

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, August 17, 2010
12:45 PM

ZONING COMMISSIONERS

Ralph Medina – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Joe Valadez – District 5	Brenna Nava– District Mayor
Susan Wright – District 9 Chair	

1. **12:45 PM** - Work Session - Briefing on the Woodlawn Lake Area Neighborhood Conservation Overlay District and discussion of policies and administrative procedures and any items for consideration on the agenda for August 17, 2010.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of August 3, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2009077 S:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “HS I-1 AHOD: Historic Significant, General Industrial Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “H C-2 AHOD” Historic, Commercial Airport Hazard Overlay District, “C-2 P AHOD” Commercial Pedestrian Airport Hazard Overlay District, “HS C-2 P AHOD” Significant, Commercial Pedestrian Airport Hazard Overlay District, “O-2 AHOD” Office Airport Hazard Overlay District, “H O-2 AHOD” Historic, Office Airport Hazard Overlay District, “HS O-2 AHOD” Historic Significant, Office Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “H MF-33 AHOD” Historic, Multi-Family Airport Hazard Overlay District, “HS MF-33 AHOD” Historic Significant, Multi-Family Airport Hazard Overlay District, “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District and “HS RM-4 AHOD” Historic Significant, Residential Mixed Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District, “H R-5 AHOD” Historic, Residential Single-Family Airport Hazard Overlay District, “HS R-5 AHOD” Historic Significant, Residential Single-Family Airport Hazard Overlay District, “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District, “H R-6 AHOD” Historic, Residential Single-Family Airport Hazard Overlay District, “HS R-6 AHOD” Historic Significant, Residential Single-Family Airport Hazard Overlay District, “RM-5 AHOD” Residential

Mixed Airport Hazard Overlay District, “H RM-5 AHOD” Historic, Residential Mixed Airport Hazard Overlay District, “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District, “MF-18 AHOD” Multi-Family Airport Hazard Overlay District, “MF-25 AHOD” Multi-Family Airport Hazard Overlay District, “O-1 AHOD” Office Airport Hazard Overlay District, “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “H C-1 AHOD” Historic, Light Commercial Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “H C-2 AHOD S” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel, “IDZ C-2 AHOD” Infill Development Zone Commercial Airport Hazard Overlay District, “H IDZ C-2 AHOD” Historic, Infill Development Zone Commercial Airport Hazard Overlay District, “HS IDZ C-2 AHOD” Historic Significant, Infill Development Zone Commercial Airport Hazard Overlay District and “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on multiple legal descriptions bounded by Fort Sam Houston to the north, Austin Street and North Hackberry Street to the west, North New Braunfels Avenue to the east and Duval Street to the south. (Council District 2)

7. **ZONING CASE NUMBER Z2010133 CD:** A request for a change in zoning from “I-1 RIO-5 AHOD” General Industrial River Improvement Overlay Airport Hazard Overlay District to “C-2 CD RIO-5 AHOD” Commercial River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for a Welding Shop on Lots 18 and 19, Block 7, NCB 7609, 4922 South Presa Street. (Council District 3)
8. **ZONING CASE NUMBER Z2010134:** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lots 16 and 17, Block 7, NCB 3412 save and except the portion conveyed to the City of San Antonio recorded in Volume 3957 Page 1628, Official Public Record of Real Property of Bexar County, Texas, 2203 Nogalitos Street. (Council District 5)
9. **ZONING CASE NUMBER Z2010136 S:** A request for a change in zoning from “C-2” Commercial District and “C-3” General Commercial District to “R-20 S” Residential Single-Family District with a Specific Use Authorization for a Child Care Institution (Basic) on Lot 98, Block 5, NCB 17883, 9314 Ryder Drive. (Council District 7)
10. Briefing on the proposed Military Sound Attenuation Overlay District (MSAO).
11. Appointment of two Zoning Commission Members to serve as a committee member and as an alternate to the Midtown Tax Investment Revitalization Zone Advisory Committee.
12. Discussion and possible action regarding rescheduling of the December 21, 2010 Zoning Commission meeting.
13. **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.
14. **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.



Government Hill - Phase 2 - Z-2009-077

Proposed Zoning

Sheet 1 of 2

Council District 2

Scale: 1" approx. = 220'

Proposed Zoning

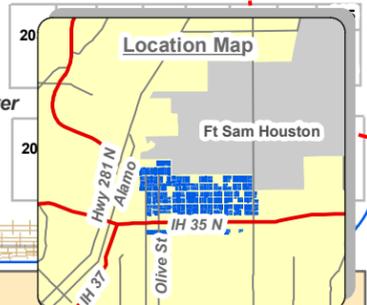
- Commercial (107)
- Office (10)
- Residential Mixed (74)
- Residential Multi-Family (13)
- Residential Single Family (347)

Legend

- Subject Property ——— (549 Parcels / 112.03 Acres)
- 200' Notification Buffer - - - - -
- Proposed Zoning Text



Note: All Current and Proposed Zoning includes AHOD Zoning (Airport Hazard Overlay District).



Produced by the City of San Antonio
 Planning and Development Services Department
 (08/13/2010 - E Hart)

CASE NO: Z2009077 S

Final Staff Recommendation - Zoning Commission

Date: August 17, 2010

Council District: 2

Ferguson Map: 617 BC 2,3

Applicant Name:
City of San Antonio, Planning & Development
Services Department

Owner Name:
Multiple Property Owners

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District, "HS I-1 AHOD" Historic Significant, General Industrial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "H C-2 AHOD" Historic, Commercial Airport Hazard Overlay District, "C-2 P AHOD" Commercial Pedestrian Airport Hazard Overlay District, "HS C-2 P AHOD" Significant, Commercial Pedestrian Airport Hazard Overlay District, "O-2 AHOD" Office Airport Hazard Overlay District, "H O-2 AHOD" Historic, Office Airport Hazard Overlay District, "HS O-2 AHOD" Historic Significant, Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "H MF-33 AHOD" Historic, Multi-Family Airport Hazard Overlay District, "HS MF-33 AHOD" Historic Significant, Multi-Family Airport Hazard Overlay District, "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "HS RM-4 AHOD" Historic Significant, Residential Mixed Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "H R-5 AHOD" Historic, Residential Single-Family Airport Hazard Overlay District, "HS R-5 AHOD" Historic Significant, Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "H R-6 AHOD" Historic, Residential Single-Family Airport Hazard Overlay District, "HS R-6 AHOD" Historic Significant, Residential Single-Family Airport Hazard Overlay District, "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District, "H RM-5 AHOD" Historic, Residential Mixed Airport Hazard Overlay District, "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District, "MF-18 AHOD" Multi-Family Airport Hazard Overlay District, "MF-25 AHOD" Multi-Family Airport Hazard Overlay District, "O-1 AHOD" Office Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "H C-1 AHOD" Historic, Light Commercial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "H C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel, "IDZ C-2 AHOD" Infill Development Zone Commercial Airport Hazard Overlay District, "H IDZ C-2 AHOD" Historic, Infill Development Zone Commercial Airport Hazard Overlay District, "HS IDZ C-2 AHOD" Historic Significant, Infill Development Zone Commercial Airport Hazard Overlay District and "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District.

Property Location: Multiple legal descriptions bounded by Fort Sam Houston to the north, Austin Street and North Hackberry Street to the west, North New Braunfels Avenue to the east and Duval Street to the south.

Multiple addresses bounded by Fort Sam Houston to the north, Austin Street and North Hackberry Street to the west, North New Braunfels Avenue to the east and Duval Street to the south.

Multiple properties bounded by Fort Sam Houston to the north, Austin Street and North Hackberry Street to the west, North New Braunfels Avenue to the east and Duval Street to the south.

Proposal: To adopt zoning districts consistent with adopted future land use plan

CASE NO: Z2009077 S

Final Staff Recommendation - Zoning Commission

Neigh. Assoc.: Government Hill Alliance Neighborhood Association

Neigh. Plan: Government Hill Neighborhood Plan

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

Staff Recommendation:

The subject property is located within the boundaries of the Government Hill Community Plan. The Community Plan is currently undergoing a plan update and the recommended rezoning proposal will be consistent with the proposed Future Land Use Plan. The Planning Commission recommended approval of the plan update on August 11, 2010.

Approval, pending approval of the Government Hill Plan Update.

The zoning request, initiated by the City of San Antonio, is to rezone properties within the Government Hill Neighborhood Plan boundaries so the existing uses of these properties may be brought into conformity with the current provisions of the Unified Development Code. Per direction from City Council, Staff has conducted a study of these properties and is recommending a rezoning proposal that would be compatible with the current uses, while attempting to provide consistency with current and proposed adjacent zoning districts.

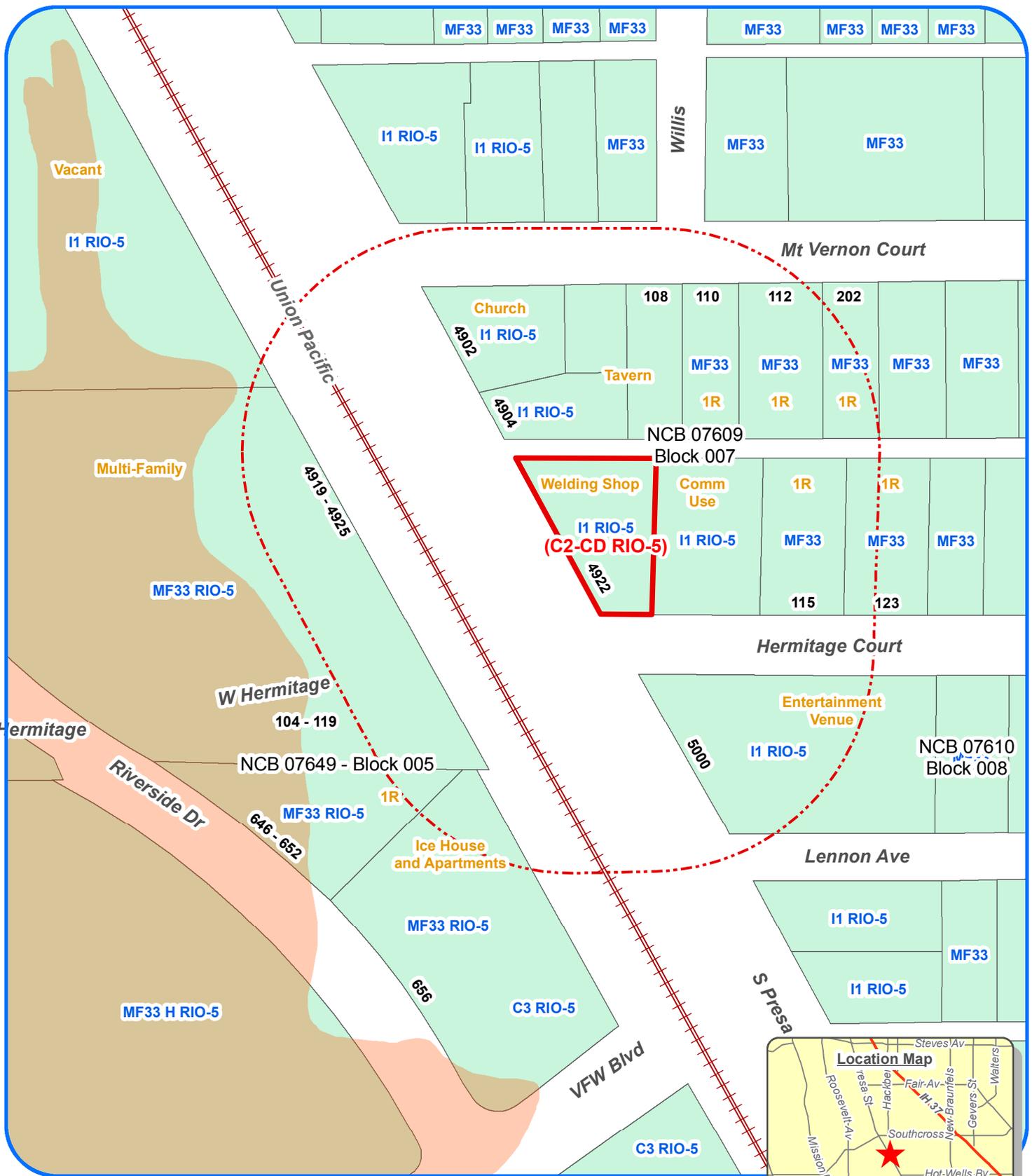
The Government Hill Neighborhood Plan is bounded by Fort Sam Houston to the north, Fort Sam Houston along Hines Avenue to the east, the Union Pacific railroad yard to the south and Broadway to the west. The rezoning effort has been divided into two phases; Phase 1 included the area bounded by Fort Sam Houston to the north and east, Interstate Highway 35 to the south and North New Braunfels to the west. Phase 2 is the area bounded by Fort Sam Houston to the north, Austin Street and North Hackberry Street to the west, North New Braunfels Avenue to the east and Duval Street to the south. Phase 1 was adopted by City Council on October 26, 2008.

The proposed rezoning is based on an overall strategy designed to phase out non-contributing uses by reducing the intensity of allowed multi-family dwellings, commercial uses and eliminating industrial zoning where it is in conflict with the adopted future land use plan designation for a particular property. Overall, reducing the intensity of zoning along the Phase II area 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 Fort Sam Houston. Existing land uses that are in-place legally (appropriate permits obtained) would be considered legally non-conforming (grandfathered) and no action would be required by the property owner.

There are currently 353 parcels or portions of parcels with Multi-Family Districts, 95 parcels with Office Districts, 64 parcels with Commercial Districts, 37 parcels with General Industrial Districts, 1 parcel with Residential Mixed District and 1 parcel with Residential Single-Family District within the Government Hill-Phase II rezoning area. The proposed zoning will have 13 parcels with Multi-Family Districts, 10 parcels with Office Districts, 107 parcels with Commercial Districts, 0 parcels with Industrial Districts, 74 parcel with Residential Mixed District and 347 parcels with Residential Single-Family Districts within the Government Hill-Phase II rezoning area.

Planning and Development Services Department Staff conducted three informational meetings to inform property owners, neighborhood associations, community organizations and stakeholders of the proposed zoning change at the following locations: 1) St. Paul's Episcopal Church, 1018 East Grayson Street on May 5, 2010 2) St. Paul's Episcopal Church, 1018 East Grayson Street on May 25, 2010 and 3) St. Paul's Episcopal Church, 1018 East Grayson Street on June 29, 2010. The proposed rezoning map was presented to the attendees, along with general information about the rezoning process. Presentation to the Fort Sam Houston Community Development Organization on March, 2010. Following Zoning Commission consideration (August 17, 2010), City Council is scheduled to consider this rezoning case on September 2, 2010.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2010-133 CD

Council District 3

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 07609 - Block 007 - Lots 18 and 19

Legend

Subject Property (0.281 Acres)

200' Notification Area

Current Zoning

Requested Zoning Change

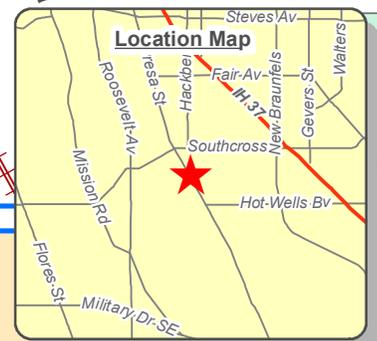
100-Year DFIRM Floodplain

Single Family Residential

TEXT

(TEXT)

1R



Planning & Development Services Dept
City of San Antonio
(07/26/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).

CASE NO: Z2010133 CD

Final Staff Recommendation - Zoning Commission

Date: August 17, 2010

Council District: 3

Ferguson Map: 651 B5

Applicant Name:
Jose Jesus Perez

Owner Name:
Jose Jesus Perez

Zoning Request: From "I-1 RIO-5 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "C-2 CD RIO-5 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for a Welding Shop.

Property Location: Lots 18 and 19, Block 7, NCB 7609

4922 South Presa Street

On the north east corner of South Presa Street and Hermitage Court

Proposal: To bring the existing Tire Shop into compliance

Neigh. Assoc.: Hot Wells Neighborhood Association

Neigh. Plan: South Central San Antonio Community Plan

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

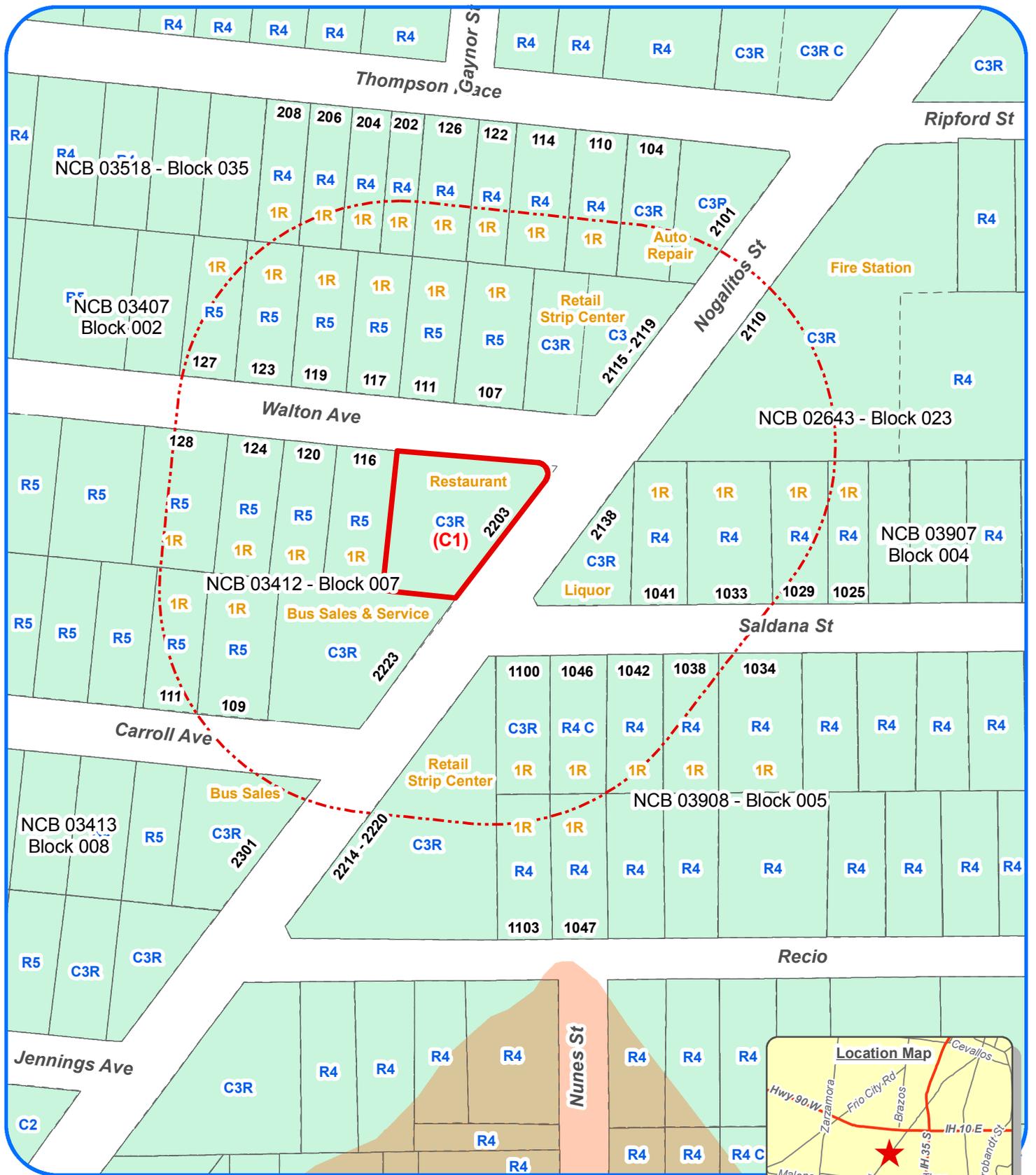
Staff Recommendation:
Approval.

The subject property is located within the South Central San Antonio Community Plan. The plan designates the future land use of the subject property as Mixed Use. Mixed Use 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.

The subject property is located south east of Downtown, on the north east corner of South Presa Street (a major thoroughfare) and Hermitage Court (a local access street). The subject property is occupied by a commercial structure that measures approximately 5,325 square feet with ingress/egress on Hermitage Court and South Presa Street. The property consists of 0.2812 of an acre and the existing structure was constructed in 1978. The surrounding zoning includes "I-1 RIO-5 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to the east, northwest and across Hermitage Court to the southeast. The City of San Antonio annexed the 2.369 acre tract in August of 1944 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the existing "I-1 RIO-5 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District converted from the previous 1938 "J" Commercial District. The "I-1" base zoning classification does not allow a Tire Shop by right. The subject property is currently operating as a Welding Shop and Tire Shop. The River Improvement Overlay District was added by City Council on February 21, 2002. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

Staff believes that the existing "I-1 RIO-5 AHOD" zoning classification is not compatible with the commercial character of South Presa Street and that the subject property is unlikely to be utilized for industrial uses. The proposed "C-2 CD RIO-5 AHOD" is consistent with the zoning and use pattern of the area and conforms to the general development pattern of South Presa Street. The requested "C-2 CD RIO-5 AHOD" zoning is a downzoning from the existing "I-1 RIO-5 AHOD" General Industrial zoning district. Most of the properties in the immediate area are zoned industrial and are occupied by commercial uses. Further, the requested "C-2 CD RIO-5 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for a Welding Shop is consistent with the South Central San Antonio Community Plan and would not alter the character of the neighborhood. The proposed zoning would allow the applicant to make improvements to the subject property and be in compliance with the UDC.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z2010134

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 03412 - Block 007 - Lots 16 & 17 Exc NE Tri 10 ft x 10 ft

Legend

- Subject Property (0.291 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Planning & Development Services Dept
City of San Antonio
(07/26/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).

CASE NO: Z2010134

Final Staff Recommendation - Zoning Commission

Date: August 17, 2010

Council District: 5

Ferguson Map: 650 B2

Applicant Name:
Gloria & Robert Salinas

Owner Name:
Hayel Haifa

Zoning Request: From "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

Property Location: Lots 16 and 17, Block 7, NCB 3412 save and except the portion conveyed to the City of San Antonio recorded in Volume 3957 Page 1628, Official Public Record of Real Property of Bexar County, Texas

2203 Nogalitos Street

At the southwest corner of Nogalitos Street and Walton Avenue

Proposal: To allow a restaurant with alcohol sales

Neigh. Assoc.: Collins Garden Neighborhood Association is the nearest association (Registration Unconfirmed); Lone Star Neighborhood Association is the nearest registered association

Neigh. Plan: Nogalitos/S. Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Staff Recommendation:
Approval.

The subject property is located within the Nogalitos/South Zarzamora Community Plan. The requested zoning district is consistent with the property's Future Land Use designation of Neighborhood Commercial.

The subject property, located at the southwest corner of Nogalitos Street and Walton Avenue, is 0.291 of an acre in size and is currently developed as a restaurant. The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1992 city-initiated zoning case, the "B-3R" Restrictive Business District was approved for the subject property. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales District. Surrounding zoning includes "C-3R" to the northeast and southwest along Nogalitos Street; with "R-5" and "R-4" Residential Single-Family districts located to the west and east along the side streets. The applicant requests "C-1" Light Commercial District to allow a restaurant with alcohol sales.

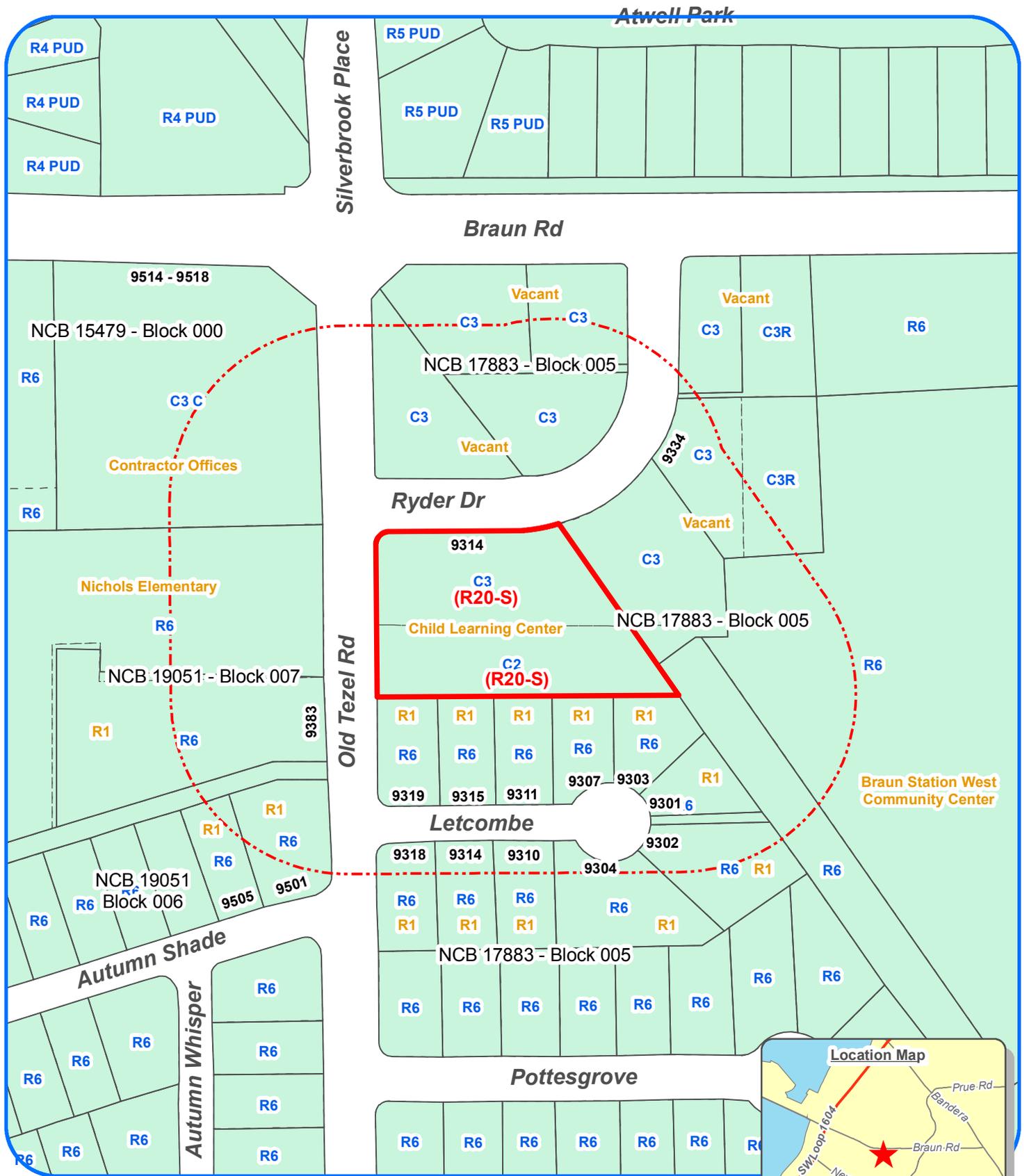
Staff finds the requested zoning appropriate due to the subject property's location. The property is located on an arterial thoroughfare which has long been developed as a commercial corridor. However, Nogalitos Street is surrounded by residential neighborhoods and the subject property abuts a single-family residence. The existing "C-3R" zoning district allows commercial uses that should be located at major intersections, on larger-acreage lots, and that should be buffered from residential areas; and therefore, the existing zoning is not appropriate for the subject property. The "C-1" zoning district is meant to offer local, low-impact service and retail uses that can be supported by residents of the immediate area.

CASE NO: Z2010134

Final Staff Recommendation - Zoning Commission

The Nogalitos Street corridor has been identified by City officials and staff as an area in need of comprehensive rezoning that may serve to protect the surrounding residences from commercial encroachment. City Council has initiated such a comprehensive rezoning case for this area, of which phase 1 has been completed and phase 2 is in progress. As the requested zoning is consistent with the goals of both the comprehensive rezoning and the Nogalitos/South Zarzamora Community Plan, staff supports the request.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2010-136 S

Council District 7

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 17883 - Block 005 - Lot 98

Legend

- Subject Property (1.2 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Planning & Development Services Dept
City of San Antonio
(07/27/2010 - E Hart)

CASE NO: Z2010136 S

Final Staff Recommendation - Zoning Commission

Date: August 17, 2010

Council District: 7

Ferguson Map: 547 A6

Applicant Name:

Southwest Key Programs, Inc. (Alexia Rodriguez,
Chief Program Officer/Legal Counsel)

Owner Name:

Protege Child Development Center, Inc.

Zoning Request: From "C-2" Commercial District and "C-3" General Commercial District to "R-20 S" Residential Single-Family District with a Specific Use Authorization for a Child Care Institution (Basic).

Property Location: Lot 98, Block 5, NCB 17883

9314 Ryder Drive

On the southeast corner of Ryder Drive and Old Tezel Road

Proposal: To allow for a Child-Care Institution (Immigrant Youth Shelter)

Neigh. Assoc.: Braun Station West Community Improvement Association within 200 feet.

Neigh. Plan: Northwest Community Plan

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

Staff Recommendation:

Approval.

The subject property is approximately 1.2 acres, and currently has two vacant commercial buildings. The 1.2 acre site has been used to operate a state licensed Day Care Center which ceased operation on July 16, 2010. The existing buildings measure approximately 10,386 square feet and were built in 2001 (6,586.7 square foot building) and 2005 (3,800 square foot building). The property was annexed in June 1973, per Ordinance 42200, and was originally zoned Temporary "R-1" Single Family Residence District. In October of 1986, the parcel was part of a rezoning that changed the zoning to "B-3" Business District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "C-3" General Commercial District. Surrounding zoning includes "C-2" Commercial District to the south, "C-3" General Commercial District to the east and across Ryder Drive to the north with "R-6" Residential Single-Family District across Old Tezel Road to the west.

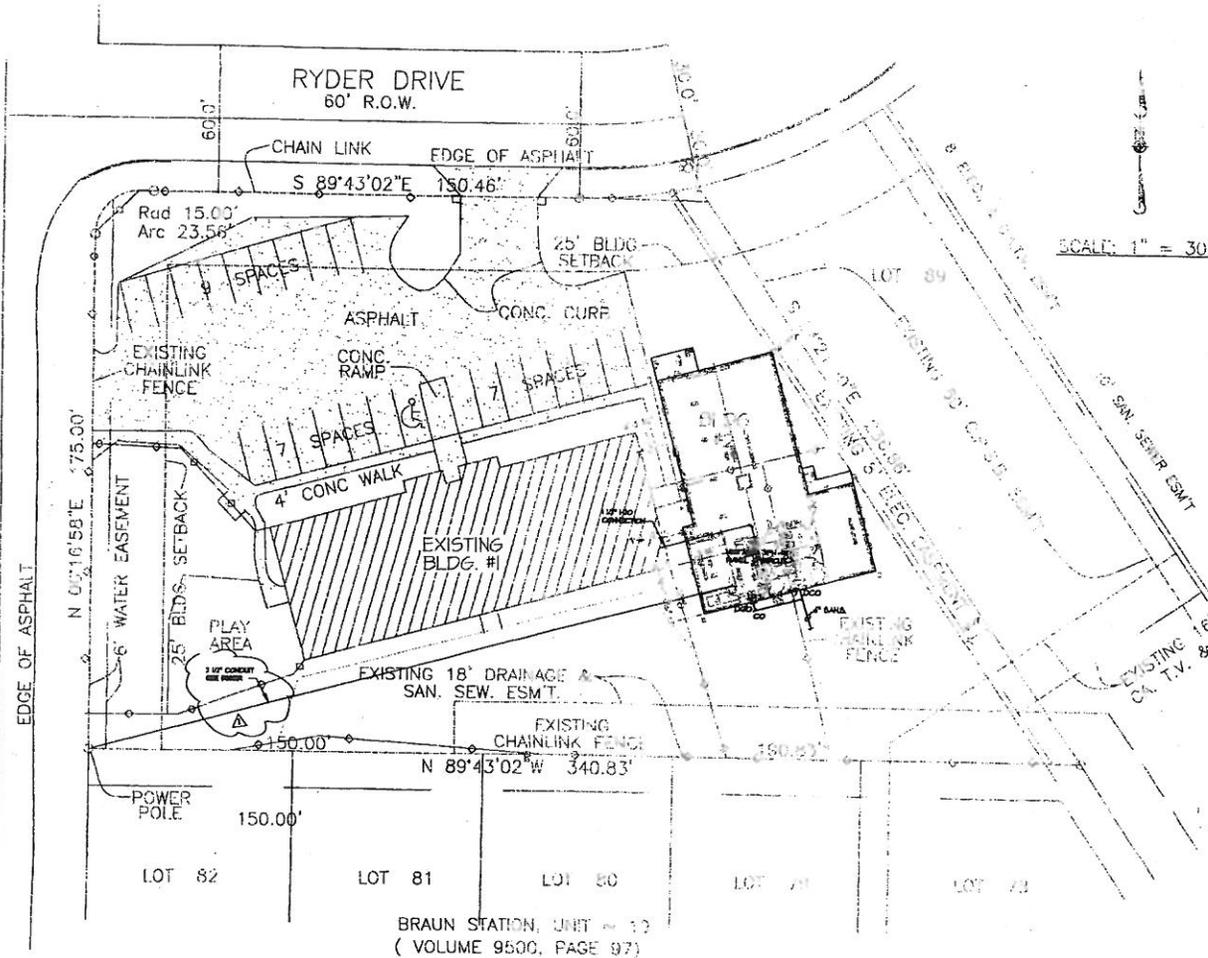
The applicant is requesting this zoning change in order to allow the Child-Care Institution of the Southwest Key Programs, Inc. a non-profit organization headquartered in Austin, Texas. A Child-Care Institution (Basic) requires a Specific Use Authorization in the "R-20" zoning district. The Southwest Key Programs, Inc. has been asked to open a shelter for immigrant children by the Office of Refugee Resettlement. This shelter will provide accommodations, counseling, legal and medical services, and an on site school. Staff finds the request for this Specific Use Authorization to be appropriate given the subject property's location. Further, the property will continue to function with the existing building. The Northwest Community Plan designates the future land use of the subject property as Low Density Residential. It was requested by City Council that the rezoning of this property be expedited for City Council consideration on August 19, 2010.

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 locations.

CASE MANAGER: Pedro Vega 207-7980

22010136 S

OLD TEZEL ROAD
60' R.O.W.



We, as property owners, 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, we 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.

Mindy Naidu
Mindy Naidu
Naidu Dhanraj Vice President
Protege Child Development Center, Inc.

Megha D. Naidu
Megha D. Naidu, President
Protege Child Development Center, Inc.

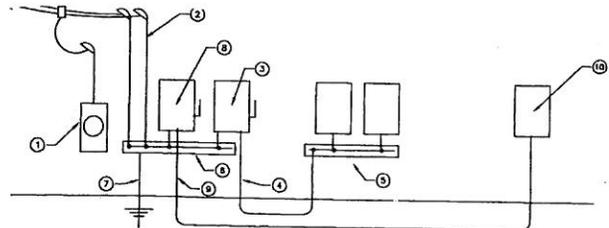
July 20, 2010
Date

July 20, 2010
Date

LOAD ANALYSIS-EXISTING	
EXIST. HVAC	12 KVA
EXIST. LIGHTS	21 KVA
NEXT 10 KVA AT 10%	10 KVA
REC. AT 40%	8 KVA
TOTAL EXIST. DEMAND	51 KVA

LOAD ANALYSIS-NEW + EXIST.	
NEW HVAC	26 KVA
NEW LTB-48X25	6 KVA
NEXT 10KVA AT 100%	10 KVA
REMAINDER AT 40%	0 KVA
TOTAL DEMAND FOR ADDITION	54 KVA
ADD FOR EXIST.	161 KVA
TOTAL DEMAND FOR NEW SERVICE	215 KVA
AT 100% SV	591 APFS
USE	6000A SERVICE

- REBAR NOTES:**
1. APPROX. 6" REBAR
 2. 3" PVC. 3/4" DIA. EYE. TIE 1 1/2" APART IN EACH
 3. 3" PVC. 3/4" DIA. TIE TO REBAR
 4. 3" PVC. ANNA RECTOR TO REBAR
 5. 3" PVC. PANEL AND THROUGH TO REBAR
 6. NEW 1/2" DIA. THROUGH S/S
 7. CONCRETE TO EXISTING CONCRETE
 8. NEW 2" DIA. 1/2" DIA. REBAR OR PAVED RE BARBAR.
 9. 3" PVC. 3/4" DIA. TIE 1 1/2" APART
 10. NEW PANEL-SEE SCHEDULE





PROJECT NAME
BUILDING "B"
BLDG. "B" AFTER SCHOOL ACTIVITIES

PROTEGE CDC INC.
501 WYTHE DRIVE
SAN ANTONIO, TEXAS



JOB NO. _____

DATE _____

DRAW BY: _____ CHECKED BY: _____

REVISIONS:

△ PER CITY (3-0)

SHEET NUMBER
SU-1

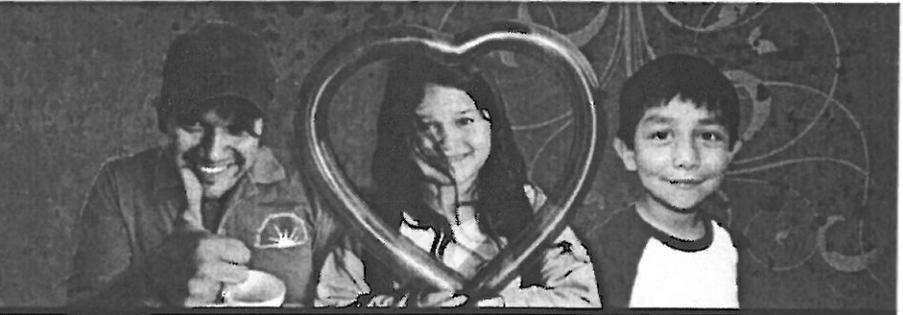
OF _____ SHEETS



southwest key
programs

[ABOUT US](#)
[PROGRAMS](#)
[SCHOOLS](#)
[EAST AUSTIN
CHILDREN'S PROMISE](#)
[SOCIAL
ENTERPRISES](#)
[NEWS & EVENTS](#)
[GET INVOLVED](#)
[ESPAÑOL](#)

*Opening doors to
opportunity so young
people can achieve
their dreams*


[Programs Overview](#)
[Immigrant Youth Shelters](#)
[Alternatives to Incarceration](#)
[Alternatives to Out-of-Home
Placement](#)
[Reentry & Reintegration](#)
[Residential](#)
[Responsible Fatherhood](#)
[Español](#)


Immigrant Youth Shelters

[Donate Now >](#)

Mission: *Reunifying unaccompanied immigrant children with their families while providing shelter and services in a nurturing and therapeutic environment.*

Over 85,000 unaccompanied children enter the United States every year coming from countries all over the world such as Guatemala, El Salvador, Mexico, China, and Honduras. Some are orphans, some are trafficked into the country, some come here to work, others to escape abuse and poverty. All of the children Southwest Key serves through its Unaccompanied Minors Shelter Programs are under 18 years old, homeless, and here without a parent or guardian. Most are in search of their families and a better life.

Southwest Key has been the largest provider of services to unaccompanied children in the United States for many years. Our programs encourage the development of personal and academic skills while facilitating permanency for these refugees. We honor and respect individual cultures and traditions and provide humanitarian services in a nurturing and therapeutic environment. Children are accepted at our shelters anytime of the day or night and trained staff is available 24 hours per day to support them through their journey. During their stay, they receive counseling, legal and medical services, and attend an on site school while awaiting the resolution of their legal case. The national goal for ideal length of stay in these shelters is 45 days as arrangements are made to either reunite the youth with relatives living in the United States or back in their home country.

Shelter Program Locations

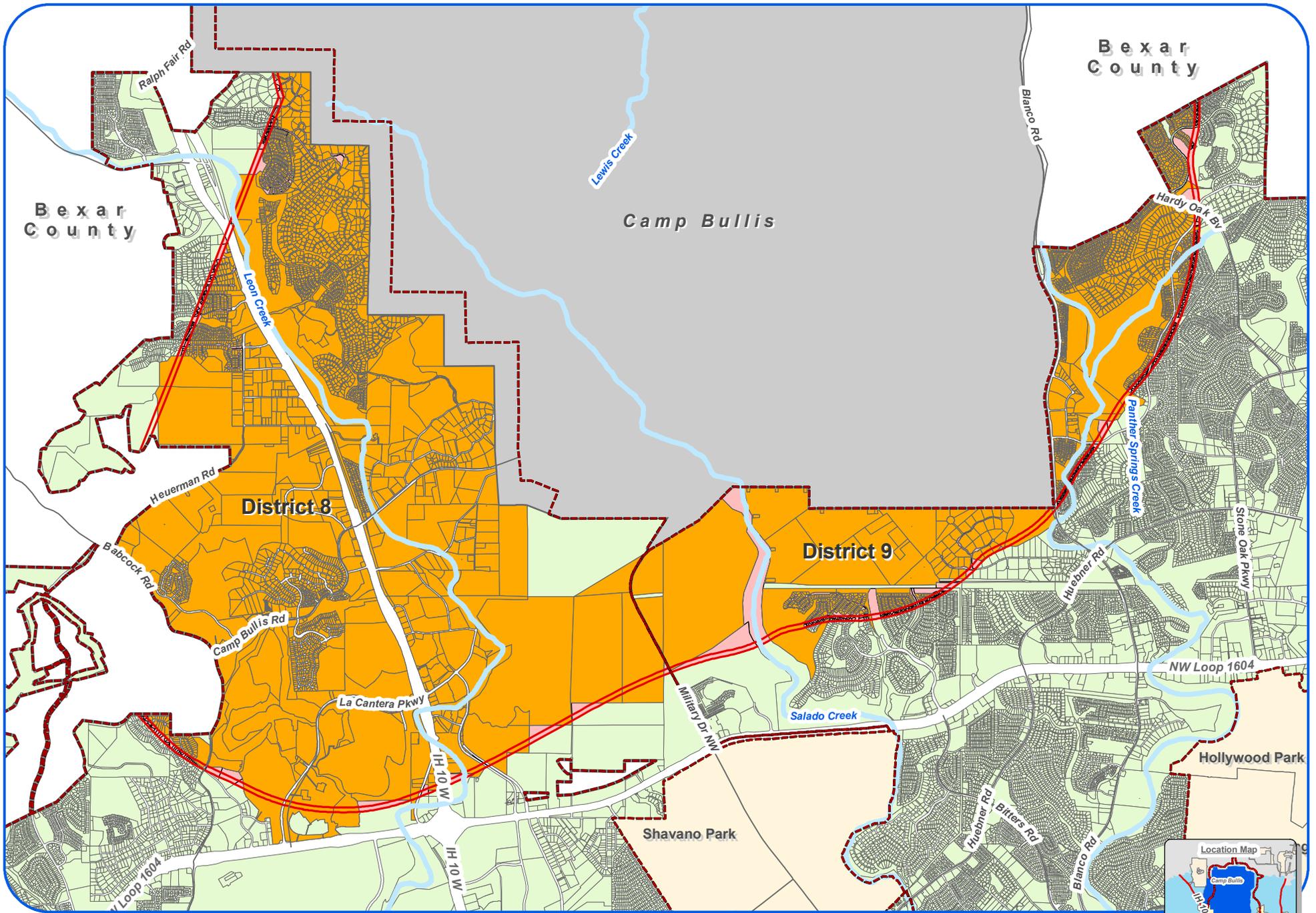
- Casa Phoenix, Arizona: 602-841-1038
- Casa Glendale, Arizona: 623-435-5212
- Casa Lemon Grove, California: 619-464-4288
- Casa El Cajon, California: 619-561-8678
- Casa Pleasant Hill, California: 925-935-2740
- Casa Houston, Texas: 713-635-8505
- Casa Conroe, Texas: 936-523-4000
- Casa Brownsville, Texas: 956-547-7700, 956-546-0373
- Casa El Paso in Canutillo, Texas: 915-877-3317
- Casita El Paso in Clint, Texas: 915-851-2600

Child's Country of Origin

Unaccompanied immigrant children leave their home countries for the United States for a variety of reasons: to attend school, to rejoin family, or to find work to support their families. In FY 2007, the number of children in Office of Refugee Resettlement ranged from approximately 1,000 to 1,600 on any given day, of which 550 were cared for in Southwest Key's shelters. Of those, 76% were male and 24% female; 15% were below the age of 14. The most common native countries of these children are El Salvador, Honduras, and Guatemala. (Source: Office of Refugee Resettlement website)

Cultural Competency

Southwest Key hires staff that is reflective of the cultures of these youth and therefore able to communicate with them in their native languages. This creates a comforting atmosphere for the youth. Additionally, decorations, posters, books, games and other entertainment are provided in the young people's native language. Although youth are communicated to in their native language, they also receive English lessons to help their transition in this country. Youth also learn about the languages and cultures of their peers. This helps them begin to understand the complexities of living in a multi-cultural society.



Sound Attenuation Overlay District (Around Camp Bullis)

Properties Within CoSA and Within Sound Corridors

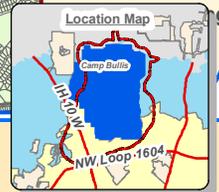
Council Districts 8 and 9
Scale: 1" approx. = 1 Mile

Military Noise Corridor and 200' Notification Buffer

Legend

- Properties in CoSA
- City Council District Boundary
- Properties in CoSA and in Sound Corridor (5,337 Properties)
- Notification Only (615 Properties)
- Parks
- Other Towns

Note: Properties "Mostly Within" the Sound Attenuation Corridor were selected for Zoning Changes. Properties "Mostly Outside" the Corridor were Not selected.



City of San Antonio
Planning and Development Services Dept
(07/08/2010 - E Hart)

AN ORDINANCE 2010-06-24-0640

AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE OF THE CITY CODE OF SAN ANTONIO, TEXAS BY ADOPTING A NEW ZONING DISTRICT AND REGULATIONS FOR A MILITARY SOUND ATTENUATION OVERLAY ZONING DISTRICT AS PART OF THE IMPLEMENTATION OF THE CAMP BULLIS JOINT LAND USE STUDY AND ADOPTING A RESOLUTION DIRECTING THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A ZONING DISTRICT BOUNDARY CHANGE FOR THE MILITARY SOUND ATTENUATION OVERLAY ZONING DISTRICT.

* * *

WHEREAS, the Camp Bullis Joint Land Use Study (JLUS) adopted by City Council in June of 2009 includes a recommendation for an initiative to implement a sound attenuation ordinance for the area impacted by noise from Camp Bullis training activities; and

WHEREAS, training is vital to the missions of the military bases, camps and installations in and around San Antonio. Continued complaints of noise from these military activities could result in reduction or loss of military missions at the local installations, which would have a negative impact on San Antonio's economy; and

WHEREAS, sound attenuation of structures for certain noise sensitive land uses, as recommended in the Camp Bullis JLUS will provide for a method to ameliorate the noise concerns; and

WHEREAS, City staff has worked with a stakeholder committee, which included industry experts and military representatives, to develop standards and regulations for a sound attenuation overlay zoning district; and

WHEREAS, a public hearing was held regarding this amendment at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has recommended approval of a new zoning district and regulations for a Military Sound Attenuation Overlay District; and

WHEREAS, City Council now desires to amend the Unified Development Code by adopting a Military Sound Attenuation Overlay Zoning District; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35 of the City Code of San Antonio, Texas is hereby amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article III, Section 35-303 is amended by adding the Military Sound Attenuation Overlay District to the existing overlay districts as follows:

Sec. 35-303. Establishment of Districts.

* * * * *

Overlay Districts
(Listed in Alphabetical Order)

"MLOD"	Military Lighting Overlay Districts
"MSAO"	<u>Military Sound Attenuation Overlay Districts</u>
"NCD"	Neighborhood Conservation Districts

* * * * *

Chapter 35, Article III, is amended by adding Section 35-339.05 "MSAO" Military Sound Attenuation Overlay District as follows:

Sec. 35-339.05. "MSAO" Military Sound Attenuation Overlay District.

Statement of Purpose

Noise generated from military training exercises and aircraft operations affects quality of life for various San Antonio neighborhoods and business districts. This section establishes standards intended to lessen the external noise audible within the interior of noise sensitive structures to a level which greatly mitigates the impact on the general welfare of the public.

(a) Zoning District Establishment and Designation Criteria.

- (1) This section establishes a military sound attenuation overlay district as an overlay to the base zoning districts. Separate ordinances are required to designate an overlay district via the official rezoning process.
- (2) To be designated as a military sound attenuation overlay district, the area must be identified by the United States military, joint land use study or adopted master plan as being situated within a noise military influence area.
- (3) The zoning designation for a military sound attenuation overlay district shall consist of a base zone symbol and the "MSAO" symbol as a suffix. Military sound attenuation overlay districts shall be numbered sequentially to distinguish among different districts, i.e., "MSAO-1", "MSAO-2", etc.

(b) Noise Sensitive Land Uses. The following is a list of noise sensitive land uses subject to this section:

- (1) Residential structures including but not limited to single-family and multi-family dwellings

- (2) Assisted living facilities, nursing facilities, adult day cares and similar congregated living uses
- (3) Facilities for religious worship or study
- (4) In-patient medical facilities including but not limited to hospitals and residential treatment centers
- (5) Funeral homes
- (6) Child care facilities
- (7) Senior/community centers
- (8) Libraries
- (9) Schools including but not limited to primary and secondary schools, colleges and universities; **Exceptions:**
 - A. Public school buildings built with standard masonry construction techniques
 - B. Non-classroom portions of public or private school gymnasiums
 - C. Public school temporary portable buildings with standard exterior mounted HVAC units, and with construction materials for walls, ceilings, windows and doors having a minimum tested or listed sound transmission class (STC) rating of thirty-two (32), in accordance with ASTM E 90.

(c) **District Standards – Camp Bullis (MSAO-1)**

All habitable portions of structures occupied by noise sensitive land uses shall be designed and constructed to achieve either:

- an outside to inside noise level reduction (NLR) of at least twenty-five (25) a-weighted decibels (dBA), or
- be built to the standards set forth in subsection (c)(1) B. below.

These standards are required regardless of whether the noise sensitive land use is stand-alone as a single use or part of a larger development that may include more than one land use.

- (1) **Options for Compliance.** Compliance may be demonstrated using one of the following methods:
 - A. Use simultaneous noise readings of instantaneous outside and inside noise levels in accordance with ASTM E 966 to ensure the structure achieves an outside to inside NLR of at least twenty-five (25) dBA; or
 - B. Utilize construction materials with a minimum tested or listed sound transmission class (STC) rating of forty (40), in accordance with ASTM E 90, for walls and ceilings, and with a minimum tested or listed STC rating for doors and windows as specified below, in accordance with the following construction methods:
 1. **Walls.** The specific exterior wall assemblies listed below shall include the interior finishes set forth therein. **Exception:** Exterior wall assemblies or materials that have been tested or listed with a minimum STC rating of forty (40).
 - a. **Brick veneer.** When exterior walls are constructed using brick veneer, a minimum of one-half (½) inch gypsum drywall shall be applied as the interior finish, or a minimum of three and one-half (3½) inches of foam insulation shall be sprayed in as allowed by the building and fire code.
 - b. **Vinyl or cement sidings.** When exterior walls are constructed using vinyl or cement sidings, a minimum of five-eighths (5/8) inch gypsum drywall shall be applied as the interior finish, or a minimum of three and one-half (3½) inches of foam insulation shall be sprayed in as allowed by the building and fire code.
 - c. **Other assemblies and materials.** All other exterior wall assemblies or materials shall have a tested or listed minimum STC rating of forty (40).

2. **Roof/Ceiling Assemblies.** Roof/ceiling assemblies shall be constructed in accordance with the requirements of subsections a or b below. **Exception:** Roof/ceiling assemblies or materials that have been tested or listed with a minimum STC rating of forty (40).
 - a. Ceilings with unconditioned attic space shall be insulated with a minimum of one-half (½) inch gypsum drywall on the interior ceiling side covered with a minimum of twelve (12) inches of blown in fiberglass insulation, or a minimum of three and one-half (3½) inches of spray foam insulation shall be applied to the underside of the roof deck as allowed by the building and fire code.
 - b. Ceilings without attic space above shall be insulated with a minimum of five-eighths (5/8) inch gypsum drywall on the interior side filled with a minimum of nine (9) inches of fiberglass batt insulation with a one (1) inch air space between the roof sheathing and the fiberglass, or a minimum of three and one-half (3½) inches of spray foam insulation shall be applied to the underside of the roof deck as allowed by the building and fire code.
3. **Windows.** The cavity between the wood framing and the window frame shall be insulated with fiberglass insulation or foam insulation to the depth of the window frame.
 - a. If the exterior windows and doors together comprise no more than thirty percent (30%) of the total exterior wall area, all windows shall have a minimum tested or listed STC rating of thirty (30).
 - b. If the exterior windows and doors together comprise more than thirty percent (30%) but no more than forty percent (40%) of the total exterior wall area, all windows shall have a minimum tested or listed STC rating of thirty-two (32).
 - c. If the exterior windows and doors together comprise more than forty percent (40%) of the total exterior wall area, all windows shall have a minimum tested or listed STC rating of forty (40).
4. **Doors.**
 - a. If the exterior windows and doors together comprise no more than thirty percent (30%) of the total exterior wall area, all exterior doors shall have a minimum tested or listed STC rating of thirty (30).
 - b. If the exterior windows and doors together comprise more than thirty percent (30%) but no more than forty percent (40%) of the total exterior wall area, all exterior doors shall have a minimum tested or listed STC rating of thirty-two (32).
 - c. If the exterior windows and doors together comprise more than forty percent (40%) of the total exterior wall area, all exterior doors shall have a minimum tested or listed STC rating of forty (40).
Exception: An exterior door may have a tested or listed STC rating of less than forty (40) when installed with a storm door which when combined, achieve a minimum tested or listed STC rating of forty (40).
5. **Mechanical Systems.** Mechanical ventilation systems (HVAC) shall provide minimum air circulation and fresh air requirements for various uses in occupied rooms without the need to open any windows, doors, or other openings to the exterior.
 - a. In-window, through-wall, or through-floor air conditioning, ventilating, or heating units may be used if:
 - i. the above insulation requirements for walls, ceilings, windows and doors are implemented, or
 - ii. walls, ceilings, windows and doors have a minimum tested or listed STC rating of forty (40).

- b. Evaporative coolers may be installed if the following is implemented to reduce sound entering through the unit:
 - i. Insert a duct extension with at least two (2) ninety degree (90°) "elbows" between the structure and the unit.
 - ii. Add acoustically designed "upducts" in the ceiling of each room to allow proper circulation of air while windows are closed.

(2) **Certification.**

- A. Prior to approval of final inspection or issuance of a certificate of occupancy, all project applicants shall submit to the planning and development services department a signed statement certifying compliance with this section.
- B. A single certification statement for multiple structures in the same development may be used as long as the structures implement the same floor plans and construction methods.

* * * * *

Chapter 35, Appendix A, "Definitions and Rules of Interpretation" is amended by adding the following definitions:

**Appendix A
Definitions and Rules of Interpretation.**

Sec. 35-A101. Generally.

* * * * *

ASTM E 90. The standard test method for laboratory measurement of airborne sound transmission loss of building partitions and elements.

ASTM E 966. The standard guide for field measurements of airborne sound insulation of building facades and façade elements.

A-Weighted Decibel (dBA). The most commonly weighted sound filter used to measure perceived loudness versus actual sound intensity. The human ear responds differently to frequencies. For example, the human hearing system perceives mid-frequency sounds as louder than low and high frequency sounds. To accommodate this condition when measuring sound levels, filters need to be installed into sound meters. The results are a more accurate measurement of sound for the human hearing system.

Decibel (dB). Unit of measurement used to express the intensity or loudness of sound.

Sound Transmission Class (STC). An integer rating relating to the quality of sound attenuation for building partitions such as walls, ceilings, doors, and windows.

* * * * *

SECTION 3. All other provisions of Chapter 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

SECTION 4. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if

any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 5. The City Clerk is directed to publish notice of these amendments to Chapter 35, Unified Development Code of the City Code of the City of San Antonio, Texas. Publication shall be in an official newspaper of general circulation in accordance with Section 17 of the City Charter.

SECTION 6. The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

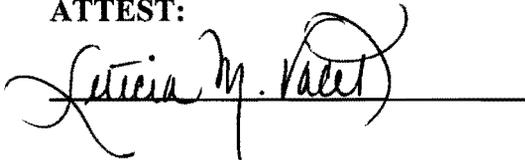
SECTION 7. The Planning and Development Services Department is directed to initiate a zoning district boundary change to apply the Sound Attenuation Overlay Zoning District.

SECTION 8. This ordinance shall take effect July 4, 2010.

PASSED AND APPROVED on this 24th day of June 2010.

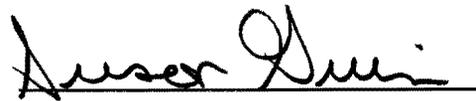

M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

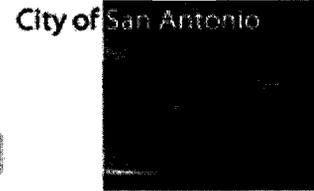
APPROVED AS TO FORM:



for Michael D. Bernard, City Attorney



Request for
**COUNCIL
ACTION**



Agenda Voting Results - 69

Name:	68, 69, Z-2						
Date:	06/24/2010						
Time:	03:36:56 PM						
Vote Type:	Motion to Approve						
Description:	An Ordinance amending Chapter 35, Unified Development Code of the City Code of San Antonio, Texas by adopting a new zoning district and regulations for a Military Sound Attenuation Overlay zoning district as part of the implementation of the Camp Bullis Joint Land Use Study and adopting a Resolution directing the Planning and Development Services Department to initiate a zoning district boundary change for the Military Sound Attenuation Overlay zoning district. [T.C. Broadnax, Assistant City Manager; Roderick J. Sanchez, Director, Department of Planning and Development Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				x
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x			x	