

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, August 3, 2010
12:45 PM

ZONING COMMISSIONERS

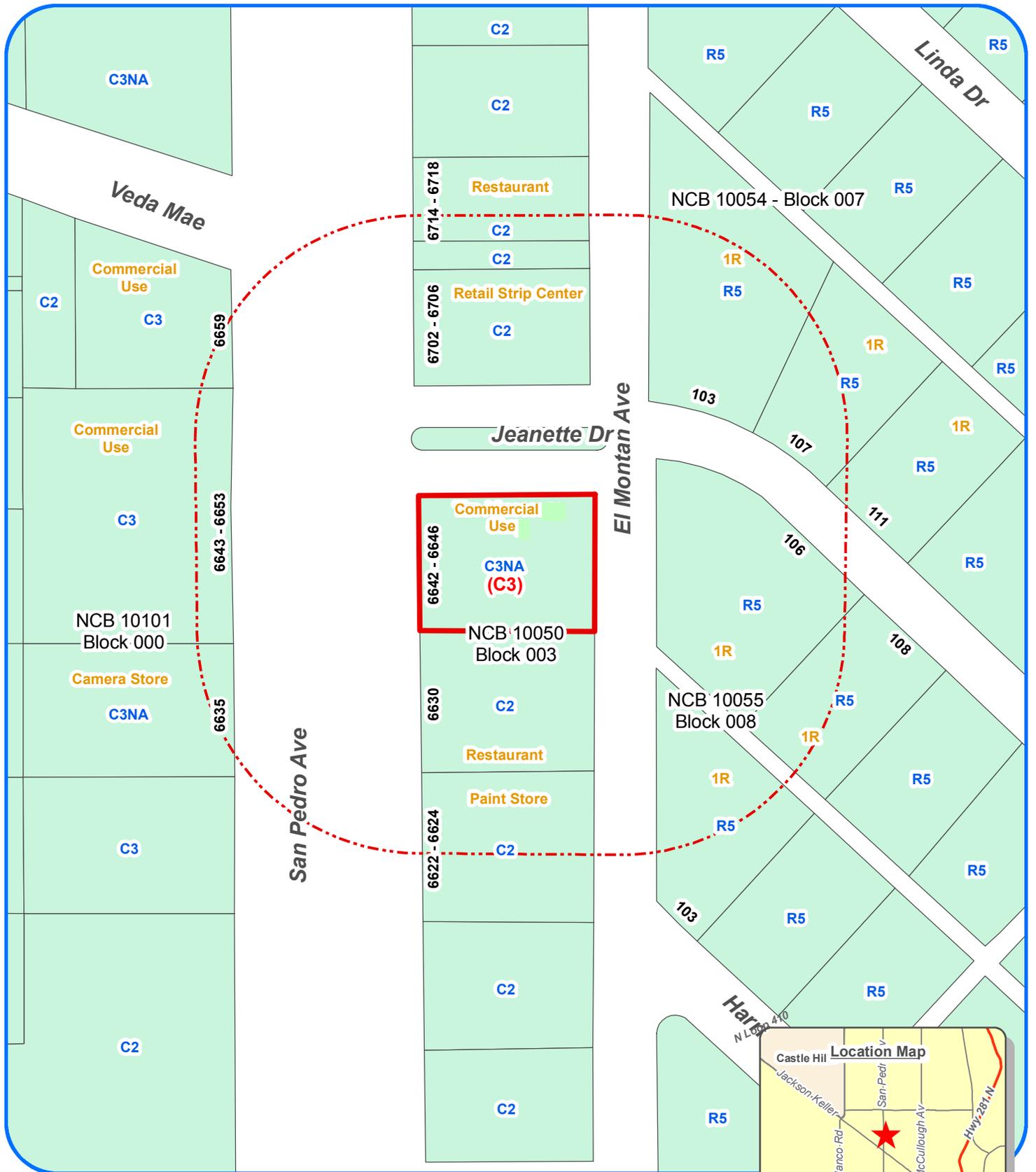
Ralph Medina – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Joe Valadez – District 5	Brenna Nava– District Mayor
Susan Wright – District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

1. **12:45 PM** - Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for August 3, 2010.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of July 20, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010110 – WITHDRAWN:** A request for a change in zoning from “I-1” General Industrial District to “C-3” General Commercial District on Lot 26B, Block 14, NCB 7339, 5300 McCullough. (Council District 1)
7. **ZONING CASE NUMBER Z2010112:** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lots 1, 2, 3, 4 and 5, Block 3, NCB 10050, 6646 San Pedro Avenue. (Council District 1)
8. **ZONING CASE NUMBER Z2010116:** A request for a change in zoning from “R-6” Residential Single-Family District to “R-5” Residential Single Family District on 5.959 acres and “RM-5” Residential Mixed District on 6.68 acres on 12.639 acres out of NCB 18279 on multiple properties located along Foster Meadow Drive, Channel View, Media Meadow, Le Villas, La Route, Airstream, and Red Heeler Streets. (Council District 2)
9. **ZONING CASE NUMBER Z2010107 CD:** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 1.19 acres and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub on 1.00 acre on 2.19 acres out of NCB 919, 1304, 1312 and 1322 South Laredo Street. (Council District 1)

10. **ZONING CASE NUMBER Z2010122:** A request for a change in zoning from “D AHOD” Downtown Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 8 and north 40.6 feet of Lot 13, NCB 163, 313 Chestnut Street. (Council District 2)
11. **ZONING CASE NUMBER Z2010124:** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 14 and 16, NCB 8950 and Lot 1, NCB 8947 on a portion of the 2200 and 2300 Blocks of Southwest Military Drive. (Council District 4)
12. **ZONING CASE NUMBER Z2010126:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “O-1 AHOD” Office Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 28, Block 21, NCB 2084, 918 Culebra Road. (Council District 1)
13. **ZONING CASE NUMBER Z2010127 CD:** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “RM-4 AHOD CD” Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on Lot 21, Block 2, NCB 11188, 115 Cree Street. (Council District 4)
14. **ZONING CASE NUMBER Z2010128:** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.774 acres out of NCB 8239, 328 Old Highway 90 West. (Council District 6)
15. **ZONING CASE NUMBER Z2010129 H:** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, and “HS C-1 AHOD” Historic Significant Light Commercial Airport Hazard Overlay District to “H RM-4 AHOD” Residential Mixed Knob Hill Historic Airport Hazard Overlay District, “H MF-33 AHOD” Multi-Family Knob Hill Historic Airport Hazard Overlay District, and “H HS C-1 AHOD” Historic Significant Light Commercial Knob Hill Historic Airport Hazard Overlay District on multiple legal descriptions. Properties located along Iowa Street and Virginia Boulevard between South Palmetto and South New Braunfels Avenue, and properties located along Nelson Avenue between St. Anthony Avenue and South New Braunfels Avenue. (Council District 2)
16. **ZONING CASE NUMBER Z2010130:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 2.369 acres out of Lot 18, NCB 11687, 2148 Jackson-Keller Road. (Council District 1)
17. Briefing on the Government Hill Comprehensive Rezoning Case.
18. **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.
19. **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-2010-112

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 10050 - Block 003 - Lots 1 thru 5

Legend

- Subject Property (0.4304 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
 (06/01/2010 - E Hart)

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

CASE NO: Z2010112

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Continuance (Applicant's request) from July 6, 2010

Council District: 1

Ferguson Map: 582 D2

Applicant Name:
Eric Madrigal and Gilbert Gonzalez, Jr.

Owner Name:
Eric Madrigal and Gilbert Gonzalez, Jr.

Zoning Request: From "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Property Location: Lots 1, 2, 3, 4 and 5, Block 3, NCB 10050

6646 San Pedro Avenue

On the southeast corner of San Pedro Avenue and Jeanette Drive

Proposal: To allow an art gallery

Neigh. Assoc.: Shearer Hills/Ridgeview Neighborhood Association (Inactive) and the North Shearer Hill Neighborhood Association within 200 feet

Neigh. Plan: North Central Neighborhoods Community Plan

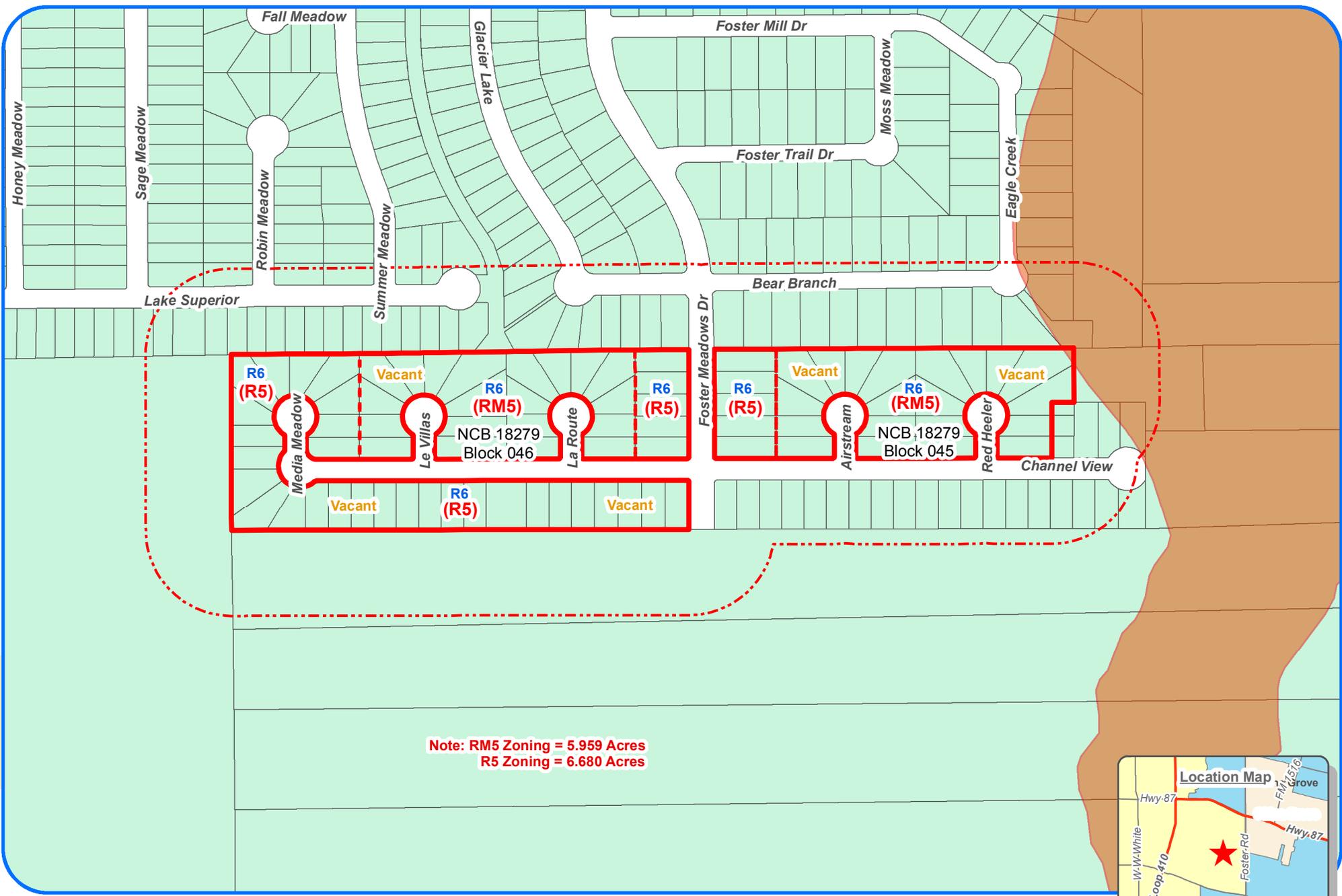
TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:
Approval.

The subject property is located in north San Antonio, on the southeast corner of San Pedro Avenue and Jeanette Drive. There is an existing commercial building on the subject property, which measures approximately 11, 225 square feet and was constructed in 1977. The building is occupied by an auto repair shop and tattoo shop which will continue their normal business of operations. The owner is requesting a zoning change to establish an Art Gallery "Gill Montie Art Gallery" in the vacant space at the 6646 San Pedro Avenue location. The site is limited to one existing driveway along San Pedro Avenue, a major thoroughfare and one existing driveway along Jeanette Drive. The property is adjacent to "C-2 AHOD" Commercial Airport Hazard Overlay District to the south and across Jeanette Drive to the north with "R-5 AHOD" Residential Single-Family Airport Hazard Airport District across El Montan Avenue to the east. "C-3 AHOD" General Commercial Airport Hazard Overlay District across San Pedro Avenue to the east.

The applicant is requesting a zoning change in order to remove the non-alcoholic sales designation. The "Gill Montie Art Gallery" will be working with both local and national artist and will be serving non-alcohol and alcohol beverages during the scheduled events. Staff finds this request reasonable due to the location and amount of "C-2" and "C-3" zoning within the vicinity of the subject property. Additionally, while the "NA" designation appears to have been created in order to provide a buffer for the properties to the east, staff does not see its removal as a detriment to the neighboring properties. "C-3" zoning is most appropriate at the intersections or along the frontages of major thoroughfares, arterials or commercial nodes. The North Central Neighborhood Community Plan designates future land use for this location as Neighborhood Commercial. The zoning request does not include a change to the base zoning so a finding of consistency is not required.

CASE MANAGER: Pedro Vega 207-7980



**Note: RM5 Zoning = 5.959 Acres
R5 Zoning = 6.680 Acres**



Zoning Case Notification Plan

Case Z2010116

Subject Property Legal Description(s):
12.639 acres out of Blocks 45 and 46, NCB 18279

Scale: 1" approx. = 300 Feet
Council District 2

- Legend**
- Subject Property (Red Solid Line) (12.639 Acres)
 - 200' Notification Area (Red Dashed Line)
 - Current Zoning (Blue Text)
 - Requested Zoning Change (Red Text)
 - 100-Year FEMA Floodplain (Brown Shaded Area)



Planning & Development Services Dept
City of San Antonio
(06/30/2010 - E Hart)

CASE NO: Z2010116

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Continuance (applicant's request) from July 20, 2010

Council District: 2

Ferguson Map: 653 C4

Applicant Name:
Robert J. Perez

Owner Name:
Neighborhood Housing Services of San Antonio, Inc.

Zoning Request: From "R-6" Residential Single-Family District to "R-5" Residential Single Family District on 5.959 acres and "RM-5" Residential Mixed District on 6.68 acres.

Property Location: 12.639 acres out of NCB 18279

Multiple properties located along Foster Meadow Drive, Channel View, Media Meadow, Le Villas, La Route, Airstream, and Red Heeler streets

Along Foster Meadow Drive, Channel View, Media Meadow, Le Villas, La Route, Airstream, and Red Heeler streets

Proposal: To allow a mix of single-family residential and townhome development

Neigh. Assoc.: Crestlake Homeowners Association (Registration Unconfirmed) is located within 200 feet; the next nearest association is Lakeside Homeowners Association (Registration Unconfirmed)

Neigh. Plan: Eastern Triangle Community Plan

TIA Statement: A new Traffic Impact Analysis (TIA) is not required; project has been approved under 2006 TIA 0922.

Staff Recommendation:

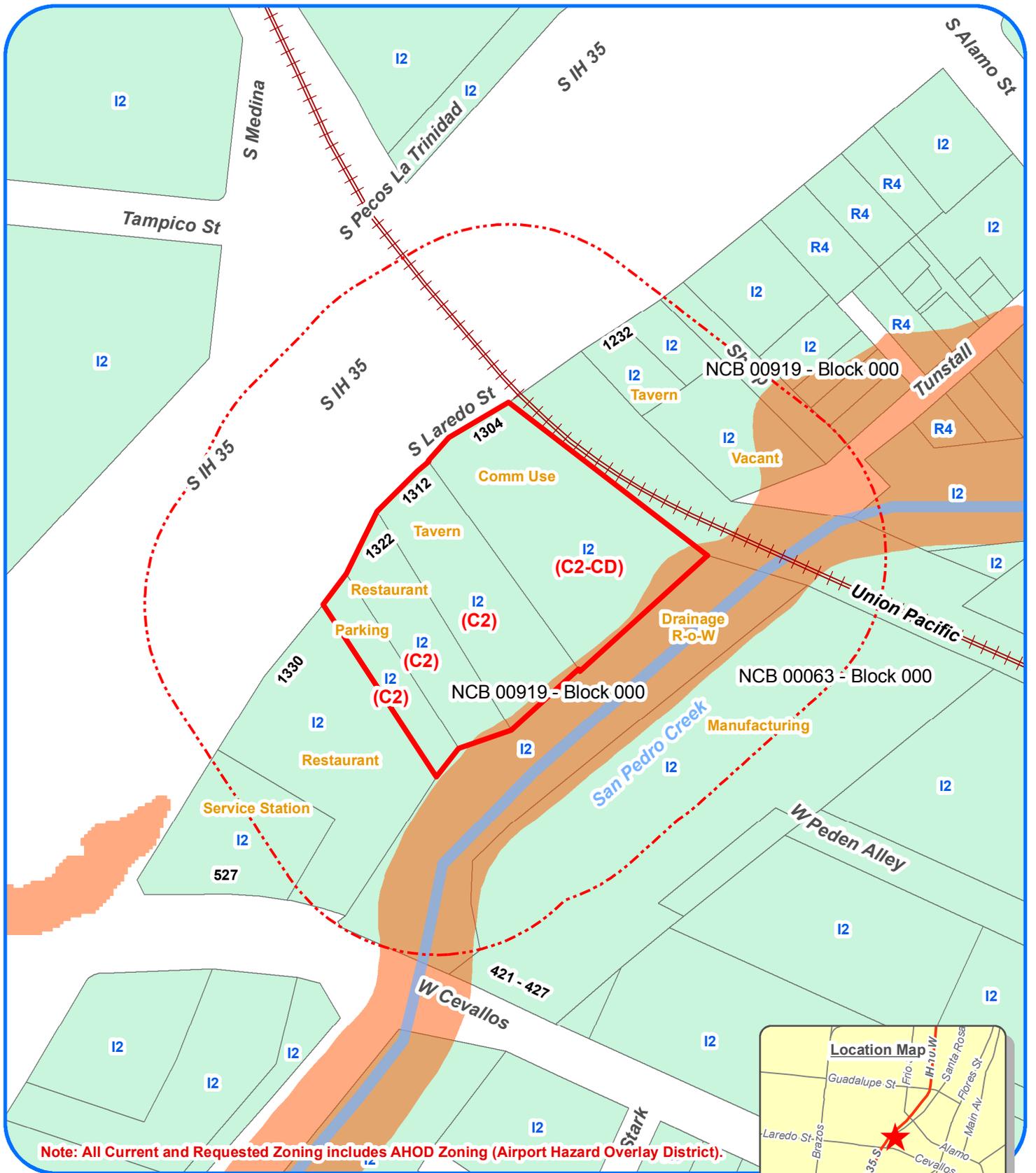
Approval, pending the plan amendment.

The subject property is located within the Eastern Triangle Community Plan. The properties are currently designated for Agricultural land uses. The applicant has applied for a plan amendment, requesting Low Density Residential and Medium Density Residential land use designations. The case has been heard and continued twice by the Planning Commission. The next public hearing is scheduled for August 25, 2010. Staff recommends approval.

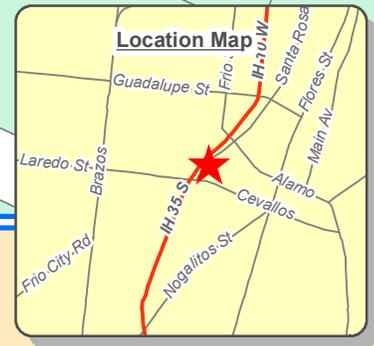
The subject property, located at the southern terminus of Foster Meadow Drive, consists of 12.639 acres of undeveloped land. The subject properties were annexed in 2000, per Ordinance 92906, and were originally zoned "Temp R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. All surrounding properties currently have "R-6" zoning. Surrounding properties to the south and east are largely undeveloped. Other surrounding land uses are limited single-family residences. The applicant requests "R-5" Residential Single-Family District and "RM-5" Residential Mixed District to allow residential development on smaller lots, along with medium density townhomes.

Staff recommends approval of the requested zoning because the possible density increase is minimal and will not have a significant impact on the character of the surrounding neighborhoods. If approved, the requested zoning will allow a maximum of 110 lots, each with a minimum lot size of 5,000 square feet. The current zoning allows a maximum of 88 lots, each with a minimum lot size of 6,000 square feet.

CASE MANAGER: Micah Diaz 207-5876



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



Zoning Case Notification Plan

Case Z2010107 CD

Council District 1
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 00919 - Block 000 - NE Irr 111.44 ft of Lot 3, NW Irr 16.56 ft of Lot 3, Lot 4, Lot 5 excluding N Irr 77.91 ft of the W 9.73 ft, and N Irr 43.7 ft of Lot 6 excluding the N 43.49 ft of the W 25.02 ft

- Legend**
- Subject Property (2.19 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
 (07/09/2010 - E Hart)

CASE NO: Z2010107 CD

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Council District: 1

Ferguson Map: 616 C7

Applicant Name:
Andrew C. Guerrero

Owner Name:
John & Yolanda Rodriguez

Zoning Request: From "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.19 acres and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub on 1.00 acre.

Property Location: 2.19 acres out of NCB 919

1304, 1312 and 1322 South Laredo Street

On the southeast side of South Laredo Street between South Alamo Street and West Cevallos

Proposal: To bring the existing restaurants, beer garden, and office uses into compliance

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

Neigh. Plan: South Central San Antonio Community Plan

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

Staff Recommendation:
Approval.

The subject property is located within the South Central San Antonio Community Plan. The properties are designated Community Commercial; and the requested zoning districts are consistent with the Future Land Use Plan.

The subject property, located along the southeast side of South Laredo Street between South Alamo Street and West Cevallos, consists of 4 parcels totaling 2.19 acres in size. The properties are developed with commercial structures and parking. The structures total approximately 12735 square feet in size, and were constructed between 1940 and 1976. Three of the four existing structures are currently vacant; the fourth is used as a restaurant. The subject properties are located within the City Limits as they were recognized in 1938, and were originally zoned "M" Second Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The subject properties are surrounded by "I-2" zoning. Surrounding land uses include gas stations and fast food restaurants to the southwest, manufacturing to the southeast, with a vacant bar and outdoor storage to the northeast. The subject properties are bound by IH-35 to the northwest and a drainage easement to the southeast. The applicant requests "C-2" Commercial District on 1.19 acres to allow renovation and reopening of the previous restaurant uses; and "C-2 CD" Commercial District with a Conditional Use for a Nightclub (Beer Garden) on 1 acre.

Staff finds the requested zoning districts appropriate for the subject properties as they, and many other surrounding properties, were made nonconforming upon the adoption of the 2001 Unified Development Code. The "C-2" zoning district allows uses that are more representative of the subject properties' past uses and allows uses that are comparable to others in the immediate vicinity. Moreover, the subject properties and existing vacant buildings are suffering from vacancy and damages because permits may not be issued due to their current non-conforming status. The properties are not well suited or situated for the existing intense industrial zoning. The requested zoning and proposed uses are ideal for the location.

CASE MANAGER: Micah Diaz 207-5876

Z2010107CD

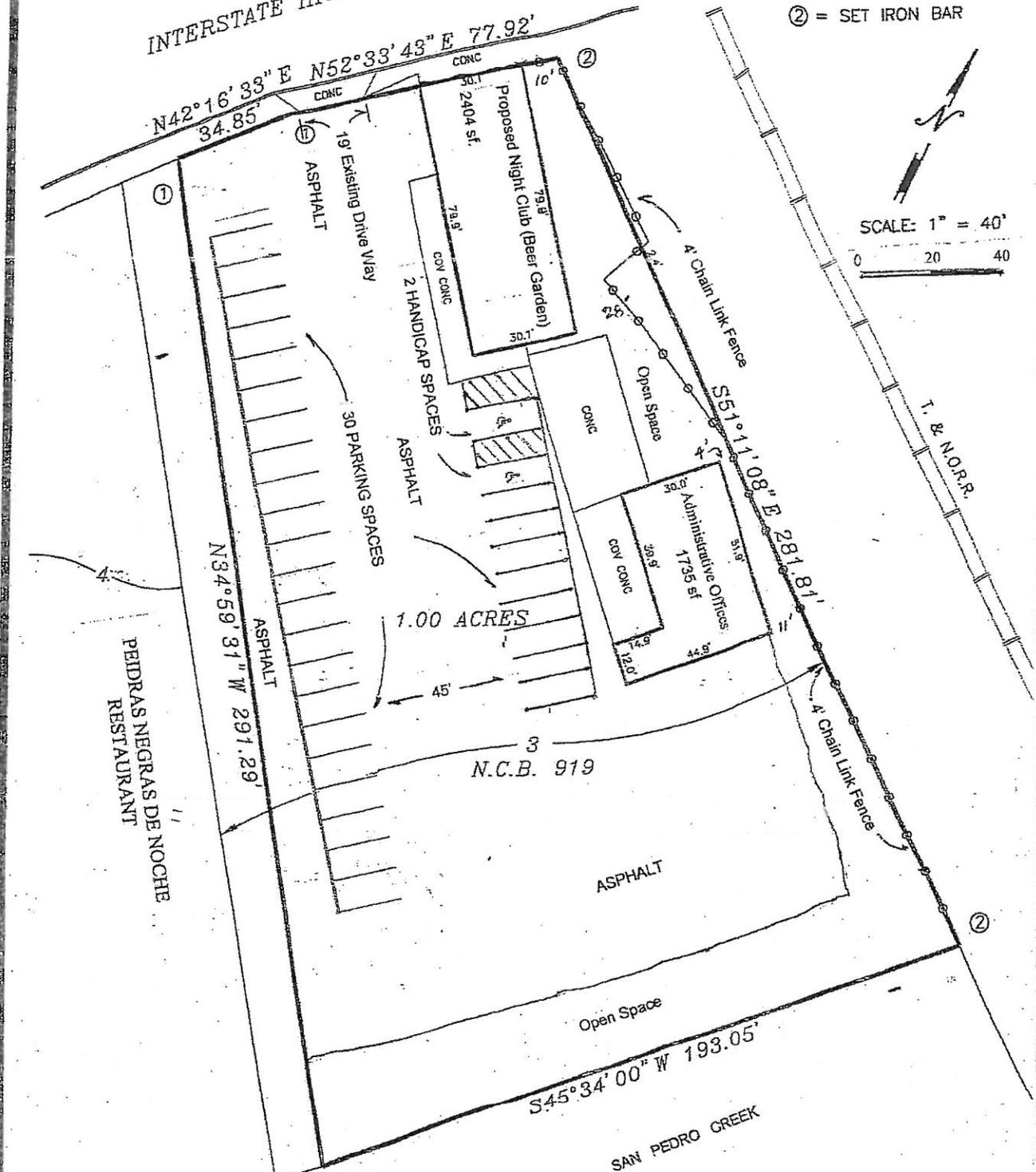
INTERSTATE HIGHWAY 35

N42°16'33"E N52°33'43"E 77.92'
34.85'

- ① = FOUND IRON BAR
- ② = SET IRON BAR



SCALE: 1" = 40'
0 20 40



PEIDRAS NEGRAS DE NOCHE RESTAURANT

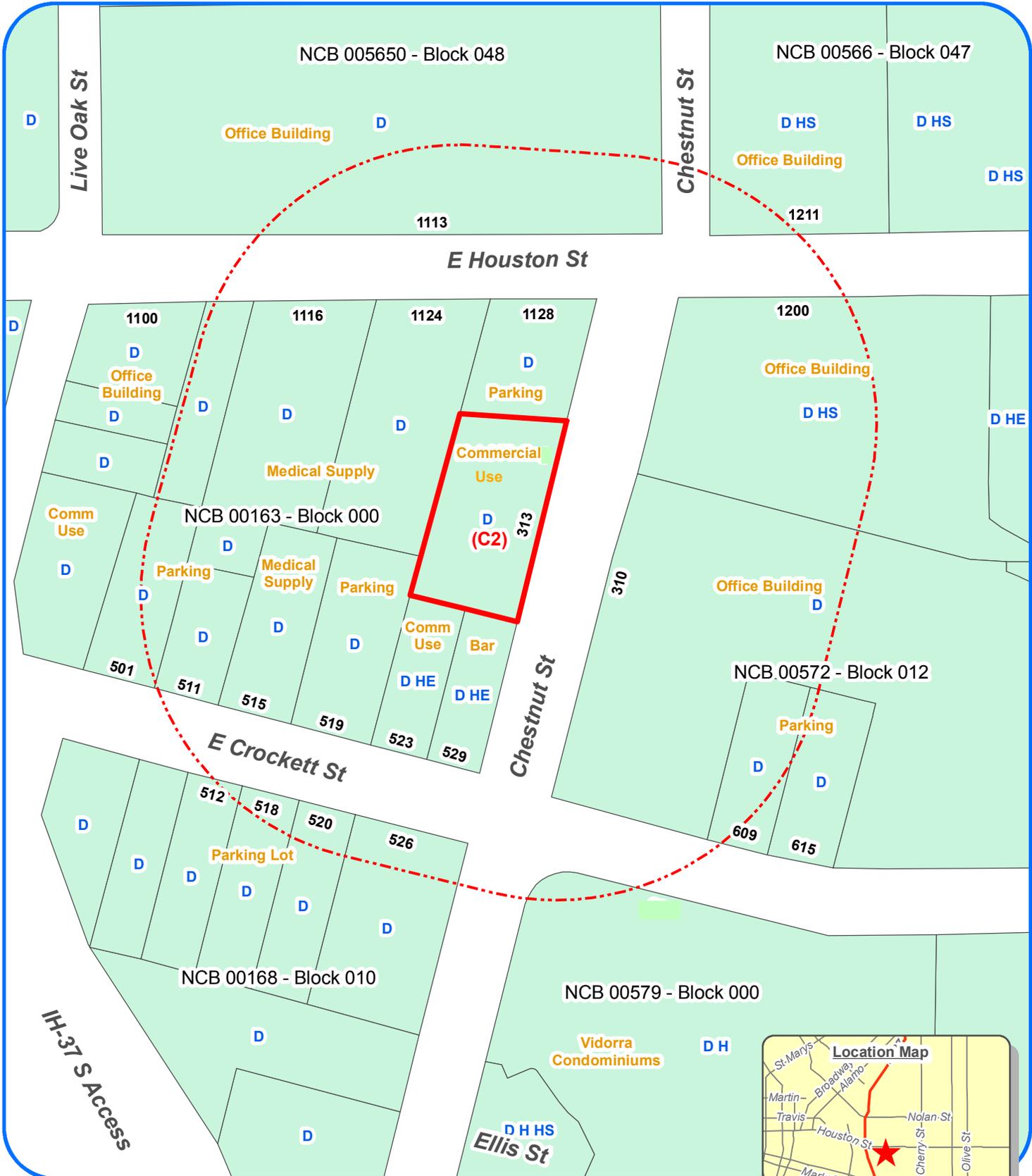
N.C.B. 919

SAN PEDRO CREEK

IMPERVIOUS COVER - ASPHALT, CONCRETE AND BUILDING FOOT PRINT - 35097.15 SQ. FEET
OPEN SPACE - 8462.85 SQ. FEET

The following statement: "I, Juan E. Rodriguez, 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 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.

PROPOSED PARKING
PARKING SPACES - 30 SPACES - 9' X 18'
HANDICAP SPACES - 2 SPACES - 9' X 18'
PASSENGER LOADING ZONE - 60'



Zoning Case Notification Plan

Case Z-2010-122

Council District 2
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00163 - Block 000 - Lot 8 & N 40.6 ft of Lot 13

Legend

- Subject Property (Red solid line) (0.287 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Orange shaded area)
- Single Family Residential (1R)



Planning & Development Services Dept
 City of San Antonio
 (06/30/2010 - E Hart)

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

CASE NO: Z2010122

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Council District: 2

Ferguson Map: 617 A5

Applicant Name:
Clifford Brown

Owner Name:
C & S Plating & Bumper Recycling, Inc.

Zoning Request: From "D AHOD" Downtown Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: Lot 8 and north 40.6 feet of Lot 13, NCB 163

313 Chestnut Street

On the west side of Chestnut Street between East Houston Street and East Crockett Street

Proposal: To allow for renovations and bring the existing business into compliance

Neigh. Assoc.: Dignowity Hill Neighborhood Association

Neigh. Plan: Dignowity Hill Neighborhood Plan

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

Staff Recommendation:
Approval.

The subject property is located within the Dignowity Hill Neighborhood Plan. The plan designates the future land use of the subject property as "Low Density Mixed Use". Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure.

The subject property is located east of Downtown, on the northwest side of Chestnut Street between East Houston Street and East Crockett Street. The subject property is occupied by a commercial structure that measures approximately 7,280 square feet with ingress/egress on Chestnut Street. The property consists of 0.2871 of an acre and the existing structure was constructed in 1950. The surrounding zoning includes "D AHOD" Downtown Airport Hazard Overlay District to the northeast, northwest, southwest and across Chestnut Street to the southeast. The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "K" Commercial District. In December of 1989, the parcel was part of a large area rezoning that changed the zoning to "B-4" AHOD Central Business Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "D AHOD" Downtown Airport Hazard Overlay District. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

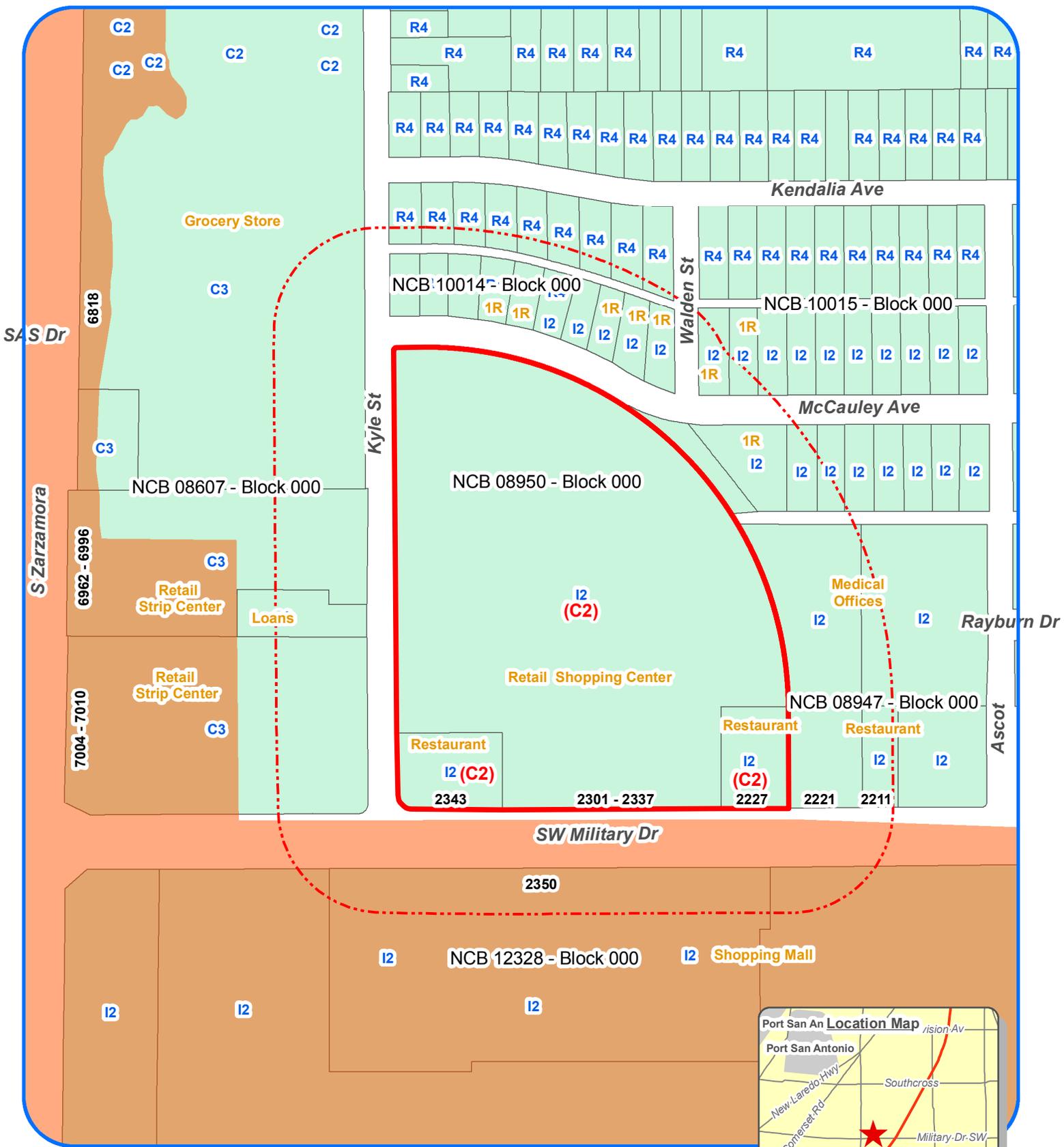
Staff finds the requested zoning district appropriate for the subject property as they, and many other surrounding properties, were made nonconforming upon the adoption of the 2001 Unified Development Code. The "C-2" zoning district allows uses that are more representative of the subject property past uses and allows uses that are comparable to others in the immediate vicinity. Staff finds the requested "C-2 AHOD" Commercial Airport Hazard Overlay District is consistent with the Dignowity Hill Neighborhood Plan and would not alter the character of the neighborhood. The proposed rezoning would allow the applicant to make improvements to the subject property and be in compliance with the UDC. Auto Parts Retail-No Outside Storage is a use permitted outright in "C-2" Commercial District.

CASE NO: Z2010122

Final Staff Recommendation - Zoning Commission

"C-2" districts accommodate community commercial uses, with unlimited building size. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks, dry cleaning, and pawn shop . No outdoor storage or display of goods shall be permitted except for outdoor dining

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z2010124

Council District 4

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 08947 - Block 000 - Lot 1 and NCB 08950 - Block 000 - Lots 14 and 16

Legend

- Subject Property ——— (12.971 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
(07/15/2010 - E Hart)

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

CASE NO: Z2010124

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Council District: 4

Ferguson Map: 649 F7

Applicant Name:
Jeffrey H. Berler

Owner Name:
Multiple Owners

Zoning Request: From "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: Lots 14 and 16, NCB 8950 and Lot 1, NCB 8947

A portion of the 2200 and 2300 Blocks of Southwest Military Drive

At the northeast corner of Southwest Military Drive and Kyle Street

Proposal: To bring the existing retail center into compliance

Neigh. Assoc.: Tierra Linda Neighborhood Association (Registration Unconfirmed); Quintana Community 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-S. Zarzamora Community Plan. The plan designates the future land use of the subject property as Mixed Use. The requested zoning is not consistent with the Mixed Use category; therefore, the applicant has submitted an application to amend the plan to allow Regional Commercial land uses. Staff and Planning Commission recommend approval.

The subject property, located at the northeast corner of Southwest Military Drive and Kyle Street, consists of 3 parcels totaling 12.971 acres in size. The properties are currently developed with multiple commercial uses, including two multi-tenant shopping centers and multiple stand-alone service uses. The subject properties were annexed in 1944 per Ordinance 1391, and were originally zoned "LL" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. Surrounding zoning includes "R-4" Residential Single-Family District to the north, "C-3" General Commercial District to the west, and "I-2" to the south and east. Surrounding land uses include single-family residences to the north and northeast, a grocery store and retail centers to the west, a shopping mall to the south, with retail and services uses to the east. The applicant requests "C-2" Commercial District to bring the existing retail centers into compliance.

Staff finds the requested zoning appropriate for the subject property due to its location and the existing pattern of development in the area. The uses permitted in the "C-2" zoning district are typically considered Community Commercial land uses, which are most appropriately located at nodes on arterials at major intersections or where an existing commercial area has been established. The City's Major Thoroughfare Plan identifies Southwest Military Drive as a Primary Arterial "Type A", and the area has long been developed as a commercial corridor.

The "I-2" zoning in this area is the result of the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code. The conversion process created many nonconforming uses in the neighborhood, as most of the existing uses were not industrial. Staff believes the existing zoning is inappropriate and the requested zoning is ideal for the subject property location.

CASE NO: Z2010124

Final Staff Recommendation - Zoning Commission

Although the uses permitted in "C-2" are typically considered Community Commercial uses, the Nogalitos-S. Zarzamora Community Plan does not include a Community Commercial land use category. The "C-2" zoning district has been deemed inconsistent with the plan's Mixed Use category, except in instances when the zoning district includes pedestrian-friendly development standards ("C-2P" Pedestrian Commercial District). The "C-2P" Commercial Pedestrian zoning district that is consistent with the existing Mixed Use designation carries a maximum front setback meant to encourage walk-ability and rear parking. Staff feels that this requirement is inappropriate along a major thoroughfare such as Southwest Military Drive. At the subject property location, Southwest Military Drive is a seven-lane roadway. Commercial properties lining the thoroughfare tend to back-up to residential neighborhoods, and therefore, have parking which is located in front of the commercial buildings.

The Kelly/South San PUEBLO Community Plan encompasses over two miles of Military Drive and the South Central San Antonio Community Plan includes almost 5 miles of the thoroughfare. These plans are located to the west and east of the Nogalitos-S. Zarzamora Community Plan, respectively. Both of the adjacent plans include a Community Commercial land use designation that is considered consistent with the "C-2" zoning district. Additionally, both plans designate properties along Military Drive as either Community Commercial or Regional Commercial. Staff feels that the Nogalitos-S. Zarzamora plan, which includes approximately half a mile of Military Drive, is not in harmony with the surrounding land use plans.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z2010126

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02084 - Block 021 - Lots D, E, J & K

Legend

- Subject Property (0.267 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
(07/13/2010 - E Hart)

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

CASE NO: Z2010126

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Council District: 1

Ferguson Map: 616 B2

Applicant Name:
Daniel Valdez

Owner Name:
Maria G. Valdez

Zoning Request: From "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Property Location: Lot 28, Block 21, NCB 2084

918 Culebra Road

On the south side of Culebra Road east of North Navidad

Proposal: To allow a tire shop and auto/light truck repair

Neigh. Assoc.: Gardendale Neighborhood Association (Registration Unconfirmed); Woodlawn Lake Community Association is the nearest registered association.

Neigh. Plan: None

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

Staff Recommendation:
Denial.

The subject property, located on the south side of Culebra Road between Calaveras and Navidad, is approximately 0.267 of an acre in size and is currently undeveloped with the exception of a 1300 square-foot open shed. The property is located within city limit as recognized in 1938, and was originally zoned "C" Apartment District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2009 case, the front half of the lot was rezoned to "O-1" Office District. Surrounding zoning includes "MF-33" to the east, west, and south; "R-4" Residential Single-Family District to the north and northwest; with different office zoning districts located on a number of parcels throughout the surrounding blocks. Surrounding land uses include single-family homes to the east, west, and south; churches to the north and west; and multiple offices to the north and east. The applicant requests "C-3" General Commercial District to allow a tire shop and auto and light truck repair.

Staff finds the requested zoning inappropriate for the subject property due to its location and size. The proposed uses as well as other uses permitted in the "C-3" district are typically considered Regional Commercial uses, which are most appropriately located on large-acreage lots at the intersections of major arterials or expressways. Although Culebra Road is identified as a Primary Arterial "Type A" roadway in the City's Major Thoroughfare Plan, the property is located on the interior of a predominantly residential block. The only non-residential use on the block is a church and its affiliated parking lot.

Additionally, the subject property is not well suited for regional commercial development because of its size and surrounding uses. Should the requested zoning be approved, construction of new structures will require 30-foot side setbacks because the abutting properties are residential. As the subject property is approximately 78 feet wide, only an 18-foot strip would remain available for a new building. If no new construction is proposed for the site, any use would occur outdoors. This possibility offers no protection from commercial uses for the surrounding residences.

CASE NO: Z2010126

Final Staff Recommendation - Zoning Commission

Staff does recognize that properties fronting Culebra Road are likely to transition from residential uses to light office and commercial uses, and that some neighborhood commercial development is appropriate for the area. Staff is supportive of rezoning the entire lot to a single zoning district (such as "O-1"), as split zoning on a small property can make development a challenge. However, staff does not support any zoning that will allow intense commercial uses on the property.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2010-127CD

Council District 4

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 11188 - Block 002 - Lot 21

Legend

- Subject Property (0.172 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
(07/13/2010 - E Hart)

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

CASE NO: Z2010127 CD

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Council District: 4

Ferguson Map: 649 C8

Applicant Name:
Juan Aguilar

Owner Name:
Juan Aguilar

Zoning Request: From "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 AHOD CD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot.

Property Location: Lot 21, Block 2, NCB 11188

115 Cree Street

On the north side of Cree Street, west of Palo Alto Road

Proposal: To allow for a Non-Commercial Parking Lot for the adjacent Bakery.

Neigh. Assoc.: None

Neigh. Plan: None

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

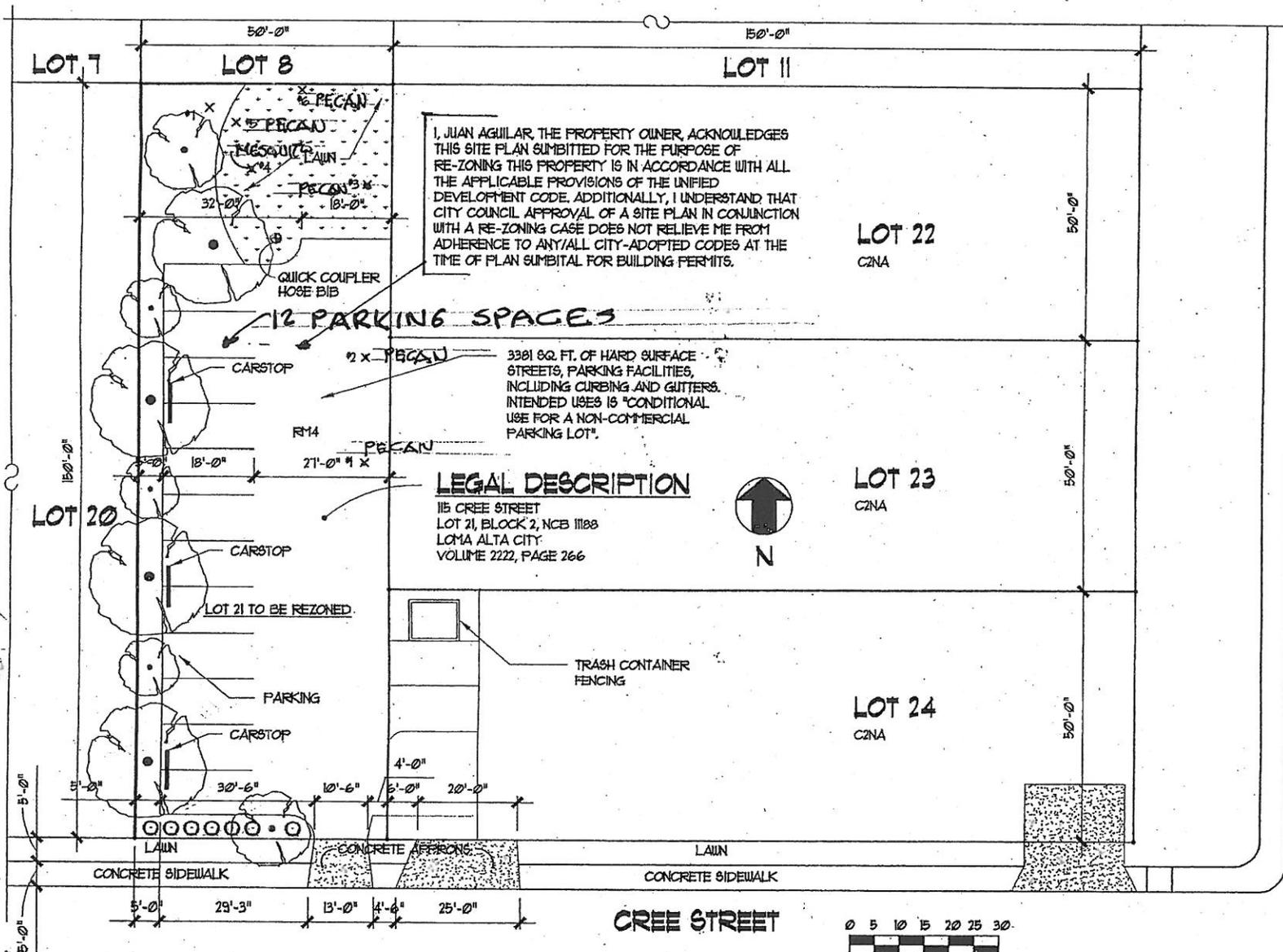
Staff Recommendation:
Approval.

The subject property consists of vacant land with frontage along Cree Street. The property is adjacent to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to the north, west and across Cree Street to the south with "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to the east. The surrounding land uses consist of vacant land to the north, single-family dwelling to the west, and four family dwellings across Cree Street to the south with a bakery to the east. Upon adoption of the 2001 Unified Development Code, the existing "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District converted from the previous "B" Residence District.

The applicant is requesting a rezoning to allow a non-commercial parking lot, which requires a Conditional Use in "RM-4" zoning districts. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The "RM-4 AHOD CD" zoning classification would limit the scope of use allowed and restrict future occupancy should the use cease for an extended period of time. Furthermore, the property may at any time be developed for residential uses in the future. The "RM-4" district provide areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development. The proposed parking lot would provide additional parking for customers and employees of a Bakery, which is located at 223 Palo Alto Road. The applicant has submitted the required site plan with all the required information.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of a conditional zoning classification shall not be for all of the uses permitted in a given district but shall be only for the conditional use named in the ordinance approving the conditional zoning district.

CASE MANAGER: Pedro Vega 207-7980

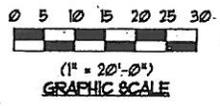


I, JUAN AGUILAR, THE PROPERTY OWNER, ACKNOWLEDGES THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RE-ZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL THE APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A RE-ZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITAL FOR BUILDING PERMITS.

LEGAL DESCRIPTION
 115 CREE STREET
 LOT 21, BLOCK 2, NCB 1188
 LOMA ALTA CITY
 VOLUME 2222, PAGE 266



SITE PLAN
 SCALE: 1" = 20'-0"



PALO ALTO ROAD

LUIS S. FARAKLAS, P.E.

CONSULTING STRUCTURAL ENGINEERS
 114 W. WOODMAN AVE. SAN ANTONIO, TEXAS 78204
 TEL. (512) 217-4400 FAX (512) 217-4413
 WWW.LUISFARAKLAS.COM

Property of Juan Aguilar
 115 Cree St.
 Sr Antonio, Texas

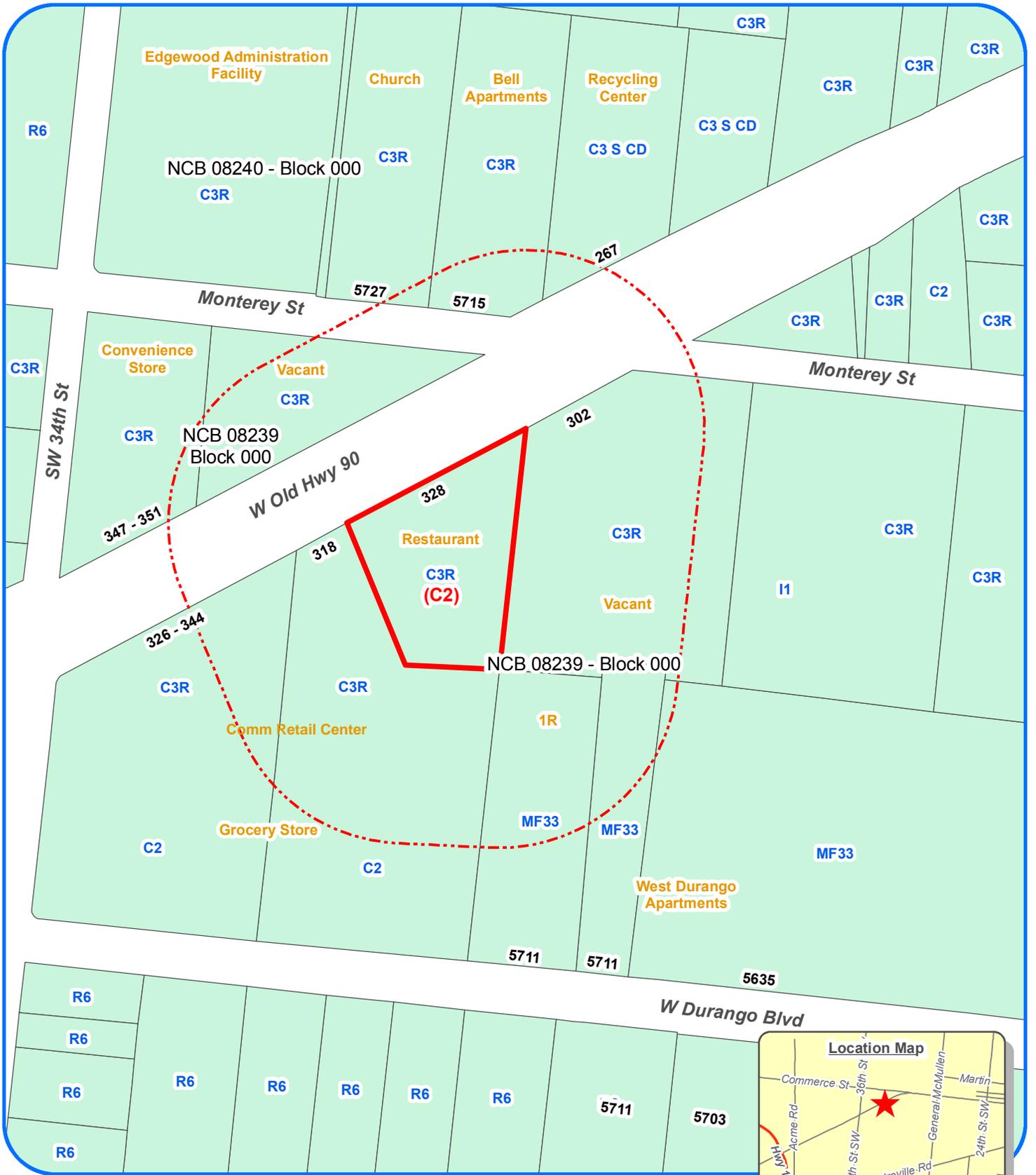
REVISED	DATE

JOB NUMBER: _____ DATE: 05/20/24
 DRAWN BY: LFL CHECKED BY: LSE

SHEET NO.
C1

of

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Zoning Case Notification Plan

Case Z-2010-128

Council District 6
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): 0.774 acres out of NCB 08239

Legend

- Subject Property (0.774 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
 (07/16/2010 - E Hart)

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

CASE NO: Z2010128

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Council District: 6

Ferguson Map: 615 B4

Applicant Name:
Daniel and Juanita Perez

Owner Name:
Daniel and Juanita Perez

Zoning Request: From "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: 0.774 acres out of NCB 8239

328 Old Highway 90 West

On the south side of Old Highway 90 West between Monterey Street to the east and Southwest 34th Street to the west.

Proposal: To allow a restaurant with alcohol sales.

Neigh. Assoc.: Los Jardines Neighborhood Association (Registration Unconfirmed), The nearest neighborhood association is the Memorial Heights Neighborhood Association.

Neigh. Plan: None

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 occupied by a restaurant that measures approximately 3900 square feet with ingress/egress on Old Highway 90 West. The property is adjacent to "C-3" zoning to the north, east, and west as well as "MF-33" zoning to the south. The surrounding land uses consist of a grocery store and commercial retail center to the southwest; vacant land to the east; a residential dwelling and apartments to the south; vacant land, a church, and apartments to the north and a recycling facility to the northeast. Pursuant to a 1990 city-initiated large-area rezoning case, the property was rezoned to "B-3R" Restrictive Business District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales District.

The applicant is requesting a zoning change in order to allow alcohol sales in the existing restaurant while down-zoning the property from "C-3" to "C-2". A significant amount of "C-3" and "C-2" zoning exists within the vicinity of the subject property. The "C-2" Commercial District would lessen a potential intensity increase of uses offered by the existing "C-3" General Commercial District. Staff finds the current "C-3" district to be inappropriate as it would allow many commercial uses that are too intense in this general area. This request will allow a more appropriate zoning district for the subject property ensuring that future uses will be compatible with the existing surrounding land uses. The proposed zone change of the property is also consistent and compatible with the current development trends along Old Highway 90 West.

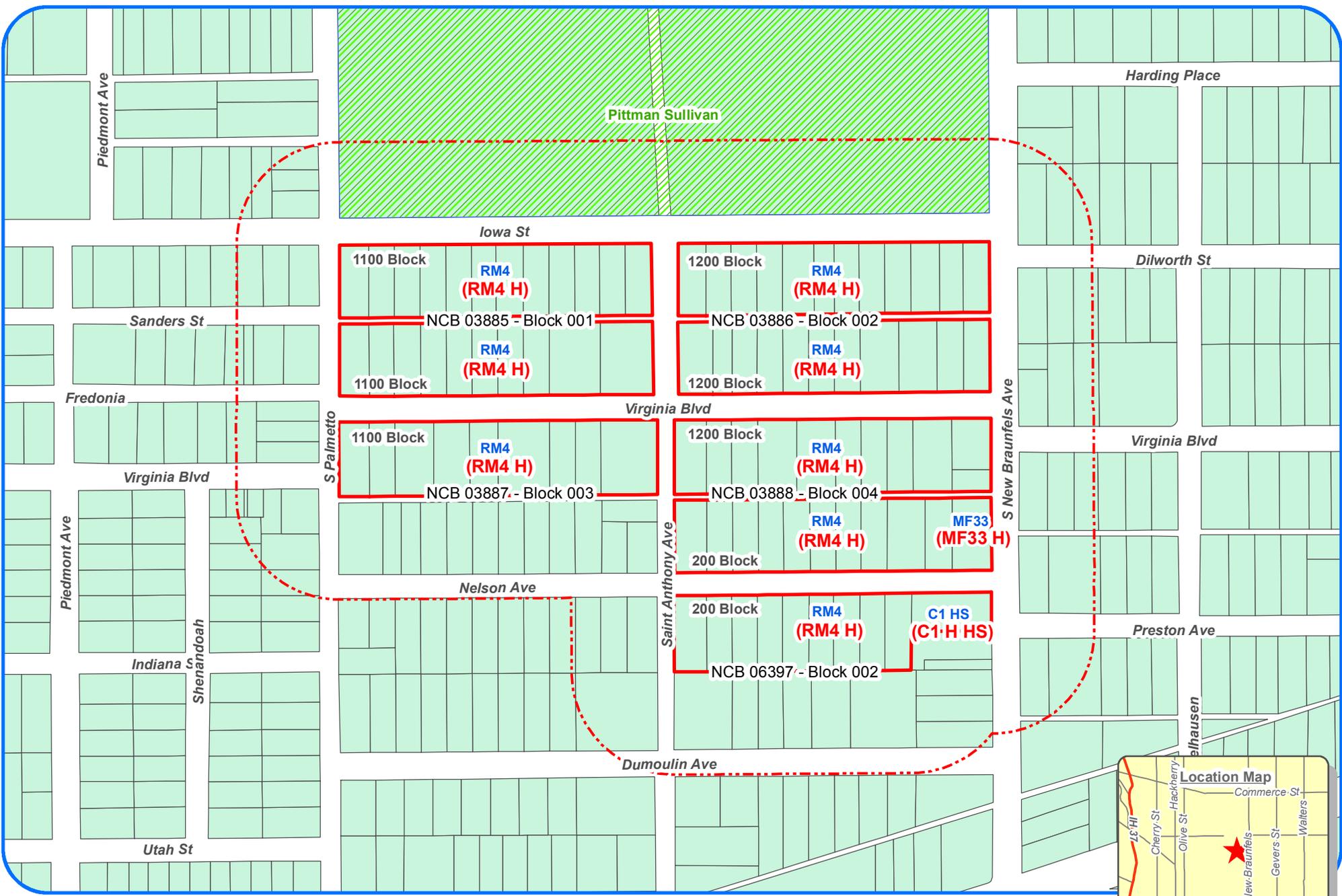
Uses permitted in the "C-3" district are typically considered Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of, or with frontage along, major arterials and expressways. Staff finds the subject property suitable for the less-intense "C-2" Commercial District, as this district allows many commercial, office, and retail uses while protecting against commercial uses that may be too intense. Rezoning to "C-2" would allow alcohol sales in conjunction with food sales, but would not allow bar or nightclub uses by-right.

CASE NO: Z2010128

Final Staff Recommendation - Zoning Commission

A large number of properties along Old Highway 90 are zoned heavy commercial, while properties along the intersecting local streets within the adjoining neighborhoods are zoned for residential uses. In order to protect the integrity and long term viability of the interior residential neighborhoods, while still promoting the thriving commercial nature of the area, City Council has requested that staff initiate a rezoning of properties along Old Highway 90 and along the south side of West Commerce Street to zoning districts more appropriate for the existing adjacent uses. The resolution authorizing this rezoning initiative will be considered on August 19, 2010. The goal of this effort is to downzone the heavy commercial parcels to a more reasonable intensity.

CASE MANAGER: Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z2010129

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

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

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

- Legend**
- Subject Property (Red Dashed Line) (15.8 Acres)
 - 200' Notification Area (Red Dotted Line)
 - Current Zoning (Blue Text)
 - Requested Zoning Change (Red Text)
 - 100-Year FEMA Floodplain (Orange Box)



Planning & Development Services Dept
City of San Antonio
(07/13/2010 - E Hart)

CASE NO: Z2010129 H

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Council District: 2

Applicant Name:
City of San Antonio, Historic Preservation

Owner Name:
Multiple OwnersOffice

Zoning Request: From "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, and "HS C-1 AHOD" Historic Significant Light Commercial Airport Hazard Overlay District to "H RM-4 AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District, "H MF-33 AHOD" Multi-Family Knob Hill Historic Airport Hazard Overlay District, and "H HS C-1 AHOD" Historic Significant Light Commercial Knob Hill Historic Airport Hazard Overlay District.

Property Location: Multiple Legal Descriptions

Properties located along Iowa Street and Virginia Boulevard between South Palmetto and South New Braunfels Avenue, and properties located along Nelson Avenue between St. Anthony Avenue and South New Braunfels Avenue

Properties located along Iowa Street and Virginia Boulevard between South Palmetto and South New Braunfels Avenue, and properties located along Nelson Avenue between St. Anthony Avenue and South New Braunfels Avenue

Proposal: To create the Knob Hill Historic District

Neigh. Assoc.: Denver Heights Neighborhood Association

Neigh. Plan: Arena District/Eastside Community Plan

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

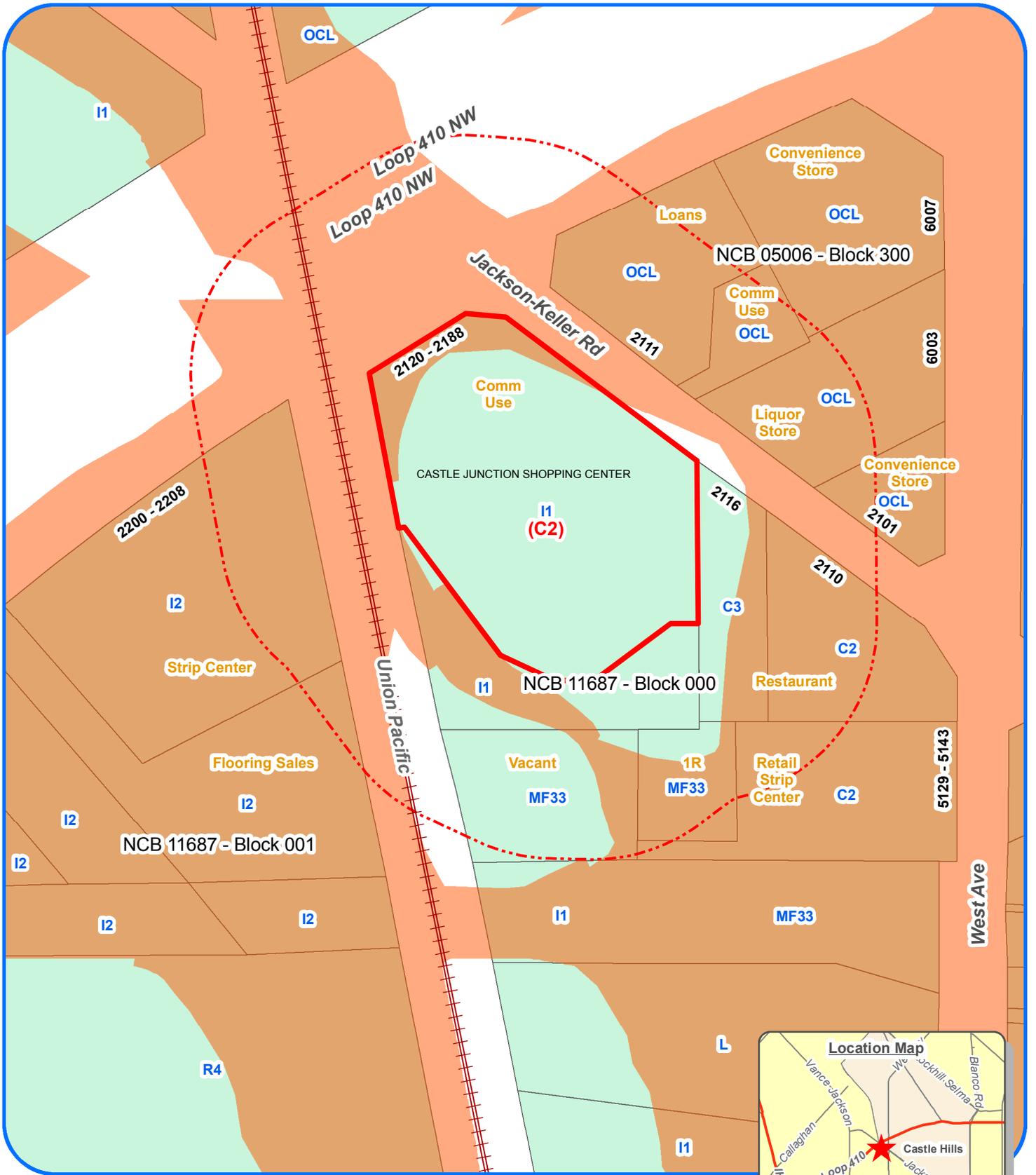
Staff Recommendation:

The Office of Historic Preservation creating the Knob Hill Historic District based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. The subject properties are 86 parcels located along the south side of Iowa Street and both sides of Virginia Boulevard, between South Palmetto and South New Braunfels Avenue; and along both sides of Nelson Avenue between St. Anthony Avenue and South New Braunfels Avenue. The Arena District/Eastside Community Plan calls for Medium Density Single Family and Mixed Residential land use for the subject properties. The request to designate this location as Historic is consistent with the goals and objectives of the Community Plan. On June 16, 2010 the Historic and Design Review Commission concurred with Staff and is recommending approval of the Knob Hill Historic District.

A majority of the included parcels have existing single-family residential uses or two- and three-family residences; while the property at 1003 New Braunfels Avenue is a barbershop and beauty salon. The subject properties are located within the city limits as recognized in 1938, and were originally zoned under the 1938 zoning code. The area has been the subject of multiple zoning cases, both City- and owner-initiated. All current zoning is the result of the conversion that accompanied the adoption of the 2001 Unified Development Code.

A petition representing 53% of the subject property residents has been submitted in favor of the extending the Historic District boundaries. Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2010-130

Council District 1

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): A Portion of NCB 11687 - Block 000 - Lot 18

Legend

- Subject Property ——— (2.369 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential I1
- 1R 1R



Planning & Development Services Dept
 City of San Antonio
 (07/14/2010 - E Hart)

CASE NO: Z2010130

Final Staff Recommendation - Zoning Commission

Date: August 3, 2010

Council District: 1

Ferguson Map: 550 A8

Applicant Name:
Castle Junction Income Partners, LP

Owner Name:
Castle Junction Income Partners, LP

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: 2.369 acres out of Lot 18, NCB 11687

2148 Jackson-Keller Road

On the south corner of Jackson-Keller Road and Northwest Loop 410

Proposal: To bring the existing shopping center into compliance

Neigh. Assoc.: Dellview Area Neighborhood Association

Neigh. Plan: Greater Dellview Area Community Plan

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

Staff Recommendation:
Approval.

The subject property is located within the Greater Dellview Area Community Plan. The plan designates the future land use of the subject property as Community Commercial. This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established.

The 2.369 acre tract of land is at the intersection of two major thoroughfares (Jackson-Keller Road and Northwest Loop 410) and the site of the Castle Junction Shopping Center. The City of San Antonio annexed the 2.369 acre tract in September of 1952 and was originally zoned "D" Apartment District. In January of 1980, the parcel was part of a rezoning that changed the zoning to "I-1 AHOD" Light Industry Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District. The surrounding zoning consists of "I-1 AHOD" General Industrial Airport Hazard Overlay District to the south and "C-3 AHOD" General Commercial Airport Hazard Overlay District to the east. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

Staff finds the requested zoning appropriate for the subject property due to its location and the existing pattern of development in the area. The uses permitted in the "C-2" zoning district are typically considered Community Commercial land uses, which are most appropriately located at nodes, on arterials at major intersections or where an existing commercial area has been established. The applicant requests "C-2" Commercial District to bring the existing retail centers into compliance. The "C-2 AHOD" Commercial Airport Hazard Overlay District is consistent with the Greater Dellview Area Community Plan and would not alter the character of the neighborhood.

The "I-1" zoning in this area is the result of the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code. The conversion process created many nonconforming uses in the community, as most of the existing uses were not industrial. Staff believes the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District is inappropriate.

CASE MANAGER: Pedro Vega 207-7980