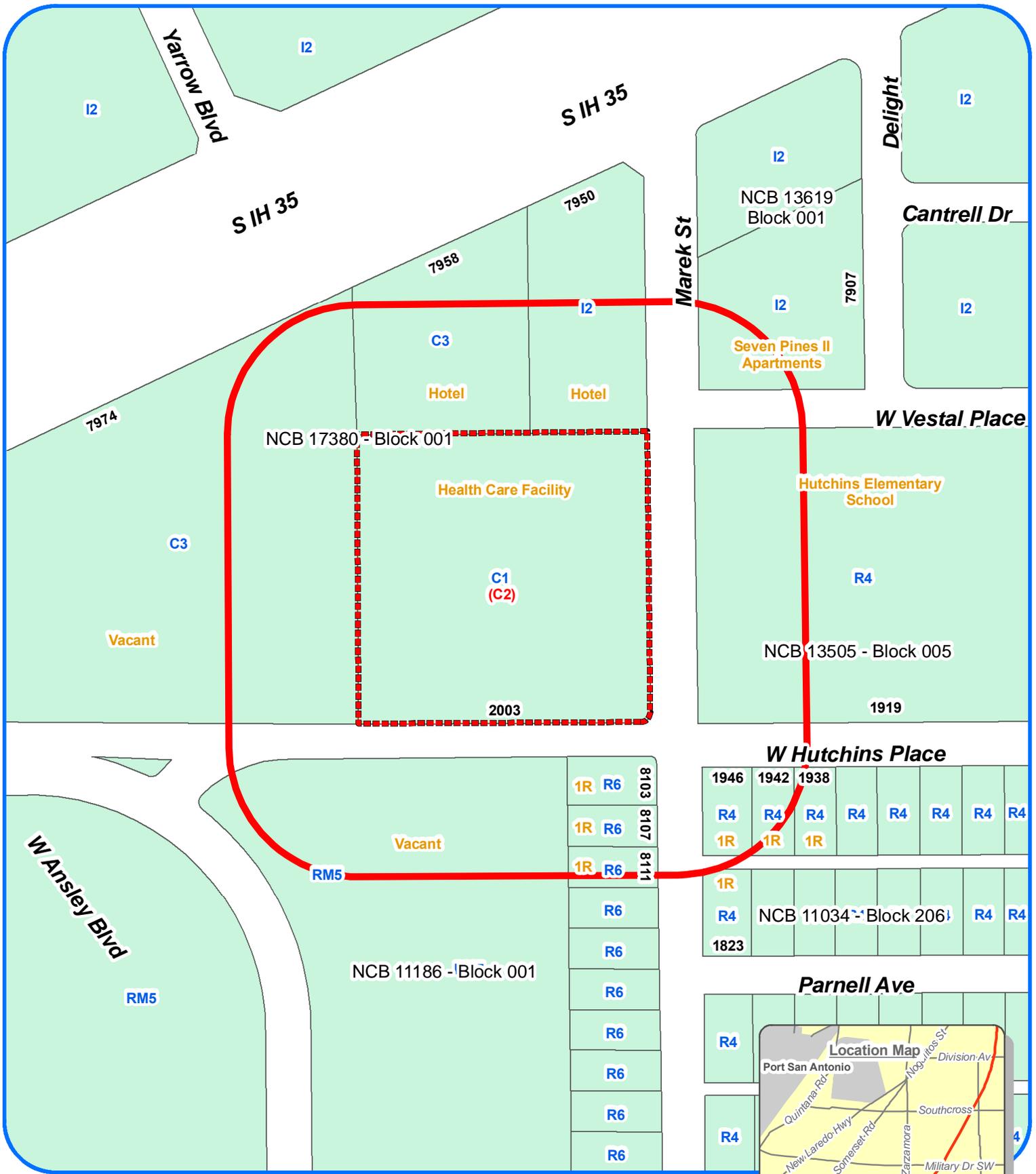
**Reviewer:** John Osten

**Title:** Senior Planner

**Date:** 07/13/09

**Manager Review:** Nina Nixon-Mendez

**Date:** 07/14/09



## Zoning Case Notification Plan

# Case Z-2009-131

Council District 4

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 17380 - Block 001 - Lot 3

### Legend

- Subject Property  (4.62 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
City of San Antonio  
(07/31/2009 - E Hart)

# CASE NO: Z2009131

## Final Staff Recommendation - Zoning Commission

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**Date:** August 18, 2009

**Council District:** 4

**Ferguson Map:** 649 E8

**Applicant Name:**

**Owner Name:**

Shelley Morkovsky at Oppenheimer, Blend,  
Harrison & Tate

SSA Real Estate, LLC

**Zoning Request:** From "C-1" Light Commercial District to "C-2" Commercial District.

**Property Location:** Lot 3, Block 1, NCB 17380

2003 West Hutchins Place

On the northwest corner of West Hutchins Place and Marek Street

**Proposal:** To bring an existing land use into compliance (Legend Oaks Healthcare and Rehabilitation Center)

**Neigh. Assoc.** Southpark Neighborhood Association within 200 feet

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval

The 4.62 acre site is located in southwest San Antonio, on the northwest corner of West Hutchins Place and Marek Street, south of Interstate Highway 35 South. The site was annexed in September of 1952 and is currently occupied by Legend Oaks Healthcare and Rehabilitation Center. The site was zoned Temporary "A" Single Family Residence District at annexation. In April of 1955, the site was granted a zoning change from Temporary "A" Single Family Residence District to "MM" Second Manufacturing District. In December of 1999, the site was part of a larger rezoning that was granted a zoning change from "MM" Second Manufacturing District to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the existing "C-1" Light Commercial District zoning converted from the previous "B-1" Business District. Surrounding zoning includes "C-3" General Commercial District to the north and west with "I-2" Heavy Industrial District to the north. "R-6" Residential Single-Family District and "RM-5" Residential Mixed District exists across West Hutchins Place to the south. Property across Marek Street to the east is zoned "R-4" Residential Single-Family District. Land uses immediately adjacent to the site consist of hotels to the north and vacant land to the west.

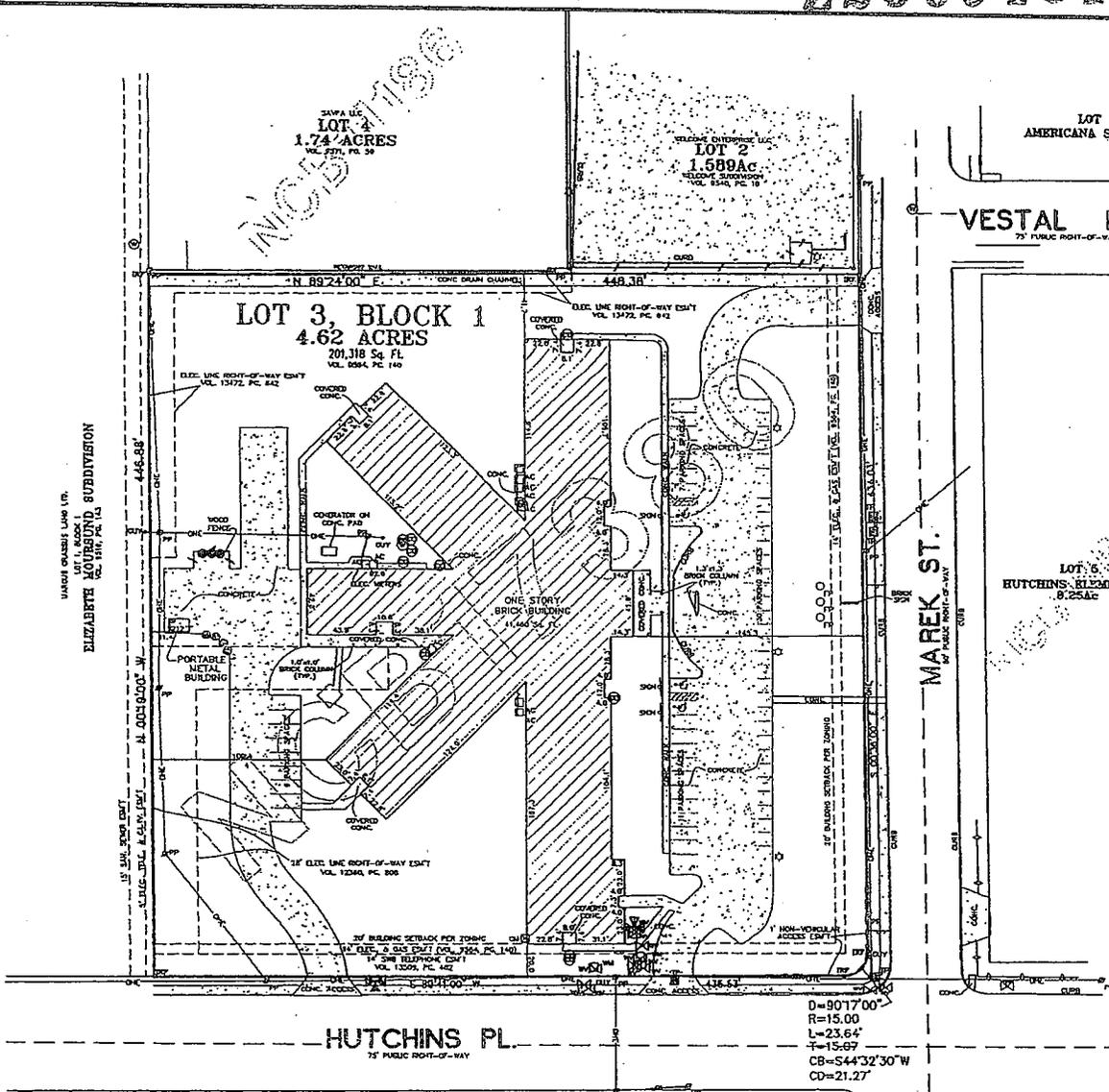
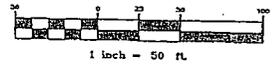
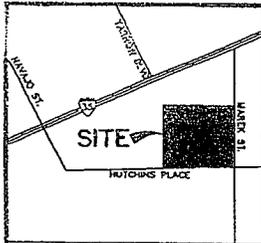
Legend Oaks South San Antonio is a Healthcare and Rehabilitation Center for the elderly. Since September of 2006, Legend Oaks South San Antonio has been providing skilled nursing care and services to the community. A zoning change is required to allow Legend Oaks South San Antonio to continue operating at this site and if necessary, be rebuilt in the event of a casualty or other loss. Staff believes that the proposed C-2 zoning classification is compatible with the emerging commercial character of this stretch of West Hutchins Place, bound by Marek Street to the east and IH 35 South to the north. There are large parcels in the immediate vicinity zoned commercial which may be developed with commercial uses in the future. Furthermore, a rezone to the C-2 district will eliminate the nonconforming status of the existing building, which exceed both the 5,000 square foot maximum for individual buildings and the 15,000 square foot maximum for cumulative building size, and thus allow for the size of the existing nursing facility. The Legend Oaks South San Antonio facility is approximately 41,450 square feet in size.

# **CASE NO: Z2009131**

**Final Staff Recommendation - Zoning Commission**

---

**CASE MANAGER :** Pedro Vega 207-7980



**PARKING INFORMATION**  
 67 REGULAR PARKING SPACES  
 3 HARDCAPPED PARKING SPACES  
 66 PARKING SPACES TOTAL

**LEGEND**

- WOOD FENCE
  - OH-WGAD ELECTRIC
  - WATER VALVE
  - WASTE WATER MANHOLE
  - POWER POLE
  - GUY WIRE
  - LIGHT
  - SEMIWAY CLEAN OUT
  - WATER METER
  - CAS METER
  - TELEPHONE PEDESTAL
  - HANDICAP PARKING
  - CONCRETE BILLBOARD
  - FLAG POLE
- DEF = 1/2" BORE BOLT FOUND

STATE OF TEXAS  
 COUNTY OF BEXAR

We, National Health Investors, Inc. and its affiliates, Legend Healthcare, LLC and its affiliates, SSA Real Estate, LLC, HHI of San Antonio, LLC and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSTS in 2005 and includes Items 1-4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSTS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 21st of May, 2009.

*Henry C. Casal, Jr.*  
 Henry C. Casal, Jr., R.P.L.S. No. 4905  
 REVISION: 06-01-09

BEING: LOT 3, BLOCK 1, NCB 17380, OSBORNE SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9564, PAGE 140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**ALTA/ACSM SURVEY**

**LOT 3, BLOCK 1, NCB 17380, OSBORNE SUBDIVISION**

HENRY C. CASAL, JR.  
 4905  
 PROFESSIONAL SURVEYOR  
 STATE OF TEXAS

**ACES**  
 ALAMO CONSULTING  
 ENGINEERING &  
 SURVEYING, INC.

140 HEMER RD., SUITE 617  
 SAN ANTONIO, TEXAS 78232  
 PHONE: (210) 828-0091  
 FAX: (210) 824-3055

DATE: 5-21-09  
 DRAWN BY: JAK  
 CHECKED BY: SR  
 JOB NO. 108400  
 FILE NO. ALTA-82306.DWG

SHEET OF  
 PAGE OF

BASES OF BEARING IS SUBDIVISION PLAT  
 1/2" IRON RODS FOUND AT ALL LOT CORNERS UNLESS NOTED OTHERWISE

ADDRESS: 2003 W. HUTCHINS PL.

CLF 809-186997  
 FIDELITY NATIONAL TITLE INSURANCE CO.  
 ISSUED: 5/18/2009

REFERENCE:  
 VOL. 9564, PG. 140 - PLAT  
 VOL. 11889, PG. 1316 - RESTRICTIONS  
 VOL. 12369, PG. 808 - ELEC. LINE RIGHT-OF-WAY ESM'T  
 VOL. 13472, PG. 842 - ELEC. LINE RIGHT-OF-WAY ESM'T  
 VOL. 13509, PG. 482 - SWG TELEPHONE ESM'T

**NOTE:**  
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48020002000 E, EFFECTIVE DATE 2/26/85, WAS SUPERIMPOSED OVER THE SUBJECT TRACT AND INDICATES THAT THE SUBJECT TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN (SHADED), WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE INUNDATED BY THE 100-YEAR FLOOD." THIS STATEMENT DOES NOT RULE OUT THE SUBJECT PROPERTY FROM ANY POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN MADE INFLUENCES. ALAMO CONSULTING ENGINEERING & SURVEYING, INC. DOES NOT ACCEPT ANY LIABILITY FOR ANY FLOODING THAT MIGHT OCCUR ON SUBJECT PROPERTY.

**NOTES:**  
 1) BASES OF BEARING IS SUBDIVISION PLAT  
 2) 3/4" IRON RODS FOUND AT ALL CORNERS UNLESS NOTED OTHERWISE  
 3) 61 TOTAL PARKING SPACES FOUND TO BE ON THE SUBJECT PROPERTY  
 3 - HANDICAP SPACES  
 58 - REGULAR SPACES  
 4) SUBJECT PROPERTY ADJACENT AND ADJUTS MAREK STREET ON THE EAST AND PARTING PLACE ON THE SOUTH.  
 5) SUBJECT PROPERTY IS ZONED "C1" (COMMERCIAL)  
 6) FOR FLOODING HAZARD BEARING HEIGHT IS 23 FEET, 28 FOOT MINIMUM FRONT SETBACK, 18 FOOT MINIMUM SIDE SETBACK WHICH ADJUTS A RESIDENTIAL PROPERTY AND A 30 FOOT REAR SETBACK WHICH ADJUTS A RESIDENTIAL PROPERTY.



# Zoning Case Notification Plan

## Case Z-2009-132

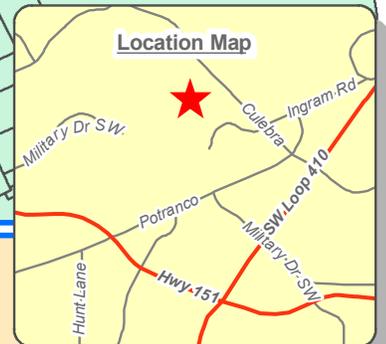
Council District 6

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 18080 - Block 000 - Parcel P-18C

### Legend

- Subject Property  (5.25 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
 City of San Antonio  
 (07/31/2009 - E Hart)

# CASE NO: Z2009132

## Final Staff Recommendation - Zoning Commission

---

**Date:** August 18, 2009

**Council District:** 6

**Ferguson Map:** 579 C7

**Applicant Name:**

**Owner Name:**

Mark Haag T

Mark Haag T

**Zoning Request:** From "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

**Property Location:** Parcel-18C, NCB 18080

8400 Block of Reed Road

On the northwest side of Reed Road, southwest of Micron Drive

**Proposal:** To make consistent with surrounding zoning

**Neigh. Assoc.** Timber Ridge Neighborhood Association and Crown Meadows Home Owners Association within 200 feet

**Neigh. Plan** None

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

### Staff Recommendation:

Approval

The proposed 5.25 acre development is located in northwest San Antonio, on the north side of Reed Road, southwest of Micron Drive. The site was annexed in December of 1994 and is currently undeveloped. The entire parcel was zoned Temporary "R-1" Single Family Residence District at annexation. In May of 1996, the parcel was part of a large area rezoning that was granted a zoning change from Temporary "R-1" Single Family Residence District to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the existing "R-6" Residential Single-Family District zoning converted from the previous "R-1" Single Family Residence District. "R-6" Single-Family Residential District zoning currently exists to the northwest of the proposed development. "R-4" Single-Family Residential District is located to the southeast across Reed Road. Property to the northeast and southwest is zoned "MF-33" Multi-Family District. Land uses immediately adjacent to the proposed development consist of single-family dwellings to the southwest and multi-family dwellings to the northeast, with an elementary school to the northwest. There are single-family dwellings to the southeast across Reed Road. An unimproved drainage easement across the rear and side of the 5.25 acre site will serve as a buffer between the elementary school and single-family dwellings. Development is prohibited within the unimproved drainage easement, leaving about 3 plus acres available for development.

Staff finds the requested zoning to be appropriate for the location. The 5.25 acre site is located on Reed Road, a collector thoroughfare near Culebra Road. Locations along major roads, and near major intersections, are considered ideal for multi-family development. The "MF-33" is appropriate zoning for this location as this will extend the existing "MF-33" zoning from the northeast. Additionally, "MF-33" zoning is recommended at the periphery of single-family residential neighborhoods. Further, medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Southwest Loop 410 to the southeast and Culebra Road. In addition to these major thoroughfares, there is access to VIA bus stops along Culebra Road.

# **CASE NO: Z2009132**

**Final Staff Recommendation - Zoning Commission**

---

**CASE MANAGER :** Pedro Vega 207-7980



# Zoning Case Notification Plan

## Case Z-2009-133 S

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.293 of an acre out of NCB 14987

### Legend

- Subject Property  (0.293 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
 City of San Antonio  
 (08/03/2009 - E Hart)

# CASE NO: Z2009133 S

## Final Staff Recommendation - Zoning Commission

---

**Date:** August 18, 2009

**Council District:** 1

**Ferguson Map:** 581 E4

**Applicant Name:**

Michael Becker DVM

**Owner Name:**

Park Ten San Antonio, Ltd.

**Zoning Request:** From "C-1" Light Commercial District to "C-1 S" Light Commercial District with a Specific Use Authorization for a Non-Commercial Parking Lot.

**Property Location:** 0.293 of an acre out of NCB 14987

666 Freiling Drive & 6800 Park Ten Boulevard

On the southeast side of Dewhurst Road and Freiling Drive

**Proposal:** To allow a non-commercial parking lot

**Neigh. Assoc.** Dellview Area Neighborhood Association

**Neigh. Plan** Greater Dellview Area Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval with conditions

The subject property consists of vacant land with frontage along Freiling Drive. The property is adjacent to R-4 zoning to the north, C-1 and RM-4 zoning to the east, I-1 and C-1 zoning to the south and property to the west is located outside the city limits of San Antonio (Balcones Heights). The surrounding land uses consist of residential dwellings to the north, a veterinary hospital to the south, and vacant land, residential dwellings, IH 10 West and offices to the east. The city of Balcones Heights is situated to the west.

The applicant is requesting a rezoning to allow a non-commercial parking lot, which requires a Specific Use Authorization in C-1 zoning districts. The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. The proposed parking lot would provide additional parking for customers and employees of a veterinary hospital, which is currently under construction at 6515 IH 10 West.

The proposed zoning and use is compatible with the character of the existing office and service uses in the immediate area. Staff finds this request reasonable due to the location of the subject property near IH 10 West, and the existing similarly zoned properties in the immediate area. The requested Specific Use Authorization would not be out of character with the neighboring properties. Furthermore, the base commercial zoning will not be changed and the property may at any time be developed for commercial uses in the future.

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

1. 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; and

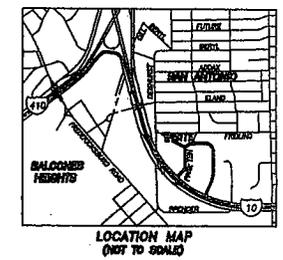
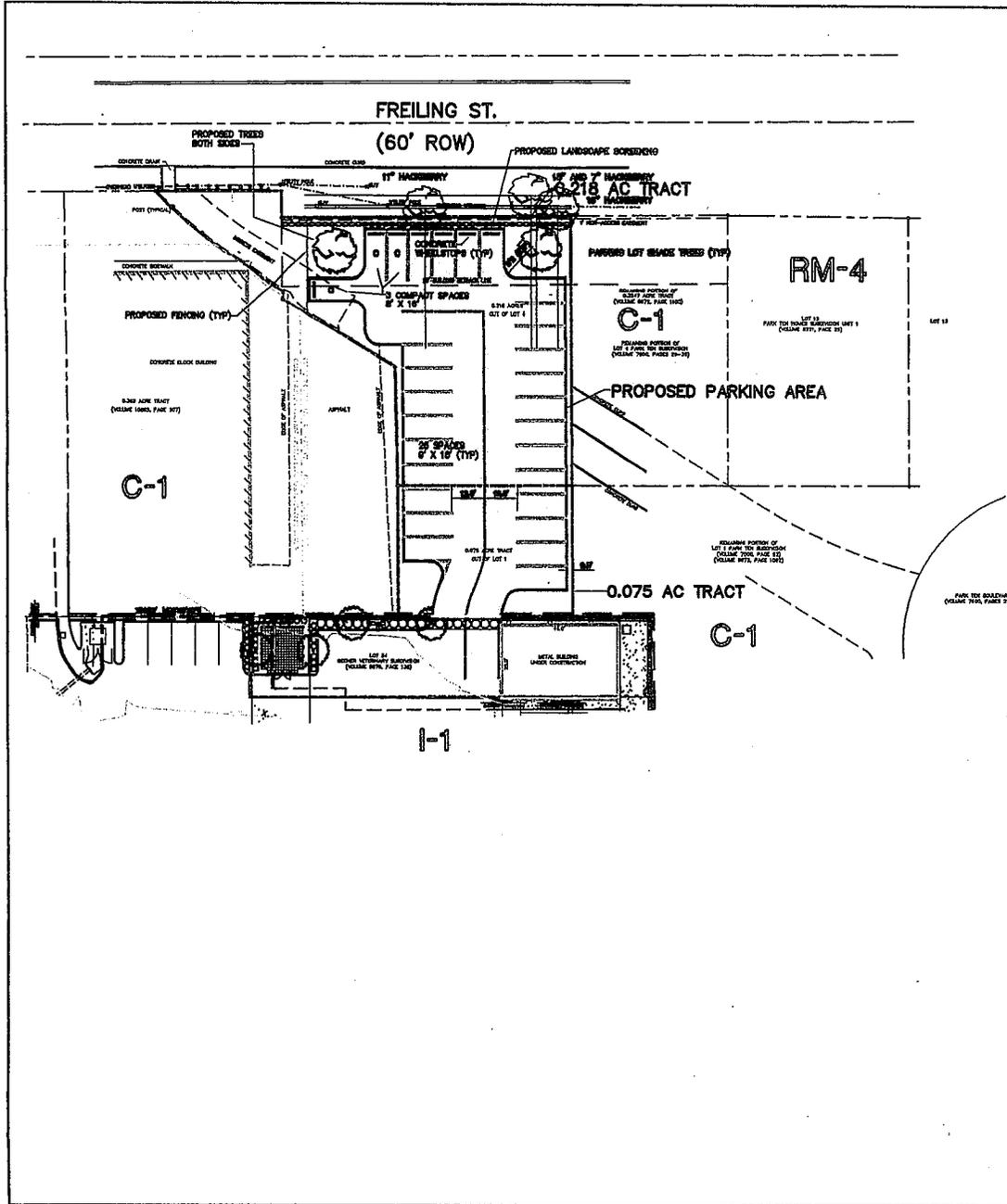
# **CASE NO: Z2009133 S**

## **Final Staff Recommendation - Zoning Commission**

---

2. There shall be no Ingress/Egress onto Freiling Drive.

**CASE MANAGER :** Brenda Valadez 207-7945



GENERAL NOTES AS PER ZONING APPLICATION, PAGE 4 OF 11

1. ACRES IN DEVELOPMENT: 0.293 ACRES
  - A. NO PROPOSED STRUCTURES
  - B. AREA OF IMPERVIOUS COVER: 8945 SF
  - C. AREA OF PROPOSED PARKING: 8945 SF
2. SETBACKS SHOWN ON EXHIBIT
3. PARKING SPACES: 26 REGULAR, 3 COMPACT
4. FENCES TO BE WOOD OR BLACK CLOSE WEAVE VINYL COATED CHAIN LINK WITH HEIGHT OF 6 FEET
5. DRIVEWAYS AND PARKING FACILITY SHOWN
6. INTENDED USE: PARKING FOR VETERINARY CLINIC LOCATED ON ADJACENT TRACT
7. REFER TO OWNER STATEMENT BELOW

I, PARK TEN SAN ANTONIO, LTD. THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

DATE	DRAWN BY	CHECKED BY	DESIGNED BY	APPROVED	JOB NO.
DON DUBOIN, INC. CIVIL ENGINEERING CONSULTANTS 10000 N. LOOP WEST, SUITE 1000 DALLAS, TEXAS 75243-1007 PHONE: (214) 841-1440 FAX: (214) 841-1440 REGISTRATION #P-2514					
DATE	REVISION				
ENGINEER: VETERINARY CLINIC SPECIFIC USE AUTHORIZATION ZONING CASE					

22009133

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2009133

**Existing Zoning:** C-1

**Requested Zoning:** C-1 S (Non Commercial  
Parking Lot)

**Registered Neighborhood Association(s):** Dellview Area

**Neighborhood/Community/Perimeter Plan:** Greater Dellview Community Plan

**Future Land Use for the site:** Low Density Residential

## **Analysis:**

The subject property is in Dellview Area neighborhood. This irregular shape parcel is located on the south side of Freiling Drive and abutting a single family residential use to the east and commercial use to the west. The north side of the property, across from Freiling Drive, is developed with single family houses. The south of property is subject to new commercial developments including a veterinary clinic which is planning to use the subject property as a parking lot for the employees and the customers. The subject property is bisected with ingress-egress from Park Ten Boulevard to Freiling Drive. This access is no longer in use due to a law suit and the Freiling Drive access point has been blocked by the City of San Antonio as the result. Due to the shape and existence of the road within the parcel, it would be highly unlikely to develop this parcel with a single family use.

The subject property is currently vacant and is zoned with C-1 Commercial Zoning District. At the same time, the future land use is designated as Low Density Residential land use in Greater Dellview Community Plan.

Staff recommends approval of the request with the following conditions:

- 1) A Type B 15 feet landscape buffer where the subject property abuts the residential use.
- 2) Lighting shall have 90° or less cut off fixtures.
- 3) The hours of operation will be between 6:30 am to 10:00 pm
- 4) The parking lot should have a gate which should be kept closed when not in use.

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 as submitted

Approval pending a plan amendment

Denial

Alternate Recommendation

**Alternate Recommendation:** Approval with conditions.

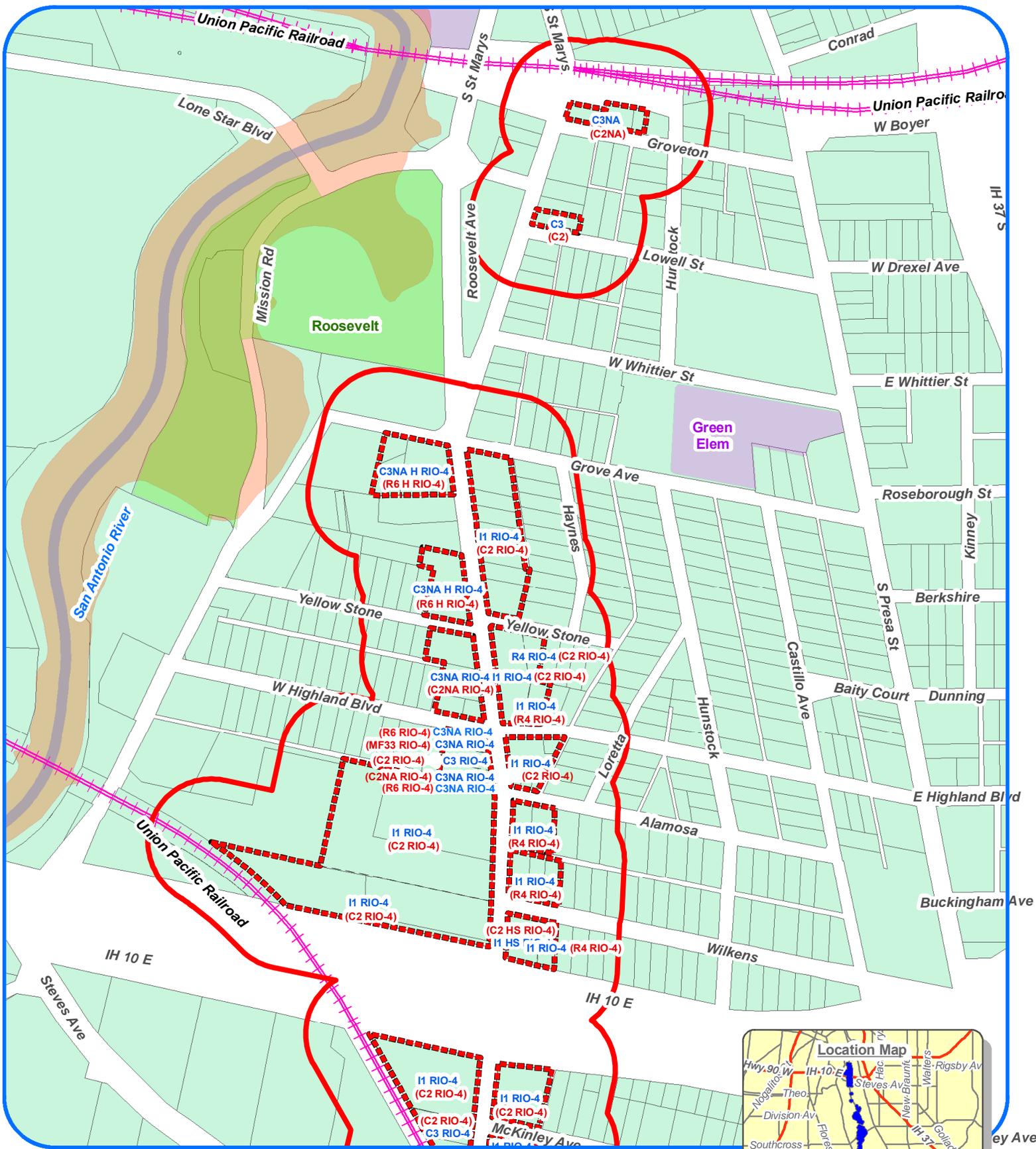
**Reviewer:** John Osten

**Title:** Senior Planner

**Date:** 7/27/09

**Manager Review:** Nina Nixon Mendez

**Date:** 7/28/09



## Zoning Case Notification Plan

# Case Z-2009-134

Sheet 1 of 7

Council Districts 3 and 5

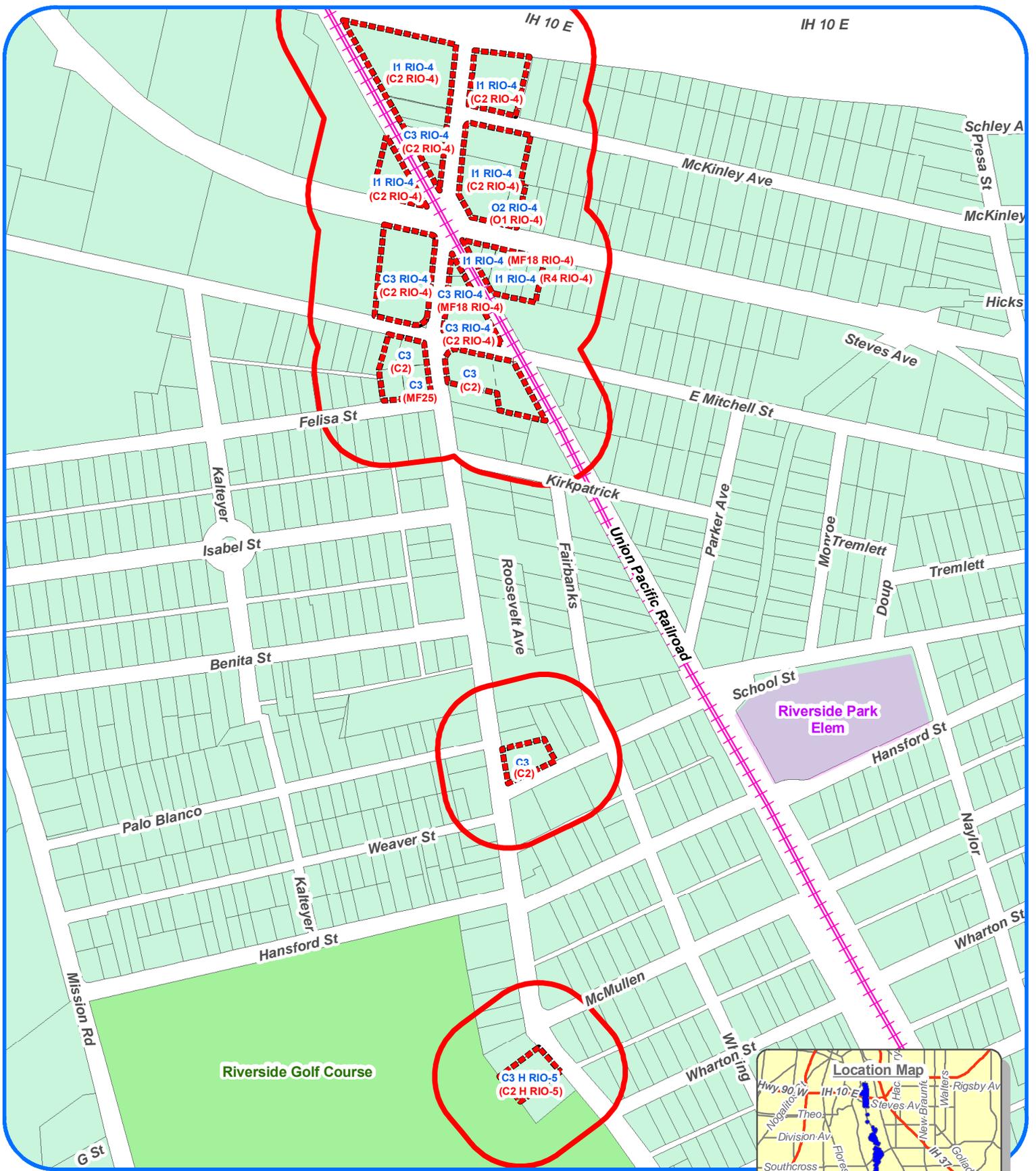
Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): Various (See Attachment)

### Legend

- Subject Property
- 200' Notification Buffer
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year FEMA Floodplain





**Zoning Case Notification Plan**

**Case Z-2009-134**

Sheet 2 of 7

Council Districts 3 and 5

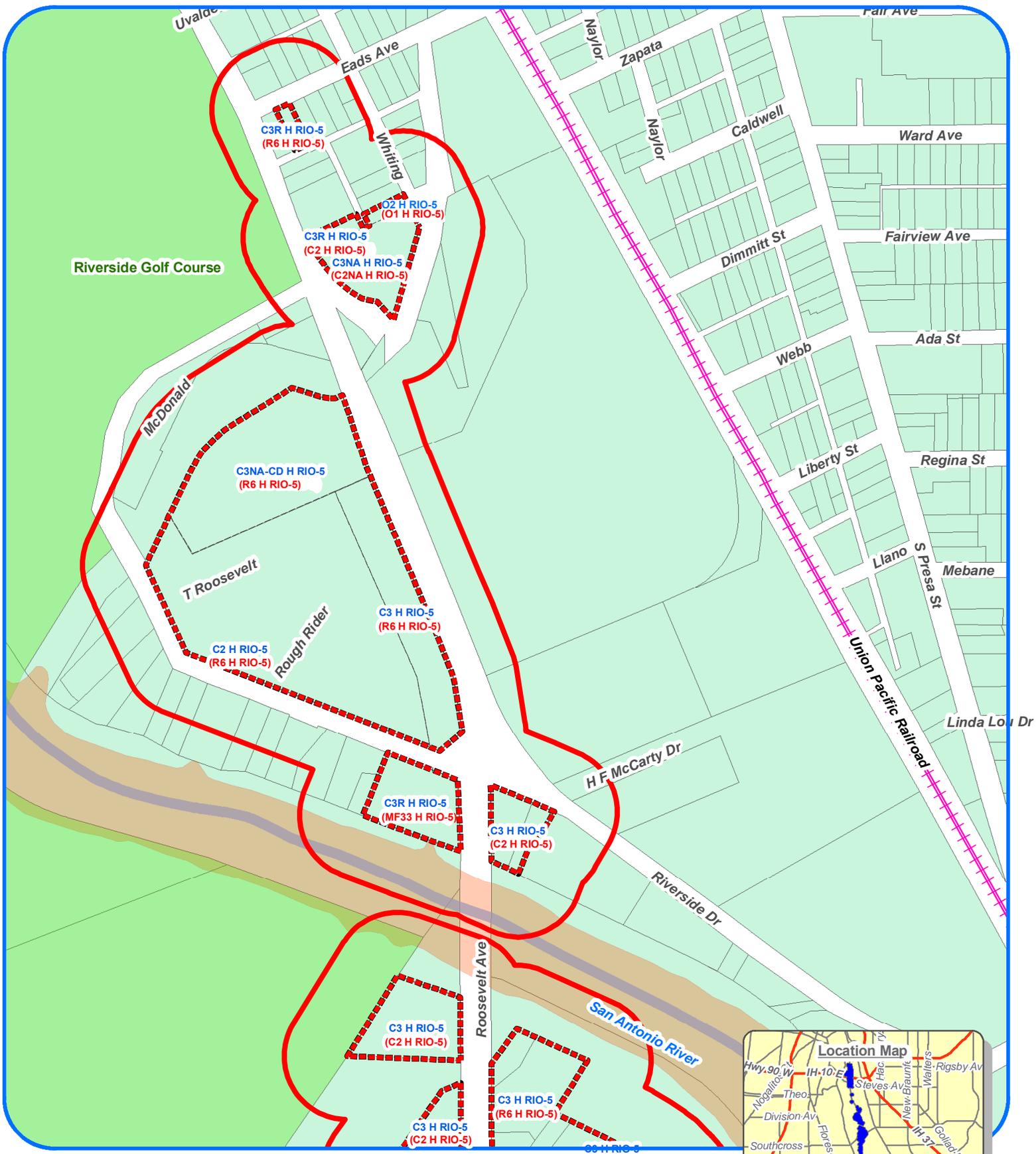
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## Zoning Case Notification Plan

# Case Z-2009-134

## Sheet 3 of 7

Council Districts 3 and 5

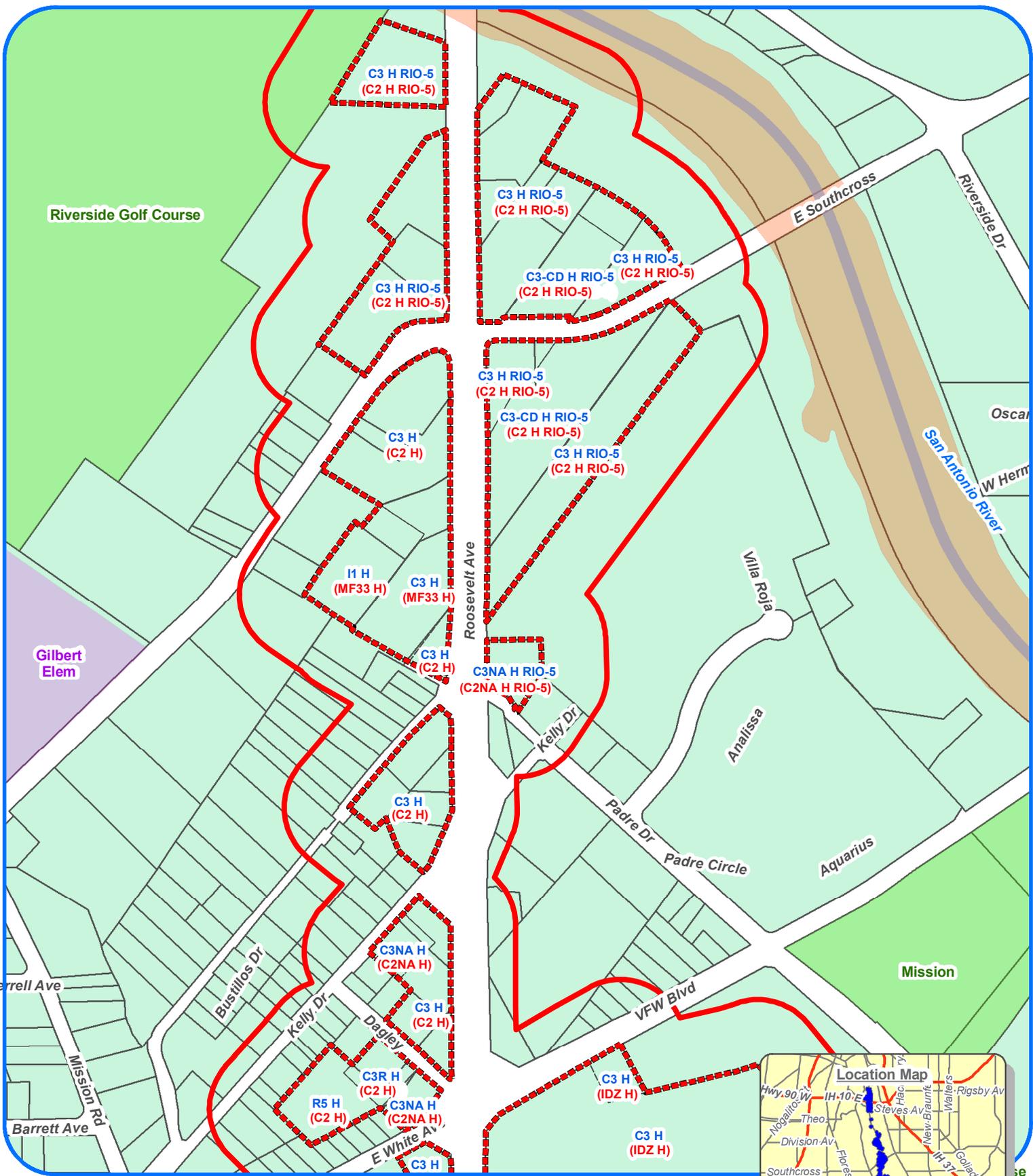
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**Case Z-2009-134**

Sheet 4 of 7

Council Districts 3 and 5

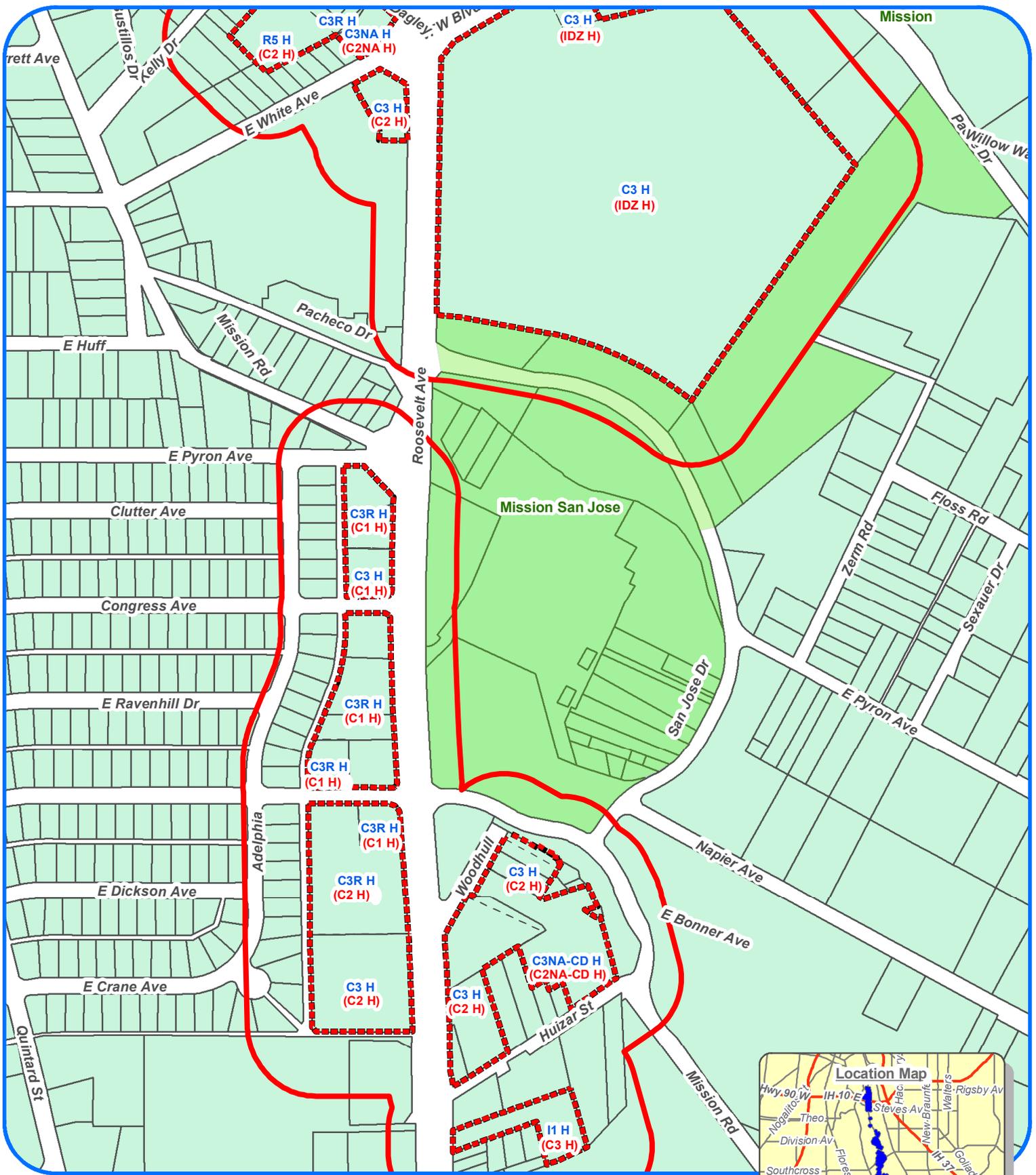
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**Zoning Case Notification Plan**  
**Case Z-2009-134**

Sheet 5 of 7

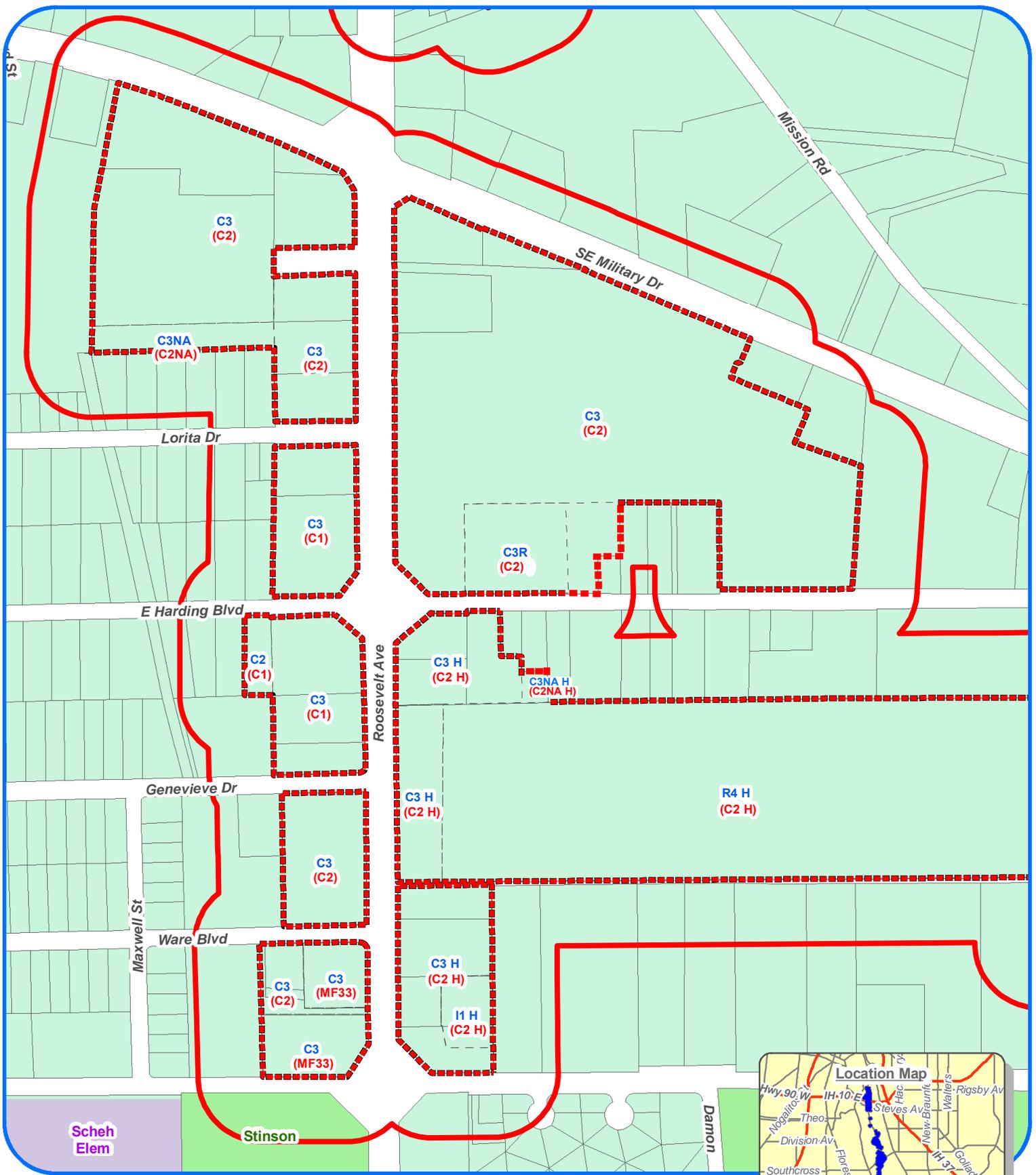
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## Zoning Case Notification Plan

# Case Z-2009-134

## Sheet 6 of 7

Council Districts 3 and 5

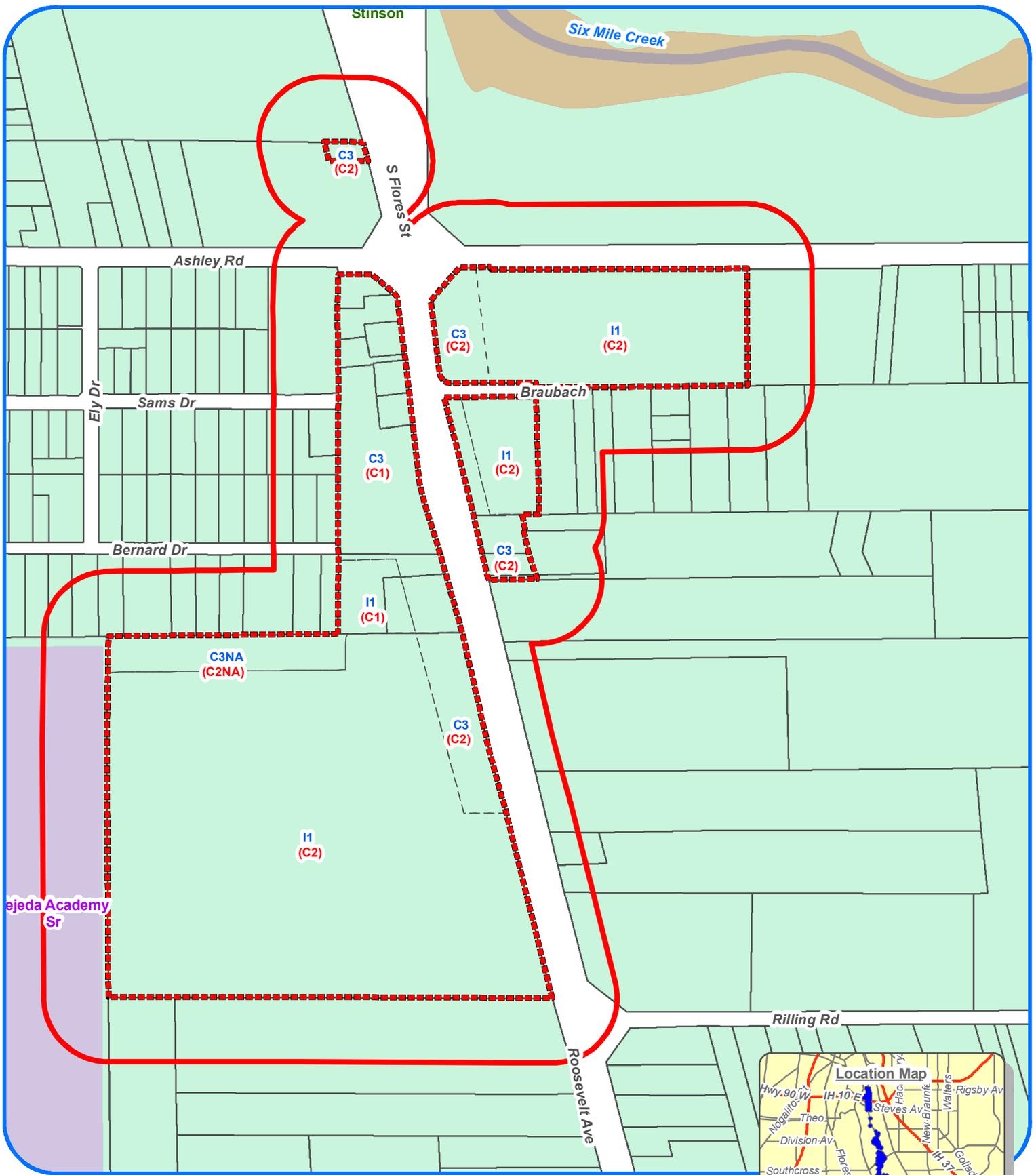
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## Zoning Case Notification Plan

# Case Z-2009-134

## Sheet 7 of 7

Council Districts 3 and 5

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Subject Property Legal Description(s): Various (See Attachment)

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# CASE NO: Z2009134

## Final Staff Recommendation - Zoning Commission

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**Date:** August 18, 2009

**Council District:** 3, 5

**Ferguson Map:** 616, 650, 651, 683

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Property Owners

**Zoning Request:** From "C-2" Commercial District, "C-3" General Commercial District, "C-3 RIO-4" General Commercial River Improvement Overlay District-4, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3NA RIO-4" General Commercial Nonalcoholic Sales River Improvement Overlay District-4, "C-3R" General Commercial Restrictive Alcohol Sales District, "H C-2 RIO-5" Commercial Mission Historic River Improvement Overlay District-5, "H C-3" General Commercial Mission Historic District, "H C-3 CD RIO-5" General Commercial Mission Historic River Improvement Overlay District-5 with a Conditional Use for On Premise Consumption of Alcoholic Beverages, "H C-3 RIO-5" General Commercial Mission Historic River Improvement Overlay District-5, "H C-3NA" General Commercial Nonalcoholic Sales Mission Historic District, "H C-3NA CD" General Commercial Nonalcoholic Sales Mission Historic District with a Conditional Use for a Packing Plant, "H C-3NA CD RIO-5" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5 with a Conditional Use for a Wholesale Food Distributor, "H C-3NA RIO-4" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-4, "H C-3NA RIO-5" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5, "H C-3R" General Commercial Restrictive Alcohol Sales Mission Historic District, "H C-3R RIO-5" General Commercial Restrictive Alcohol Sales Mission Historic District River Improvement Overlay District-5, "H I-1" General Industrial Mission Historic District, "H MF-33 RIO-5" Multi-Family Mission Historic River Improvement Overlay District-5, "H O-2 RIO-5" Office Mission Historic River Improvement Overlay District-5, "H R-4" Residential Single Family Mission Historic District, "H R-5" Residential Single Family Mission Historic District, "I-1" General Industrial District, "HS I-1 RIO-4" Historic Significant General Industrial River Improvement Overlay District-4, "I-1 RIO-4" General Industrial River Improvement Overlay District-4, "L S" Light Industrial District with a Specific Use Authorization for a Day Care Center, "O-2 RIO-4" Office River Improvement Overlay District-4, "R-4 RIO-4" Residential Single Family River Improvement Overlay District to "C-1" Light Commercial District, "HS C-2 RIO-4" Historic Significant Commercial River Improvement Overlay District-4, "C-2 RIO-4" Commercial River Improvement Overlay District-4, "C-2" Commercial District, "C-2NA RIO-4" Commercial Nonalcoholic Sales River Improvement Overlay District-4, "C-2NA" Commercial Nonalcoholic Sales District, "H C-1" Light Commercial Mission Historic District, "H C-2NA" Commercial Nonalcoholic Sales Mission Historic District, "H C-2 RIO-5" Commercial Mission Historic River Improvement Overlay District-5, "H C-2" Commercial Mission Historic District, "H C-2NA RIO-5" Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5, "H C-3" General Commercial Mission Historic District, "H IDZ" Infill Development Mission Historic District with uses permitted in "MF-33" Multi-Family and "C-2" Commercial Districts, "H MF-33 RIO-5" Multi-Family Mission Historic River Improvement Overlay District-5, "H MF-33" Multi-Family Mission Historic District, "H O-1 RIO-5" Office Mission Historic River Improvement Overlay District-5, "H R-6 RIO-4" Residential Single Family Mission Historic River Improvement Overlay District-4, "H R-6 RIO-5" Residential Single Family Mission Historic River Improvement Overlay District-5, "MF-18 RIO-4" Multi-Family River Improvement Overlay District-4, "MF-25" Multi-Family District, "MF-33 RIO-4" Multi-Family River Improvement Overlay District-4, "MF-33" Multi-Family District, "O-1 RIO-4" Office River Improvement Overlay District-4, "R-4 RIO-4" Residential Single Family River Improvement Overlay District-4, "R-6" Residential Single Family District, "R-6 RIO-4" Residential Single Family River Improvement Overlay District-4.

**Property Location:** Multiple legal descriptions for property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast

# CASE NO: Z2009134

## Final Staff Recommendation - Zoning Commission

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Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410 and remaining portions of said property located outside of said distance from Roosevelt Avenue

### Multiple Addresses

Property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410 and remaining portions of said property located outside of said distance from Roosevelt Avenue

<b>Proposal:</b>	To adopt zoning districts consistent with adopted future land use plans
<b>Neigh. Assoc.</b>	Roosevelt Park Neighborhood Association, Riverside South Neighborhood Association, Mission San Jose Neighborhood Appearance and Safety Committee, East Pyron/ Symphony Lane Neighborhood Association, Kingsborough Ridge Neighborhood Association
<b>Neigh. Plan</b>	South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan
<b>TIA Statement:</b>	A Traffic Impact Analysis (TIA) is not required.

### Staff Recommendation:

Approval, pending plan amendment.

### Overview

This zoning case is an integral part of an overall strategy to encourage reinvestment within the Roosevelt Avenue Corridor and was initiated by Resolution 2009-03-05-0005R approved by City Council on March 5, 2009. The zoning case includes recommendations for changes to the base zoning of properties generally located within the boundaries of the proposed Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1). The proposed MC-1 extends 200 feet from the Roosevelt Avenue right-of-way from the terminus of St. Mary's Street to Southeast Military Drive and 300 feet from the Roosevelt Avenue right-of-way from Southeast Military Drive to Southeast Loop 410.

### Reinvestment Plan

The Planning & Development Services Department has been working with community members since March 2009 to identify strengths, weaknesses, opportunities, and threats; create a unified vision for the Corridor; and develop strategies to encourage reinvestment. The 7 Reinvestment Strategies that were developed through this community-based process include:

1. Leverage River Improvements & Mission Drive-In Redevelopment
2. Phase out non-contributing uses with a base rezoning of properties in the corridor
3. Adopt a zoning overlay district with unifying design standards for new construction
4. Invest in key drainage, street and sidewalk infrastructure projects
5. Launch community-based initiatives to improve quality of life
6. Link existing business and property owners with funding sources for improvements
7. Create investment opportunities

The zoning changes proposed with this case will address the second reinvestment strategy listed – phase

# CASE NO: Z2009134

## Final Staff Recommendation - Zoning Commission

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out non-contributing uses with a base rezoning of properties in the corridor. The majority of the proposed zoning changes are consistent with the future land use plans contained in the South Central Community Plan and the Stinson Airport Vicinity Land Use Plan. A plan amendment has been filed to change the future land use designation contained in the Stinson Airport Vicinity Plan from High Density Residential to Mixed Use for 2 parcels (addressed as 3779 and 3783 Roosevelt Avenue) located near the intersection of Roosevelt Avenue and March Avenue. All of the proposed zoning changes would be consistent with the future land use plans with the adoption of this proposed amendment.

### Rezoning Strategy

The proposed rezoning is based on an overall strategy designed to phase out non-contributing uses by reducing the intensity of allowed commercial uses and eliminating industrial zoning where it is in conflict with the adopted future land use plan designation for a particular property. Downzoning is not proposed for properties located near the intersection of Roosevelt Avenue and Southeast Loop 410 that were recently rezoned to C-3 to support the creation of a regional commercial node. Overall, reducing the intensity of zoning along Roosevelt Avenue will reduce the potential for conflicts with the abutting residential neighborhoods; allow for types of uses that will better serve the surrounding community and visitors to San Antonio River, the Missions, and Stinson Airport; and mitigate potential future traffic problems to ensure Roosevelt Avenue may continue to function as a major north-south arterial. Examples of higher-intensity commercial uses that are permitted by-right in the C-3 zoning district that are not permitted by-right in the less intense commercial zoning districts recommended include: bars, nightclubs, auto repair facilities, auto sales lots, motels, tattoo parlors, private clubs, and party houses. The over proliferation of many of these C-3 only uses within the Roosevelt Corridor has created conflicts with the abutting neighborhoods and made policing for criminal activity difficult.

There are currently 212 parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning within the rezoning case area. C-3 zoning allows for commercial development at a regional scale. Regional commercial development includes high density land uses that draw a customer base from a larger region. Regional commercial uses are typically located at intersection nodes at major arterial roadways and interstate highways, along mass transit systems, or where an existing commercial area has been established. According to the adopted future land use plans, within the rezoning area, regional commercial development is appropriate only within a small node located on the northern side of the intersection of Roosevelt Avenue and Southeast Loop 410. I-1 zoning allows for industrial uses including limited manufacturing, processing, fabricating, and warehousing. Industrial uses should be concentrated at arterials, expressways, and railroad lines and separated from residential uses by an intermediate land use or a significant buffer. There are no parcels within the rezoning area that are designated for industrial use in the future land use plan.

Of the parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning, 136, or approximately 64%, are designated as Mixed Use in the future land use plan. The Mixed Use classification provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or in the same development such as small offices, small retail establishments, and high-density residential uses. The parcels that are currently zoned C-3, C-3NA, or C-3R and located within the mixed use land use classification are recommended for rezoning to C-1, C-2, C-2NA, MF-18, MF-25, MF-33, or IDZ in accordance with the existing use, lot size, lot configuration, and surrounding development pattern.

Of the parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning, 27, or approximately 13%, are designated for Community Commercial land use in the future land use plan. The Community Commercial classification provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections

# CASE NO: Z2009134

## Final Staff Recommendation - Zoning Commission

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or where an existing commercial area has established. The parcels that are currently zoned C-3, C-3NA, C-3R, or I-1 and located within the community commercial land use classification are recommended for rezoning to C-2 or C-2NA.

Of the parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning, 16, or approximately 8%, are designated as Neighborhood Commercial in the future land use plan. The Neighborhood Commercial classification includes less intense commercial uses with low-impact convenience, retail, or service functions. Locations for Neighborhood Commercial uses include arterials, and collectors where they meet arterials. The parcels that are currently zoned C-3, C-3NA, C-3R, or I-1 and are located within the Neighborhood Commercial land use classification are recommended for rezoning to C-1.

Of the parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning, 19, or approximately 9%, are designated as Low Density Residential or High Density Residential in the future land use plan. The Low density residential land use classification is composed of single-family houses on individual lots. Certain non-residential uses, such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. The High Density Residential land use classification includes apartments with more than four dwelling units on an individual lot. Single-family, duplexes, triplexes, and quadplexes may also be found in this land use classification. The parcels that are currently zoned C-3, C-3NA, C-3R, or I-1 and are located with the low density residential or high density residential land use classification are recommended for rezoning to R-4, R-6, or MF-33.

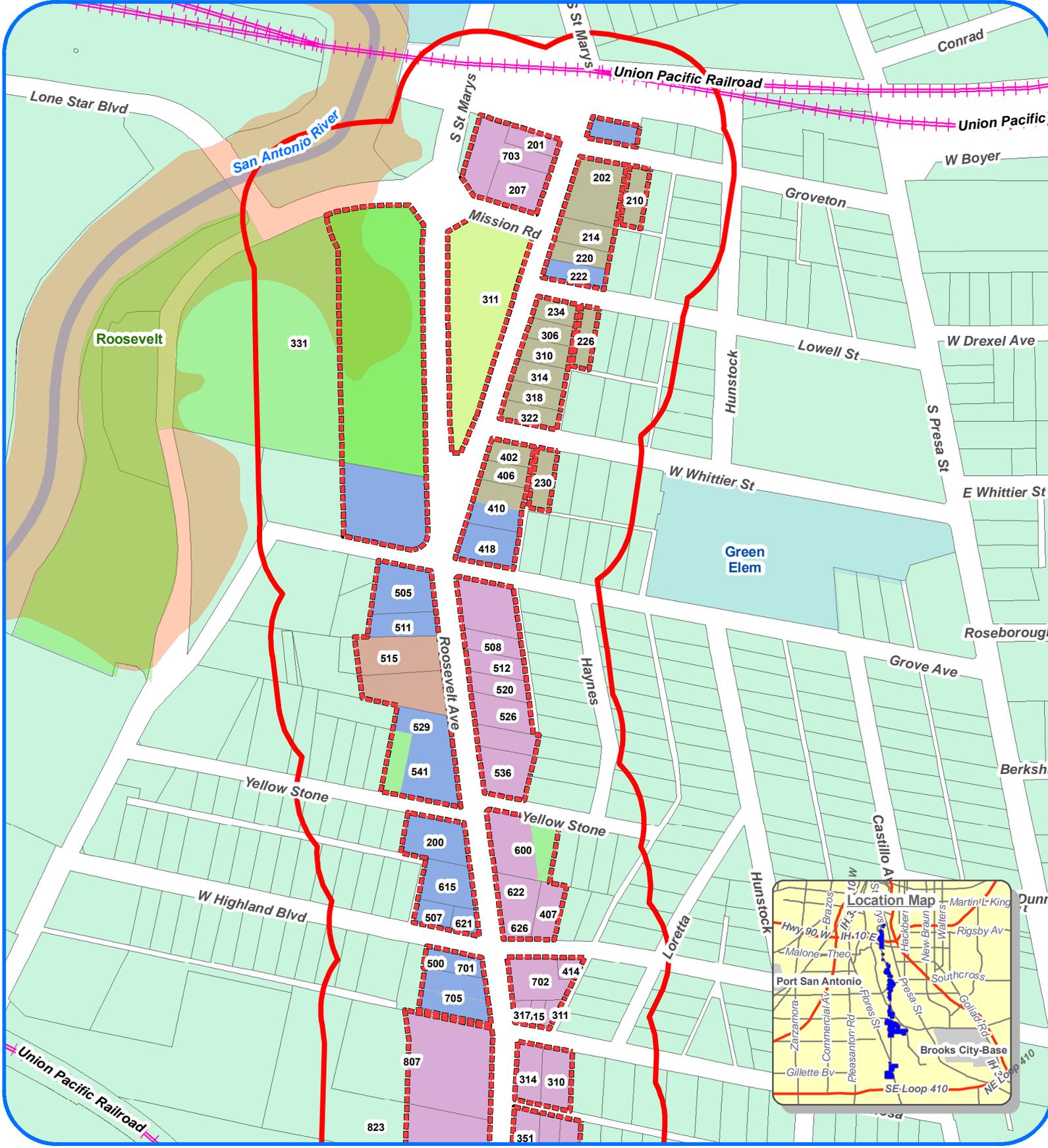
The remaining 14 parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning are designated as Business Park, Public Institutional, Parks/Open Space, or Regional Commercial in the future land use plan and are recommended for rezoning to districts consistent with these land use classifications.

IDZ zoning with uses permitted in C-2 and MF-33 is proposed for the former Mission Drive-In Site which will be the location of the new District 3 branch library and mixed use complex. The IDZ zoning district provides flexible standards that will be necessary for the redevelopment of this vacant parcel that abuts the grounds of Mission San Jose and provides a gateway to the San Antonio River Improvements Project. The redevelopment plans for this parcel call for a mix of office, commercial, and institutional uses within a pedestrian oriented environment. Limited residential uses may also be incorporated into the site. The development of the site will be guided by a master plan which sets standards for building massing and site layout.

### Conclusion

The recommended zoning changes would be consistent with the adopted future land use plans pending the proposed amendment, would reduce the potential for conflicts between abutting land uses, and eliminate the potential for the establishment of higher-intensity commercial and industrial uses where no longer deemed appropriate. These zoning changes support Roosevelt Corridor Reinvestment Plan that was prepared through a community based process that identified the Corridor rezoning as 1 of 7 strategies designed to encourage reinvestment in the Roosevelt Corridor.

**CASE MANAGER :** Michael Taylor 207-0145



**Zoning Case Notification Plan**

**Case Z-2009-135**

**Sheet 1 of 12**

Council Districts 3 and 5  
 Scale: 1" approx. = 500 Feet  
 Subject Property Legal Description(s): Various (See Attachment)

**Legend**

- Subject Properties
- 200' Notification Buffer
- 100-Year FEMA Floodplain
- Schools
- Parks

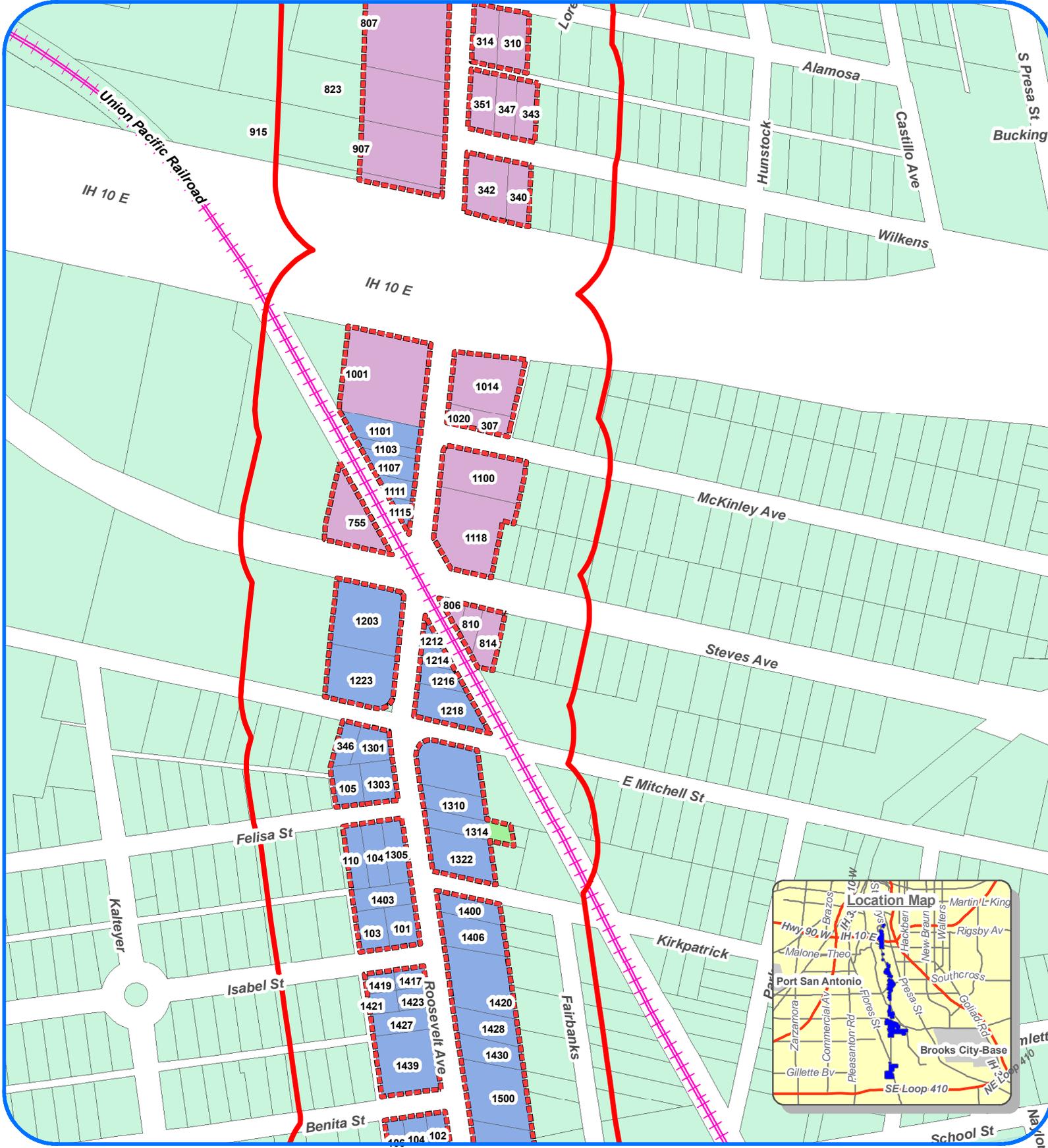
**Current Zoning**

- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



**Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties**

Planning & Development Services Dept  
 City of San Antonio  
 (07/29/2009 - E Hart)



**Zoning Case Notification Plan**

**Case Z-2009-135**

**Sheet 2 of 12**

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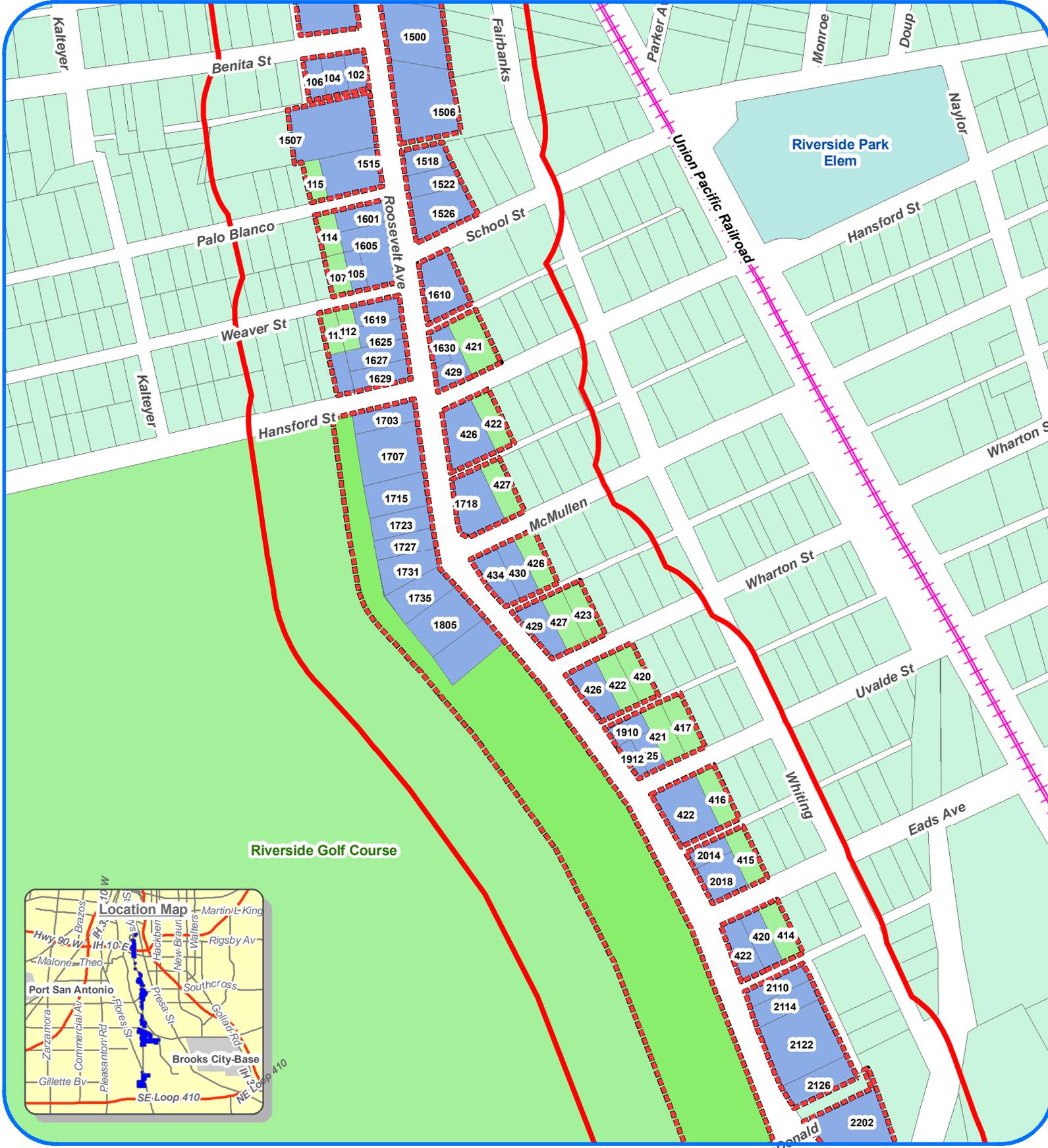
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# Zoning Case Notification Plan

## Case Z-2009-135

Sheet 3 of 12

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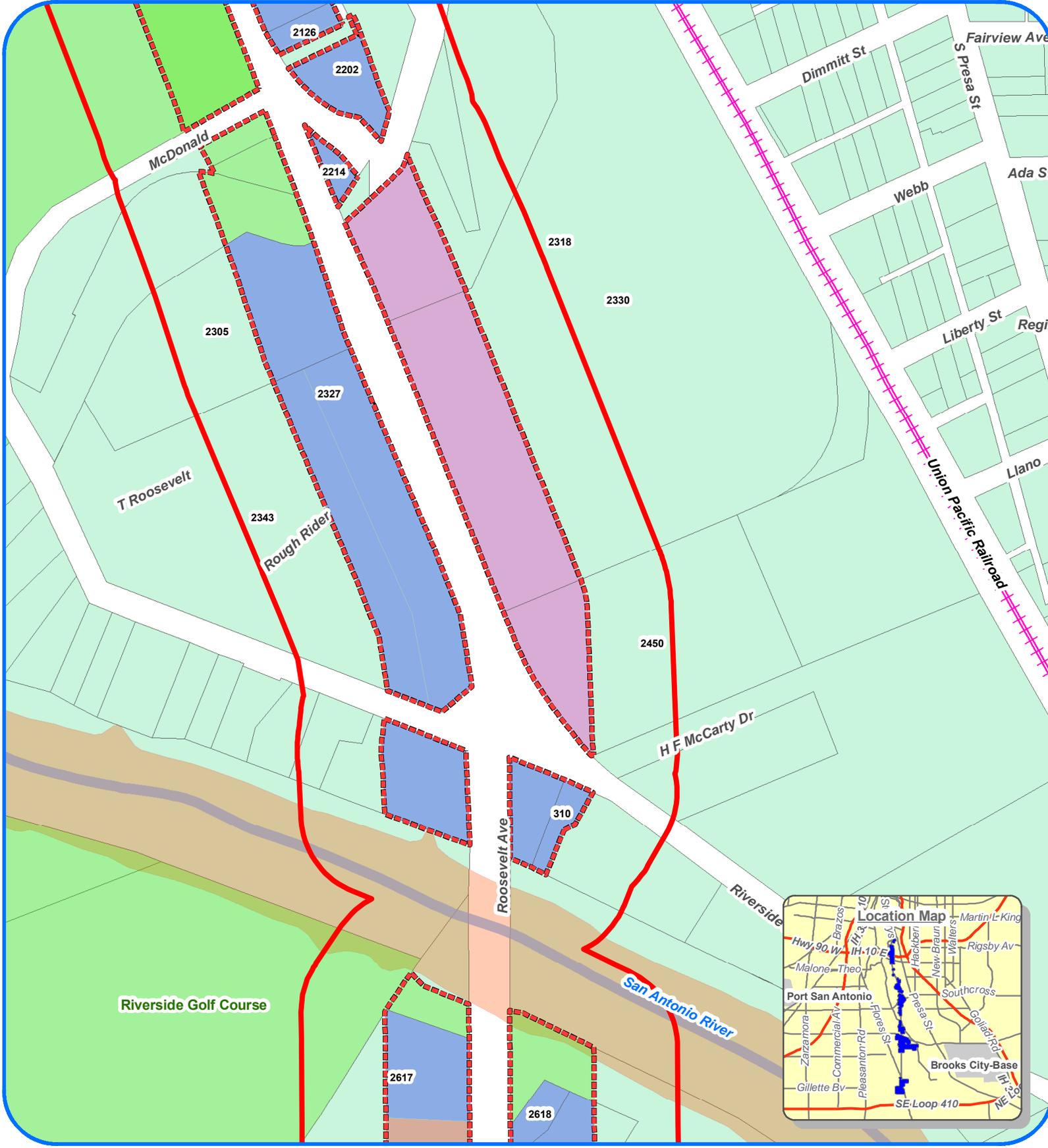
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**Zoning Case Notification Plan**

**Case Z-2009-135**

**Sheet 4 of 12**

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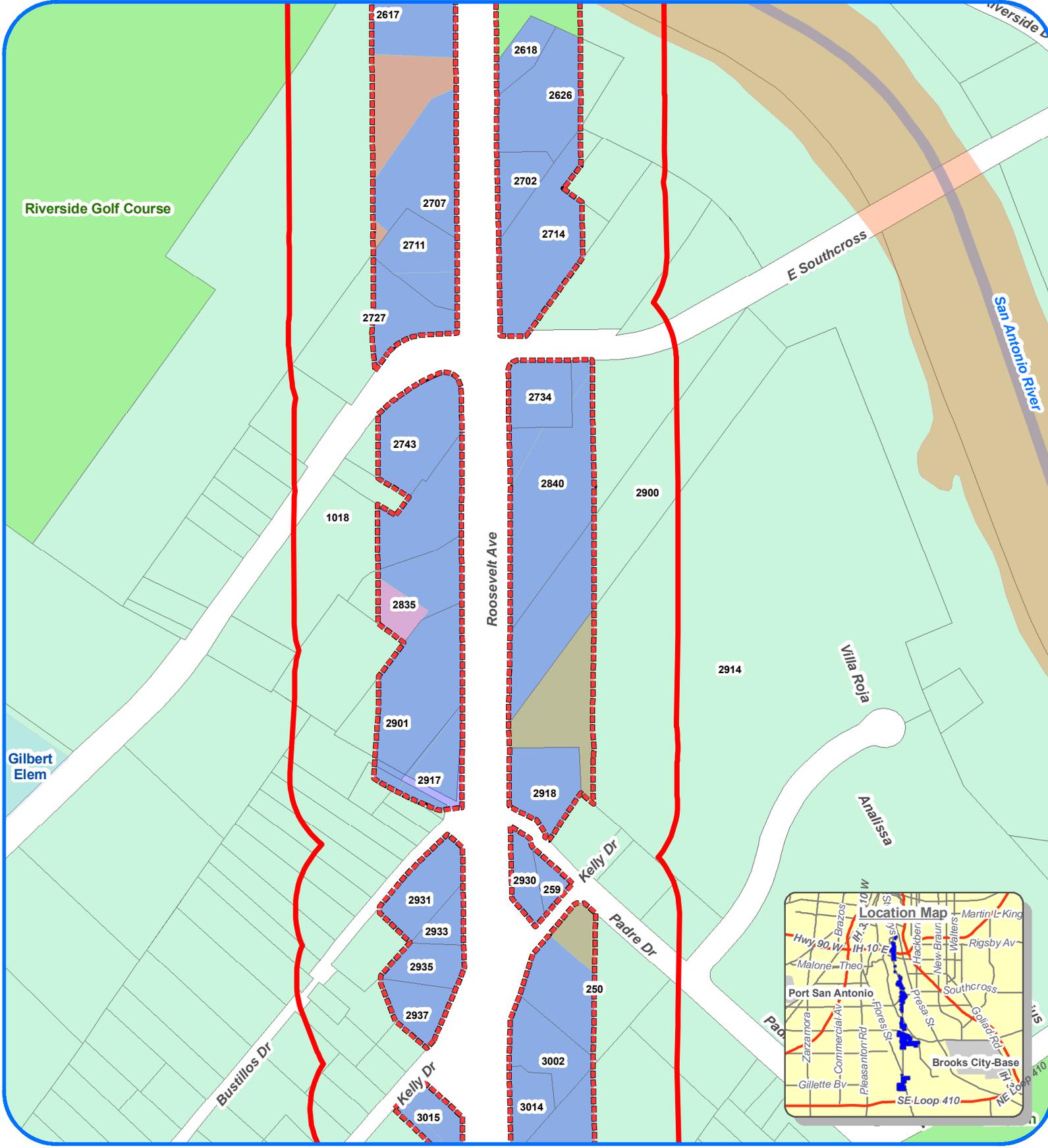
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**Zoning Case Notification Plan**

**Case Z-2009-135**

**Sheet 5 of 12**

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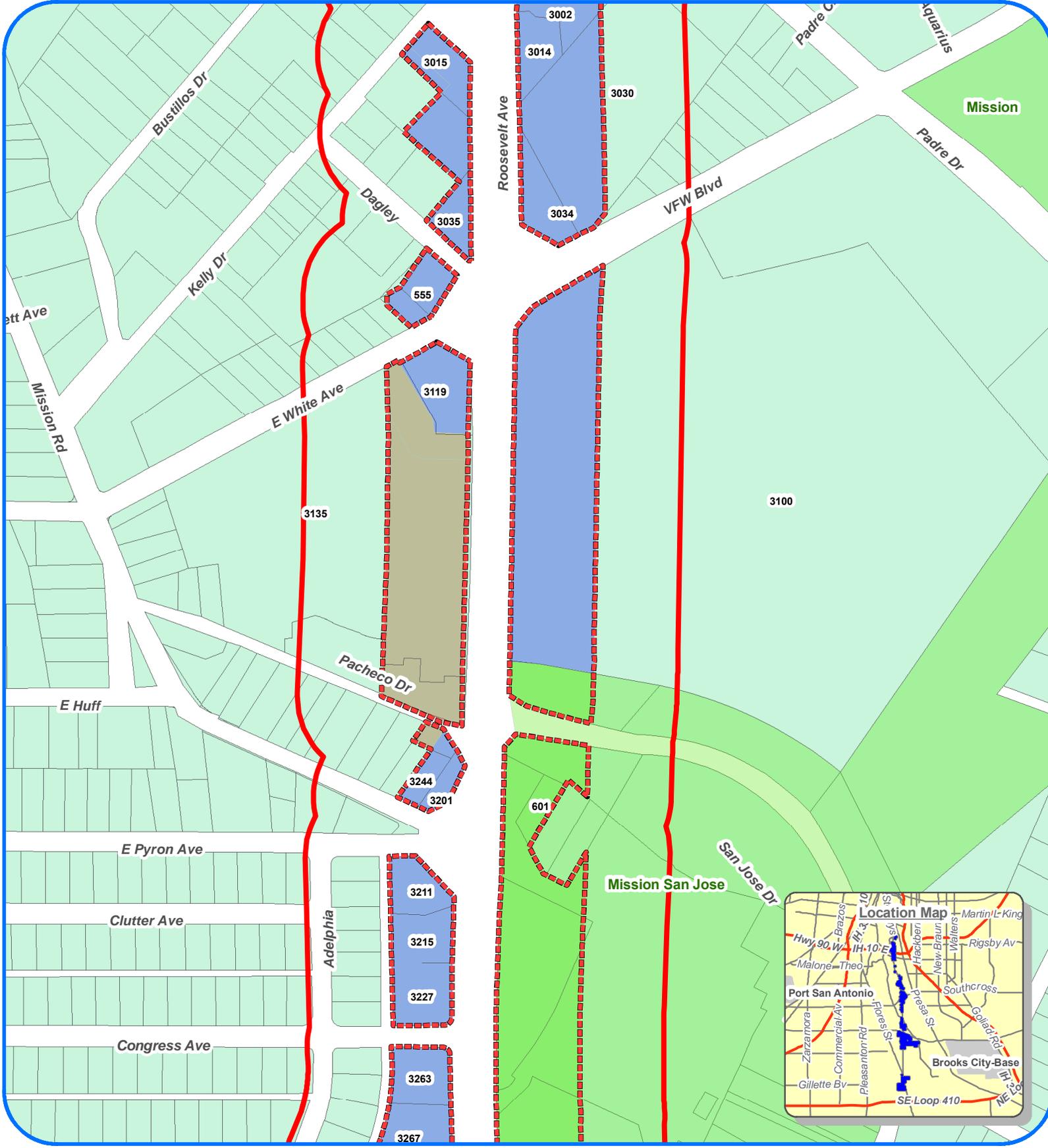
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**Zoning Case Notification Plan**

**Case Z-2009-135**

**Sheet 6 of 12**

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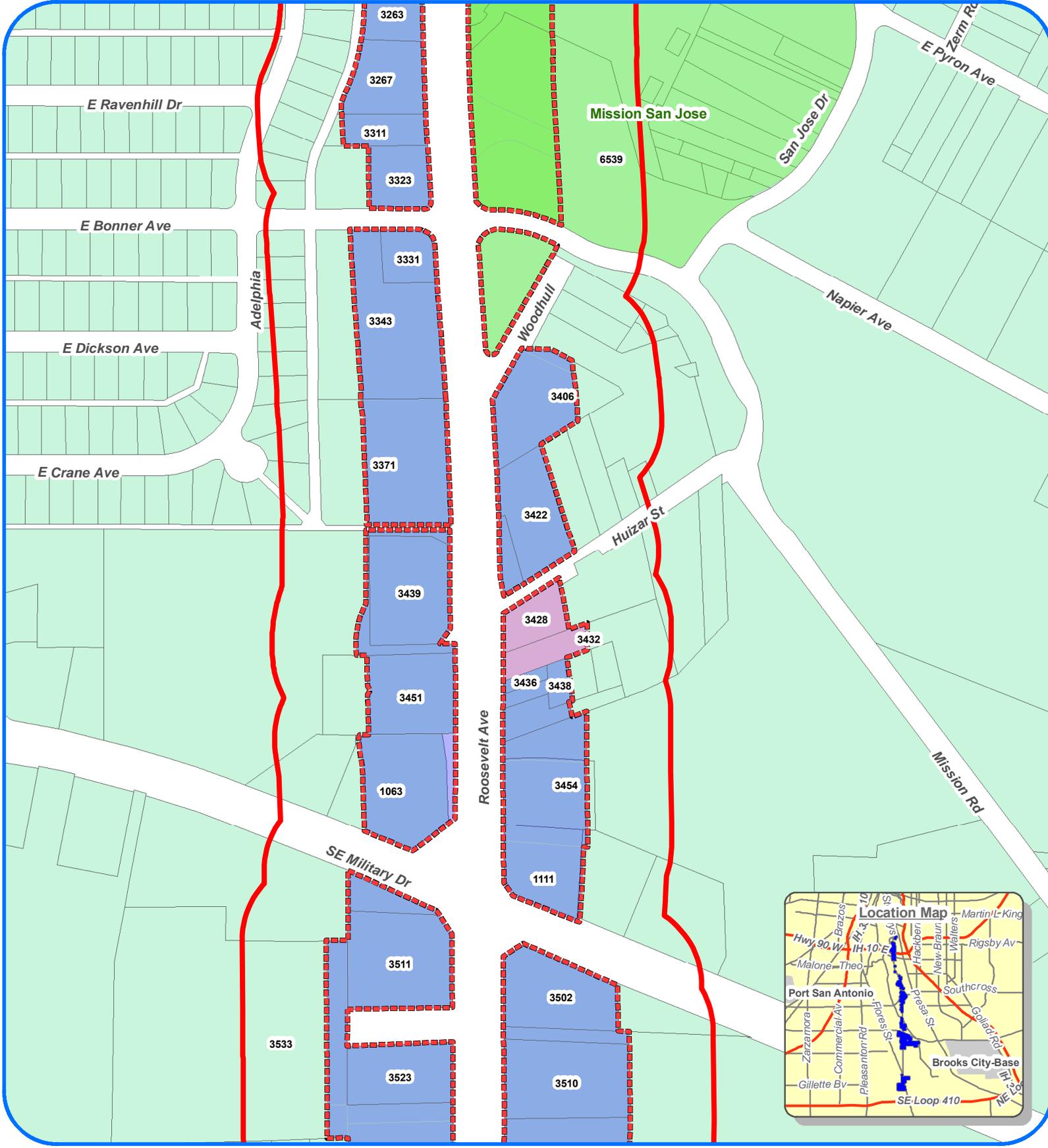
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Planning & Development Services Dept  
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 (07/29/2009 - E Hart)



**Zoning Case Notification Plan**

**Case Z-2009-135**

**Sheet 7 of 12**

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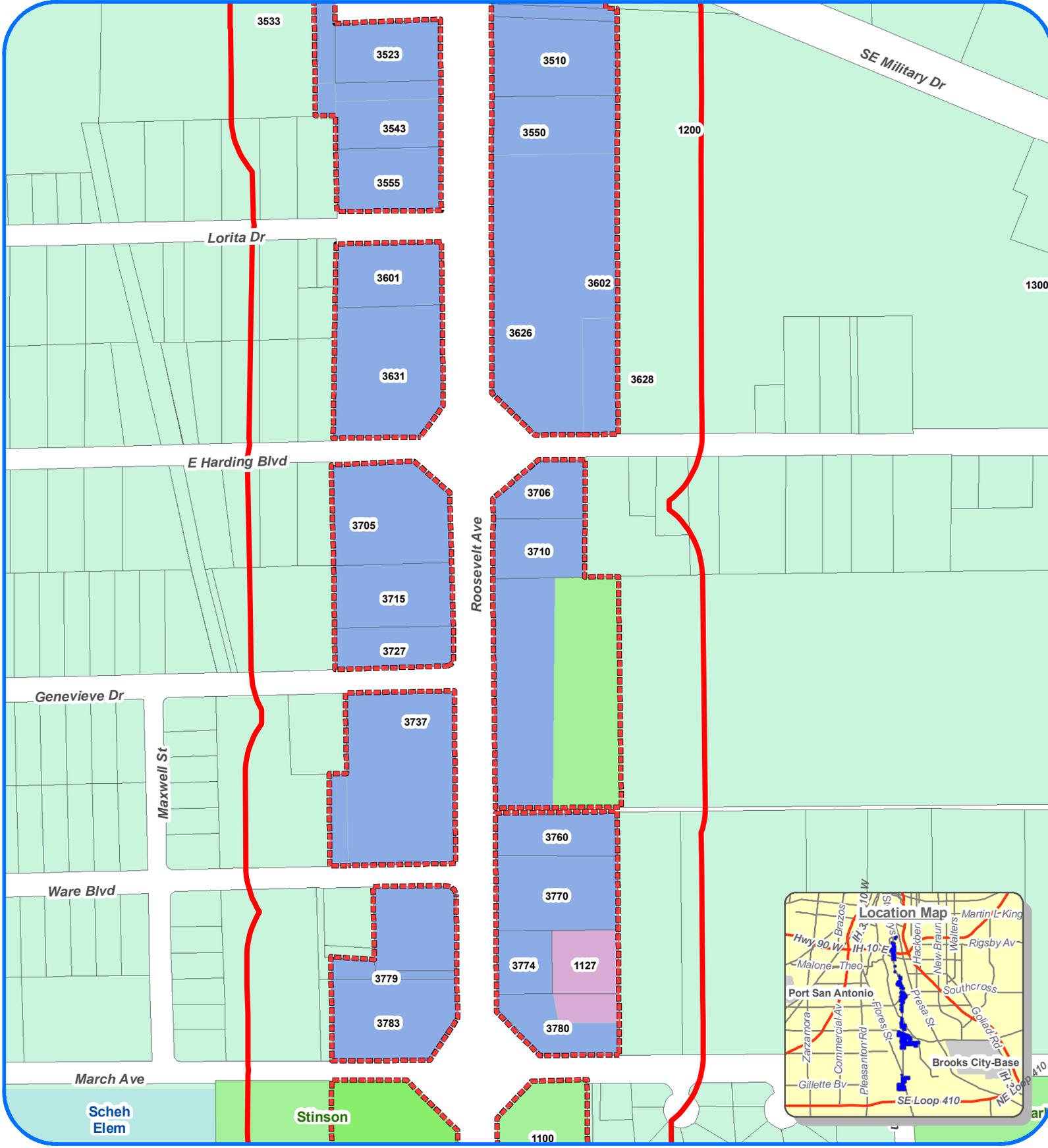
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 City of San Antonio  
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**Zoning Case Notification Plan**

**Case Z-2009-135**

**Sheet 8 of 12**

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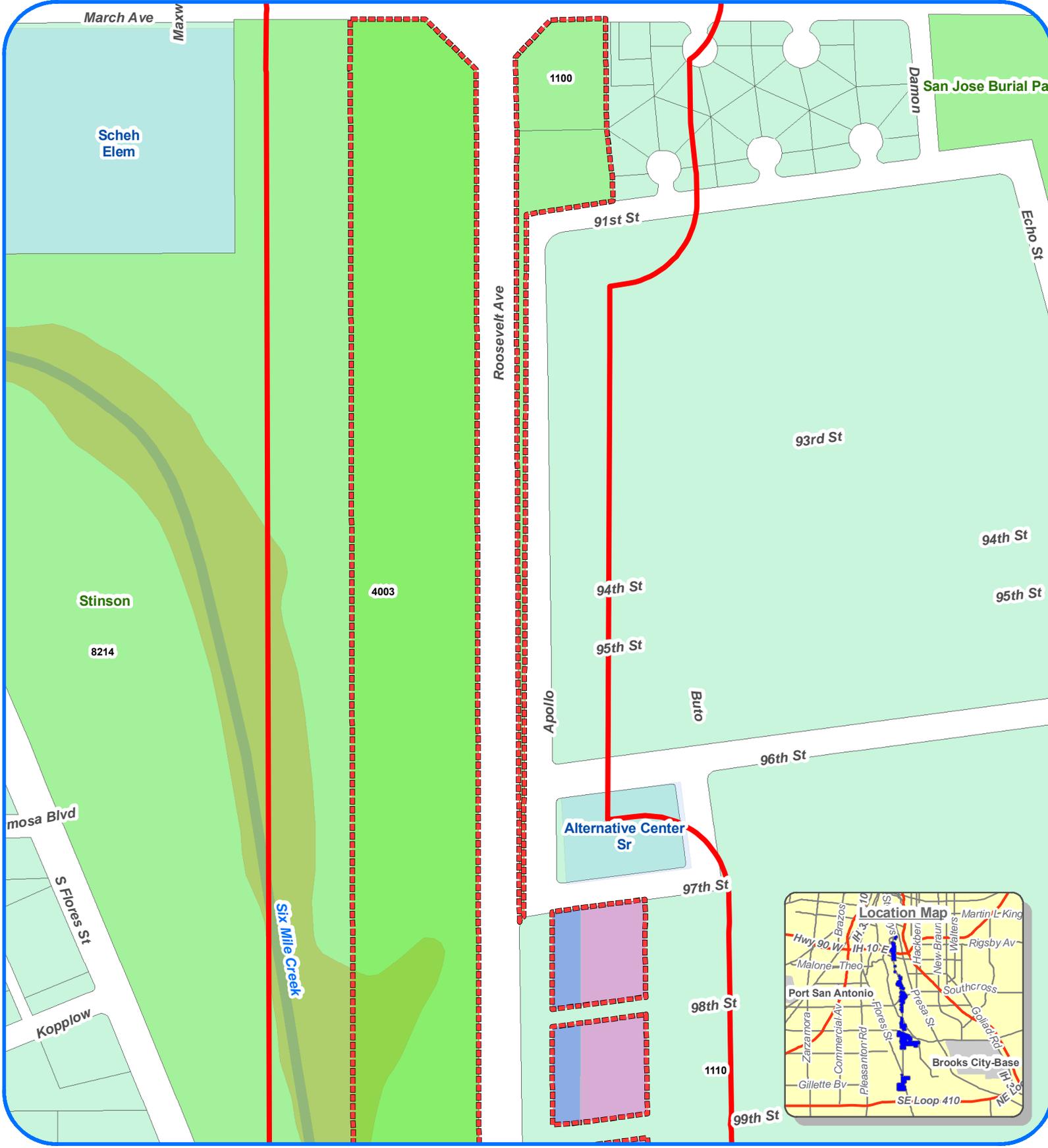
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Planning & Development Services Dept  
 City of San Antonio  
 (07/29/2009 - E Hart)



**Zoning Case Notification Plan**

**Case Z-2009-135**

**Sheet 9 of 12**

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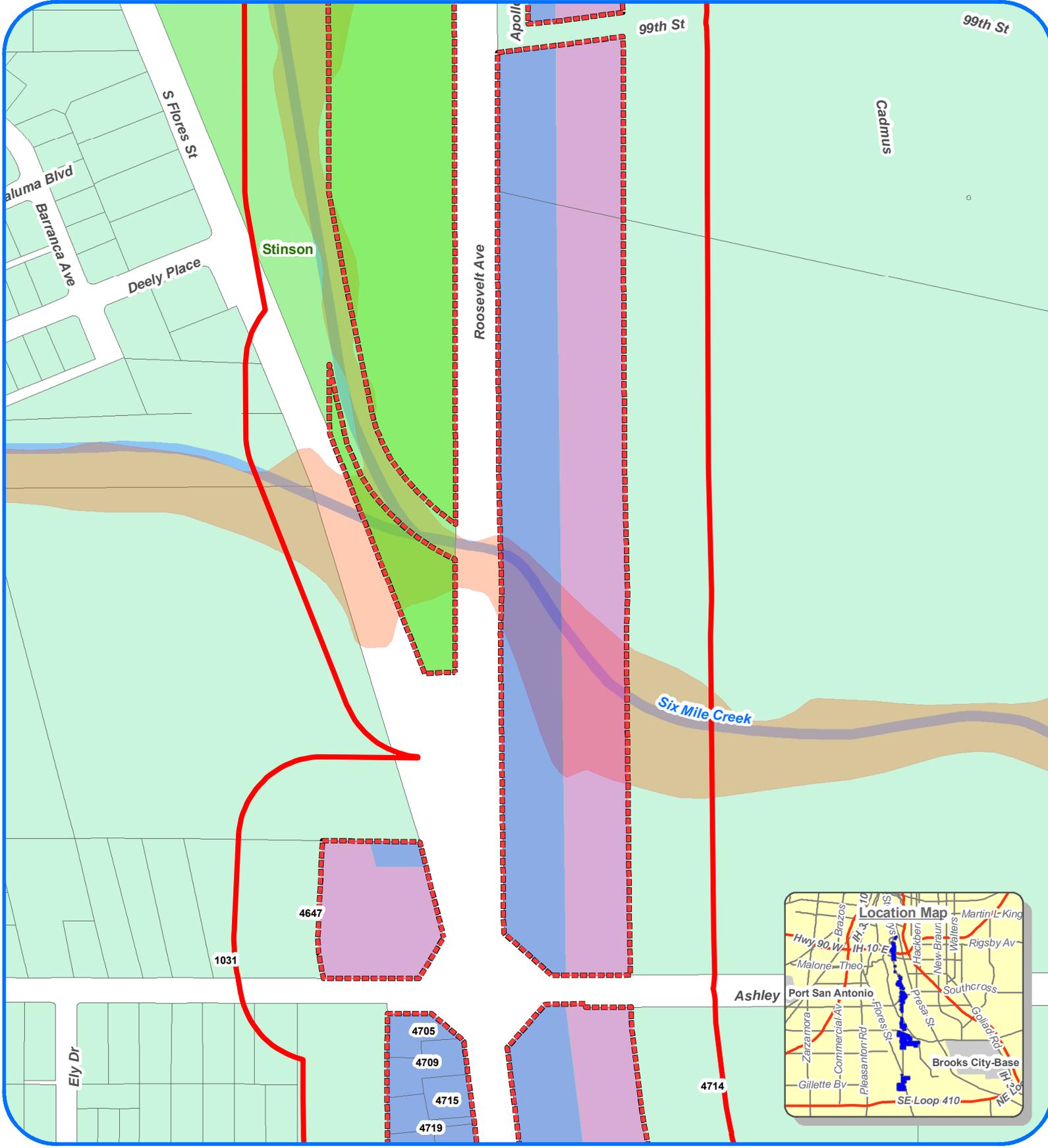
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**Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties**

Planning & Development Services Dept  
 City of San Antonio  
 (07/29/2009 - E Hart)



**Zoning Case Notification Plan**

**Case Z-2009-135**

**Sheet 10 of 12**

Council Districts 3 and 5  
 Scale: 1" approx. = 500 Feet  
 Subject Property Legal Description(s): Various (See Attachment)

**Legend**

- Subject Properties
- 200' Notification Buffer
- 100-Year FEMA Floodplain
- Schools
- Parks

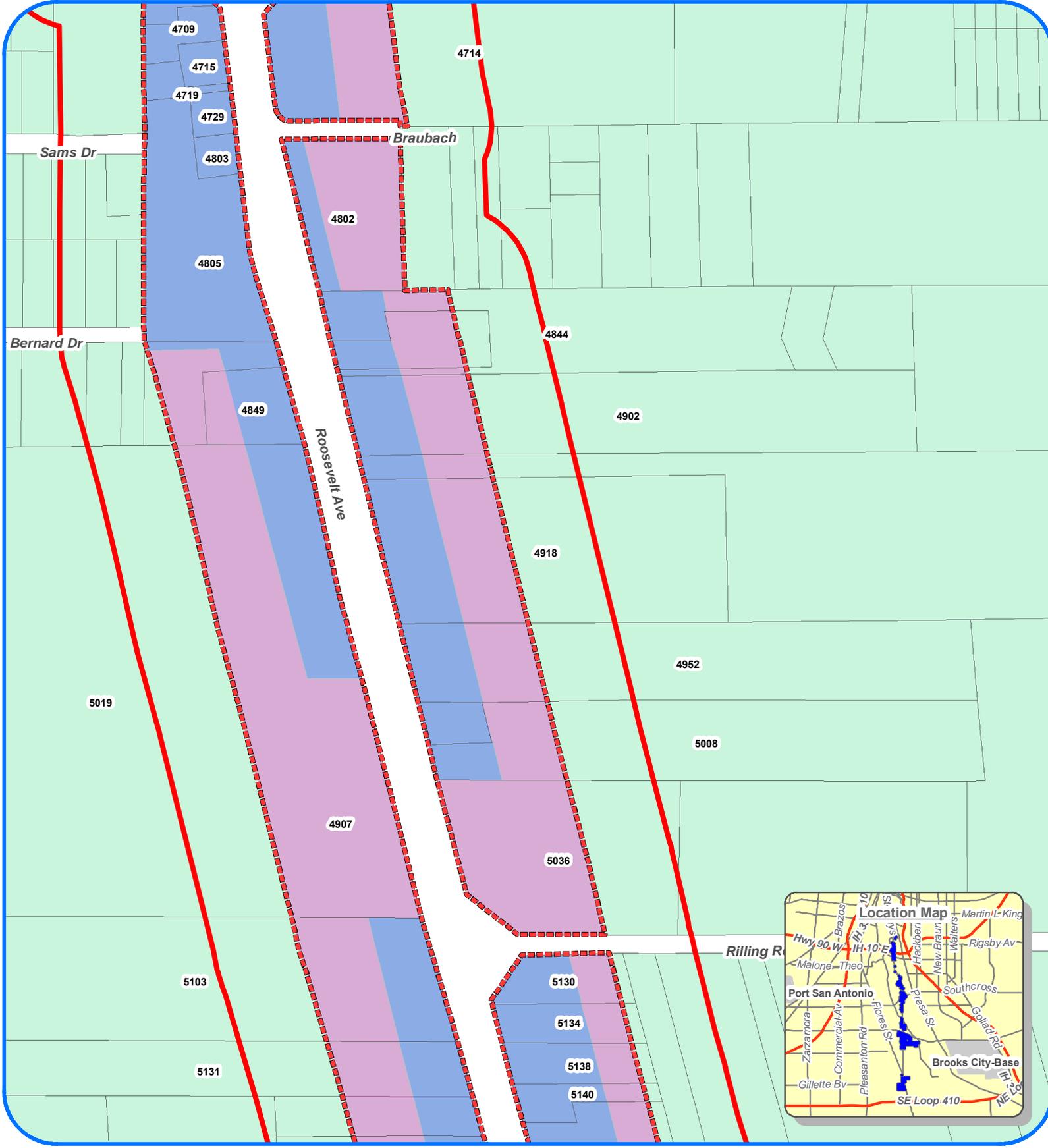
**Current Zoning**

- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



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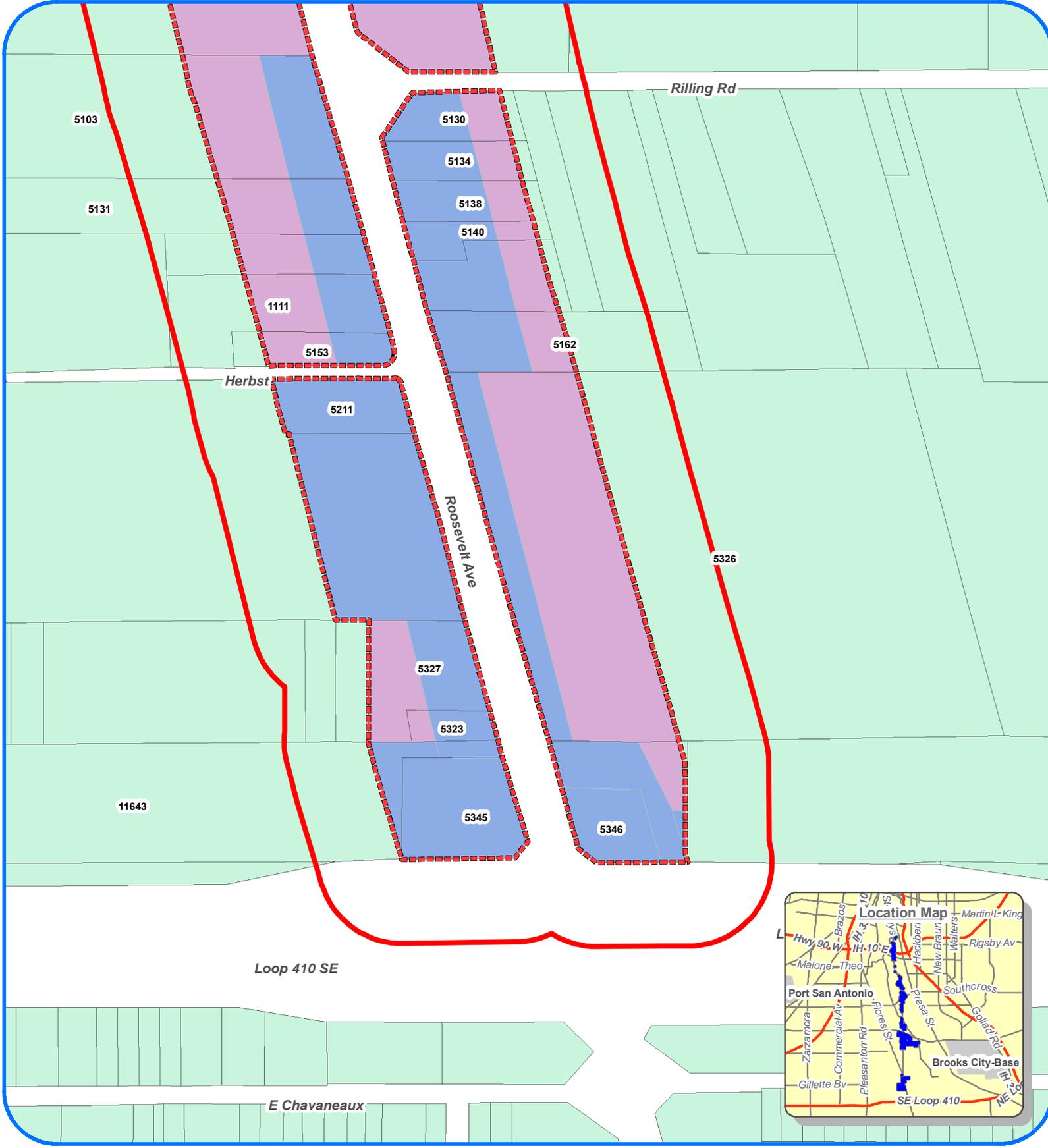
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(07/29/2009 - E Hart)

# CASE NO: Z2009135

## Final Staff Recommendation - Zoning Commission

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**Date:** August 18, 2009

**Council District:** 3, 5

**Ferguson Map:** 616, 650, 651, 683

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Property Owners

**Zoning Request:** From Multiple Zoning Districts to Multiple Zoning Districts to add the Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1).

**Property Location:** Multiple legal descriptions for property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop

Multiple Addresses

Property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410

**Proposal:** To designate Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1)

**Neigh. Assoc.** Roosevelt Park Neighborhood Association, Riverside South Neighborhood Association, Mission San Jose Neighborhood Appearance and Safety Committee, East Pyron/ Symphony Lane Neighborhood Association, Kingsborough Ridge Neighborhood Association

**Neigh. Plan** South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan

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

**Staff Recommendation:**

Approval.

### Overview

This zoning case is an integral part of an overall strategy to encourage reinvestment within the Roosevelt Avenue Corridor and was initiated by Resolution 2009-03-05-0005R approved by City Council on March 5, 2009. This zoning case includes the designation of the proposed Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1) – an overlay district with site and building design standards developed through a community based process. The proposed MC-1 extends 200 feet from the Roosevelt Avenue right-of-way from the terminus of St. Mary's Street to Southeast Military Drive and 300 feet from the Roosevelt Avenue right-of-way from Southeast Military Drive to Southeast Loop 410. Metropolitan Corridor Overlay Districts are enabled under Section 35-339.01: Corridor Districts of the Unified Development Code (UDC). The proposed Roosevelt Avenue Metropolitan Corridor Overlay District would be the first metropolitan corridor overlay district in the City and would include the designation "MC-1" as specified in Section 35-339.01 of the UDC.

### Reinvestment Plan

The Planning & Development Services Department has been working with community members since

# CASE NO: Z2009135

## Final Staff Recommendation - Zoning Commission

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March 2009 to identify strengths, weaknesses, opportunities, and threats; create a unified vision for the Corridor; and develop strategies to encourage reinvestment. The 7 Reinvestment Strategies that were developed through this community-based process include:

1. Leverage River Improvements & Mission Drive-In Redevelopment
2. Phase out non-contributing uses with a base rezoning of properties in the corridor
3. Adopt a zoning overlay district with unifying design standards for new construction
4. Invest in key drainage, street and sidewalk infrastructure projects
5. Launch community-based initiatives to improve quality of life
6. Link existing business and property owners with funding sources for improvements
7. Create investment opportunities

The zoning changes proposed with this case will address the third reinvestment strategy listed – adopt a zoning overlay district with unifying design standards for new construction. The site and building design standards included with this overlay district were developed to ensure new construction is compatible with the existing neighborhoods and is sensitive to the historical, cultural, and natural resources that are found along, or linked by, the Roosevelt Corridor including the San Antonio River Improvements Project, the Mission Drive-In Redevelopment that includes the new District 3 branch library, Mission San Jose and the San Antonio Missions National Historical Park, and Stinson Airport.

### Designation Criteria

To be designated a corridor district, an area must meet one or more of the criteria outlined in Section 35-339.01 of the UDC. The proposed Roosevelt Avenue Metropolitan Corridor lies along a street in the city's adopted major thoroughfare plan; and abuts, traverses or links designated historic landmarks and/or districts; has historically served as a regional or neighborhood commercial center, provides primary access to one or more major tourist attractions; and abuts, traverses or links the San Antonio River.

### Public Process

Community outreach for the proposed MC-1 included 3 public meetings and 6 planning team meetings. The public process was initiated with a Planning Team Information Session on March 3, 2009, where the owners of property along Roosevelt; neighborhood association representatives; members from the South Central San Antonio Community Plan Planning Team and Stinson Vicinity Land Use Plan Steering Committee; representatives from public entities including school districts, public utilities, and the San Antonio River Authority; and others who have been involved in previous planning efforts on the southside were invited to learn more about the proposed overlay district and become members of the Planning Team. After the information session, the Planning Team was formed and began their regular meetings on March 24, 2009. The Planning Team began with a Visioning Session, followed by 2 meetings focused on reinvestment strategies, followed by 3 meetings focused on refining the draft design standards for the proposed MC-1 overlay district. The Planning Team reported back to the larger community and solicited input during two public meetings held on May 12 and July 28. Total attendance at the 9 meetings was over 430 with more than 700 volunteer hours devoted to the creation of these design standards and other reinvestment strategies for the Roosevelt Corridor.

### MC-1 Design Standards

The proposed Roosevelt Avenue Corridor District includes a set of site development standards that would provide a climate where individual actions will complement each other and be sensitive to the historical, cultural, and natural resources found within the Corridor. The site development standards are incorporated into the development review process at the time a building permit is requested, and plans are submitted for review. The ordinance will not affect the underlying zoning of a property, nor will it require a property owner to rehabilitate existing structures or signs to conform to the new standards.

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## Final Staff Recommendation - Zoning Commission

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Section 35-339.01 of the UDC outlines the specific development and design standards which may be addressed as part of a corridor district. The goal when developing the MC-1 standards was to strike a balance between regulations, incentives, and recommendations. Hence the MC-1 Overlay District includes both standards (objective, measurable regulations with which all projects must comply) and guidelines (suitable for most projects, and should be followed to the greatest extent possible).

***The following elements are addressed in the development standards:***

- Right-of-way sidewalk configuration
- Internal sidewalk location and configuration
- Off-street parking screening
- Off-street parking space reduction ratio
- Front yard fence material requirements
- Screening requirement for outside storage and mechanical equipment (exemption for solar systems)
- Screening requirement for lighting fixtures
- Native landscape material requirement
- Stormwater retention/detention facility screening requirement
- Underground utility requirement
- Building material requirement
- Billboard prohibition
- Reductions to freestanding sign height and sign message area, sign placement, and sign design requirements
- Reductions to attached sign height and sign message area

***The following elements are addressed in the development guidelines:***

- Siting/ Grading to incorporate Low Impact Development strategies for managing stormwater
- Lot coverage to reduce impervious cover
- Number of drives, shared drives, internal circulation drives
- Parking space placement behind buildings
- Recommendations for pervious pavement, cooperative parking agreements, bicycle parking
- Low rock walls for front yard fencing
- Decorative lighting fixtures that complement the Mission Trails lights
- Stormwater retention/ detention facility as natural feature
- Building materials, articulation, and windows
- Recommendations against exterior mounted security bars
- Sign design and lighting

The Roosevelt Avenue Corridor Overlay District does not address uses. Existing businesses may remain in the area and conduct ordinary repair and maintenance of their properties and signs indefinitely without triggering the new ordinance.

When an application for a permit for a property within a Corridor District is received, staff with the Neighborhood and Urban Design section of the Planning and Development Services Department is charged with reviewing the submitted plans for conformance with the adopted standards within 10 days. After the Neighborhood and Urban Design Section has reviewed the applicant's plans, a Certificate of Compliance is either issued or denied via the City's online permitting system. If denied, the applicant may resubmit with the appropriate changes or appeal to the Board of Adjustment. One option available to applicants that seek conformity to the standards before construction plans are finalized is to request preliminary plan review from the Planning and Development Services Department at which point Corridor District compliance could be addressed. Projects located within the boundaries of a historic district (H) or designated as historic significant (HS) or historic exceptional (HE) shall require final approval by the

# CASE NO: Z2009135

## Final Staff Recommendation - Zoning Commission

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Historic and Design Review Commission (HDRC). For properties located within the boundaries of the proposed MC-1 and also located within a River Improvement Overlay District (RIO), the RIO standards shall take precedence.

### Conclusion

The adoption of the Roosevelt Avenue Metropolitan Corridor Overlay District will ensure new construction is compatible with the existing neighborhood and is sensitive to the historic, natural, and cultural assets found in the Corridor. The adoption of this overlay district supports the Roosevelt Corridor Reinvestment Plan that was prepared through a community based process and that the adoption of an overlay district with design standards as one of seven strategies designed to encourage reinvestment within the Roosevelt Corridor.

**CASE MANAGER :** Michael Taylor 207-0145

# Roosevelt Avenue Metropolitan Corridor Overlay District

## Design Standards

### General Purpose Statements

- Projects located within the boundaries of a historic district (H) or designated as historic significant (HS) or historic exceptional (HE) shall require final approval by the HDRC. For properties located within the boundaries of the MC-1 and also located within a RIO Overlay District (RIO), the RIO standards shall take precedence.
- Property zoned industrial shall be exempt from the building material and fencing standards included in this overlay district if a Type C landscape bufferyard is provided along at least 75% of each frontage line that abuts a public right-of-way. If this option is utilized and a fence or building is constructed with materials that otherwise would not be permitted, the fence or building must be located behind the landscape bufferyard.
- The width of the MC-1 varies depending on the major thoroughfare classification of Roosevelt Avenue.
  - Roosevelt North - Arterial Type B – Lone Star Boulevard to the north to SE Military Dr to the south
    - Maximum Corridor Width = 200 feet each side of existing right-of-way
  - Roosevelt South – Arterial Type A – SE Military Dr to the north to Loop 410 to the south
    - Maximum Corridor Width = 300 feet each side of existing right-of-way

Element	Development Standard	Guidelines
<b>1.0 SITE</b>		
1.1	Siting, Grading	None Required by MC-1
		Utilize Low Impact Development (LID) strategies for managing stormwater <sup>1</sup> . Grade/ regrade to reduce or eliminate stormwater runoff to Roosevelt Avenue and other right-of-ways. Hold water on property for landscape irrigation and groundwater recharge. Capture and store

Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.

Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.

<sup>1</sup> For more information on Low Impact Development, consult *Low Impact Development Design Strategies: An Integrated Design Approach* prepared by Prince George's County, Maryland, Department of Environmental Resources, Programs and Planning Division, 1999.

# Roosevelt Avenue Metropolitan Corridor Overlay District

## Design Standards

	<b>Element</b>	<b>Development Standard</b> Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	<b>Guidelines</b> Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
			rainwater that falls on rooftops and condensation from air conditioners for landscape irrigation. Utilize rain gardens and natural retention/detention ponds to capture and store runoff for groundwater recharge.
1.2	Lot Coverage	None Required by MC-1	Reduce impervious cover on existing developed properties. Replace impervious cover in high traffic areas with crushed granite, pervious pavers, pervious asphalt or other pervious materials. Replace impervious cover with drought tolerant and heat resistant vegetation in areas with no or only occasional traffic.
1.3	Lot Frontage	None Required by MC-1	
1.4	Building Setbacks (front & side)	None Required by MC-1	
1.5	Driveway Size & Sidewalks	<p><u>Right-of-Way Sidewalks</u></p> <p>Sidewalks shall be at least 4 feet wide and separated from the back of the curb with a minimum 2 foot wide planting strip.</p> <p><u>Internal Sidewalks</u></p> <p>A minimum 4 foot wide continuous pedestrian route shall connect the primary building entrance to</p>	<ul style="list-style-type: none"> <li>• Reduce the number of driveways and/ or the width of driveways on existing developed properties to minimize the potential for conflict between pedestrians, bicyclists, and vehicles. For lots with less than 200 feet of street frontage, a single access point is desired. For lots with more than 200 feet of street frontage, no more than 1 access point per 200 feet of frontage is desired.</li> <li>• Provide vehicular, pedestrian and bicycle</li> </ul>

# Roosevelt Avenue Metropolitan Corridor Overlay District

## Design Standards

Element	Development Standard	Guidelines
	<p>Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>the street sidewalk, connect all publicly accessible buildings within a site, and connect to any existing or planned pedestrian circulation systems abutting the site. The pedestrian route shall be separated from parking stalls and vehicular drives with vegetation and/or landscaping material. This route may cross loading areas or vehicular drives but in such cases shall include high visibility pavement markings.</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p> <p>access to abutting lots to reduce entry/ exit maneuvers from/ onto Roosevelt Avenue.</p> <ul style="list-style-type: none"> <li>• Utilize shared driveways where possible</li> <li>• Consider using pervious concrete, pervious pavers or crushed aggregate for all or part of the sidewalks, driveways and parking lots to reduce impervious cover.</li> </ul>
1.6	<p><b>Parking, off-street parking and loading requirements</b></p> <p><u>Off-Street Parking Screening</u></p> <p>Drives and parking areas located within the front yard shall be screened from view of the right-of-way by utilizing one of the screening methods described below:</p> <ul style="list-style-type: none"> <li>• Construction of a 3-foot tall masonry wall. The area on either side of the masonry wall shall include native, drought tolerant and heat resistant plants that block access to the masonry wall to discourage graffiti</li> <li>• Installation of 3-foot tall earthen berms and/ or dense landscaping. If plants are used, they must achieve the minimum height and form and opaque visual barrier at maturity.</li> </ul> <p><u>Off-Street Parking Space Reduction Ratio</u></p> <p>Up to 25% of the minimum off-street parking</p>	<ul style="list-style-type: none"> <li>• Overflow parking and parking for employees should be placed in the side or rear yards and the building placed closer to the street to limit the distance a pedestrian must travel from the right-of-way sidewalk to the front door.</li> <li>• Consider using pervious pavement, especially for overflow parking areas</li> <li>• Utilize cooperative parking agreements to reduce the number of unused or seldom used parking spaces.</li> <li>• Provide bicycle parking and bicycle circulation routes</li> <li>• Drives and parking areas within the front yard are discouraged. If drives or parking areas are located in the front yard, they should be limited to a single drive and a single row of parking.</li> </ul>

## Roosevelt Avenue Metropolitan Corridor Overlay District Design Standards

Element		Development Standard	Guidelines
		Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
		spaces may be substituted for bicycle parking spaces at a ratio of 1 off-street parking space for 1 bicycle space. This substitution ratio applies only to bicycle spaces provided in excess of UDC requirements.	
1.7	Fences	Chain link fences shall not be permitted in the front yard.	Low rock walls (maximum height of 3 feet) are preferred to other types of fencing in the front yard
1.8	Screening	<ul style="list-style-type: none"> <li>• Outside storage areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility cabinets and microwave and satellite antennas (greater than 2 meters in diameter) shall be completely screened from view at the front property line. Screening may be achieved by construction of a solid walled enclosure constructed with approved cladding materials (see section 2.2: Building Materials), evergreen plant materials, or landscaped earthen berm.</li> <li>• Roof top mounted equipment shall be screened from view of abutting right-of-ways. Screening may be achieved through the use of parapets, mansard roof forms, or other permanently affixed, solid, opaque building materials.</li> <li>• Screening shall not be required for rainwater harvesting equipment</li> </ul>	
1.9	Screening of lighting	<ul style="list-style-type: none"> <li>• Exterior lighting fixtures for entrances, parking</li> </ul>	Decorative lighting fixtures add character and

# Roosevelt Avenue Metropolitan Corridor Overlay District

## Design Standards

Element		Development Standard	Guidelines
		Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
	for entrances, parking lots, walkways, and building exteriors	lots, and walkways shall incorporate a vertical cut-off angle of 90 degrees or less. Any structural part of the fixture providing this cut-off angle shall be permanently affixed. <ul style="list-style-type: none"> <li>Lighting of building exteriors (uplighting or downlighting that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.</li> </ul>	value to the built environment. Decorative lighting fixtures may be used to focus attention to a particular area, demarcate the course of a historic trail, or provide continuity. The Mission Trails incorporate a unique “candy cane” shaped light fixture that marks the trail’s course in the public right-of-way. It would not be appropriate to use these exact fixtures off of the trail, but using fixtures with a design inspired by these candy cane fixtures would create a link between the Mission Trail and adjacent properties and create a unified appearance.
1.10	Landscaping to encourage the use of native trees and plants	Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List (See UDC Appendix E)	Native plants are well suited to our climate and appropriate for xeriscape planting methods. The Mission Reach of the San Antonio River Improvements Project includes replacing invasive, non-native plants with natives as part of the ecosystem restoration plan. Utilizing natives on private properties in the area will help prevent future encroachment of invasive species into the River channel as well as create a more sustainable natural environment.
1.11	Tree preservation	None Required by MC-1	
1.12	Natural areas to encourage the use of native trees and	Stormwater retention/ detention facilities located in the front yard shall be integrated as a landscape feature using native Texas plants in the San	Stormwater retention/ detention facilities can double as attractive and ecologically valuable natural areas. Plants can slow the flow of water,

# Roosevelt Avenue Metropolitan Corridor Overlay District

## Design Standards

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	Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
	plants	Antonio Recommended Plant List (See UDC Appendix E) or fully screened from view using the off-street parking screening standards specified in 1.6.
1.13	Satellite dishes and components to the extent permitted by federal laws and regulations	None Required by MC-1
1.14	Solar systems and components	Solar systems and components shall be placed to maximize efficiency and shall not require screening
1.15	Noise levels	None Required by MC-1
1.16	Utilities	On-site utilities shall be located underground unless required by the utility to be otherwise located.
<b>2.0 BUILDING</b>		
2.1	Building Size	None Required by MC-1
2.2	Building Materials	<p><u>Primary Cladding Materials</u></p> <p>Buildings shall incorporate a combination of glass and masonry (or masonry equivalents) as cladding material for building elevations that face a public</p> <ul style="list-style-type: none"> <li>• Use of native stone and materials, recycled materials is encouraged</li> <li>• Building facades that face a public street and exceed 50 feet in horizontal length should incorporate, at least every 50 feet, projections</li> </ul>

# Roosevelt Avenue Metropolitan Corridor Overlay District

## Design Standards

Element	Development Standard	Guidelines
	<p>Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>right-of-way. The following building materials are permitted for use as cladding material:</p> <ul style="list-style-type: none"> <li>○ Transparent Glass</li> <li>○ Native Stone</li> <li>○ Brick</li> <li>○ Tile</li> <li>○ Stucco or EIFS</li> <li>○ Cultured Stone or Cast Stone</li> <li>○ Architecturally finished block (i.e. burnished block, split-faced concrete masonry units)</li> <li>○ Architecturally finished pre-cast or poured in place concrete wall that is profiled, sculptured or otherwise provides three dimensional interest</li> <li>○ Cement fiber siding</li> </ul> <p><u>Accent Materials</u> Materials not included in the above list of permitted materials may be used as accent materials for building elevations that face a public right-of-way. The total area of all accent materials shall not exceed 25% of any single elevation.</p> <p><u>Overhead Doors</u> Overhead doors located on a building façade that faces a public street shall be constructed of transparent glass panels or a combination of</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p> <p>or indentations, changes in texture, changes in color, or changes in material to provide architectural interest and a human scale.</p> <ul style="list-style-type: none"> <li>● Building facades that face a public street should incorporate entry areas, transparent glass, awnings, galleries or arcades along at least 50% of the façade to provide a more inviting and pleasant space for customers.</li> <li>● The use of exterior mounted security bars and gates is discouraged. If security gates are utilized, they should be mounted on the interior of the building and fully retract so as not to be visible during business hours. If security bars are utilized, they should be mounted to interior of the building, or, if mounted to the exterior, should be integral to the architectural design of the building.</li> </ul>

# Roosevelt Avenue Metropolitan Corridor Overlay District

## Design Standards

Element	Development Standard	Guidelines
	Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
	transparent glass panels and wood or metal.	
<b>3.0 SIGNS</b>		
3.1	Off-Premise Signs	Off-premise signs shall not be permitted
3.2	Freestanding Signs	<ul style="list-style-type: none"> <li>Consider using external light source to illuminate signs instead of using internal illumination. Internally illuminated signs detract from the historical sites and natural landscape of the area.</li> <li>Consider using smaller signs, artistic signs, signs that add to the architectural character of the building</li> </ul>
	<p><b>Maximum Sign Height</b></p> <p><u>Roosevelt North</u> 10 feet single or dual tenant 15 feet multiple tenant</p> <p><u>Roosevelt South</u> 25 feet single tenant 30 feet dual tenant 40 feet multiple tenant</p> <p><b>Maximum Sign Message Area</b></p> <p><u>Roosevelt North</u> 64 feet single or dual tenant 96 feet multiple tenant</p> <p><u>Roosevelt South</u> 65 feet single tenant 150 feet dual tenant 200 feet multiple tenant</p> <p><b>Sign Placement</b></p>	

# Roosevelt Avenue Metropolitan Corridor Overlay District

## Design Standards

Element	Development Standard	Guidelines
	<p>Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>One freestanding sign per platted lot is permitted. Additional freestanding signs shall be permitted if a minimum spacing between signs of two hundred (200) feet exists along one side of the street and no sign is within the clear vision area as defined by section 35-506. Additional freestanding signs shall not exceed seventy-five (75) percent of the allowable height and size of the primary sign as specified in sections 3.2 and 3.3.</p> <p><b>Sign Design</b></p> <p>Freestanding signs shall include a finished base to encase/ enclose support structure(s) at ground level. The finished base shall be constructed of materials approved for use as primary cladding materials (see Section 2.2: Building Materials).</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p>
3.3	<p><b>Attached Signs</b></p> <p>Maximum allowable sign area, as a percentage of the area of each building elevation:</p> <p><u>Roosevelt North</u> 15% - cabinet sign, channel letters raised or incised and painted or flat sign</p> <p><u>Roosevelt South</u> 10% - cabinet sign 15% - channel letters raised or incised</p>	

# Roosevelt Avenue Metropolitan Corridor Overlay District

## Design Standards

<b>Element</b>	<b>Development Standard</b>	<b>Guidelines</b>
	<p>Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>15% - painted or flat sign</p> <p><b>Prohibited Signs</b></p> <p>Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building.</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p>