

CITY OF SAN ANTONIO
Zoning Commission Agenda

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

December 15, 2009
Tuesday, 12:00 Noon

ZONING COMMISSIONERS

Carolyn Kelley – District 1	David Christian – District 7
Bennie Cole – District 2	Billy J. Tiller – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

1. **12:00 Noon - Tobin Room** – Luncheon. The Board members will not take any official action nor will any official Zoning Commission business be considered.

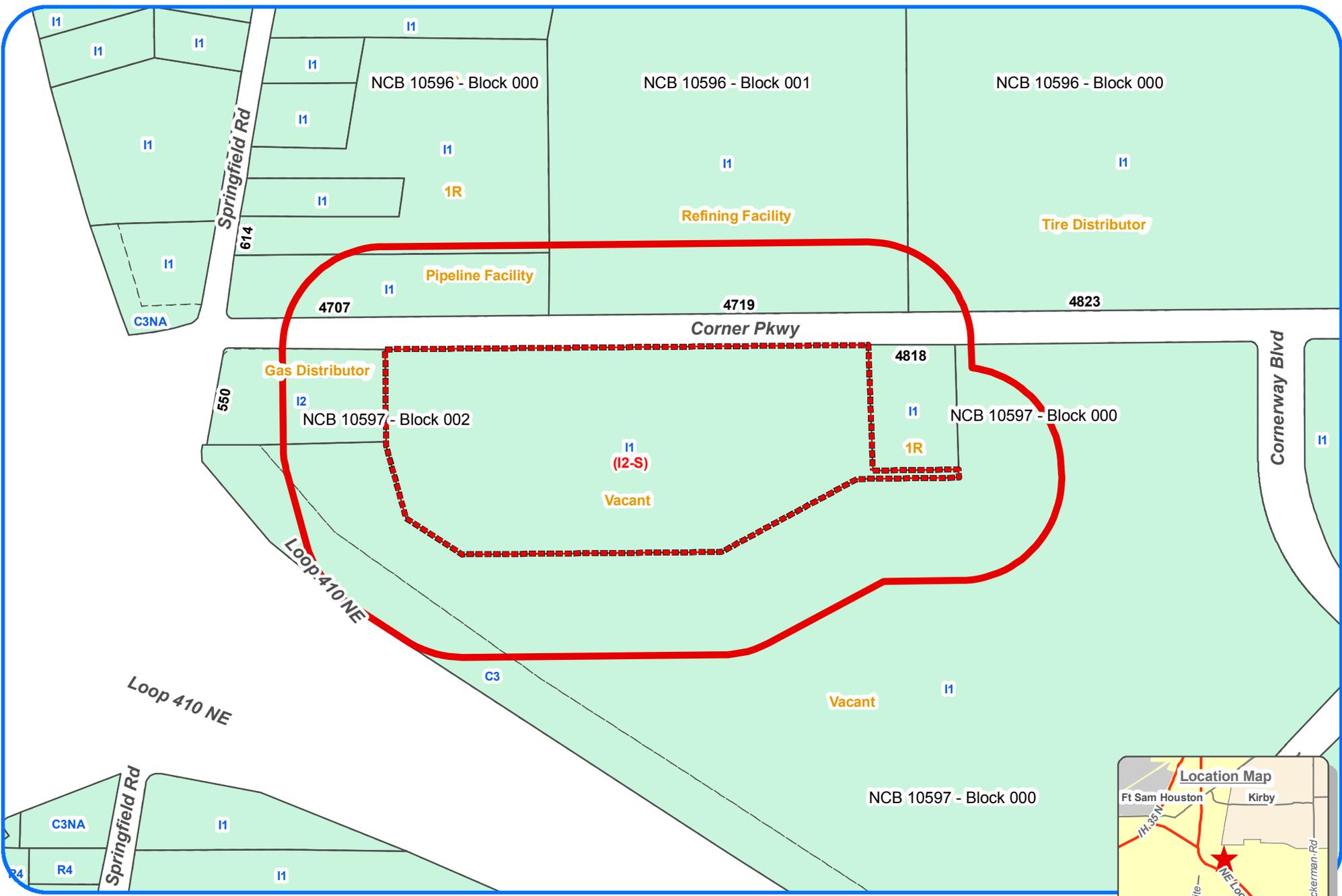
12:45 PM - Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for December 15, 2009.

2. 1:00 P.M. Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of December 1, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010012 S:** A request for a change in zoning from “I-1” General Industrial District to “I-2 S” Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal on Lot 2, Block 2, NCB 10597 on a portion of the 4700 and 4800 Block of Corner Parkway. (Council District 2)
7. **ZONING CASE NUMBER Z2010007:** A request for a change in zoning from “I-2” Heavy Industrial District to “C-1” Light Commercial District on Lots 1 and 2, Block 15, NCB 8511, 1002 Somerset Road. (Council District 4)
8. **ZONING CASE NUMBER Z2010010 CD:** A request for a change in zoning from “RM-4” Residential Mixed District and “H C-3NA” Historic and Landmark Commercial Nonalcoholic Sales District to “R-6” Residential Single Family District, “H R-6 CD” Historic and Landmark Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot and “H NC” Historic and Landmark Neighborhood Commercial District on Lots 18, 19 and 20, Block 15, NCB 7689, 3127 Mission Road. (Council District 3)

9. **ZONING CASE NUMBER Z2010014:** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 89, Block B, NCB 11513, 1303 Bandera Road. (Council District 7)
10. **ZONING CASE NUMBER Z2010015:** A request for a change in zoning from “C-3NA” Commercial Nonalcoholic Sales District to ‘C-3” General Commercial District on 3.600 acres out of NCB 12887, 2100 Southeast Loop 410. (Council District 2)
11. **ZONING CASE NUMBER Z2010016:** A request for a change in zoning from “C-3” General Commercial District and “C-3NA” General Commercial Nonalcoholic Sales District to ‘C-3” General Commercial District on 10.242 acres out of NCB 17120, 5025 Northwest Loop 410. (Council District 7)
12. **ZONING CASE NUMBER Z2010017:** A request for a change in zoning from “R-4” Residential Single Family District to “MF-18” Multi-Family District on Lot 19, Block 28, NCB 7151, 1333 Santa Barbara. (Council District 1)
13. **ZONING CASE NUMBER Z2010019 S:** A request for a change in zoning from “R-6 PUD MLOD-1” Residential Single Family Planned Unit Development Military Lighting Overlay District to ‘R-6 PUD MLOD-1 S” Residential Single-Family Planned Unit Development Military Lighting Overlay District with a Specific Use Authorization for a Cemetery on 17.00 acres out of NCB 34034, 20900 Interstate Highway 10 West. (Council District 8)
14. Briefing on the River North Comprehensive Rezoning Case and related Unified Development Code Amendments to the Form-Based Zoning District.
15. Election of Officers for 2010.
16. 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.
17. **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-2010-012 S

Subject Property Legal Description(s): NCB 10597 - Block 002 - Lot 2

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

- Legend**
- Subject Property (8.013 Acres)
 - 200' Notification Buffer
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(11/12/2009 - E Hart)

CASE NO: Z2010012 S

Final Staff Recommendation - Zoning Commission

Date: December 15, 2009 Zoning Commission continuance (Applicant's Request) from December 1, 2009.

Council District: 2

Ferguson Map: 618 E2

Applicant Name: John M. Sheesley **Owner Name:** John M. Sheesley

Zoning Request: From "I-1" General Industrial District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal.

Property Location: Lot 2, Block 2, NCB 10597
A portion of the 4700 and 4800 Block of Corner Parkway
On the south side of Corner Parkway between Springfield Road to the west and Cornerway Boulevard to the east

Proposal: To allow a Bulk Plant or Terminal

Neigh. Assoc. The nearest Neighborhood Association is the Skyline Park Neighborhood Association

Neigh. Plan IH-10 East Perimeter Plan

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

Staff Recommendation:

Approval with conditions.

The IH-10 East Corridor Perimeter Future Land Use Plan designates the subject property as Light Industrial. The applicant has applied to amend the future land use designation to Industrial, and the case is scheduled to be heard by the Planning Commission on December 18, 2009.

The subject property consists of just over 8 acres of undeveloped land located on the south side of Corner Parkway, just north of Loop 410. The subject property was annexed in 1963, per Ordinance 31917. Current zoning on the property dates to a number of zoning cases in the mid-1980s, when the subject property and surrounding areas were zoned "Temp A" Temporary Single Family Residence District, "R-1" Single Family Residence District, "B" Residence District, and "F" Local Retail District. Two separate cases, in 1985 and 1986, rezoned portions of the subject property to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "I-1" General Industrial District. Surrounding zoning includes "I-1" to the north, east, and south; "I-2" Heavy Industrial District abutting to the west; with a strip of "C-3" General Commercial District located to the southwest along the Loop 410 access road. Surrounding land uses include undeveloped land to the south, a single-family residence abutting to the east; a tire distribution center, a fuel refining facility, and a gas pipeline to the north across Corner Parkway, with a commercial gas distribution center abutting to the west. Applicant requests "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal.

Staff finds the requested zoning and specific use authorization to be appropriate for the subject property's location within an existing industrial park, surrounded by fuel pipelines, and in close proximity to a freeway that also serves as a hazardous cargo route. As shown on the requisite site, the proposed bulk plant or terminal will be a bio-diesel fuel storage facility with above ground tanks. Although staff finds the proposed use to be complementary of the majority of surrounding uses, staff also recognizes that there are existing residential uses in the area.

CASE NO: Z2010012 S

Final Staff Recommendation - Zoning Commission

As a specific use authorization, staff may propose conditions to further protect surrounding uses and development. In order to ensure the lowest possible impact on the surrounding residential uses, staff recommends the following conditions:

1. A Type B landscape buffer shall be maintained along all property lines where the property abuts a road, undeveloped land, or non-industrial development. Additionally, said landscape buffers shall be increased to a depth of 30 feet along Corner Parkway and in any location where the subject property abuts residential uses.
2. Building setbacks shall be maintained as follows: 30-feet along Corner Parkway, and 50 feet along all other property lines.
3. An 8-foot tall, predominately open fence shall be maintained along all property lines.
4. Above ground fuel tanks shall be no taller than 40 feet.

CASE MANAGER : Micah Diaz 207-5876

Z2010012 S

AREA CALCULATION

INTENDED USE: "BULK PLANT OR TERMINAL"

"I, John Sheesley, 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."

PROPERTY

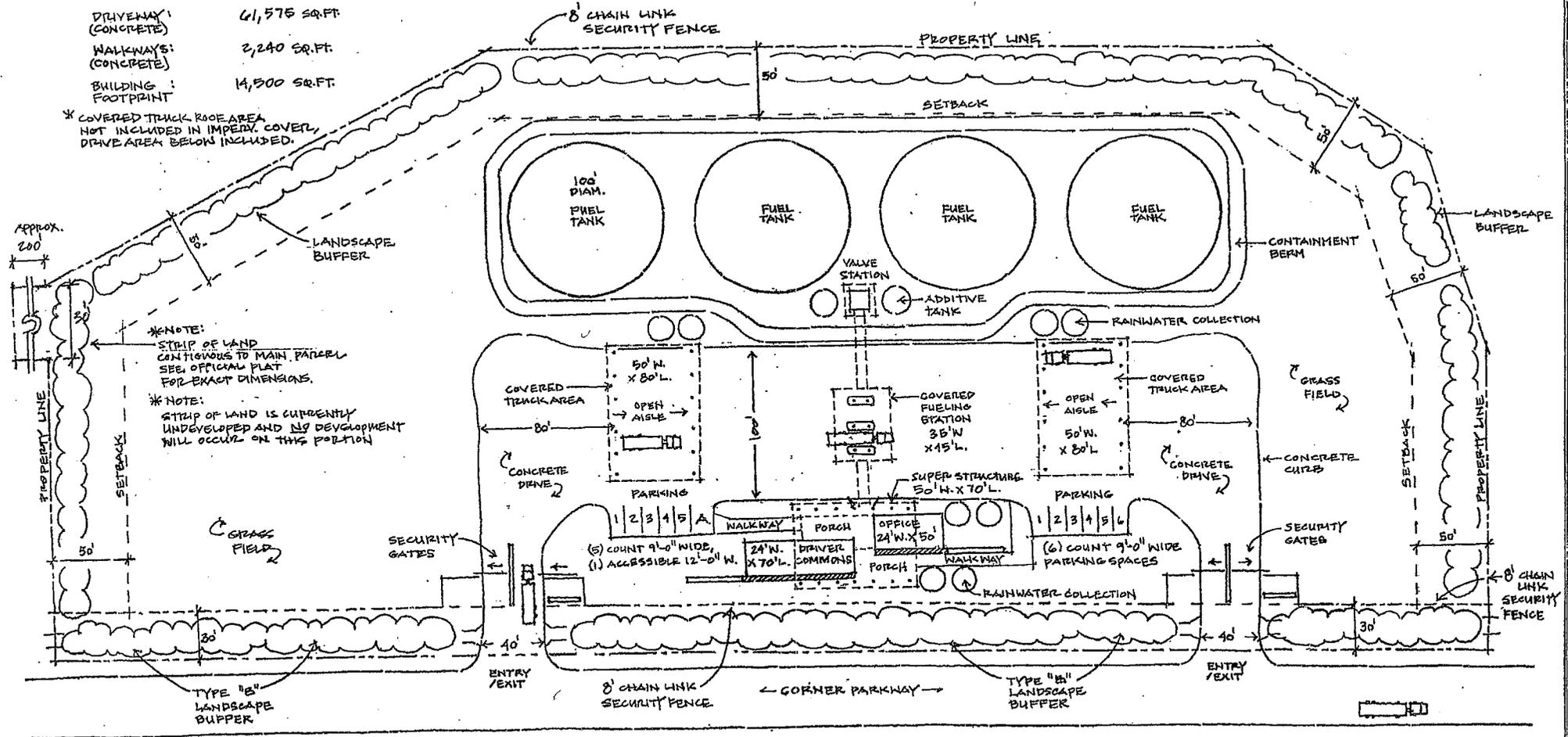
LAND: 8.01 ACRES OR 348,915.6 SQ.FT.

IMPROVEMENTS

IMPERVIOUS COVER: 101,715 SQ.FT.
29% OF LANDAREA

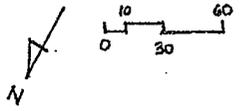
- FUEL STORAGE TANKS: 31,400 SQ.FT.
- DRIVEWAY (CONCRETE): 61,575 SQ.FT.
- WALKWAYS (CONCRETE): 2,240 SQ.FT.
- BUILDING FOOTPRINT: 14,500 SQ.FT.

* COVERED TRUCK ROOF AREA NOT INCLUDED IN IMPERV. COVER. DRIVE AREA BELOW INCLUDED.



* NOTE: STRIP OF LAND CONTIGUOUS TO MAIN PARCEL SEE OFFICIAL PLAT FOR EXACT DIMENSIONS.
* NOTE: STRIP OF LAND IS CURRENTLY UNDEVELOPED AND NO DEVELOPMENT WILL OCCUR ON THIS PORTION

○ SITE PLAN: REDIFUEL TERMINAL
SCALE: 1" = 60'



LAKE/FLATO
10.27.09

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2010012 S .

Address: Corner Parkway and Loop 410 (Block 2, Lot 2, NCB 10597)

Existing Zoning: I-1 AHOD

Requested Zoning: I-2 S AHOD (Specific Use
Authorization for Bulk Plant or Terminal)

Registered Neighborhood Association(s): None.

Neighborhood/Community/Perimeter Plan: IH-10 East Perimeter Plan

Future Land Use for the site: Light Industrial

Light Industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.

Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. The zoning districts associated with this land use classification include C-3, L, I-1, and I-2.

Analysis:

The subject property is an undeveloped parcel and totals approximately 8.013 acres. This property is located at the southern section of Corner Parkway, and is close to the intersection of Corner Parkway and Loop 410. There are existing industrial uses in the area, both across from Corner Parkway and across from Loop 410. The parcels around this section of the loop 410 are classified as light industrial uses on the Land Use plan. The zoning on adjacent properties is C-3 AHOD to the south and east, I-2 AHOD to the west, and I-1 AHOD to the north, across from Corner Parkway.

The IH-10 East Perimeter Plan was recently updated in March, 2008. The plan envisions this area to be developed with light industrial uses. The requested zoning and intended use for the subject property is not supported by the land use plan. The I-2 zoning category, and specifically bulk plant or terminal use, is not consistent with Light Industrial land use.

The request does not conform to the Land Use Plan and would require a plan amendment to Industrial land use category. The applicant has applied for the plan amendment. The requested I-2 AHOD zoning district could be allowed if the plan amendment to Industrial land use category is approved.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Other Comments: The requested change to I-2 S AHOD does not conform to the Land Use Plan and would require a plan amendment. A land use change to Industrial land use category will allow for the requested zoning designation with only a Specific Use Authorization.

CASE NO: Z2010007

Final Staff Recommendation - Zoning Commission

Date: December 15, 2009

Council District: 4

Ferguson Map: 649 E5

Applicant Name:

Owner Name:

Amparo R. Juarez

Amparo R. Juarez

Zoning Request: From "I-2" Heavy Industrial District to "C-1" Light Commercial District.

Property Location: Lots 1 and 2, Block 15, NCB 8511

1002 Somerset Road

On the east side of Somerset Road between Vickers Avenue to the north and West Gerald to the south.

Proposal: To allow retail uses.

Neigh. Assoc. The nearest neighborhood association is the Quintana Community Neighborhood Association.

Neigh. Plan Kelly/ South San Pueblo Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is located on the southeast corner of Somerset Road (a Secondary Arterial "Type A" street) and Vickers Avenue (a local street) and consists of 0.1435 of an acre. The property is occupied by a vacant commercial building that measures 2,785 square feet. The applicant is requesting this zoning change in order to allow a retail use in the vacant commercial structure. Staff finds the request for C-1 to be appropriate given the subject property's location fronting on a major arterial, Somerset Road and the prevalence of commercial uses to the south. Furthermore, commercial uses would be compatible at this location rather than industrial uses because the existing zoning and use patterns on the east side of Somerset Road are mostly commercial and residential in nature. A significant amount of commercial zoning exists within the vicinity of the subject property particularly to the south and east. The general area to the west appears industrial in character, with many auto salvage yards, which may have historically been consistent with the area given the proximity to the former Kelly Air Force Base, now Port San Antonio. However, much of the residential and commercial uses appear to have primarily developed on the east side of Somerset Road and would be protected with zoning changes to support the neighboring residential uses.

The Kelly/South San Pueblo Community Plan currently designates the future land use for the subject property as Neighborhood Commercial. This land use provides for smaller intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. In an effort to support the existing community plans, City Council has initiated a comprehensive rezoning Z2009081 CD, of which the first phase was completed in June 2009. The goal of this effort is to downzone the industrial and heavy commercial parcels to a more reasonable intensity.

The property is adjacent to I-2 zoning to the north, south and west and I-2 and R-6 zoning to the east. Directly east of the subject property is a property with split I-2 and R-6 zoning which presently has a residential dwelling. Many of the lots fronting on Somerset Road have historically accommodated industrial uses and are zoned I-2 and I-1. The surrounding land uses consist of auto salvage yards to the west, residential dwellings

CASE NO: Z2010007

Final Staff Recommendation - Zoning Commission

to the east, vacant land to the south and a residential dwelling and auto salvage yard to the north.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2010007

Address: 1002 Somerset Road

Existing Zoning: I-2

Requested Zoning: C-1

Registered Neighborhood Association(s): Quintana Community Neighborhood Association

Neighborhood/Community/Perimeter Plan: Kelly/South San Pueblo Community Plan

Future Land Use for the site: Neighborhood Commercial

The Neighborhood Commercial land use category aims for lower intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. The zoning districts associated with this land use classification include NC, O-1, and C-1.

The I-2 zoning designation corresponds to the Heavy Industrial future land use classification which is not included into this plan. Generally, Heavy Industrial land use designation includes heavy manufacturing, processing, and fabricating businesses. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

Analysis:

The subject property is developed with a nonresidential structure and totals approximately 0.1435 acre. This property is located at the southeast corner of Somerset Road and Vickers Avenue. This section of Somerset Road is developed with a mixture of commercial and industrial uses. The Kelly/South San Pueblo Community Plan designates the properties along this side of Somerset Road as Neighborhood Commercial.

The Kelly/South San Pueblo Community Plan Goal 3 states, "Improve the commercial corridors and the variety of goods, services and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet the residents' daily needs and bring vitality to the area." (p. 30). The plan supports the development of walkable and community oriented businesses along the corridors. The requested C-1 zoning district is allowed and encouraged for this location.

The staff supports the request and find consistent with the Kelly/South San Pueblo Community Plan goals and objectives.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Other Comments: A plan amendment to Industrial is required.

Staff Recommendation:

Approval

Denial

Reviewer: John Osten

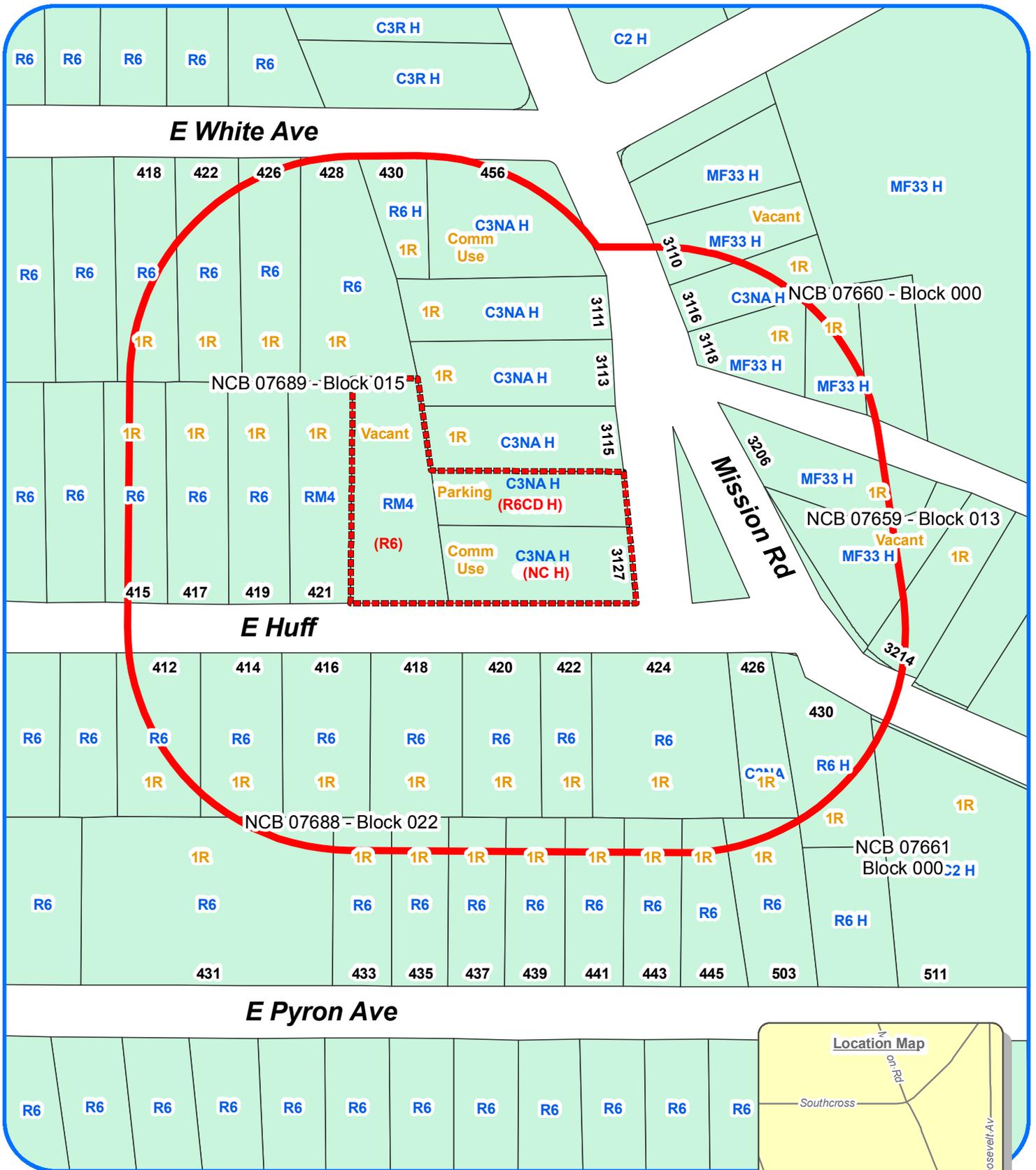
Title: Sr. Planner

Date: 10/21/2009

Manager Review: Nina Nixon-Mendez

Date: 10/21/2009

11/06/08



Zoning Case Notification Plan

Case: Z2010010 CD

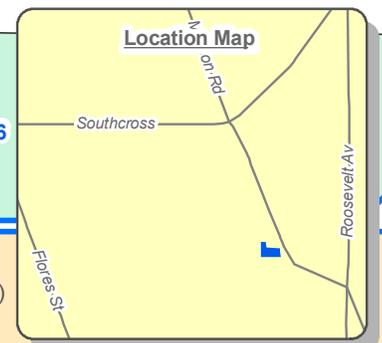
Council District 3

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 07689 - Block 015 - Lots 18, 19, and 20

Legend

- Subject Property (0.7322 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
 City of San Antonio
 (09/25/2009 - E Hart)

CASE NO: Z2010010 CD

Final Staff Recommendation - Zoning Commission

Date: December 15, 2009

Council District: 3

Ferguson Map: 650 F5

Applicant Name:

Owner Name:

City of San Antonio

Simone Lopez Barajas and Mary Louisa Kazerouni

Zoning Request: From "RM-4" Residential Mixed District and "H C-3 NA" General Commercial Nonalcoholic Sales Mission Historic District to "R-6" Residential Single-Family District on Lot 20, "H R-6 CD" Residential Single-Family Mission Historic District with a Conditional Use for a Non-Commercial Parking Lot on Lot 18 and "H NC" Neighborhood Commercial Mission Historic District on Lot 19.

Property Location: Lots 18, 19 and 20, Block 15, NCB 7689

3127 Mission Road

On the west side of Mission Road between East White Avenue to the north and East Huff to the south.

Proposal: To conform zoning with the South Central San Antonio Community Plan.

Neigh. Assoc. Mission San Jose Neighborhood Appearance and Safety Committee

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval, pending plan amendment

The subject properties are located on the northwest corner of Mission Road and East Huff. The subject properties are 0.7322 of an acre and only one lot is occupied by a commercial building that measures approximately 5,400 square feet, which was constructed in 1950. The property is adjacent to R-6 and RM-4 zoning to the west, C-3 zoning to the north, R-6 zoning to the south and MF-33 zoning to the east. The surrounding land uses consist of residential dwellings in all directions.

Staff supports down-zoning the subject properties. The South Central San Antonio Community Plan currently designates the future land use for the subject properties as Low Density Residential. This land use provides for offices, professional services, and retail uses of moderate intensity and impact. A plan amendment has been filed to change the future land use designation contained in the South Central San Antonio Community Plan from Low Density Residential to Neighborhood Commercial for one of the parcels (lot 19) located at corner of Mission Road and East Huff in order to allow the continued historical commercial use of the property while balancing the need to maintain the neighborhood character. The plan amendment was approved by the Planning Commission on December 9, 2009. The proposed zoning changes would be consistent with the future land use plans with the adoption of this proposed amendment.

Staff finds the current C-3 district to be inappropriate as it currently allows many commercial uses that are too intense in this general area. The NC Neighborhood Commercial District would lessen a potential intensity increase of uses offered by the existing C-3 General Commercial District. This request will allow the City of San Antonio to designate a more appropriate zoning district for the subject properties, ensuring that future uses will be compatible with the surrounding residential uses. Uses permitted in the C-3 district are typically

CASE NO: Z2010010 CD

Final Staff Recommendation - Zoning Commission

considered Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of major arterials and expressways.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2010010 CD

Address: 3127 Mission Road

Existing Zoning: RM-4, H C-3NA

Requested Zoning: R-6, R-6 CD H, NC H

Registered Neighborhood Association(s): Mission San Jose Neighborhood Association

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

Future Land Use for the site: Low Density Residential

Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials.

Analysis:

This is a City initiated zoning case with Council Consideration Request (CCR) dated August 5, 2009. The subject property, along with the others on this part of Mission Road, is currently zoned C-3 NA H for a high intensity commercial uses. The intend of this CCR is to bring these inappropriately zoned commercial uses down to more appropriate intensity level through rezoning. The subject property is developed and consists of three parcels totaling approximately 0.7322-acres. This property is located at the northwest corner of East Huff Street and Mission Road. This section of Mission Road is mostly developed with residential uses. The zoning on adjacent properties is R-6 and C-3NA H to the north, RM-4 to the east, R-6 to south, across from North San Marcos Street, and MF-33 H to the east, across from Mission Road.

The South Central San Antonio Community Plan was updated in October, 2005. As part of the update, this section of Mission Road was designated with Low Density Residential land use classification. The requested Historic Neighborhood Commercial (NC H) is not consistent with the land use plan. A plan amendment will be necessary for the parcel located at the corner of Mission Road and East Huff Street.

A plan amendment was initiated for this case. Staff recommends approval pending the plan amendment.

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

Consistency not required because base zoning not changing

Staff Recommendation:

Approval pending the Plan Amendment Denial Alternate Recommendation

Reviewer: John Osten

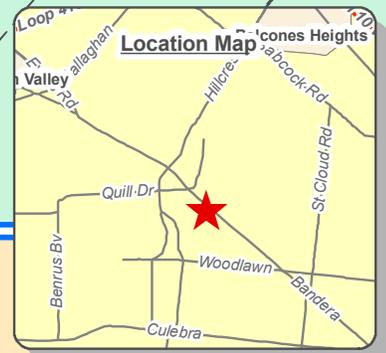
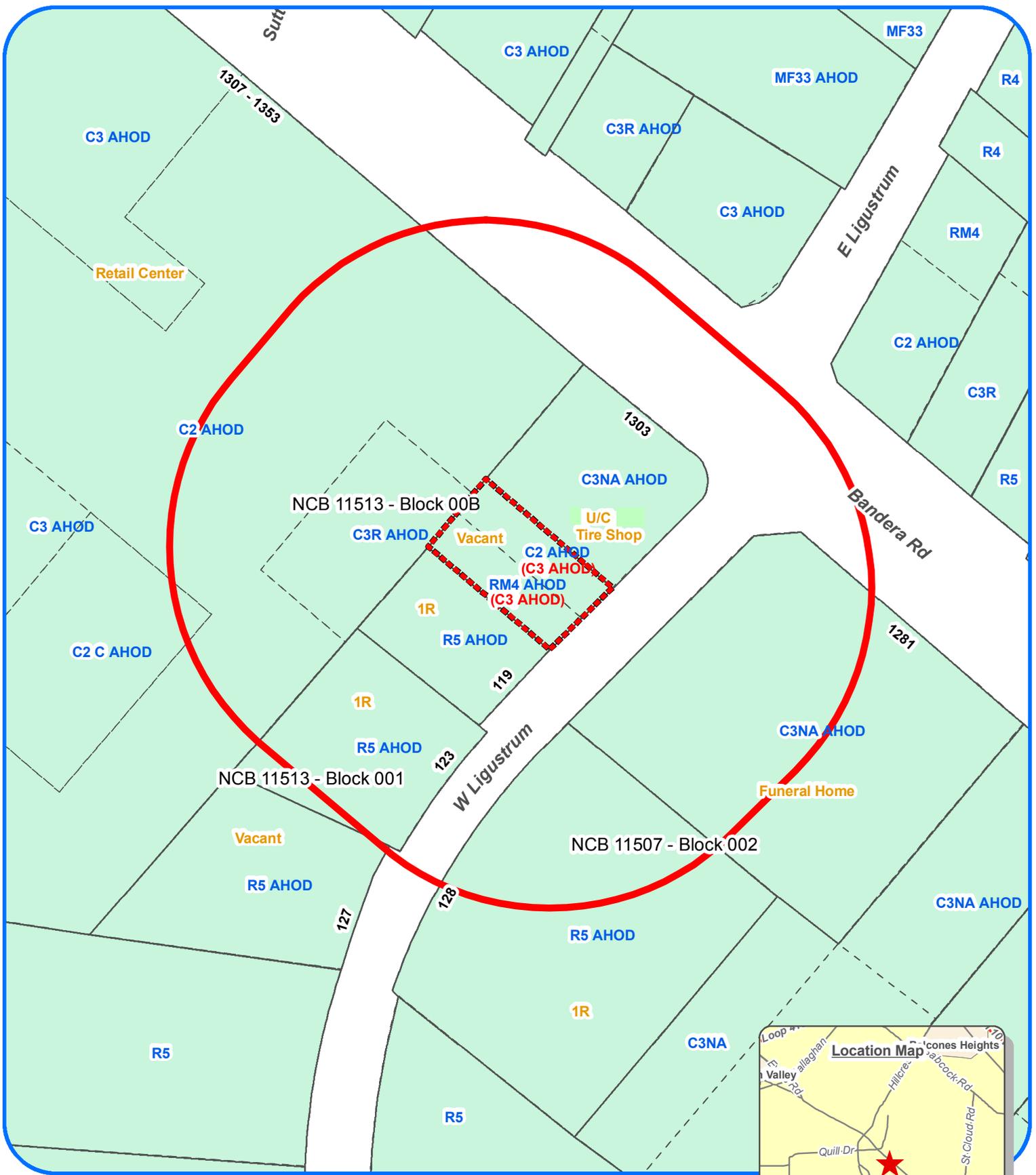
Title: Sr. Planner

Date: 11/10/2009

Manager Review: Andrea Gilles

Date: 11/10/2009

11/06/08



Zoning Case Notification Plan

Case Z-2010-014

Council District 7

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11513 - Block B - Lot 89

Legend

- Subject Property (0.197 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
 City of San Antonio
 (12/01/2009 - E Hart)

CASE NO: Z2010014

Final Staff Recommendation - Zoning Commission

Date: December 15, 2009

Council District: 7

Ferguson Map: 581 B7

Applicant Name:

Owner Name:

Ceverino & Bertha Terrazas

Ceverino & Bertha Terrazas

Zoning Request: From "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Property Location: Lot 89, Block B, NCB 11513

1303 Bandera Road

On the northwest side of West Ligustrum Drive, southwest of Bandera Road

Proposal: To allow a Noncommercial Parking Lot.

Neigh. Assoc. University Park Neighborhood Association

Neigh. Plan None

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

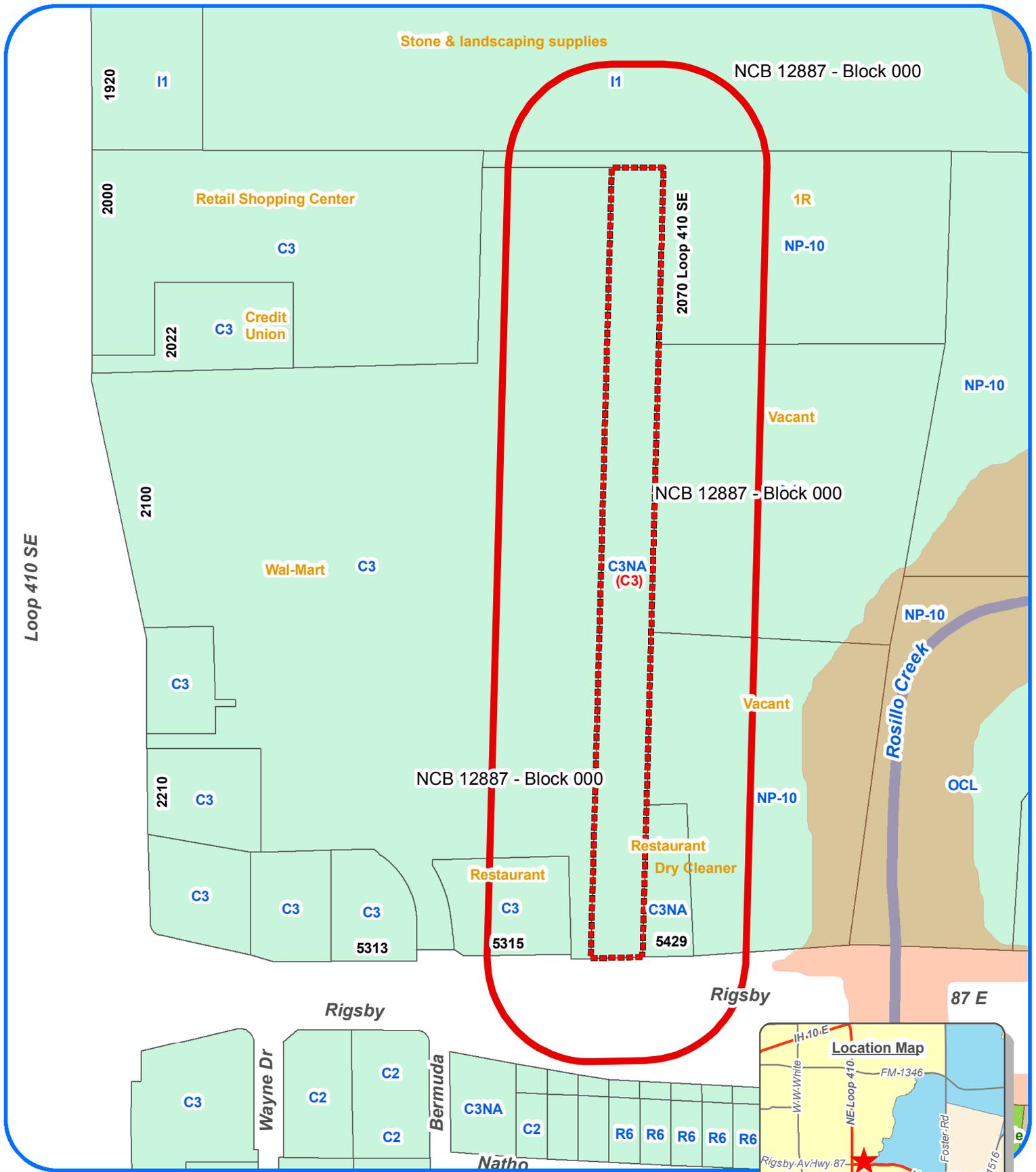
Staff Recommendation:

Denial of "C-3 AHOD" General Commercial Airport Hazard Overlay District, with an alternate recommendation of "C-2 AHOD" Commercial Airport Hazard Overlay District. The applicant has indicated the possibility of a revised request.

The requested zoning change would allow the property owner to utilize the subject property as a noncommercial parking lot for an adjoining commercial facility located at 1303 Bandera Road. The property at 1303 Bandera Road was previously used for a tire shop and was damaged by fire in 2009. The applicant is requesting a zoning change in order to help meet the parking requirements for the new building. Staff does not oppose commercial development of the subject property, as its configuration, and the surrounding commercial development make residential development unlikely and inappropriate. However, staff finds the requested zoning to be too intense for the property's location. Therefore, staff makes an alternate recommendation of "C-2" for the entire subject property. If the requested "C-2" zoning were approved, Type "B" landscape buffer would be required along the southwest property line.

The 0.197 acre site is located in northwest San Antonio, on the northeast side of West Ligustrum Drive, southwest of Bandera Road. The subject property is currently vacant and was annexed into the City of San Antonio in September of 1952. The property is adjacent to "C-3NA AHOD" General Commercial, Nonalcoholic Sales Airport Hazard Overlay District to the northeast, "C-3 R AHOD" General Commercial, Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to the northwest, and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District southwest with "C-3NA AHOD" General Commercial, Nonalcoholic Sales Airport Hazard Overlay District across West Ligustrum Drive to the southeast. The surrounding land uses consist of a single-family dwelling to the east, commercial uses to the northeast and northwest.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2010-015

Council District 2

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): 3.6 acres out of NCB 12887

Legend

- Subject Property (3.6 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(11/17/2009 - E Hart)

CASE NO: Z2010015

Final Staff Recommendation - Zoning Commission

Date: December 15, 2009

Council District: 2

Ferguson Map: 619 A8

Applicant Name:

Owner Name:

Wal-Mart Real Estate Business Trust

Wal-Mart Real Estate Business Trust

Zoning Request: From "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3" General Commercial District.

Property Location: 3.600 acres out of NCB 12887

2100 Southeast Loop 410

On the north side of Rigsby Avenue, east of southeast Loop 410.

Proposal: To allow the sale of alcohol.

Neigh. Assoc. The nearest neighborhood association is the Dellcrest Area.

Neigh. Plan Eastern Triangle Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is occupied by a Walmart Super Center with ingress/egress on both Rigsby Avenue and Southeast Loop 410. The applicant is requesting a zoning change in order to remove the non-alcoholic sales designation from a 3.6 acre portion of the property. Staff finds this request reasonable due to the location of the subject property near Southeast Loop 410 (a Freeway) and Rigsby Avenue, (a Primary Arterial Type A street). 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.

Further, this property is part of an existing commercial node, most of which has no alcohol restrictions. The existing Walmart store is part of a large-acreage commercial development that has substantial frontage on a freeway, and as such is compatible with the character of the existing retail and service uses in the immediate area.

The property is adjacent to NP-10 zoning to the east, I-1 zoning to the north, C-3 zoning to the west and C-3, C-2 and R-6 zoning to the south. The surrounding land uses consist of vacant land and a residential dwelling to the east, commercial use to the west, stone and landscaping supply sales to the the north and commercial uses and residential dwellings to the south. The subject property was previously zoned Temporary R-1 Single-Family Residence District. In a 1987 rezoning case, the property was rezoned to B-3 NA Business Non-Alcoholic Sales District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to the current C-3 NA General Commercial District, Nonalcoholic Sales.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2010015

Address: 2100 SE Loop 410

Existing Zoning: C-3NA

Requested Zoning: C-3

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: Eastern Triangle Community Plan

Future Land Use for the site: Regional Commercial

Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include "big box" retail and retail "power centers", shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

Analysis:

The subject property is located in a retail center at the northeast corner of Rigsby Avenue and SE Loop 410. This property totals approximately 3.6 acres and it is developed with a big-box retail chain store. The zoning on adjacent properties is NP-10 to the east, C-3 and I-1 to the north, C-3 and C-2 to the south, and C-3 to the west. Since base zoning will remain the same, a consistency with the land use plan is not required.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Other Comments:

Staff Recommendation:

Approval

Denial

Alternate Recommendation

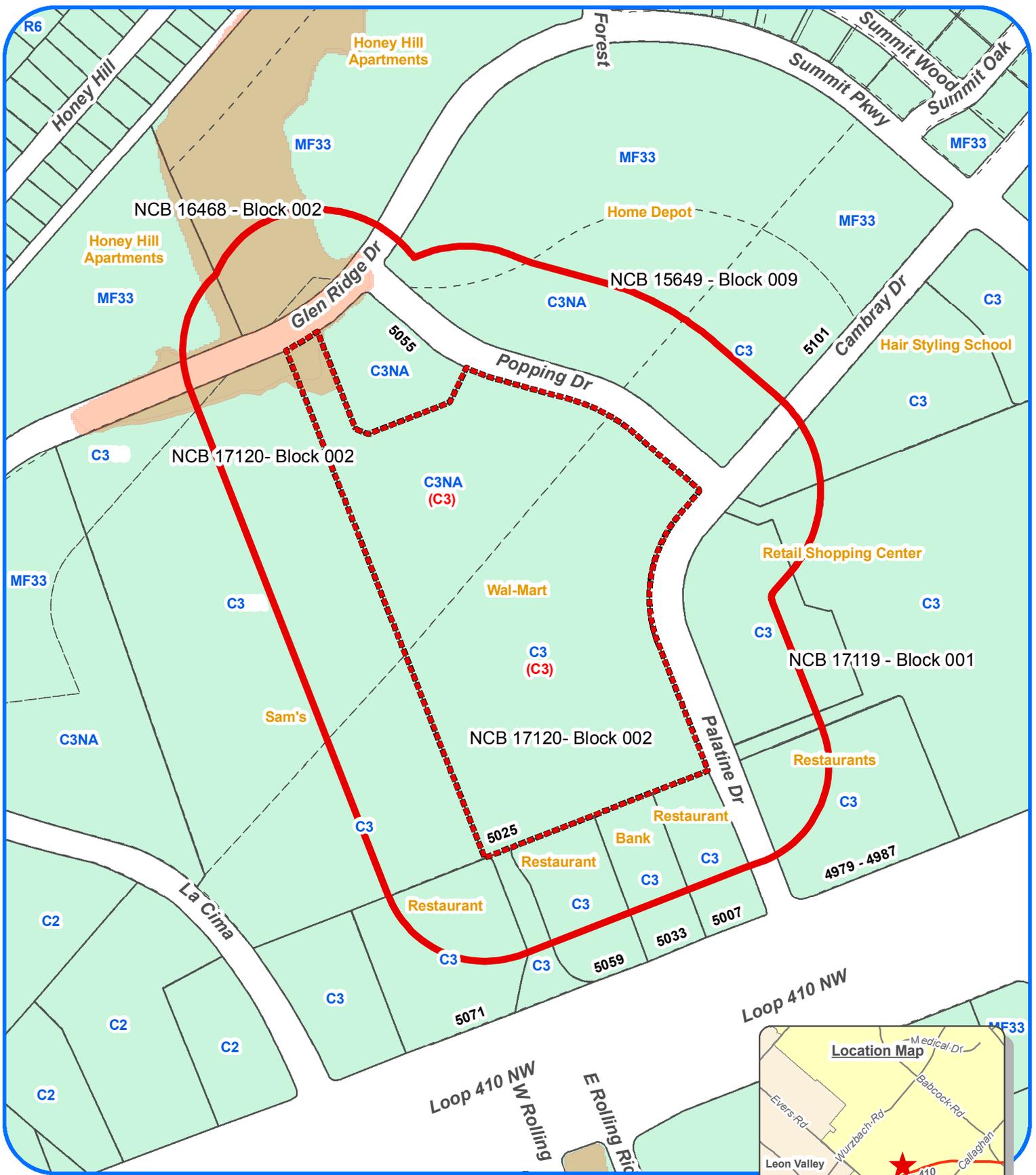
Reviewer: John Osten

Title: Sr. Planner

Date: 11/20/2009

Manager Review: Rebecca Pascos

Date: 11/20/2009



Zoning Case Notification Plan

Case Z-2010-016

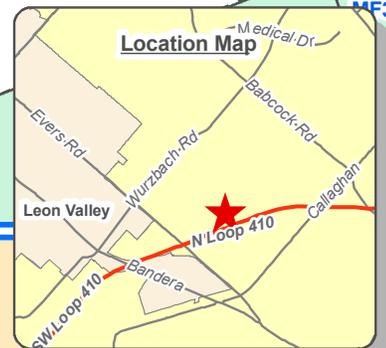
Council District 7

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): 10.242 acres out of NCB 17120

Legend

- Subject Property (10.242 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
 City of San Antonio
 (11/17/2009 - E Hart)

CASE NO: Z2010016

Final Staff Recommendation - Zoning Commission

Date: December 15, 2009

Council District: 7

Ferguson Map: 580 E4

Applicant Name:

Owner Name:

Wal-Mart Real Estate Business Trust

Metropolitan Life Insurance Company

Zoning Request: From "C-3" General Commercial District and "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3" General Commercial District.

Property Location: 10.242 acres out of NCB 17120

5025 Northwest Loop 410

On the north side of Northwest Loop 410 between La Cima to the southwest and Palatine Drive to the southeast.

Proposal: To allow the sale of alcohol.

Neigh. Assoc. The nearest neighborhood association is the Rolling Ridge Club Association.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is occupied by a Walmart retail store with ingress/egress on Northwest Loop 410. The applicant is requesting a zoning change in order to remove the non-alcoholic sales designation from the property. Staff finds this request reasonable due to the location of the subject property on Northwest Loop 410 (a Freeway). This property is part of an existing commercial node, most of which has no alcohol restrictions. The existing retail store is part of a large-acreage commercial development that has substantial frontage on a freeway, and as such is compatible with the character of the existing retail and service uses in the immediate area.

The property is adjacent to C-3 zoning to the east, west and south and MF-33 zoning to the north. The surrounding land uses consist of apartments to the north and commercial uses to the east, west and south. In a 2009 rezoning case (Z2009096), the property located directly west of the subject property was rezoned from C-3 NA General Commercial District, Nonalcoholic Sales and C-3 General Commercial District to C-3 General Commercial District.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z2010017

Council District 1

Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): NCB 07151 - Block 028 - Lot 19

Legend

- Subject Property (0.1377 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(12/03/2009 - E Hart)

CASE NO: Z2010017

Final Staff Recommendation - Zoning Commission

Date: December 15, 2009

Council District: 1

Ferguson Map: 582 B6

Applicant Name:

Owner Name:

John J. Haag, P. E.

Arroyo Management, LLC (Alonzo Gates, II)

Zoning Request: From "R-4" Residential Single-Family District to "MF-18" Multi-Family District.

Property Location: Lot 19, Block 28, NCB 7151

1333 Santa Barbara

On the north side of Santa Barbara, between Catalina and IH-10

Proposal: To bring two detached dwelling units into compliance

Neigh. Assoc. Los Angeles Heights - Keystone Neighborhood Association

Neigh. Plan Near Northwest Community Plan

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

Staff Recommendation:

Denial.

The Near Northwest Community Plan designates the Future Land Use of the subject property as Urban Low-Density Residential. The zoning request of "MF-18" is not consistent with the current designation, and requires amending the Future Land Use plan to Medium-Density Residential. The applicant has applied for a plan amendment. Staff is recommending denial of the amendment and the case is scheduled to be heard by the Planning Commission on December 9, 2009.

The subject property is located less than 200 feet from the IH-10 access road and consists of two detached dwelling units on 0.1377 of an acre. The structures were originally built in 1914 and the rear dwelling unit was originally used as a garage and an apartment. The apartment use was recently expanded into the garage portion of the structure. The subject property was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-4" Residential Single-Family District. Surrounding zoning includes "R-4" and "R-6" Residential Single-Family Districts in all directions. Surrounding land uses include mainly single-family residences, with a small number of duplexes scattered throughout the neighboring blocks, including on the abutting property to the west. The applicant requests "MF-18" Multi-Family District to allow 2 dwelling units on a parcel that measures approximately 6000 square feet.

Staff finds the requested zoning to be inappropriate for the subject property. The surrounding neighborhood is primarily comprised of single-family dwellings on small lots. The Near Northwest Community Plan includes language supporting maintaining the neighborhood's historical pattern of single-family structures with one accessory dwelling (such as a granny-flat or garage apartment). However, the second dwelling unit on the subject property does not conform to all of the UDC standards for accessory dwelling units, such as:

1. The property owner must occupy one of the dwelling units as their permanent residence and shall at no time receive rent for the owner-occupied unit.
2. The accessory dwelling unit shall be connected to the central electrical, water, and sewer system of the principal structure.

CASE NO: Z2010017

Final Staff Recommendation - Zoning Commission

3. The building footprint for a detached dwelling unit shall not exceed 40% of the building footprint of the principal residence.

Because the above development standards are not being met, the second structure must be classified as a second dwelling unit, and is therefore not permitted in the existing single-family residential zoning district. The least intense residential zoning district that can accommodate both dwellings on the subject property is the "MF-18" district. Although, with this multi-family district the subject property would be limited to a maximum of two units, the development would continue to be at odds with the density patterns within the surrounding neighborhood as well as the density advocated by the Community Plan.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2010017

Address: 1333 Santa Barbara

Existing Zoning: R-4

Requested Zoning: MF-18

Registered Neighborhood Association(s): Los Angeles Heights – Keystone Neighborhood Association

Neighborhood/Community/Perimeter Plan: Near Northwest Community Plan

Future Land Use for the site: Urban Low Density Residential

Urban Low Density Residential mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure.

Analysis:

The subject property is located in a residential area at the intersection of Santa Barbara Street and Catalina Street. It is located approximately 200 feet west of the IH-10 frontage road. The subject property is approximately 0.1377-acres and it is developed with two existing residential structures. The current zoning of this property is R-4 AHOD which only allows a single residential dwelling unit with an accessory structure. All of the surrounding properties have R-4 AHOD zoning. The intended updates on the accessory structure led to this zoning change request, since the intention is to utilize this secondary structure as a separate dwelling unit. Under the current zoning regulations, having two dwelling units on an R-4 AHOD zoning district is not permitted. The applicant is requesting an amendment to change the future land use map to medium density residential. This land use classification would allow duplexes, triplexes, fourplexes, and townhomes in addition to a single family house.

The request does not conform to the Land Use Plan and would require a plan amendment to Medium Density Residential land use category.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

Other Comments: The requested MF-18 zoning district could be allowed if the plan amendment to Medium Density Residential land use category is approved.

Staff Recommendation:

Approval

Denial

Alternate Recommendation

Reviewer: John Osten

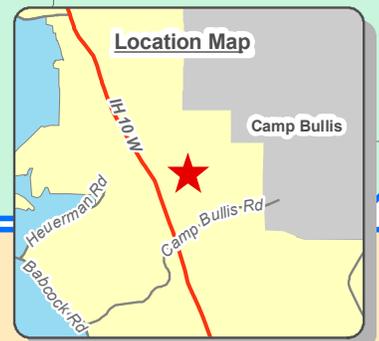
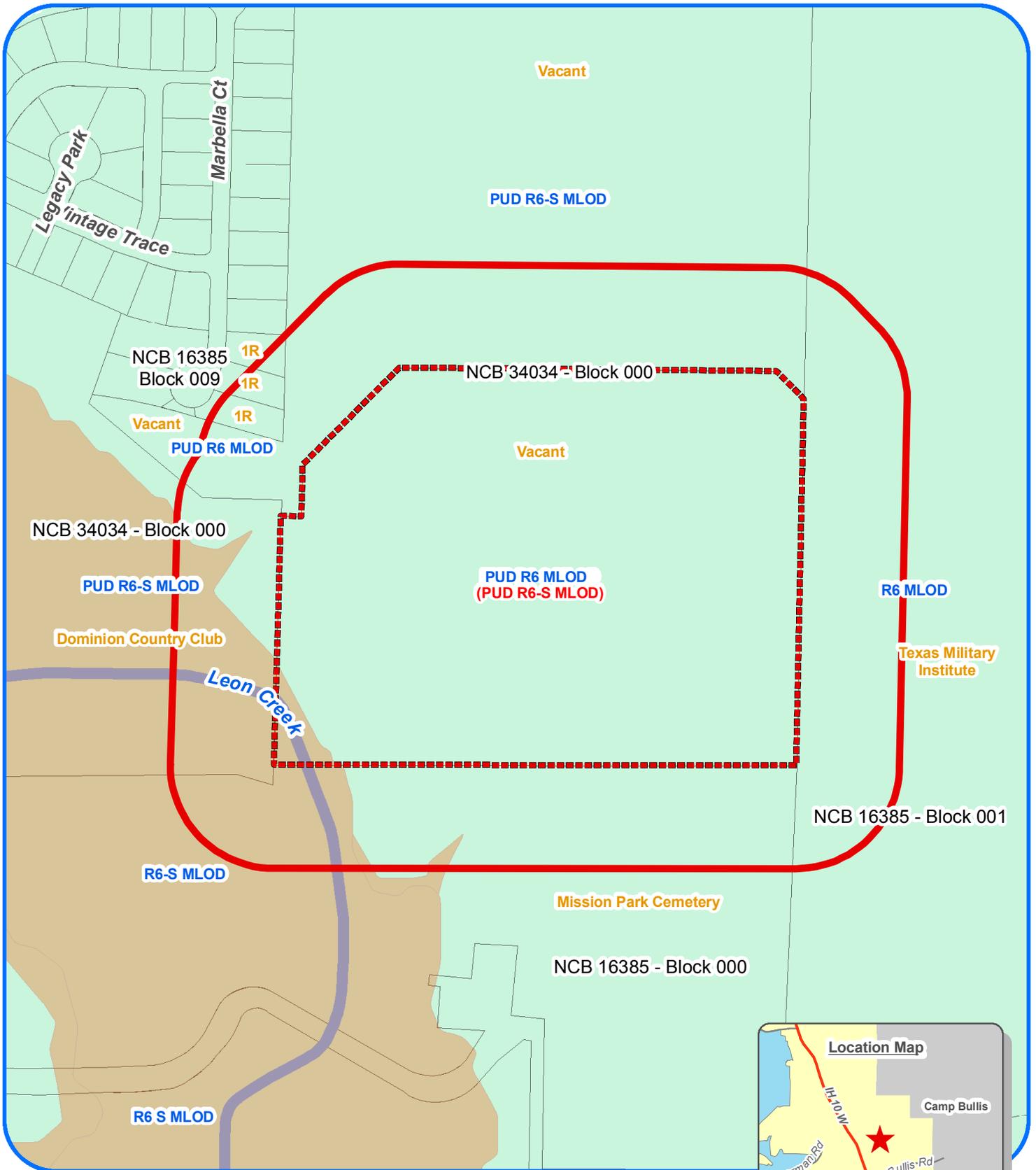
Title: Sr. Planner

Date: 11/23/2009

Manager Review: Michael Taylor

Date: 11/23/2009

11/06/08



Zoning Case Notification Plan

Case Z-2010-019S

Council District 8

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): A Portion of NCB 34034 - Block 000 - Parcel P-1B and P-36B (17.00 acres)

Legend	
Subject Property	----- (17.00 Acres)
200' Notification Buffer	-----
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	-----



Planning & Development Services Dept
City of San Antonio
(11/18/2009 - E Hart)

Notice: Subject Property is within the 5-Mile Military Lighting Awareness Zone

CASE NO: Z2010019 S

Final Staff Recommendation - Zoning Commission

Date: December 15, 2009

Council District: 8

Ferguson Map: 480 C5

Applicant Name:

Owner Name:

MPII, Inc. d/b/a/Mission Park

The Panhandle at Brenthurst, L. L. C.

Zoning Request: From "R-6 PUD MLOD-1" Residential Single-Family Planned Unit Development Military Lighting Overlay District to "R-6 PUD MLOD-1 S" Residential Single-Family Planned Unit Development Military Lighting Overlay District with a Specific Use Authorization for a Cemetery.

Property Location: 17.00 acres out of NCB 34034
20900 Interstate Highway 10 West
On the east side Interstate Highway 10 West

Proposal: To allow for a Cemetery

Neigh. Assoc. The Dominion Homeowners Association, Inc. and Forest Crest Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

Approval

The project site is comprised of 17.00 acres located in northwest San Antonio, on the northeast side of Interstate Highway 10 West. The project site is currently undeveloped land and was annexed into the City of San Antonio in December of 1987. Applicant requests this zoning change in order to permit the expansion of the existing Mission Burial Park North Cemetery. The existing cemetery, has been in place for more than 45 years and the applicant is seeking to expand the services associated with a cemetery. The Mission Burial Park North Cemetery was dedicated for cemetery purposes with the county clerk in 1952.

Specific Use Authorization are those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district. Only those uses that are enumerated as specific use authorizations in a zoning district, as set forth in the use matrix (§ 35-311), shall be authorized by the city council.

The "R-1 PUD" Single-Family Residence Planned Unit Development District converted to the "R-6 PUD" Residential Single-Family Planned Unit Development District following the 2001 adoption of the Unified Development Code. The project site is adjacent to "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District to the east, "R-6 PUD MLOD-1 S" Residential Single-Family Planned Unit Development Military Lighting Overlay District with a Specific Use Authorization for a Cemetery to the south and "R-6 PUD MLOD-1 S" Residential Single-Family Planned Unit Development Military Lighting Overlay District to the north and west. The "MLOD-1" Military Lighting Overlay District zoned portion was established April 2, 2009.

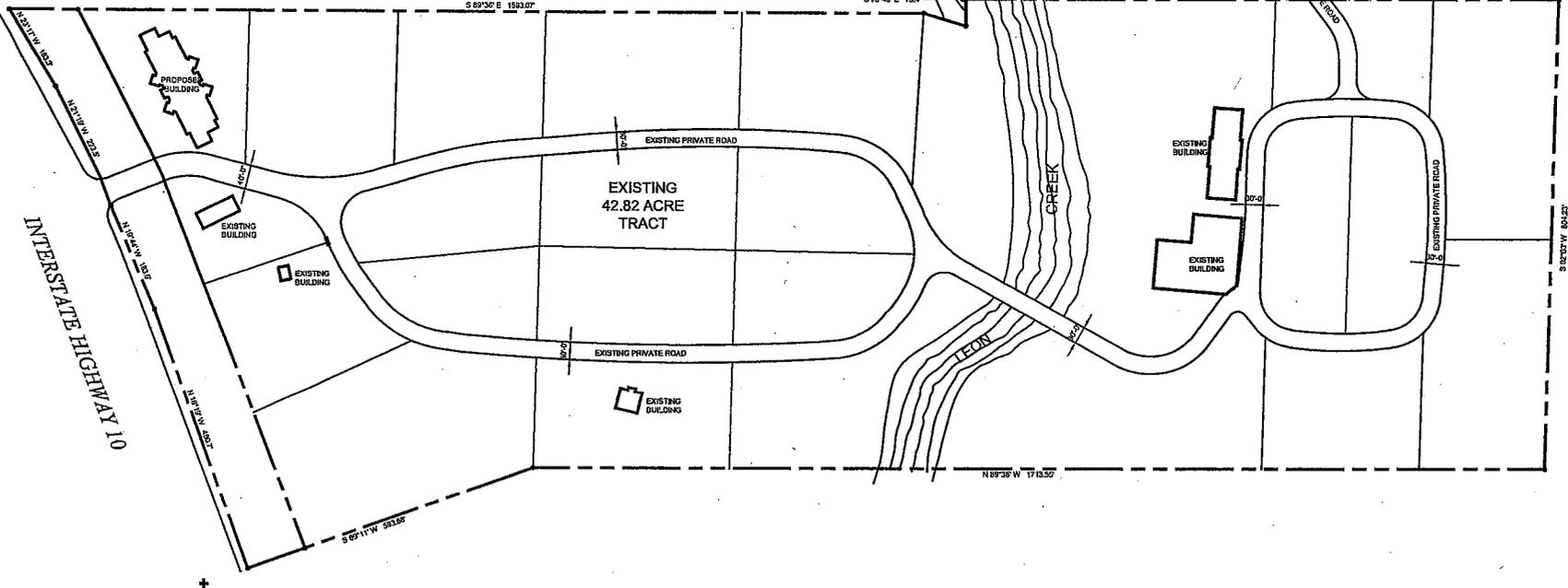
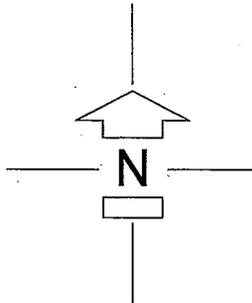
CASE MANAGER : Pedro Vega 207-7980

EXHIBIT
B

Z2010019 S

AREAS
 CURRENTLY OWNED LAND TRACT AREA: 42.82 ACRES
 PROPOSED LAND EXPANSION AREA: 16.85 ACRES
 SURFACE AREA OF NEW ROAD: 45,172 S.F.

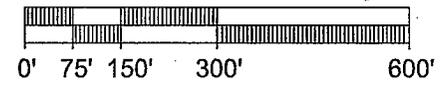
"I, RAJEEV PURI, MANAGER OF THE PANHANDLE AT BRENHURST, L.L.C., THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL 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."



1
S-1A

SITE PLAN W/ NEW ROAD

SCALE: 1" = 300'-0"



V. DUNIS

ARCHITECT
 Interior Architecture
 ARCHITECTURE
 NCARB CERTIFICATE
 210.452.7061
 32600 N. HWY 281 BULLVERDE, TEXAS 78163

MISSION BURIAL PARK NORTH
 SITE PLAN

20900 IH-10 West,
 San Antonio, TX 78257

S-1A

11-12-09