

CITY OF SAN ANTONIO
Zoning Commission Agenda

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

January 19, 2010
Tuesday, 12:45 PM

ZONING COMMISSIONERS

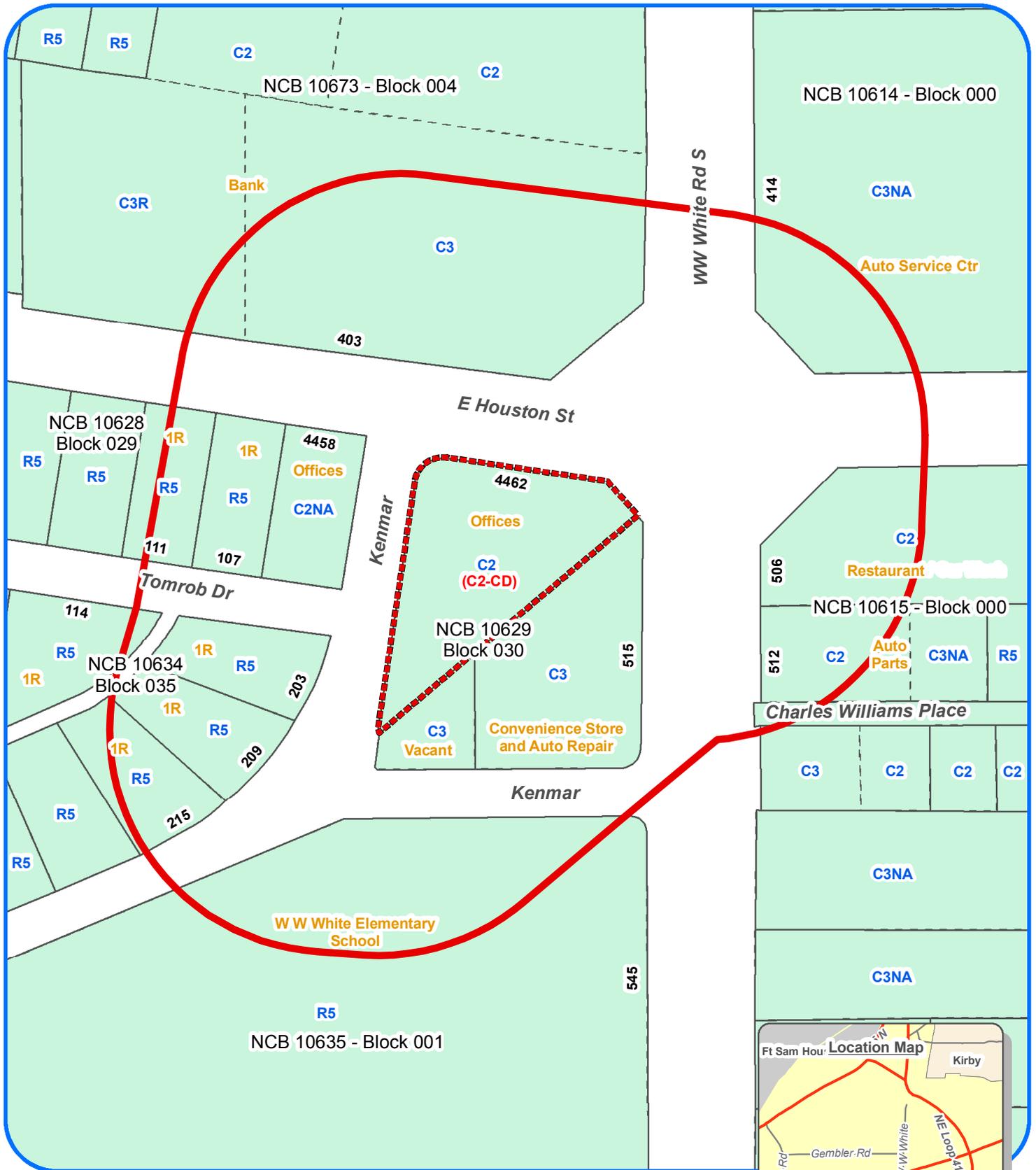
Carolyn Kelley – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Joe Valadez – District 5	James Gray – District Mayor
Susan Wright – District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

1. **12:45 PM** - Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for January 19, 2010.
2. 1:00 P.M. Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of January 5, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010002 CD – POSTPONED:** A request for a change in zoning from “C-2” Commercial District to “C-2 CD” Commercial District with a Conditional Use for auto parking and/or long term storage on 0.579 of an acre out of NCB 11609, 2400 Block of Babcock Road. (Council District 8)
7. **ZONING CASE NUMBER Z2010026 CD:** A request for a change in zoning from “C-2” Commercial District to “C-2 CD” Commercial District with a Conditional Use for a Funeral Home on 0.63 of an acre out of Lot 2 and Lot 3, Block 30, NCB 10629, 4462 East Houston Street. (Council District 2)
8. **ZONING CASE NUMBER Z2010034 S ERZD:** A request for a change in zoning from “C-3 ERZD AHOD MLOD-1” General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District to “C-3 S ERZD AHOD MLOD-1” General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District with a Specific Use Authorization for Tire Repair - Auto and Small Truck on Lot 3, Block 1, NCB 17700, 4537 West Loop 1604 North. (Council District 8)
9. **ZONING CASE NUMBER Z2010016:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 10.341 acres out of NCB 17120, 5025 Northwest Loop 410. (Council District 7)

10. **ZONING CASE NUMBER Z2010033:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-1 AHOD” Light Commercial Airport Hazard Overlay District and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on a 8.972 acre tract out of NCB 11155, 3800 Block of Pleasanton Road. (Council District 3)
11. 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.
13. **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 Z2010026 CD

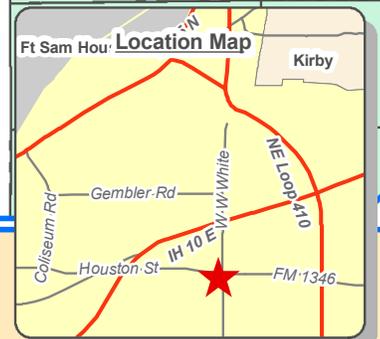
Council District 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.63 of an acre out of Block 30, NCB 10629

Legend

- Subject Property (0.63 Acres) -----
- 200' Notification Buffer —————
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain —————



Planning & Development Services Dept
City of San Antonio
(12/14/2009 - E Hart)

CASE NO: Z2010026 CD

Final Staff Recommendation - Zoning Commission

Date: January 19, 2010 Zoning Commission continuance (Commissioner Request) from January 5, 2010.

Council District: 2

Ferguson Map: 618 D5

Applicant Name: Charles Riley **Owner Name:** GCA Investments, Inc.

Zoning Request: From "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for a Funeral Home.

Property Location: 0.63 of an acre out of Lot 2 and Lot 3, Block 30, NCB 10629
4462 East Houston Street
At the southeast corner of East Houston Street and Kenmar

Proposal: To allow a Funeral Home

Neigh. Assoc. Eastwood Village Neighborhood Association; Huntleigh Park Residents Association is within 200 feet

Neigh. Plan Eastern Triangle Community Plan

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

Staff Recommendation:

Approval.

The Eastern Triangle Community Plan designates the subject property as High Density Mixed Use. The requested zoning and conditional use are consistent with the future land use plan.

The subject property consists of an existing office/commercial building on 0.63 of an acre of land. The property was annexed in September 1957, per Ordinance #25568, and was originally zoned "E" Office District and "F" Local Retail District. In a 1983 rezoning case, the zoning was changed to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-2" Commercial District. Surrounding zoning includes a mix of "C-2" and "C-3" General Commercial District, some with alcohol sales restriction or prohibition, to the north across Houston Street and to the east across W.W. White Road; with "R-5" Residential Single-Family District to the west and south. Surrounding land uses include a bank to the north and auto service center to the north; a restaurant, auto part sales, and a barber college to the east; auto repair, convenience store and elementary school to the south, with single-family homes and an office to the west.

Staff finds the requested zoning to be appropriate for the subject property due to it's location near the major intersection of East Houston Street and WW White Road, the surrounding zoning, and the established pattern of development in the area. Additionally, the property's proximity to a residential neighborhood supports the Eastern Triangle Community Plan's goal of promoting diverse economic development through a mix of residential and commercial uses.

The tenant has a current Certificate of Occupancy for a church/chapel. As a church, funeral ceremonies are allowed as an ancillary use; however, funeral planning and product sales are not permitted, and funeral services are not permitted as the primary use. Approval of the requested zoning will fulfill one requirement toward allowing the subject property's current tenant to be licensed by the Texas Funeral Service Commission. Licensing by this Commission is required by both the City of San Antonio's Unified Development

CASE NO: Z2010026 CD

Final Staff Recommendation - Zoning Commission

Code and the State of Texas in order to operate a "funeral establishment". Chapter 651 of the Texas Occupations Code defines a funeral establishment as "(A) a place of business used in the care and preparation for burial or transportation of a dead human body, or (B) any other place in which a person engages is, or represents the person to be engaged in the business of embalming or funeral directing."

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2010026

Address: 4462 E Houston

Existing Zoning: C-2

Requested Zoning: C-2 CD (Funeral Home)

Registered Neighborhood Association(s): Eastwood Village

Neighborhood/Community/Perimeter Plan: Eastern Triangle Community Plan

Future Land Use for the site: High Density Mixed Use

High Density Mixed use includes well planned and integrated blend of higher density residential with retail, office, entertainment, and other land uses on adjacent lots, or integrated into one structure. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. The intense mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Mixed use is preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks. The overall goal of a high density mixed use land use is to promote walkability while allowing mix of uses.

Analysis:

The subject property is located at the southwest quad of East Houston Street and WW White Road. Both roads are major arterials. WW White Road is a major commercial corridor for this part of the city. The applicant is requesting a zoning change from C-2 commercial zoning district to C-2 CD, commercial zoning district with a conditional use to allow for the operation of a funeral home. Properties to the west and to the north of the subject parcel have C-2 zoning and properties to the east and to the south have C-3 zoning.

The applicant is planning to occupy 4,000 sq ft of the existing 7,000 sq ft commercial structure. The remainder of the building will be available to different tenants. Eastern Triangle Community Plan promotes diversity of businesses through its Economic Development goals and objectives (p. 32): "Walkable mixed use developments that include a mix of commercial, residential, and employment opportunities are highly encouraged to locate within the Eastern Triangle."

The applicant's request conforms to the Community Plan.

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

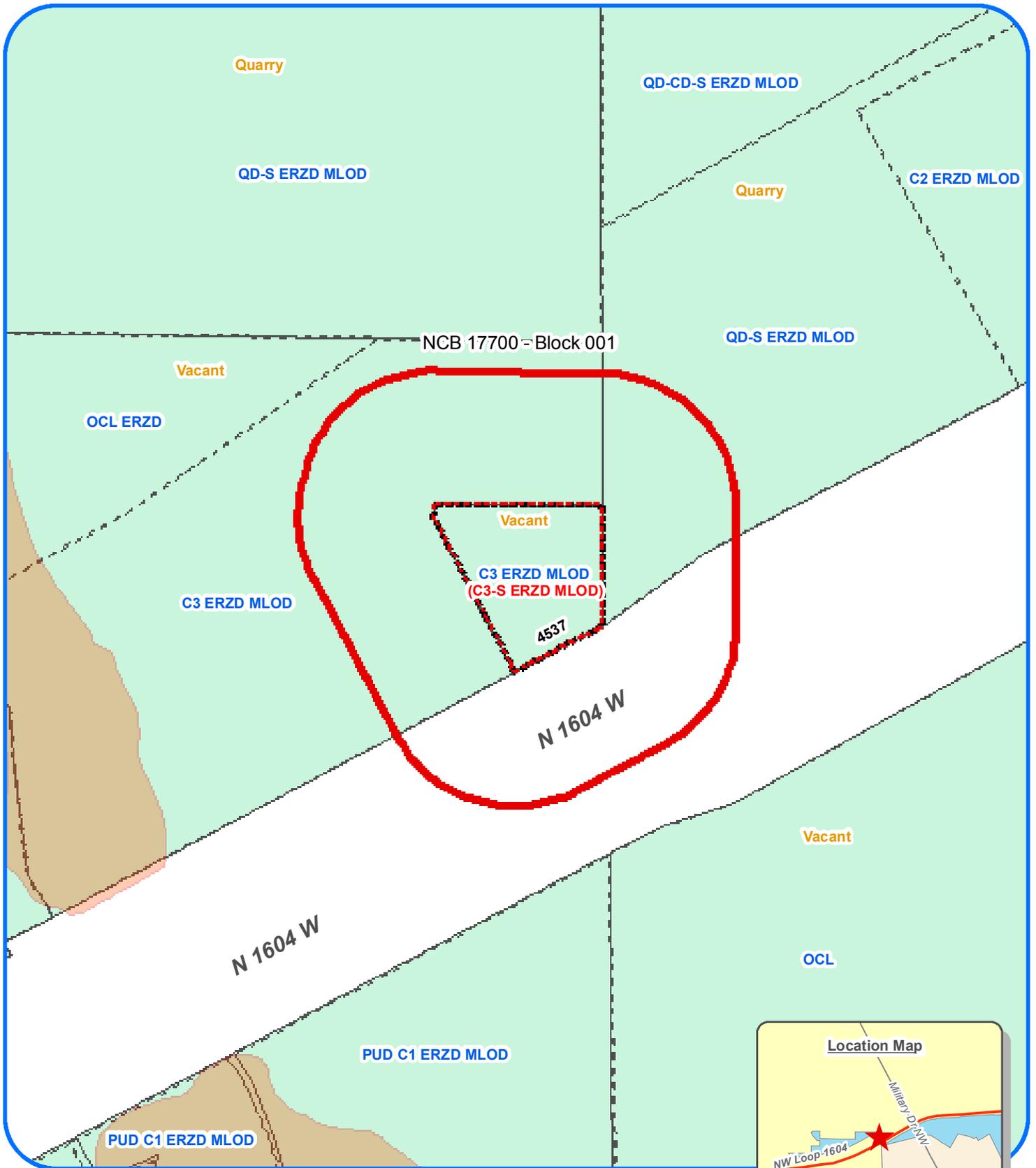
Title: Senior Planner

Date: 12/17/2009

Manager Review: Andrea Gilles

Date: 12/18/2009

11/06/08



Zoning Case Notification Plan

Case Z-2010-034 S ERZD

Council District 8

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 17700 - Block 001 - Lot 3

Legend

- Subject Property (1.033 Acres)
- 200' Notification Buffer
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(01/04/2010 - E Hart)

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

CASE NO: Z2010034 S ERZ

Final Staff Recommendation - Zoning Commission

Date: January 19, 2010

Council District: 8

Ferguson Map: 515 A4

Applicant Name:

Owner Name:

Halle Properties, L. L. C.

Halle Properties, L. L. C.

Zoning Request: From "C-3 ERZD AHOD MLOD-1" General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District to "C-3 S ERZD AHOD MLOD-1" General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District with a Specific Use Authorization for Tire Repair - Auto and Small Truck.

Property Location: Lot 3, Block 1, NCB 17700

4537 West Loop 1604 North

On the north side of West Loop 1604 North between Northwest Military Highway to the east and Lou Mell to the west.

Proposal: To allow tire repair - auto and small truck.

Neigh. Assoc. The nearest neighborhood association is the Forest Crest Neighborhood Association.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property consists of undeveloped land with ingress/egress on Loop 1604. The property is adjacent to C-3 zoning to the west, QD zoning to the north and east C-1 zoning to the south and the property to the southeast is located outside the city limits of San Antonio (Shavano Park). The surrounding land uses consist of a quarry to the north and east, undeveloped land to the south and west and the city of Shavano Park is situated to the southeast.

The applicant is requesting a zoning change in order to allow a tire repair shop, which requires a Specific Use Authorization for properties located over the Edwards Recharge Zone. Staff finds the request to be appropriate given the property's location along Loop 1604 (a Freeway). Further, the base zoning district for the subject property will remain C-3 General Commercial District, which already permits a variety of other heavy commercial uses. A significant amount of commercial zoning exists within the vicinity of the subject property. Therefore, the requested Specific Use Authorization would be appropriate at this location and would not be out of character with the neighboring properties. The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

CASE NO: Z2010034 S ERZ

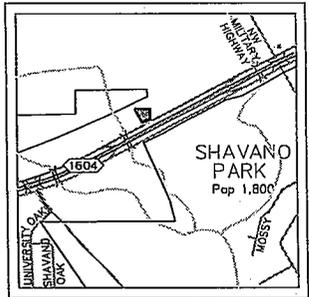
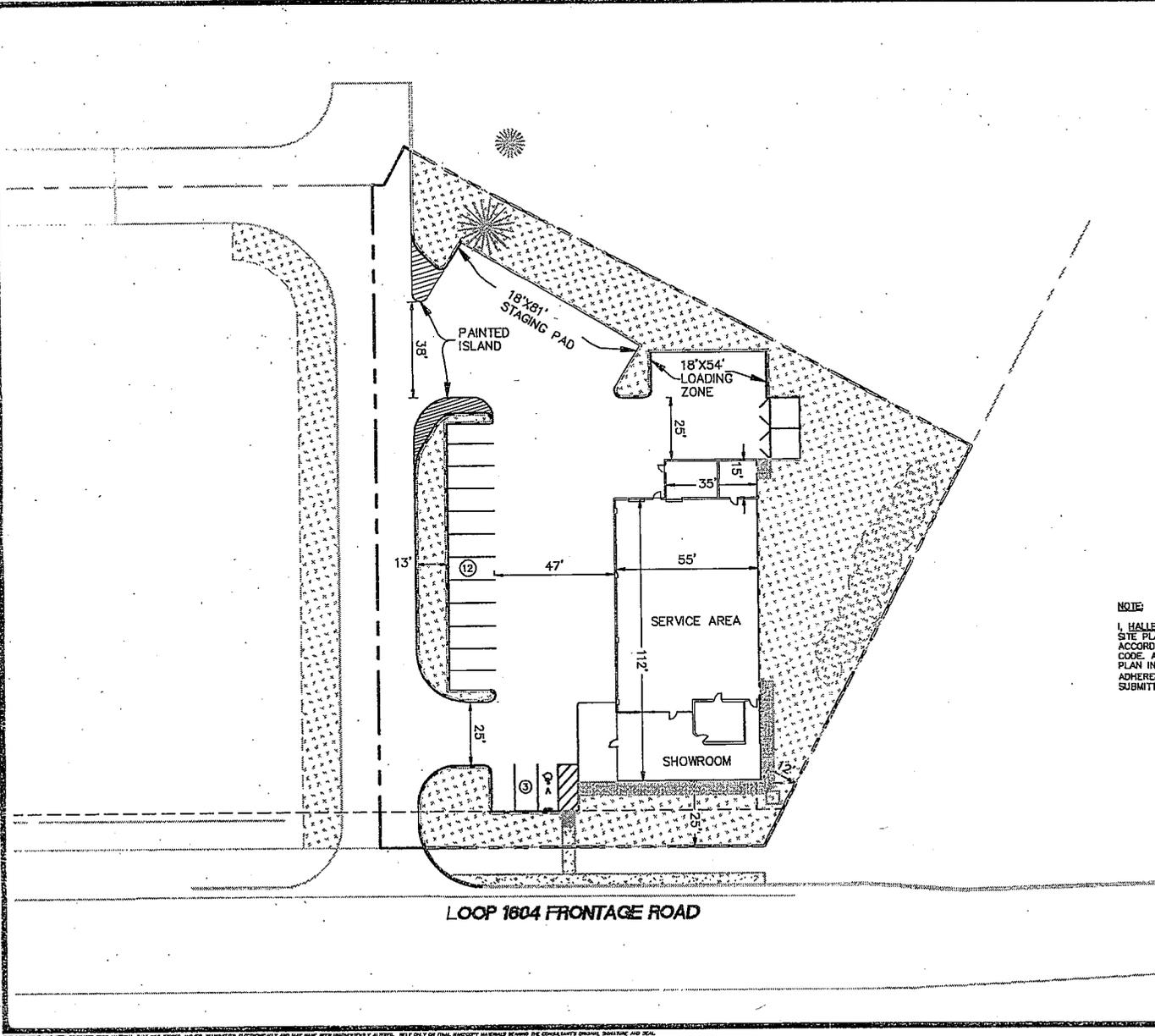
Final Staff Recommendation - Zoning Commission

SAWS Summary:

1. SAWS staff recommends approval of the proposed land use.
2. The property is classified as a Category 1 property.
3. SAWS recommends a maximum impervious cover of 65%.

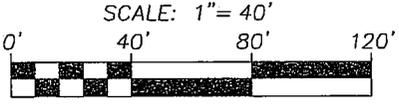
CASE MANAGER : Brenda Valadez 207-7945

DATE: 06/25/2018 10:58 AM
 USER: J. HALL
 FILE: C:\WORK\1804\1804-01-SITE PLAN.dwg



DISCOUNT TIRE DEVELOPMENT	
LOT SIZE =	45,000 SF
BUILDING SIZE =	6,947 SF
IMPERVIOUS COVER =	29,250 SF
% IMPERVIOUS COVER =	65%
PARKING SPACES (REGULAR) =	14
ACCESSIBLE PARKING =	1
TOTAL PARKING =	15
MAX. ALLOWABLE PARKING =	19
MIN. REQUIRED PARKING =	14

NOTE:
 I, HALL PROPERTIES, LLC, 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 OF BUILDING PERMITS.



PAPE-DAWSON ENGINEERS
 555 GOLF COURSE | SAN ANTONIO, TEXAS 78216 | PHONE: 210.521.6600
 FAX: 210.521.6610

DISCOUNT TIRE
 LOOP 1804/BETWEEN NW MILITARY HWY & LOCKHILL STRAMA
 SAN ANTONIO, TEXAS

JOB NO. C42722
 DATE: DECEMBER 14, 2017
 DRAWN BY: JH
 CHECKED BY: DWB/R
 SHEET: 1 OF 1

THIS DOCUMENT HAS BEEN PROVIDED FROM MATERIAL THAT HAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN PRINTED ON RECYCLED PAPER. THE QUALITY OF THE ORIGINAL MATERIALS IS NOT GUARANTEED.

SAN ANTONIO WATER SYSTEM RECEIVED
Interdepartment Correspondence Sheet
10 JAN -8 AM 8:57

LAND DEVELOPMENT
SERVICES DIVISION

To: Zoning Commission Members

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

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2010034 (Discount Tire)

Date: January 8, 2010

SUMMARY

A request for a change in zoning has been made for an approximate 1.033-acre tract located on the city's north side. A change in zoning from **C-3 ERZD MLOD-1 AHOD** to **C-3 S ERZD MLOD-1 AHOD** is being requested by the applicant, Drenner & Golden Stuart Wolff, LLP. The change in zoning has been requested to allow for a commercial development (Discount Tire). The property is classified as Category 1 property.

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

LOCATION

The subject property is located in City Council District 8, at 4537 West Loop 1604 North. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **C-3 ERZD MLOD-1 AHOD** to **C-3 S ERZD MLOD-1 AHOD** and will allow for the construction of a commercial development (Discount Tire). Currently the site is undeveloped and covered in native vegetation.

2. Surrounding Land Uses:

An active quarry lies north of the subject tract. A church and retail center lie west of the tract. Loop 1604 and undeveloped land lie east of the tract. The City of Shavano Park, across Loop 1604 lies south of the tract.

3. Water Pollution Abatement Plan:

The Water Pollution Abatement Plan (WPAP) for Discount Tire at Lockhill Selma and Loop 1604 was approved by the Texas Commission on Environmental Quality (TCEQ) on October 13, 2009. According to the geologic assessment in the WPAP, there are no sensitive geologic features located on the site.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on January 5, 2010 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Ms. Joan Falkenberg, P.G., was present during the site evaluation.

- A. The subject site is approximately 1.033 acres and is part of a larger parent tract of approximately 13.5 acres. The site was moderately vegetated with native trees and tall grasses. Exposure of bedrock was obscured due to thick soils and cedar mulch throughout the site. The native soil on the site consists of the Crawford and Bexar stony soils - Group D and approximately 2 to 3 feet thick.
- B. Using the Geologic Assessment from the Discount Tire Water Pollution Abatement Plan and on-site observation, it was determined the site to be underlain by significant outcrops of Buda Limestone and Del Rio Clay with minor outcropping of Cyclic and Marine Members of the Person Formation of the Edwards Group. The Cyclic and Marine members are characterized by mudstone to packstone and miliolid grainstone. The full section of thickness is approximately 80 - 90 feet. The Buda Limestone is a buff, light grey, dense mudstone. The full thickness is approximately 40 - 50 feet. The Del Rio Clay is characterized by blue-green to yellow-brown clay. The full section of thickness is approximately 40 - 50 feet. Del Rio Clay is the upper confining unit for the Edwards Aquifer.
- C. No creekways were observed on site and no portion of the site is within the 100 year floodplain. The site appeared to slope to the south and southwest; stormwater should drain into an offsite unnamed tributary of Salado Creek. Several small non-karst closed depressions were observed across the property, these consisted of tree-holes

and animal burrows. Two geologic features (faults) were identified crossing the tract. Neither of the faults were identified as sensitive nor appeared to be sensitive during the field investigation.

ENVIRONMENTAL CONCERNS

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

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The impervious cover shall not exceed 65% on the site.
2. The SAWS recommendation of 65% maximum impervious cover is based on the existing commercial designation of the subject property. Also, the subject property is currently a Category 1, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 100% impervious cover.
3. Land uses that require an industrial designation, per the permitted use table shall not be allowed on the project site.
4. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
5. The owner of all water pollution abatement structures shall be responsible for properly

maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to SAWS.

6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the SAWS at (210) 233-3526.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,

- D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to San Antonio Water System, Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Zoning Commission Members
Zoning Case Z2010034 (Discount Tire)
Page 6

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



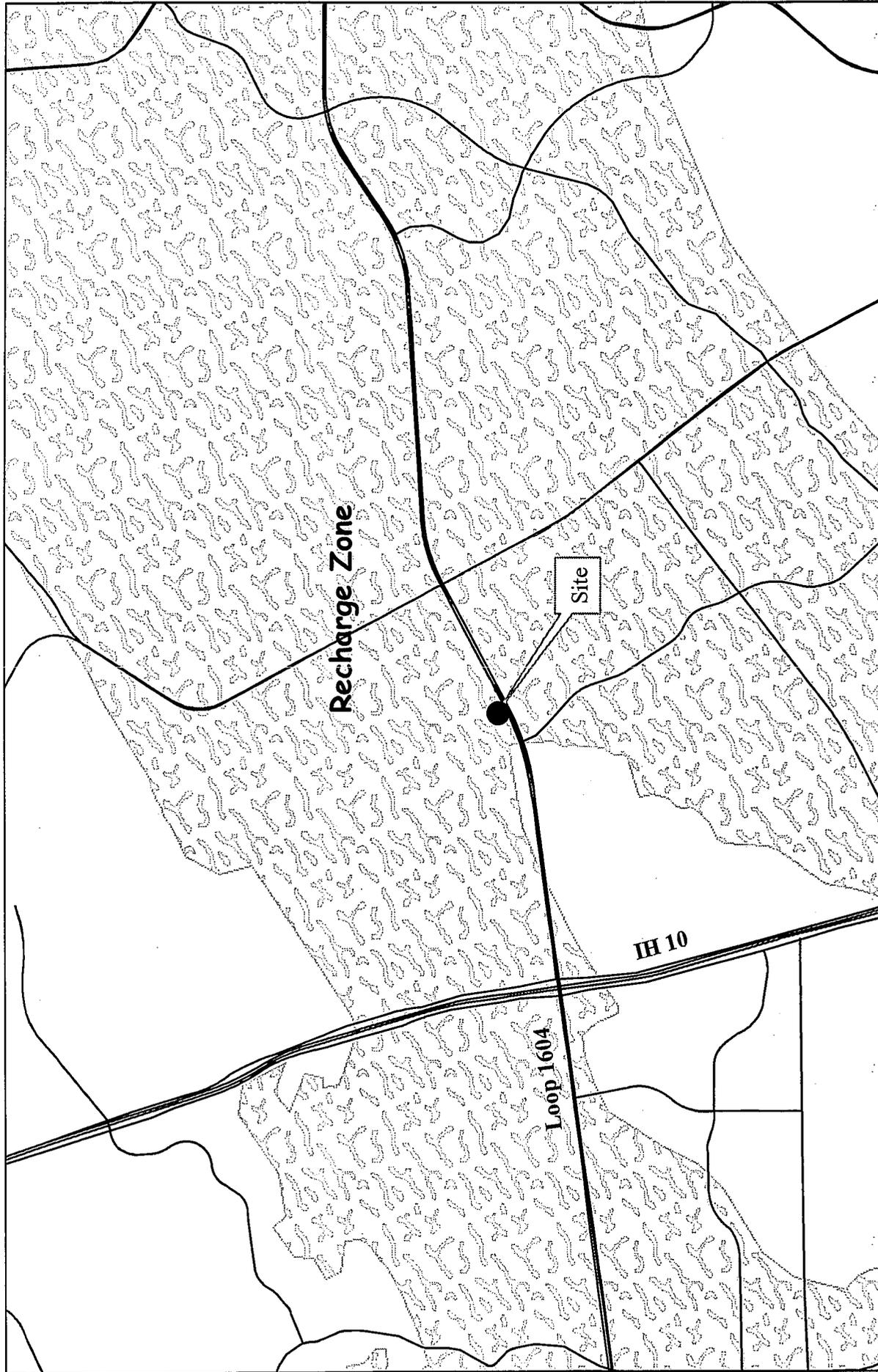
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



1:45,988

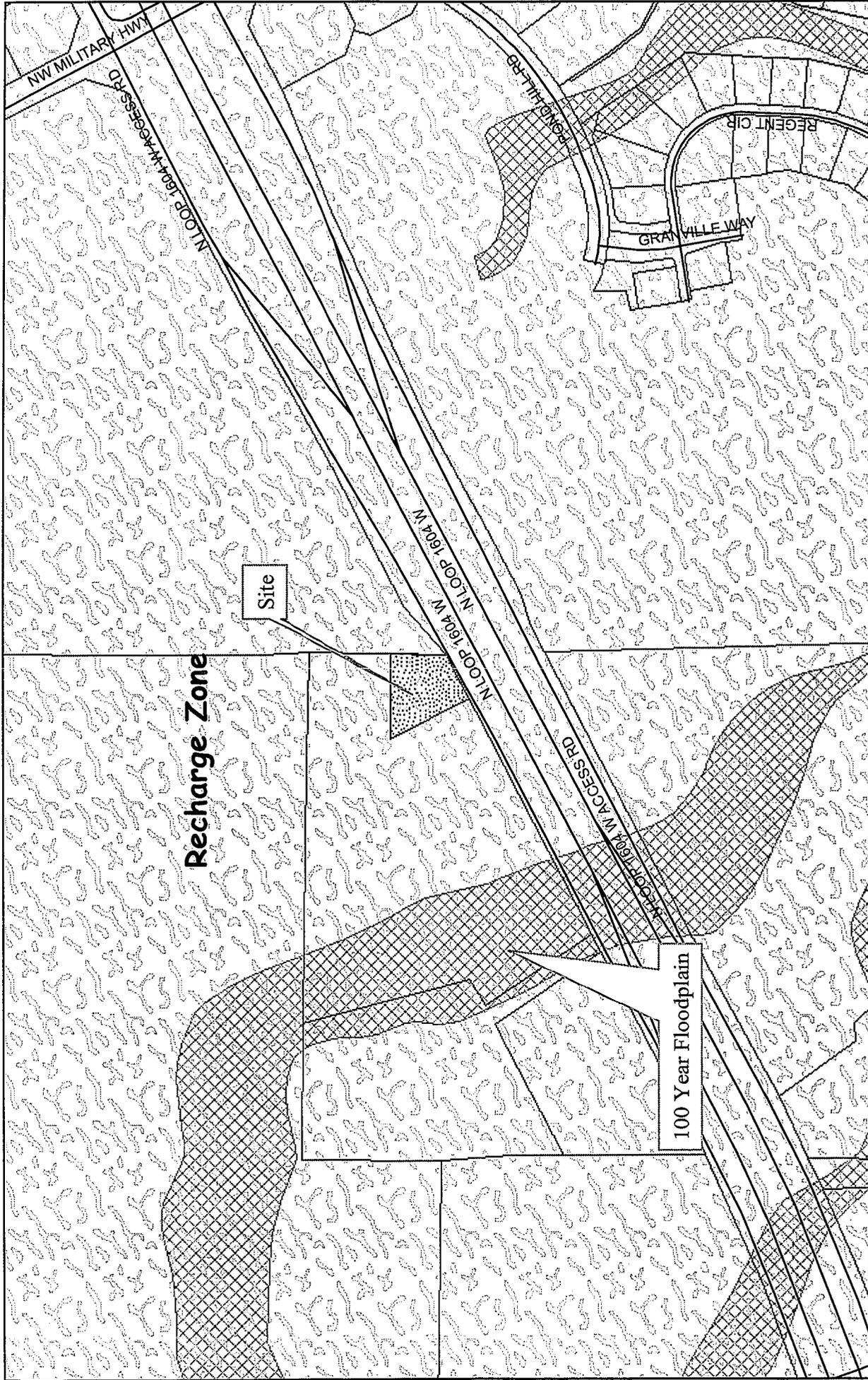
Zoning Case No. Z2010034 Figure 1

Discount Tire

Map Page 515 A4

X=2104997 Y=13764967

Map Prepared by Aquifer Protection and Evaluation MJB 1/4/2010



Zoning Case No. Z2010034 Figure 2

Discount Tire

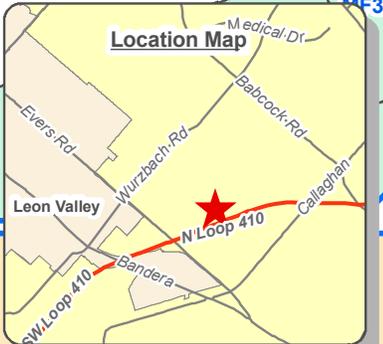
Map Page 515 A4

X=2104997 Y=13764967

Map Prepared by Aquifer Protection and Evaluation MJB 1/4/2010



1:5,161



Zoning Case Notification Plan

Case Z-2010-016

Council District 7

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): 10.341 acres out of NCB 17120

Legend

- Subject Property (10.341 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
 City of San Antonio
 (01/04/2010 - E Hart)

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

CASE NO: Z2010016

Final Staff Recommendation - Zoning Commission

Date: January 19, 2010

Council District: 7

Ferguson Map: 580 E4

Applicant Name:

Owner Name:

Wal-Mart Real Estate Business Trust

Wal-Mart Stores, Inc. c/o Wal-Mart Real Estate Business Trust

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

Property Location: 10.341 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.

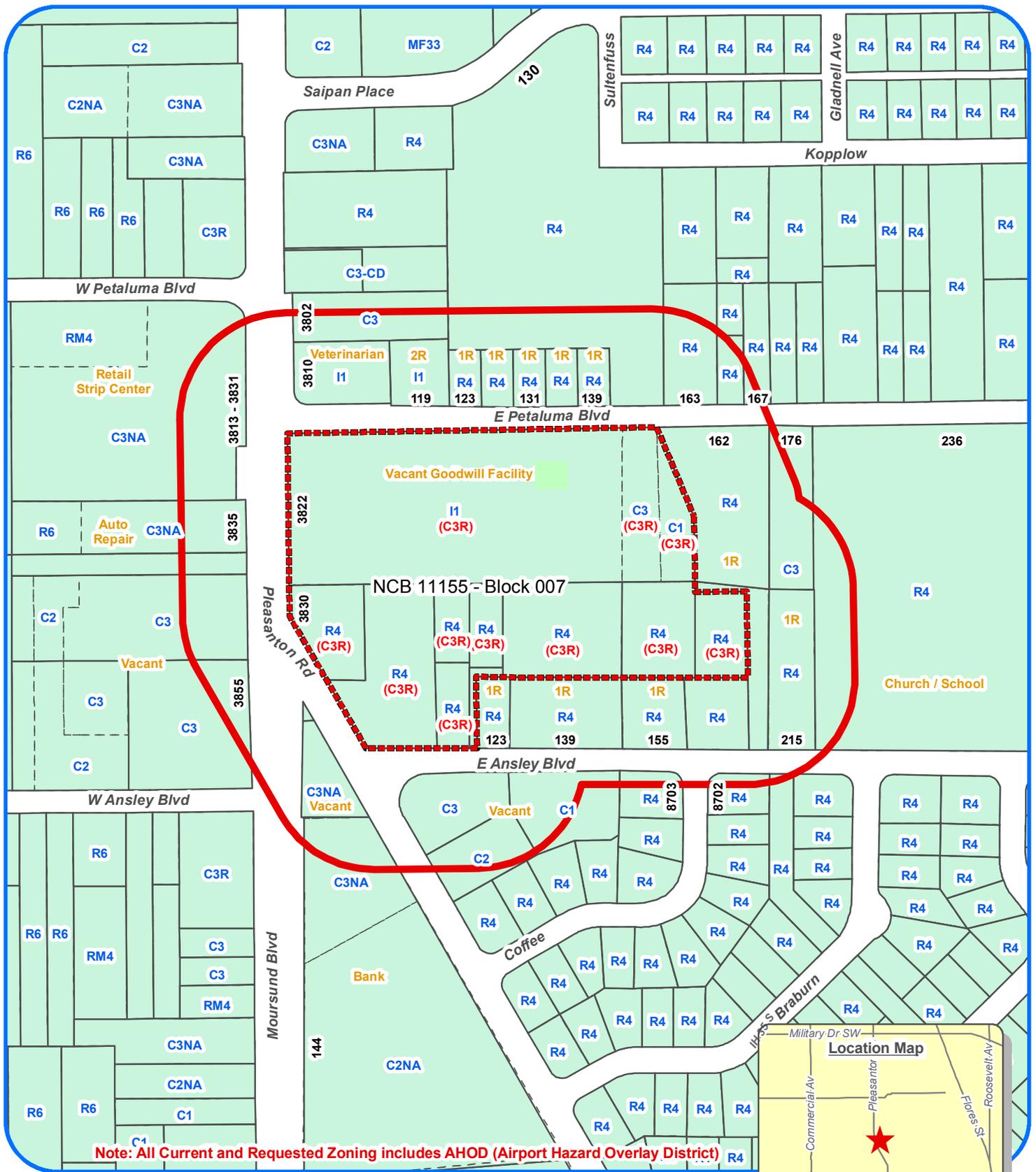
Staff Recommendation:

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. This case was previously considered by the Zoning Commission on December 15, 2009. The applicant has since increased the acreage for this rezoning case because a small portion of the property was left out of the previous rezoning request. Staff finds this modified request reasonable due to the location of the subject property. It 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 2009 the property located directly west of the subject property was rezoned (Z2009096) 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



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



Zoning Case Notification Plan

Case Z-2010-033

Council District 3

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 11155 - Block 000 - N 160.08' of S 292.97' of W 96' of Tr-10, N 163' of 32, W Irr 137.11' of 9, N 152.11' of 31, S Irr 155.6' of 31, W Irr 140' of N Irr 55.4' of 9, N 181.65' of E 138' of 9, N 173.61' of W 221' of E 359' of 9, and 8

Legend

- Subject Property (8.972 Acres)
- 200' Notification Buffer
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(12/31/2009 - E Hart)

CASE NO: Z2010033

Final Staff Recommendation - Zoning Commission

Date: January 19, 2010

Council District: 3

Ferguson Map: 682 D1

Applicant Name:

Owner Name:

Guadalupe Lumber and Supply Company,
Inc. (% Mark Grothues)

Goodwill Industries of San Antonio

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District.

Property Location: 8.972 acres out of NCB 11155

3800 Block of Pleasanton Road

Located on the east side of Pleasanton Road between East Ansley Boulevard and East Petaluma Boulevard

Proposal: To allow a Home Improvement Center (Guadalupe Lumber and Supply Company, Inc.)

Neigh. Assoc. Kingsborough Ridge Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

Approval

The subject property is located on the south side of San Antonio, on the east side of Pleasanton Road between East Ansley Boulevard and East Petaluma Boulevard. The property consists of 8.972 acres and was annexed in September of 1952. The surrounding zoning includes "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to the east, south and across East Petaluma Boulevard to the north; with "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District across Pleasanton Road to the west and across East Ansley Boulevard to the south. "I-1 AHOD" General Industrial Airport Hazard Overlay District across East Petaluma Boulevard to the north. A drainage and access easement located to the east, separates the subject property from an adjacent "R-4" zoned single-family residential neighborhood. Upon adoption of the 2001 Unified Development Code, the existing "I-1" General Industrial District, "C-3" General Commercial District, "C-1" Light Commercial District and "R-4" Residential Single-Family District converted from the previous "JJ" Commercial District, "B-3" Business District, "B-1" Business District and "B" Residence District. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982). The subject site was the former location of Goodwill Industries of San Antonio.

The requested "C-3R" district is a regional commercial district and is most appropriate at the intersections of major thoroughfares. The site is located along a major thoroughfare and within a commercial node. The proposal is to re-develop the site as a home improvement center which is a use consistent with the description of most "C-3" uses being community or regional shopping centers and power centers. The proposed rezoning would allow re-use of the existing vacant property which would be a substantial improvement to the current conditions of the neighborhood and the surrounding area. The proposed zoning will reduce the intensity of a

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majority of the site and provide an opportunity to limit the impact of the proposed use on the neighborhood and adjacent single-family dwellings with landscaping and landscape buffers. Furthermore, commercial uses would be compatible at this location rather than industrial or residential uses because of the existing zoning and use patterns in this area. District regulations within the "C-3R" district are the same as in "C-3" districts, except that no sales of alcoholic beverages for on-premises consumption shall be permitted.

CASE MANAGER : Pedro Vega 207-7980