

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

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

**July 15, 2008**  
**Tuesday, 11:30 AM**

**ZONING COMMISSIONERS**

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7 Chairman	

1. **11:30 AM - Work Session discussion of The San Antonio River Commission Mission/Vision Statement, briefings by Staff regarding zoning case recommendations, discussion of UDC amendments, policies and procedures, and all other items for consideration on the agenda for July 15, 2008, in the Tobin Room, 1901 South Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of June 17, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008180 - Postponed:** A request for a change in zoning from "C-2" Commercial District and "C-2 GC-1" Commercial Hill Country Gateway Corridor Overlay District and "C-3" General Commercial District and "C-3 GC-1" General Commercial Hill Country Gateway Corridor Overlay District to "MPCD" Master Planned Community District and "MPCD GC-1" Master Planned Community Hill Country Gateway Corridor Overlay District on a 89.367 acre tract of land out of Lot 5, Block 1, NCB 14858; 15000 Block of Interstate Highway 10, 5000 Block of Loop 1604 West, 5400 Block of Presidio Parkway and 15700 Block of Vance Jackson Road. (Council District 8)
8. **ZONING CASE NUMBER Z2008196 CD – Postponed:** A request for a change in zoning from "C-2" Commercial District to "C-2" (CD-Auto and Light Truck Repair) Commercial District with a Conditional Use for Auto and Light Truck Repair on Lot 44, Block B, NCB 8695, 1435 Austin Highway. (Council District 10)

9. **ZONING CASE NUMBER Z2008209 – Postponed:** A request for a change in zoning from “R-6” Residential Single-Family District to “MF-25” Multi-Family District on Parcel 22 and Parcel 8, NCB 16325, 12800 Block of West Avenue. (Council District 9)
10. **ZONING CASE NUMBER Z2008211 – Postponed:** A request for a change in zoning from “I-1 RIO-2” General Industrial River Improvement Overlay District 2 to “D RIO-2” Downtown River Improvement Overlay District 2 on 0.203 acres out of NCB 441, 630 Broadway. (Council District 1)
11. **ZONING CASE NUMBER Z2008212 – Postponed:** A request for a change in zoning from “I-1 RIO-2” General Industrial River Improvement Overlay District 2 to “D RIO-2” Downtown River Improvement Overlay District 2 on Lot 8 and northeast 44.61 feet of Lot 7, Block 3, NCB 446, 702 Broadway. (Council District 1)
12. **ZONING CASE NUMBER Z2008028 ERZD:** A request for a change in zoning from “PUD R-6 ERZD” Planned Unit Development, Residential Single-Family Edwards Recharge Zone District to “C-2 ERZD” Commercial Edwards Recharge Zone District on Parcel 127T, NCB 14865, 7280 UTSA Boulevard. (Council District 8) Pg. 6
13. **ZONING CASE NUMBER Z2008164 S ERZD:** A request for a change in zoning from “C-2 ERZD” Commercial Edwards Recharge Zone District to “C-2 S ERZD” Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Hospital on 3.650 acres out of NCB 19221, 20400 Block of Huebner Road. (Council District 9) Pg. 18
14. **ZONING CASE NUMBER Z2008156 CD:** A request for a change in zoning from “C-2” Commercial District and “C-1” Light Commercial District to “C-2NA CD” (CD-Warehousing) Commercial District, Nonalcoholic Sales with a Conditional Use for Warehousing on 1.904 acres out of NCB 15805, on the west side of Castle Cross, midblock between Castle Hunt Drive to the north and Rittiman Road to the south. (Council District 2) Pg. 30
15. **ZONING CASE NUMBER Z2008167 CD:** A request for a change in zoning from “R-4” Residential Single-Family District to “C-3” General Commercial District on Lot B-6, NCB 10751, 2011 and 2015 Rigsby. (Council District 2) Pg. 34
16. **ZONING CASE NUMBER Z2008170 CD:** A request for a change in zoning from “NP-8” Neighborhood Preservation District to “NP-8” (CD-Professional Office) Neighborhood Preservation District with a Conditional Use for a Professional Office on 0.43 acres out of NCB 11924, 139 Hiler Road. (Council District 9) Pg. 38
- A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
17. **ZONING CASE NUMBER Z2008178:** A request for a change in zoning from “C-3R” General Commercial District, Restrictive Alcohol Sales to “I-2” Heavy Industrial District on Lots 28 and 29, NCB 8240, 263 and 267 Old US Highway 90 West. (Council District 6) Pg. 42
18. **ZONING CASE NUMBER Z2008186 S:** A request for a change in zoning from “I-2” Heavy Industrial District to “IDZ S” Infill Development Zone with uses permitted in “C-2” S Commercial District with a Specific Use Authorization for a Bail Bond Office on 1.012 acres out of NCB 191, 1202 and 1228 West Commerce. (Council District 5) Pg. 46

- A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.

19. **ZONING CASE NUMBER Z2008187:** A request for a change in zoning from "I-1 RIO-2" General Industrial River Improvement Overlay District and "MF-33 RIO-2" Multi-Family River Improvement Overlay District to "IDZ RIO-2" Infill Development Zone River Improvement Overlay District with uses permitted in "C-2" Commercial District and Multi-Family Dwellings not to exceed a density of 75 units per acre on Lot 7, Lot 8, Lot 9, Lot 16 and Lot 17, Block 11, NCB 1765, 1706 Broadway Street, 1705, 1701 and 1635 North Alamo Street. (Council District 2) Pg. 52

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

20. **ZONING CASE NUMBER Z2008189:** A request for The 4300 Highway 90 East Limited Partnership, Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "O-1" Office District on 0.2 acres out of Lot 19, Block 19, NCB 10616, 4300 IH 10 East. (Council District 2) Pg. 58

21. **ZONING CASE NUMBER Z2008190:** A request for a change in zoning from "R-5" Residential Single-Family District; "C-2" Commercial District and "C-3NA" Commercial District, Nonalcoholic Sales to "C-2" Commercial District on Lots 1 through 5 and 11 through 16, Block 12, NCB 12918, 2711 Southeast Loop 410 and 2718 Hollyhill. (Council District 2) Pg. 60

22. **ZONING CASE NUMBER Z2008191:** A request for a change in zoning from "R-5" Residential Single-Family District to "C-2" Commercial District on Lots 89, 90, 91, NCB 11882, 1539 East Sandalwood Lane. (Council District 9) Pg. 62

23. **ZONING CASE NUMBER Z2008194:** A request for a change in zoning from "H I-2" Heavy Industrial, Mission Historic District to "H C-3" General Commercial, Mission Historic District on Lot 25, NCB 11176, 1319 March. (Council District 3) Pg. 64

24. **ZONING CASE NUMBER Z2008195:** A request for a change in zoning from "C-3NA" Commercial District, Nonalcoholic Sales to "RM-4" Residential Mixed District on Lots 22, 23, and 24, Block 2, NCB 2077, 110 and 102 Cornell. (Council District 1) Pg. 66

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

25. **ZONING CASE NUMBER Z2008197 S:** A request for a change in zoning from "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-3R S" General Commercial District, Restrictive Alcohol Sales with a Specific Use Authorization for a Contractor's Facility on Lot 36 and Lot 37, Block 4, NCB 7926, 1457 Chalmers Avenue. (Council District 5) Pg. 70

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

26. **ZONING CASE NUMBER Z2008198:** A request for a change in zoning from "R-4" Residential Single-Family District to "PUD R-4" Planned Unit Development, Residential Single-Family District on 1.067 acres out of NCB 773 and NCB 774, 602, 618, 620 and 652 Euclid; 101, 103, 104 and 106 Macon; 515 Elmira. (Council District 1) Pg. 76

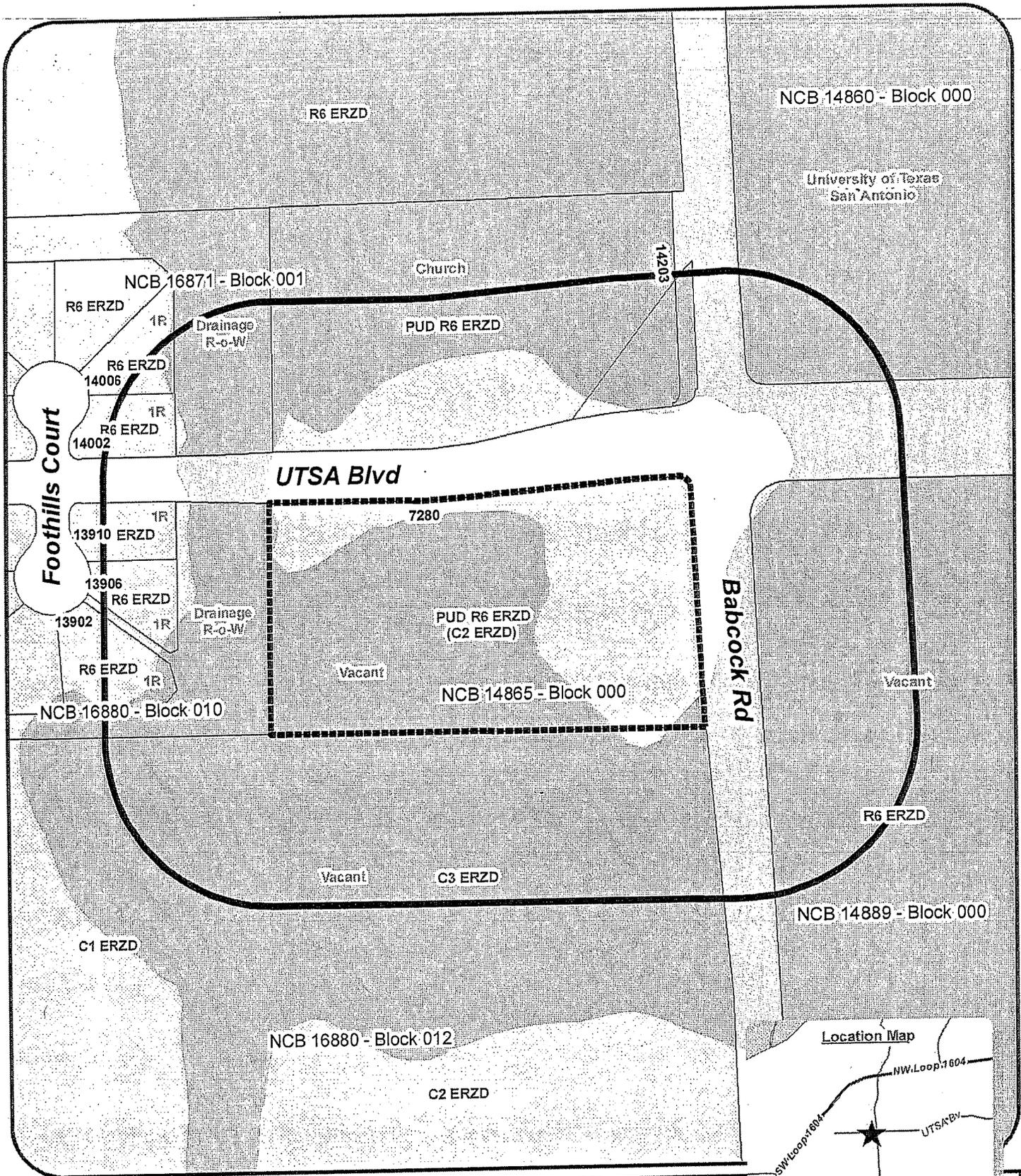
- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

27. **ZONING CASE NUMBER Z2008199:** A request for a change in zoning from "I-2" Heavy Industrial District to "C-2 NA" Commercial, Nonalcoholic Sales District on Lots 1, 2, 3, 7, 8, 9, 13 and 14, Block 2, NCB 878, 1103 South Frio Street. (Council District 5) Pg. 80
- A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
28. **ZONING CASE NUMBER Z2008200:** A request for a change in zoning from "I-1" General Industrial District and "C-3" General Commercial District to "C-2" Commercial District on Lot 1, Block 22, NCB 14861, 6506 West Hausman Road. (Council District 8) Pg. 84
29. **ZONING CASE NUMBER Z2008201 CD:** A request for a change in zoning from "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto Repair to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Welding Facility on Lot 1, Block 9, NCB 1509, 402 South New Braunfels. (Council District 2) Pg. 86
- A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
30. **ZONING CASE NUMBER Z2008202 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 Truck Repair & Maintenance Facility on Lot 79, Block 7, NCB 16612, 3831 North Foster Road. (Council District 2) Pg. 90
- A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
31. **ZONING CASE NUMBER Z2008203 S:** A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with a Specific Use Authorization for a Private University on Lots 21, 22 and 36, Block B, NCB 11512, 251 West Ligustrum. (Council District 7) Pg. 94
32. **ZONING CASE NUMBER Z2008204 S:** A request for a change in zoning from "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use for a Commercial Athletic Field to "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use for a Commercial Athletic Field (Site Plan Change) on 1.882 acres out of NCB 18859, 5900 Block of Village Park. (Council District 8) Pg. 98
- A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
33. **ZONING CASE NUMBER Z2008206:** A request for a change in zoning from "I-1 IH-1" General Industrial National Highway System High Priority Northeast Gateway Corridor District to "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor District on Lot 11, NCB 13804, 10811 IH 35 North. (Council District 10) Pg. 102
34. **ZONING CASE NUMBER Z2008207:** A request for a change in zoning from "R-6" Residential Single-Family District to "PUD R-6" Planned Unit Development, Residential Single-Family District on 22.240 acres out of NCB 35132, 3099 Foster Meadows. (Council District 2) Pg. 104

35. **ZONING CASE NUMBER Z2008208 CD:** A request for a change in zoning from "C-2" Commercial District to "C-2 CD" (CD-Mini Warehouse) Commercial District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres on 3.046 acres out of Lot 10, Block 1, NCB 16911, 6061 De Zavala Road. (Council District 8) Pg. 106
36. **ZONING CASE NUMBER Z2008210:** A request for a change in zoning from "C-1" Light Commercial District and "O-2" Office District to "C-2" Commercial District on Lot 59, Block 3, NCB 11613, 2116 Babcock Road. (Council District 8) Pg. 110
37. 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.
38. **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 at least 48 hours prior to the meeting by calling (210) 207-7245.



**Zoning Case Notification Plan**

**Case Z2008028 ERZD**

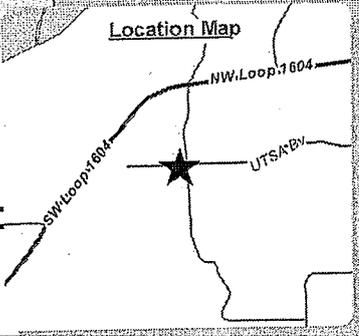
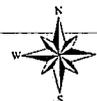
Council District 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Parcel P-127T - NCB 14865 - Block 000

**Legend**

- Subject Property (3.252 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(11/19/2007)

# CASE NO: Z2008028 ERZD

## Final Staff Recommendation - Zoning Commission

**Date:** July 15, 2008  
Zoning Commission Continuance From June 17, 2008  
(Applicant Request)

**Council District:** 8

**Ferguson Map:** 513 E7

**Applicant Name:**  
Brown & Ortiz, P. C., Attorneys at Law

**Owner Name:**  
Keeling Family Limited Partnership

**Zoning Request:** From "PUD R-6 ERZD" Planned Unit Development, Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District.

**Property Location:** Parcel 127T, NCB 14865

7280 UTSA Boulevard

Southwest Corner of UTSA Boulevard and Babcock Road

**Proposal:** To allow a commercial development

**Neigh. Assoc.** Maverick Creek (San Antonio) Home Owners Assoc. and College Park Neighborhood Assoc. are within 200 feet.

**Neigh. Plan** None

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

### Staff Recommendation:

Approval

The subject property was annexed in 1971, totals approximately 3.252 acres and is currently undeveloped. Upon adoption of the 2001 Unified Development Code, the existing PUD R-6 ERZD zoning converted from the previous R-1 (P-1) ERZD zoning. "PUD R-6 ERZD" Planned Unit Development, Single-Family Residential Edwards Recharge Zone District zoning currently exists to the north of the subject property across UTSA Boulevard. Property to the south of the subject property is zoned "C-3 ERZD" General Commercial, Edwards Recharge Zone District. Property to the east across Babcock Road and to the west across the drainage right-of-way is zoned "R-6 ERZD" Single-Family Residential Edwards Recharge Zone District. Land uses immediately adjacent to the proposed development consist of a church to the north of the subject property across UTSA Boulevard and undeveloped land to the south. There is undeveloped land to the east across Babcock Road and a drainage right-of-way to the west.

The applicant has applied for C-2 ERZD in order to allow for a commercial development. C-2 districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and generate a greater volume of vehicular traffic and/or truck traffic. This requested zoning would be appropriate at this location considering the subject property is at the intersection of Babcock Road, a Secondary Arterial Type A, and UTSA Boulevard, a Secondary Arterial Type A. The proposed C-2 Commercial District is consistent with the commercial zoning already in place to the south of the subject property. Although the requested rezoning is an increase in intensity from PUD R-6 ERZD to C-2 ERZD, staff believes that the existing zoning classification is not compatible with the character of Babcock Road and that the subject property is unlikely to be developed for residential uses. The drainage right-of-way to the west of the subject property will limit the impact of a commercial use at this location and serve as a buffer to the existing neighborhood located on Foothills Court.

### SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 1 property.

# **CASE NO: Z2008028 ERZD**

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

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3. The impervious cover shall not exceed 50% on site.
4. The applicant has agreed to provide a 70 foot buffer along the southern and western portions of the floodplain.

**CASE MANAGER :** Leslie Zavala 207-0215

**SAN ANTONIO WATER SYSTEM**  
**Interdepartment Correspondence Sheet**

RECEIVED  
08 MAY 29 AM 9:15

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, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2008028 (Commercial Development)

**Date:** May 29, 2008

**SUMMARY**

A request for a change in zoning has been made for an approximate 3.252-acre tract located on the city's northwest side. A change in zoning from **R-6 PUD ERZD** to **C-2 ERZD** is being requested by the applicant, Brown, P.C. The change in zoning has been requested to allow for the development of a commercial development that will include a pharmacy. 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 the intersection of Babcock Road and UTSA Blvd. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from R-6 PUD ERZD to C-2 ERZD and will allow for the construction of a commercial development with a pharmacy. The tract is currently undeveloped and includes an empty field of grass and weeds with few trees. The tract is mostly surrounded by residential development.

2. Surrounding Land Uses:

The site is bounded to the north and east by Babcock Road and UTSA Blvd. College Park Neighborhood bounds the site on the west. Royal Apartments bounds the tract on the south.

3. Water Pollution Abatement Plan:

The North Hills Village Unit-1A Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on January 28, 2004. According to the geologic assessment in the WPAP, there are no naturally occurring, 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 December 14, 2007, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

A. The subject site was observed as a cleared grassy field backing to a tributary to Leon Creek to the south, approximately 3.252 acres in area. The entire subject site was observed to be undeveloped and moderately vegetated with native grasses and few trees along the drainage on the east side. The entire property was covered by more than 12 inches of alluvial soils generated from the adjacent tributary to Leon Creek. These soils appeared to be black and highly expansive. No bedrock was observed on the subject site due to the extensive soil cover. The entire property was level with a slight drop towards the drainage at the back of the lot. A small amount of imported fill material was observed in the northeastern corner of the lot.

B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer. Due to coverage by extensive alluvial soils, this could not be confirmed visually.

The Cyclic and Marine Member of the Person Formation of the Edwards Aquifer is characterized by thinly bedded mudstone, pack stone and grainstone, with fabric related porosity. A full section of this member is approximately 80 to 90 feet thick.

C. The subject site was observed to be covered with significant soil cover, several feet thick. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

## **ENVIRONMENTAL CONCERNS**

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

### **Site Specific Concerns**

1. Portions of the property lie adjacent to the 100-year floodplain, along the southern and western portions of the property, where recharge may occur.

### **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 50% on the site.
2. The SAWS recommendation of 50% maximum impervious cover is based on the existing R-6 zoning of the subject property. R-6 zoning was commonly used by San Antonio as a default zoning for annexed properties that were not developed at the time of annexation. The subject property is currently a Category 1, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 100% impervious cover. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.
3. The applicant has agreed to provide a 70 foot buffer along the southern and western portions of the property.
4. The land uses within the project site 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 the project 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 not allowed, that land use will not be permitted on the project site.

5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
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. Department of Agriculture, 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 San Antonio Water System at (210) 233-3520.
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) 233-3520.

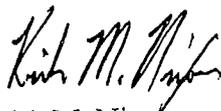
### General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,

- B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
- A. Below grade basins shall not be allowed to be constructed on the site.
  - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
  - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of 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.

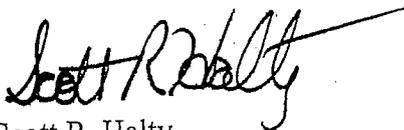
Zoning Commission Members  
Zoning Case Z2008028 (Commercial Development)  
Page 6

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.



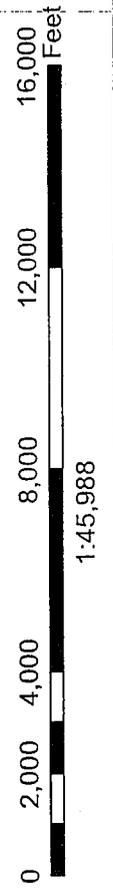
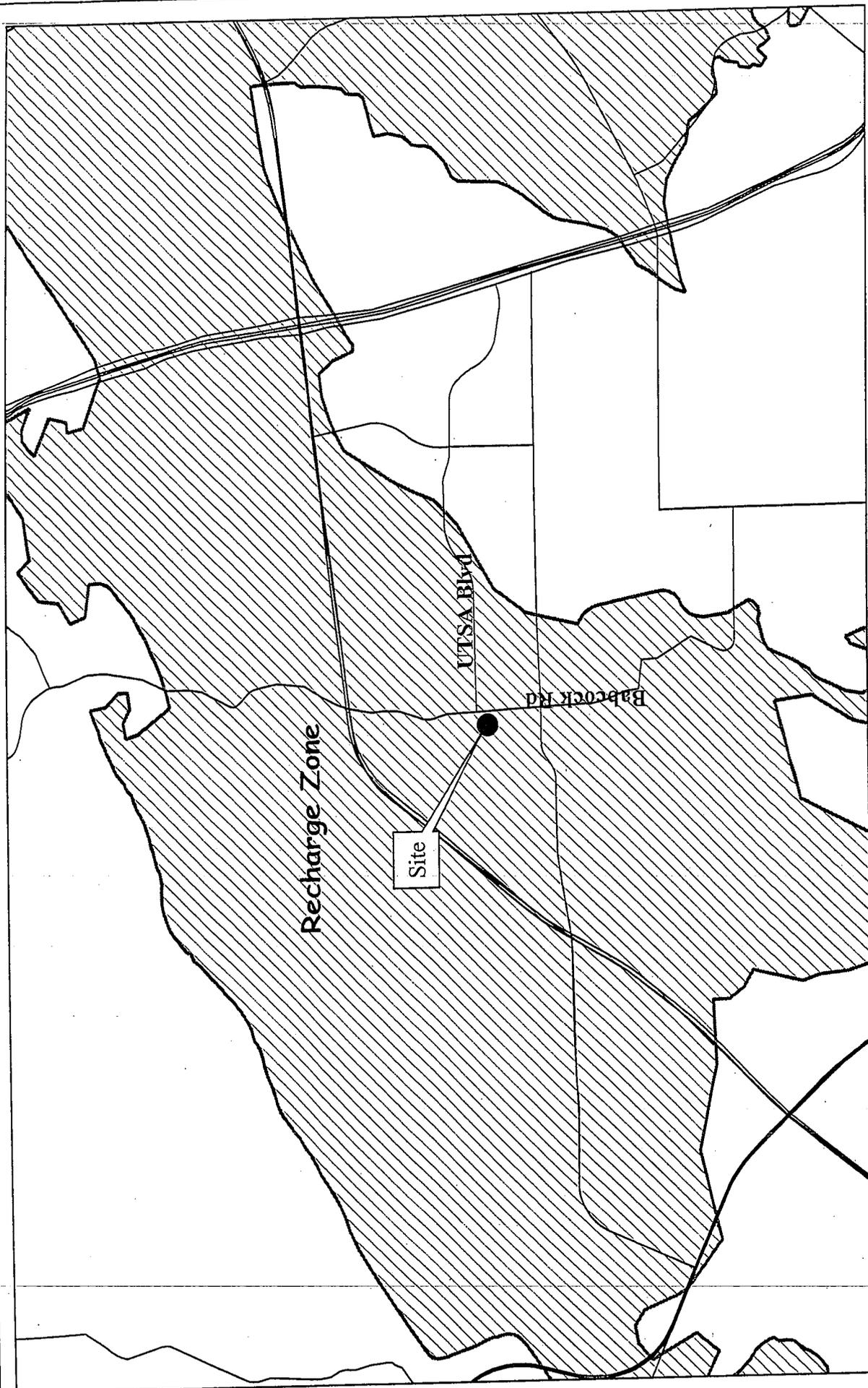
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:MJB



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**Zoning Case No. Z2008028 Figure 1**

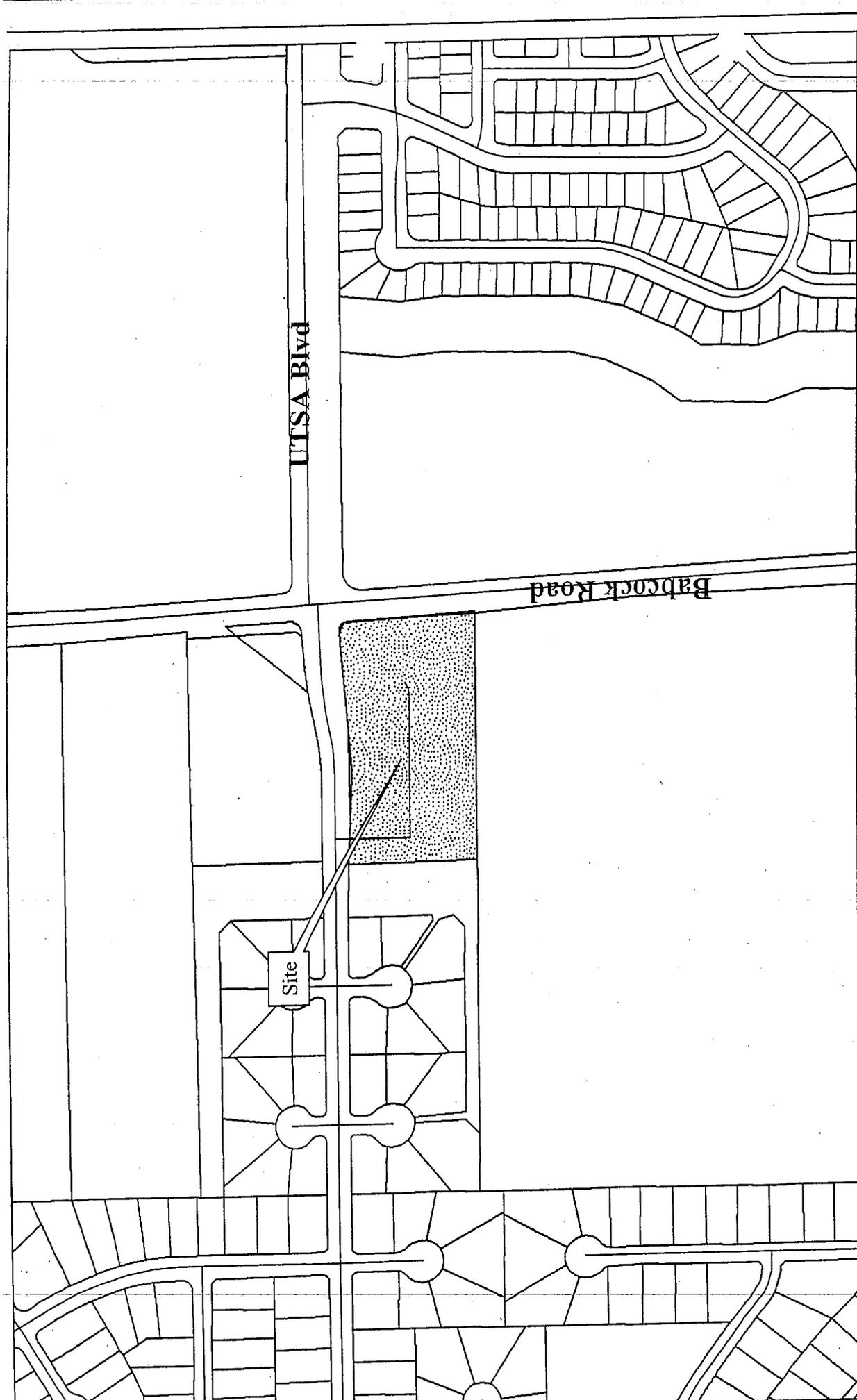
**Commercial Development**

Map Page 513 E7

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Map Prepared by Aquifer Protection and Evaluation MJB 11/1/2007





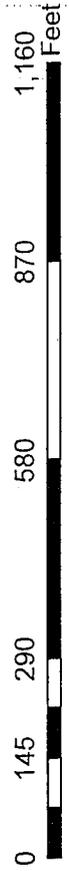
**Zoning Case No. Z2008028 Figure 2**

Commercial Development

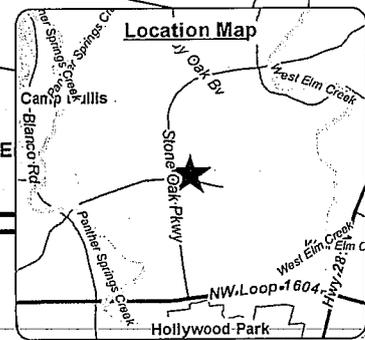
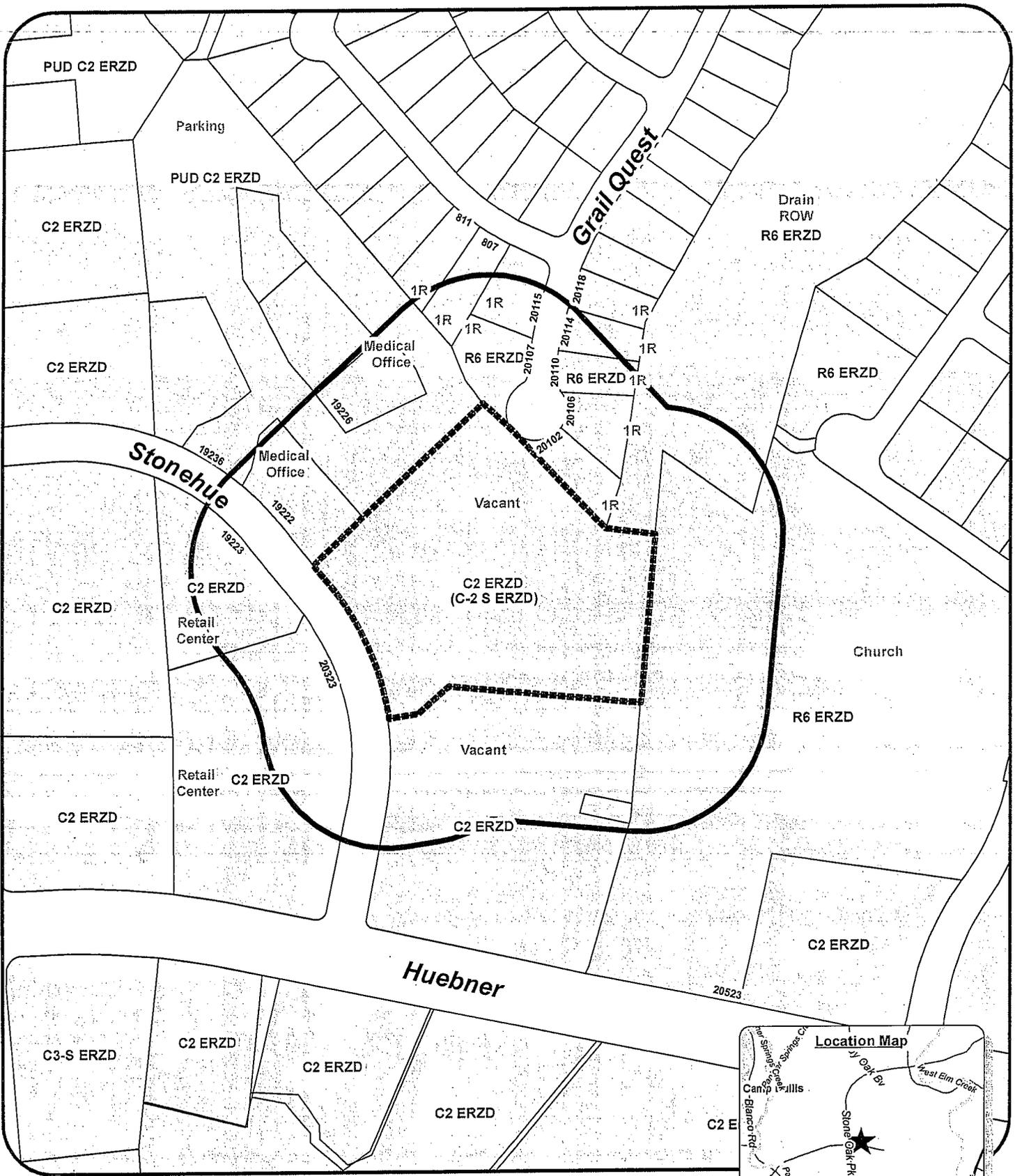
Map Page 513 E7

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Map Prepared by Aquifer Protection and Evaluation MJB 4/22/2008



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**Zoning Case Notification Plan**

**Case Z-2008-164**

Council District 9

Scale: 1" approx. = 200'

Subject Property Legal Description(s): 3.65 Acres out of NCB 19221 Block: 009

**Legend**

- Subject Property  (7.5 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(5/13/2008)

# CASE NO: Z2008164 S ERZD

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 9

**Ferguson Map:** 482 E8

**Applicant Name:**

Jason Dodd

**Owner Name:**

Wright Dayton Property, LP

**Zoning Request:** From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Hospital.

**Property Location:** 3.650 acres out of NCB 19221

20400 Block of Huebner Road

On the east side of Stonehue between Huebner to the south and Stone Oak Parkway to the northwest

**Proposal:** To allow a physical rehabilitation hospital

**Neigh. Assoc.** Stone Oak Communities of Mutual Amenities and Stone Oak Property Owners Association

**Neigh. Plan** None

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

### Staff Recommendation:

Approval

The subject property consists of undeveloped land with frontage on Stonehue. The property is surrounded by C-2 zoning. The surrounding land uses consist of medical offices and residential dwellings to the north; undeveloped land to the south; a retail shopping center to the west and a church to the east.

The applicant is requesting a zoning change in order to allow a physical rehabilitation hospital of approximately 40,000 square feet. A significant amount of C-2 zoning exists within the vicinity of the subject property. Staff finds the request to be appropriate given the subject property's location near a major arterial Huebner Road ( a Primary Arterial "Type A" street) to the south as well as the prevalence of commercial zoning and uses. The requested specific use for a physical rehabilitation hospital would be appropriate at this location in order to provide services that would compliment and serve the existing neighboring subdivisions and growing community. Furthermore, the base commercial zoning is not proposed to be changed and, therefore, the property may at any time still be developed for commercial uses in the future.

### SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 1 property.
3. The impervious cover shall not exceed 46.5% on site.

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



RECEIVED

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**SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet**

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, Gregory James, P.G., Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File  
**Subject:** Zoning Case Z2008164 (Global Rehab Hospital)

**Date:** May 28, 2008

**SUMMARY**

A request for a change in zoning has been made for an approximate 3.65-acre tract located on the city's north side. A change in zoning from **C-2 ERZD to C-2 SUP ERZD** is being requested by the applicant, Cirrus Group, by Jason Dodd. The change in zoning has been requested to allow for the development of a rehabilitation hospital development. The property is classified as a Category 1.

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

**LOCATION**

The subject property is located in City Council District 9, near the northeast intersection of Huebner Rd. and Stonehue. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from C-2 ERZD to C-2 SUP ERZD and will allow for the development of a rehabilitation hospital development named the Global Rehab Hospital. Currently the site is undeveloped with undisturbed vegetation.

2. Surrounding Land Uses:

A medical office park is located to the northwest and Knights Cross subdivision to the northeast of the property. Holy Trinity Catholic Church is located to the east of the property. Stonehue Rd. is located to the west of the property. Undeveloped property bounds the southern portion of the subject site.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on May 8, 2008 & May 13, 2008 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 3.65 acres and is part of a larger parent tract of approximately 7 acres. The site was moderately vegetated with native trees, tall grasses and leaf litter. A moderate exposure of bedrock was observed throughout the site. The native soil on the site consists of the Eckrant cobbly clay - Group C and approximately 0 to 1 feet thick. Some illegal dumping has occurred on the site.
- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. The exposed limestone observed on the subject site was consistent with characteristics of the Dolomitic Member.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section of thickness is approximately 110 to 130 feet.

- 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 southeast and stormwater should drain into an offsite unnamed tributary of Panther Springs Creek. Several small non-karst closed depressions were observed across the property, consisting mainly of tree-holes and animal burrows. Two features were listed on the geologic assessment for the subject tract and consisted of a man made sewer and a small solution cavity. These features were not rated as sensitive and did not appear to be sensitive during the field investigation. Additionally a

man-made concrete drainage way crossed the northern boundary of the site and several (sealed) test holes were observed. Off site; but within the 7 acre parent tract, a small solution cavity was found which did not appear to be sensitive. The hydrogeologic map shows an inferred fault traversing thru the southeast corner of the parent tract. Field observation did not find this feature to be sensitive.

## **ENVIRONMENTAL CONCERNS**

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

1. Site Specific Concerns:
  - A. The improper handling and disposal of medical and bio-hazardous material to be generated on-site.
  - B. The presence and proper installation and operation for a proposed AST located on the site which is for the required back up generator.
2. Standard Pollution/Abatement Concerns:
  - A. 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.
  - B. 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 46.5% on the site.
2. The Water Quality Ordinance allows for 65% impervious cover for commercial land use, however, the developer has provided a site plan and agrees not to exceed 46.5% impervious cover.
3. Outside storage of chemicals will not be permitted on the site.

4. The Aboveground Storage Tank (AST) shall not exceed greater than 600 gallons which is required for the back up generator.
5. The AST shall be placed within a containment basin designed to capture and retain a minimum of 150 percent of the storage capacity of the AST.
6. All valves, pipes, fittings, and other controls connected to the AST shall be placed within the containment basin.
7. A spill containment kit and approved absorbent materials designed to capture and retain potential spills shall be clearly labeled and displayed within 20 feet of the containment area.
8. Hazardous and/or contaminated material shall be placed in properly labeled containers and disposed of by a licensed waste hauler/bio-waste hauler. All medical waste shipping documents shall be available for inspection, upon request by the Aquifer Protection and Evaluation Section of SAWS. Incineration on site, of any waste, in any quantity shall be strictly prohibited.
9. The land uses within the project site 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 the project 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 not allowed, that land use will not be permitted on the project site.
10. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
11. 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. Department of Agriculture, shall be used.
12. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution

openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

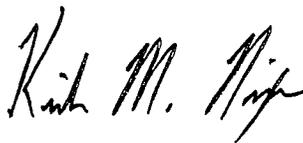
13. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

### General Recommendations

1. Prior to the release of any building permits, the 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 the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
  - D. A copy of the approved Water Pollution Abatement Plan.
2. 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.
3. If a water quality basin is constructed on the property, the following is required:
  - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
  - B. 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 SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.

- E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
4. 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.
5. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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



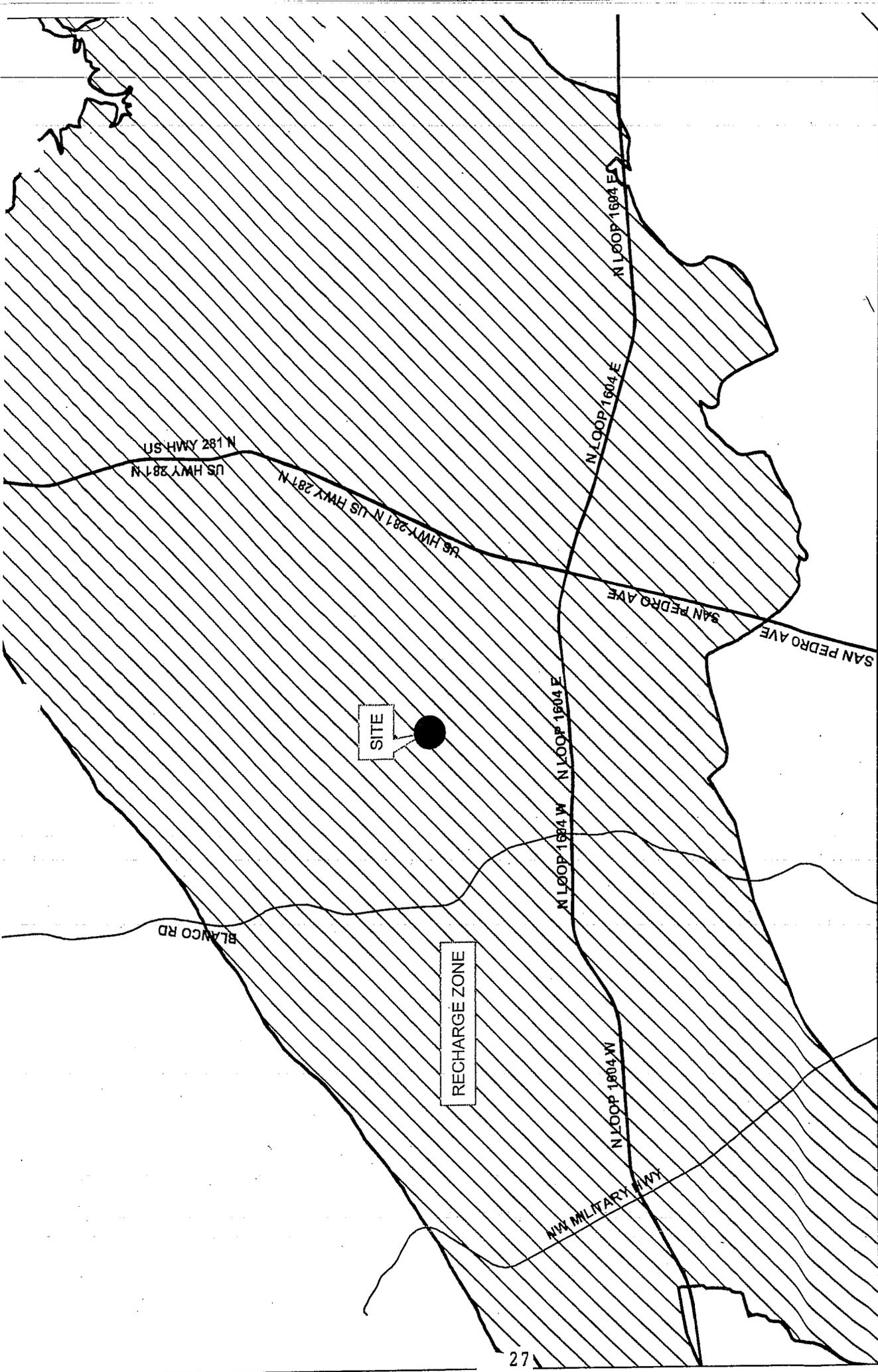
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director  
Resource Protection & Compliance Department

KMN:MAE



ZONING FILE: GLOBAL REHAB HOSPITAL (FIGURE 1)

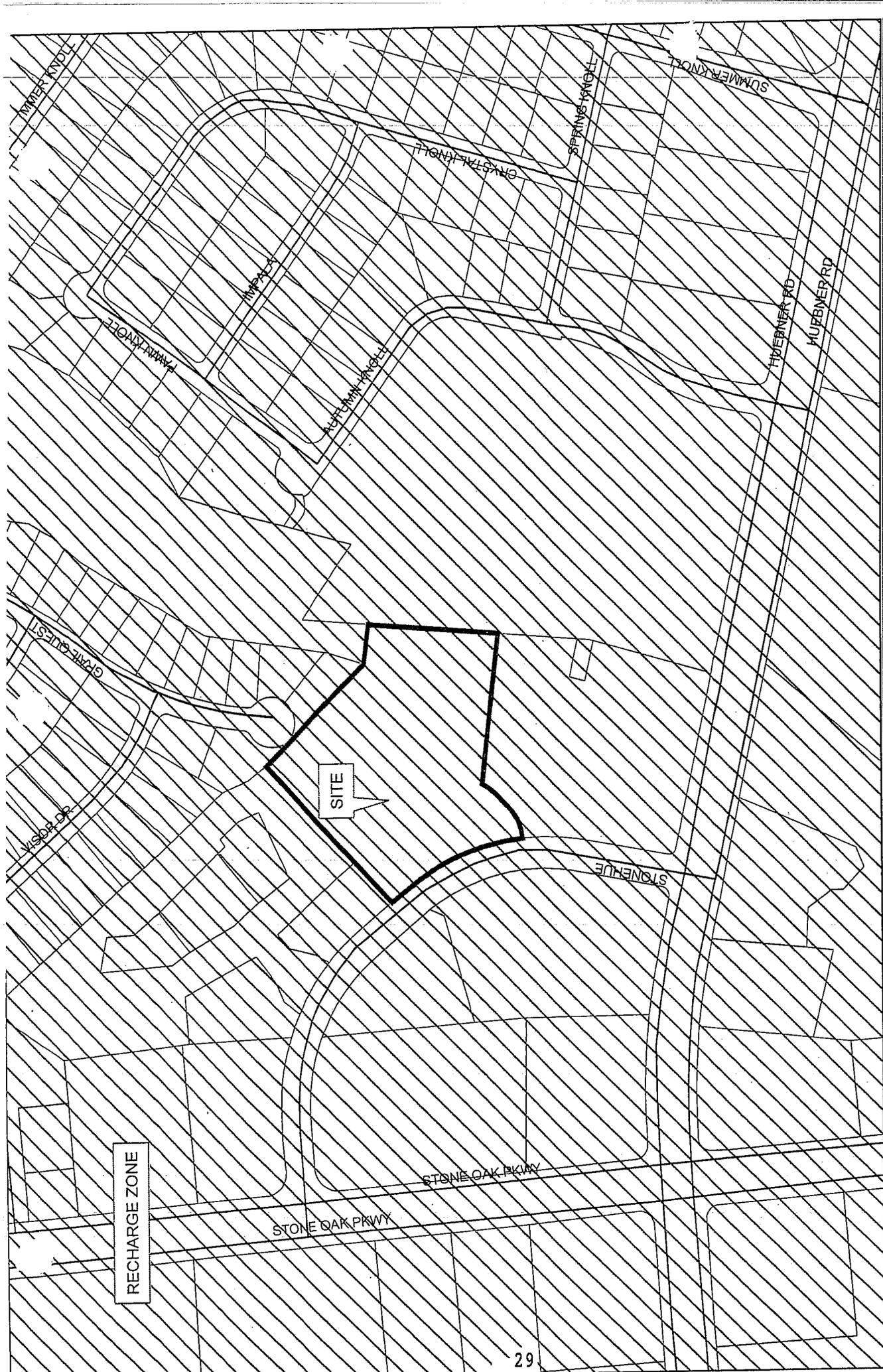
ZONING ID: Z2008164

MAP PAGE: '82, E 7 X= 2129767 Y= 13776156

Map Prepared by Aquifer Protection & Evaluation MAE 5/6/2008

1 inch equals 6,011.176885 feet





ZONING FILE: GLOBAL REHAB HOSPITAL (FIGURE 2)

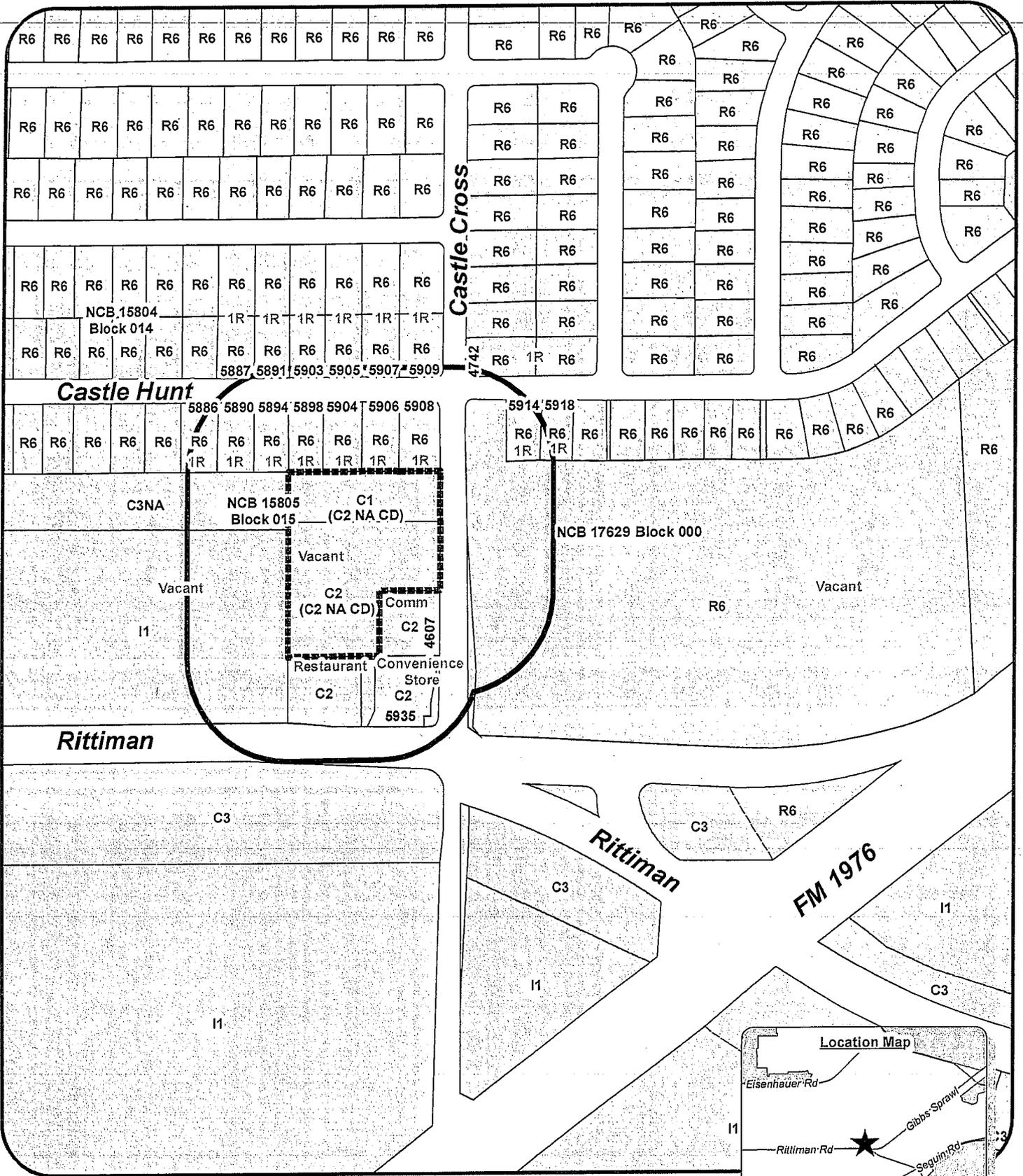
ZONING ID: Z2008164

MAP PAGE: 482, E 7 X= 2129767 Y= 13776156

Map Prepared by Aquifer Protection & Evaluation MAE 5/12/2008



1 inch equals 237.614259 feet



**Zoning Case Notification Plan**

**Case Z-2008-156**

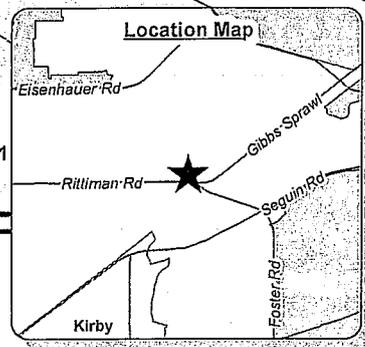
Council District 2

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Lot N 212.84 FT OF 30 Block 015 NCB 15805

**Legend**

- Subject Property  (1.91 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept (5/6/2008)

# CASE NO: Z2008156 CD

## Final Staff Recommendation - Zoning Commission

**Date:** July 15, 2008  
**Council District:** 2  
**Ferguson Map:** 585 B4  
**Applicant Name:** Corina Uribe  
**Owner Name:** Corina Uribe  
**Zoning Request:** From "C-2" Commercial District and "C-1" Light Commercial District to "C-2 NA CD" (CD-Warehousing) Commercial District, Nonalcoholic Sales with a Conditional Use for Warehousing.  
**Property Location:** 1.904 acres out of NCB 15805  
On the west side of Castle Cross, midblock between Castle Hunt Drive to the north and Rittiman Road to the south  
On the west side of Castle Cross, midblock between Castle Hunt Drive to the north and Rittiman Road to the south  
**Proposal:** To allow warehousing  
**Neigh. Assoc.** East Village Neighborhood Association  
**Neigh. Plan** None  
**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Denial

The subject property consists of undeveloped land with the sole frontage on Castle Cross which is identified as a collector street in the City's Major Thoroughfare Plan. The property is adjacent to R-6 zoning to the north and east; C-2 zoning to the south and C-3 and I-1 zoning to the west. The surrounding land uses consist of single-family residential dwellings to the north; undeveloped land to the east and west and a restaurant, car wash and convenience store to the south. The property directly to the west, which is located on the 5600 block of Rittiman Road, was the subject of a rezoning case (Z2004204) in which the applicant was granted a zoning change from R-6 Residential Single-Family District to I-1 General Industrial District and C-3 NA General Commercial District, Nonalcoholic Sales.

The applicant is requesting a zoning change to allow the development of warehouses. The proposed use would not be compatible with the surrounding zoning districts and current uses in the vicinity. Warehousing is identified in the UDC as a use requiring a minimum zoning district of L Light Industrial to be allowed by-right. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in L may be allowed as a conditional use in C-2.

A single family development exists to the north of the subject property. Industrial uses are not recommended adjacent to residential uses. The existing C-2 and C-1 Commercial Districts are an appropriate transition between the commercial uses at the corner of Castle Cross and Rittiman Road and the low-density residential uses to the north of the subject property. Given the use permitted within the requested zoning district and considering the adjacent homes, C-2 CD for warehousing would appear to be too intense at this location.

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



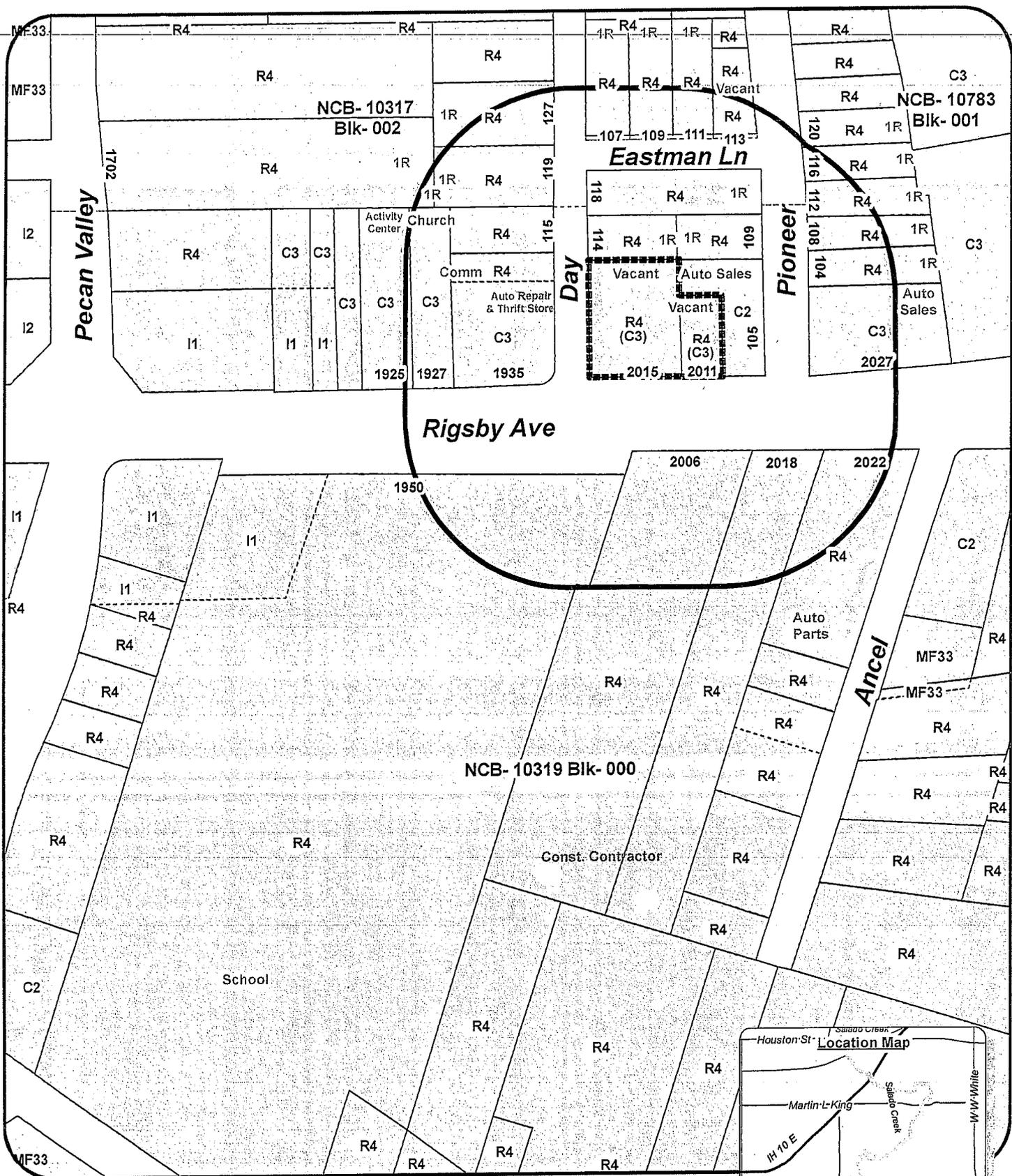
# **CASE NO: Z2008156 CD**

**Final Staff Recommendation - Zoning Commission**

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1. All on-site lighting shall be directed onto the site and pointed away from any residential zoning or uses using 90 degree or less cut-off fixtures; and
2. A 25 foot "Type D" landscape buffer shall be provided along the north property line.

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



**Zoning Case Notification Plan**

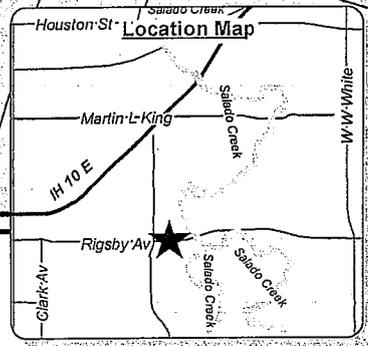
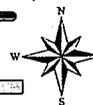
**Case Z-2008-167**

Council District 2

Scale: 1" approx. = 150'

**Legend**

- Subject Property  (0.45 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Subject Property Legal Description(s): Lot: B-6 Block: 000 NCB: 10751

City of San Antonio - Development Services Dept  
(5/29/2008)





# CASE NO: Z2008167

## Final Staff Recommendation - Zoning Commission

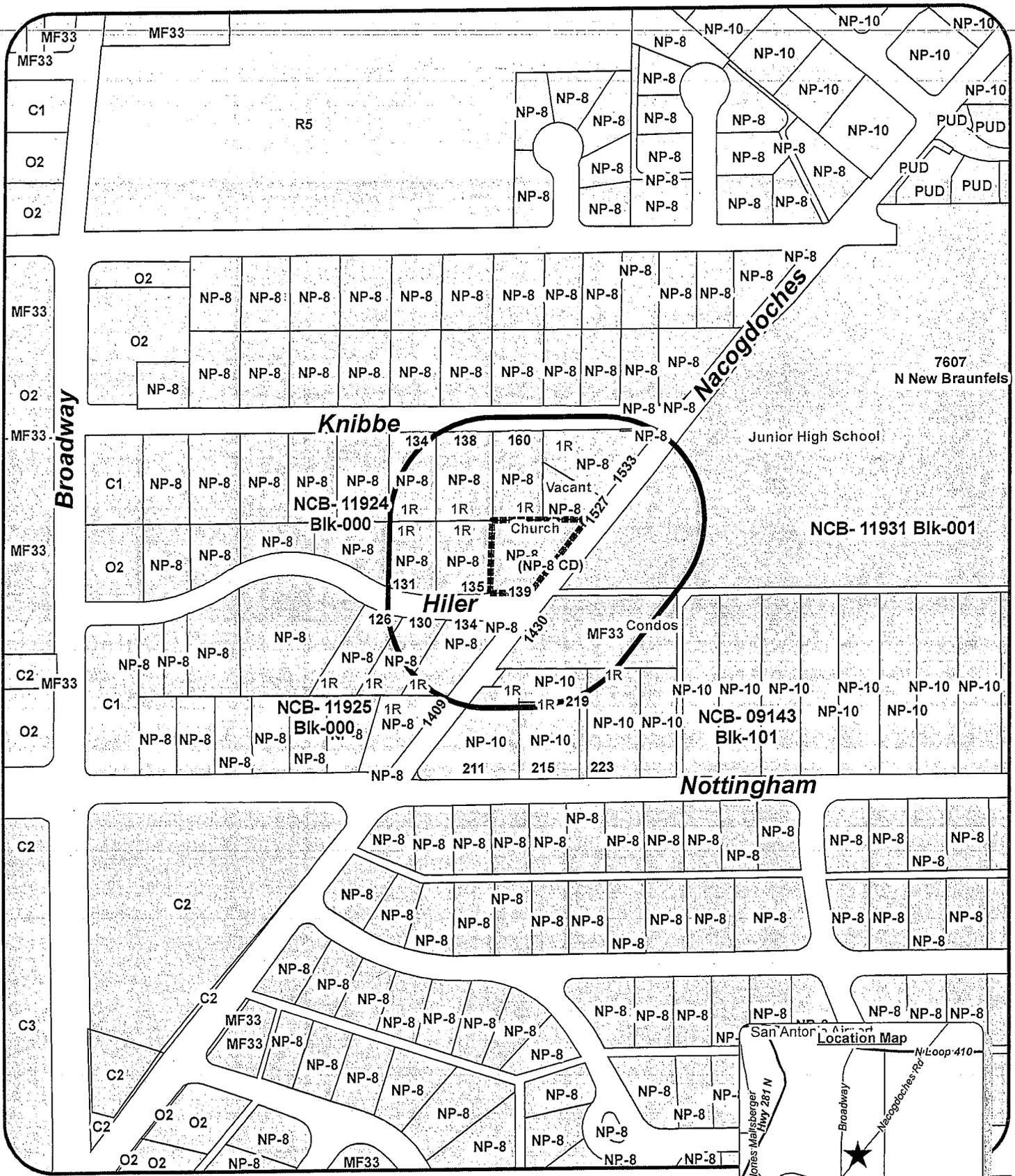
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residential zoning.

The application of a Conditional Use also provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of uses allowed. In addition to the alternate recommendation of "C-2 CD", staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses, using 90-degree or less cut-off fixtures.
2. A 6-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
3. No storage of junk vehicles shall be allowed.

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



**Zoning Case Notification Plan**

**Case Z-2008-170**

Council District 9

Scale: 1" approx. = 250'

Subject Property Legal Description(s): 0.43 Acres out of NCB 11924

**Legend**

- Subject Property  (0.43 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(5/29/2008)

# CASE NO: Z2008170 CD

## Final Staff Recommendation - Zoning Commission

**Date:** July 15, 2008 Zoning Commission Continuance from June 17, 2008

**Council District:** 9

**Ferguson Map:** 583 C2

**Applicant Name:** Wayne A. Christian  
**Owner Name:** Diocese of the South Central Charismatic Episcopal Church

**Zoning Request:** From "NP-8" Neighborhood Preservation District to "NP-8" (CD-Professional Office) Neighborhood Preservation District with a Conditional Use for a Professional Office.

**Property Location:** 0.43 acres out of NCB 11924  
139 Hiler Road  
The northwest corner of Hiler Road and Nacogdoches Road

**Proposal:** To allow a professional office

**Neigh. Assoc.** Oak Park/Northwood Neighborhood Association

**Neigh. Plan** Northeast Inner Loop Community Plan

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

### Staff Recommendation:

A finding of consistency is not required because there is no request to change the base zoning district. The Northeast Inner Loop Neighborhood Plan calls for Low Density Residential at this location, being primarily composed of single-family houses on individual lots located within walking distance of schools and parks.

Approval, with conditions.

The subject property, located at the northwest corner of Hiler Road and Nacogdoches Road, is approximately 0.43 acres in size. The existing structure measures approximately 2,651 square feet, and was built in 1975. The structure is currently used as a church. Much of the lot is paved and is used as parking for the church. The property was annexed in 1952, per ordinance 18115. After annexation, the subject property was zoned "A" Single Family Residence District. The property was rezoned to "R-1" Single Family Residence District in 1994, which then converted to "R-6" Residential Single-Family District upon the adoption of the 2001 Unified Development Code. In 2006, the property was rezoned to "NP-8" Neighborhood Preservation District, as part of a large-area rezoning. Surrounding zoning includes "NP-8" to the north, south and west, "MF-33" Multi-Family District and "NP-10" Neighborhood Preservation District to the southeast, and "R-5" Residential Single-Family District to the east. Surrounding land uses include single-family homes to the north, south and west; condos and single-family homes to the southeast, and Alamo Heights Junior High School to the east. Multi-family, retail and office uses are in close proximity, along Broadway to the west. The City's Major Thoroughfare Plan identifies Nacogdoches Road as a Secondary Arterial "Type B" and Hiler Road as a local street.

The applicant requests "NP-8" (CD-Professional Office) Neighborhood Preservation District with a Conditional Use for a Professional Office. Staff finds the request to be appropriate as the office would provide a buffer between the residentially zoned properties to the west and the arterial road and school to the east. Additionally, the existing structure and pavement on the lot are not residential in nature. The proposed conditional use would allow a suitable use in the existing building, while maintaining the possibility of future residential development. A professional office would be a less-intense use than the existing church, as such

# CASE NO: Z2008170 CD

## Final Staff Recommendation - Zoning Commission

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offices typically generate less traffic.

The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of uses allowed. If approved, the following conditions are applicable per the Unified Development Code, unless otherwise modified by City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
- C. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

In addition to the conditions listed above, staff recommends the following:

- 1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses, using 90 degree or less cut-off fixtures.
- 2. A 6-foot tall, solid screen fence shall be maintained where the subject property abuts residential uses along its side and rear yards.

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

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008170

**Address:** 119 Hiller Road (aka 139 Hiler Road), San Antonio, Texas, 78209

**Existing Zoning:** NP-8 Neighborhood Preservation District

**Requested Zoning:** NP-8 Conditional District -Professional Office

**Registered Neighborhood Association:**  
Oak Park/Northwood Neighborhood Association

**Neighborhood/Community/Perimeter Plan:**  
Northeast Inner Loop Neighborhood Plan

**Future Land Use for the site:**

Low Density Residential includes single family residential development on individual lots. It can include certain non-residential uses, such as places of worship, schools, and parks that are centrally located for convenient neighborhood access. These single family homes on individual lots are located within walking distance of schools and parks. This use is found throughout the community.

**Other Comments:**

The applicant is seeking a NP-8 Neighborhood Preservation District- Conditional District-Professional Office designation to convert the onsite building to a law office. NP-8 Conditional District -Professional Office districts are designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. The future land use is low density residential as described above. The NP-8 Neighborhood Preservation District- Conditional District, Professional Office designation is consistent with low density residential. According to the Northeast Inner Loop Neighborhood Plan, residential areas are generally located throughout the community (p31).

The proposed site is located at 119 Hiller Road (aka 139 Hiller Road). Although zoned residential, the site is currently does not have a residential use; its was formerly utilized as a church and has a church building and parking lot. Religious buildings are permitted in residential zoning districts. Alamo Heights Middle School and a one-story multi-family unit are located to the east of the property across Nacogdoches. Single family residential development is located to the north, west, and south of the property.

Staff recommends approval of this proposal, based on the following factors: The NP-8 Conditional District - Professional Office designation will keep the desired larger lot size for this area in which large residential lots are characteristic to this neighborhood. Its location on Nacogdoches Road, a major thoroughfare, and directly across from a Middle School is appropriate for a light intensity transitional use such as an office, which could serve as a buffer to the residential area while providing convenient access to office patrons. Since it is located on a corner, and not within the interior of the neighborhood, the site would be a logical transition for an office use. However, a neighborhood commercial use would be too intense for this area. A fence currently separates the property from the residential adjacencies, serving as an additional buffer.

**Analysis:**

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

Consistency not required because base zoning not changing

**Staff Recommendation:**

Approval  Denial  Alternate Recommendation

**Recommended Conditions:**

1. Lighting will be angled away from residential lots.
2. Hours of operation will be limited from 7:00 AM to 6:00 PM.
3. There will be no exterior signage, except for a name plate not exceeding 3 square feet in area.

**Reviewer:** Loretta N. Olison

**Title:** Senior Planner

**Date:** 06/02/2008

06/02/08



**Zoning Case Notification Plan**

**Case Z-2008-178**

Council District 6

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot: 29 Blk: 000 NCB: 8240

**Legend**

- Subject Property (Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/4/2008)

# CASE NO: Z2008178

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 6

**Ferguson Map:** 615 B4

**Applicant Name:**

**Owner Name:**

Glenn E. Mock and Lawrence E. Lopez

ABC Recycling LLC

**Zoning Request:** From "C-3R" General Commercial District, Restrictive Alcohol Sales to "I-2" Heavy Industrial District.

**Property Location:** Lots 28 and 29, NCB 8240

263 and 267 Old US Highway 90 West

On the north side of Old US Highway 90 West, between Southwest 34th Street and South San Joaquin

**Proposal:** To allow a recycling facility with outside storage and/or processing

**Neigh. Assoc.** Los Jardines Neighborhood Association is within 200 feet

**Neigh. Plan** None

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

**Staff Recommendation:**

Denial, with an alternate recommendation

A recycling facility with ingress/egress on Old US Highway 90 West occupies the subject property. The subject property is adjacent to C-3 zoning in all directions. The surrounding land uses consist of vacant land, commercial uses and two churches to the south; apartments, a church and the Edgewood Independent School District administration office to the west as well as commercial uses to the east.

In 2002 upon adoption of the Unified Development Code, the existing C-3 zoning converted from the previous B-3 zoning. A recycling facility is not permitted in the C-3 District, deeming this use as non-conforming. The non-conforming status does not allow the proposed expansion, as one may not expand a non-conforming use as per Article VII of the UDC. The use on the subject property, which is located at 267 Old Highway 90 West was registered as a non-conforming use on May 28, 2008. The applicant's request to rezone would allow future expansions on the subject property.

The requested I-2 zoning, and proposed use, would not be compatible with the surrounding zoning districts and current uses along Old Highway 90 West. A recycling facility with outside storage is identified in the UDC as a use only allowable in the I-2 Heavy Industrial District. If the subject property is rezoned to I-2, this zoning would allow not only the existing recycling facility, but also a plethora of intensive uses that would likely have negative impacts on nearby residences, retail and office uses.

As an alternate recommendation, staff suggests the C-3 CD S district as the most appropriate zoning for this property. A C-3 CD commercial zoning with a conditional use for a recycling facility would be more compatible with the surrounding zoning and would allow uses more in character with surrounding development than would I-2. Further, due to the outside storage of recyclable materials in portable containers, staff would also recommend a specific use authorization for screened outside storage, which will require a site plan submittal.

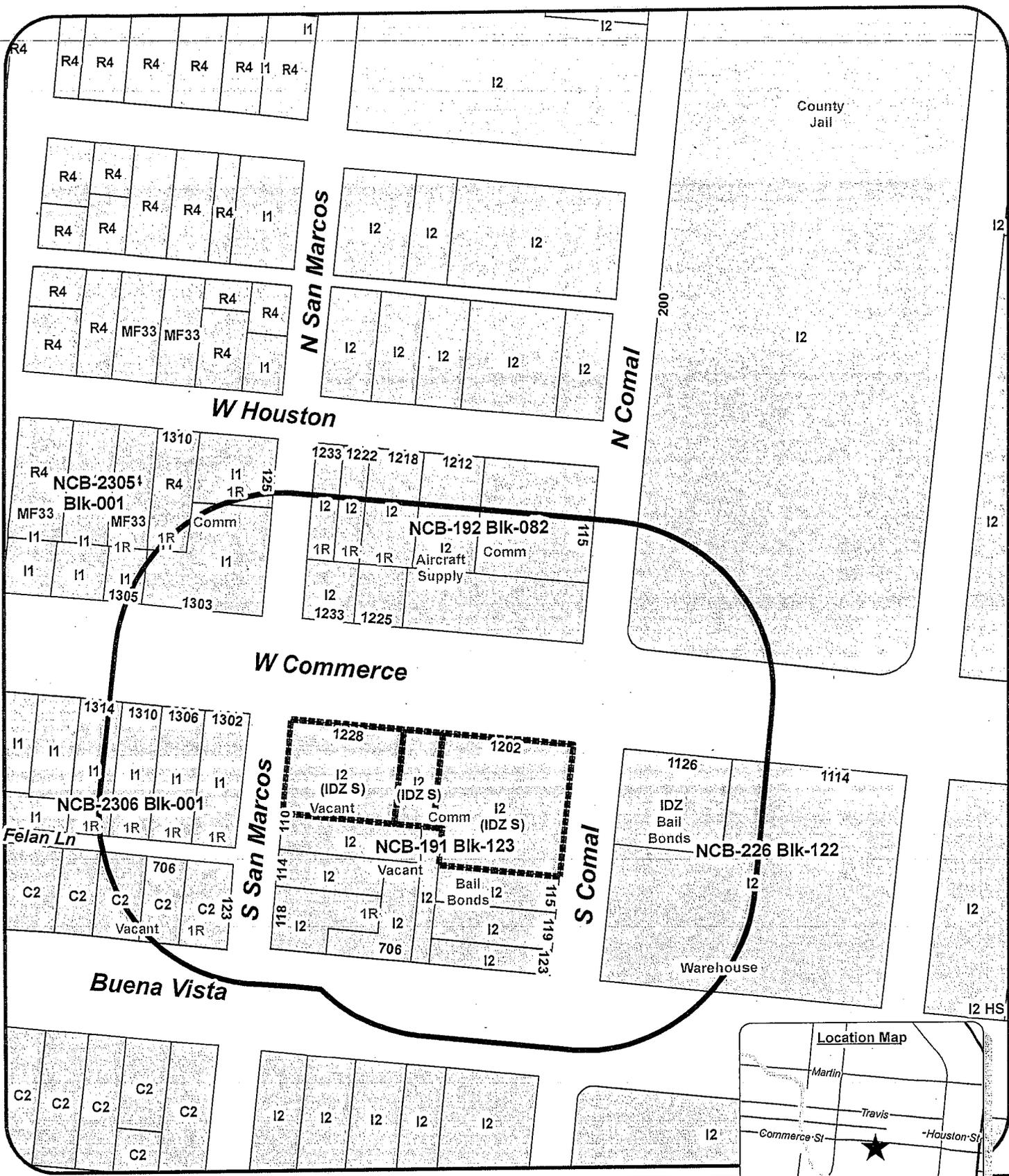


# **CASE NO: Z2008178**

**Final Staff Recommendation - Zoning Commission**

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



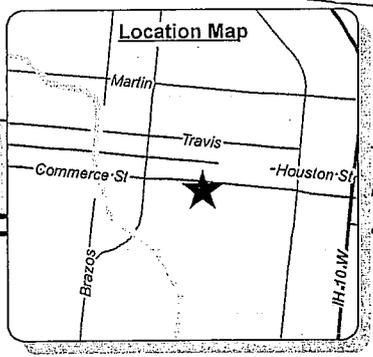
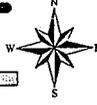
**Zoning Case Notification Plan**  
**Case Z-2008-186 S**

Council District: 5  
 Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lots: 1 thru 5, the West 1/2 of lot 6, and lot 7 Block 123 NCB 191

**Legend**

- Subject Property (dashed line) (1.012 Acres)
- 200' Notification Buffer (thick solid line)
- Current Zoning (R6)
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain (shaded area)



City of San Antonio - Development Services Dept  
 (6/6/2008)

# CASE NO: Z2008186 S

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 5

**Ferguson Map:** 616 C5

**Applicant Name:**

**Owner Name:**

William B. Kingman

Fredo Properties, Inc.

**Zoning Request:** From "I-2" Heavy Industrial District to "IDZ S" Infill Development Zone with uses permitted in C-2 S Commercial District with a Specific Use Authorization for a Bail Bond Office.

**Property Location:** 1.012 acres out of NCB 191

1202 and 1228 West Commerce

On the south side of West Commerce Street, between South San Marcos and South Comal Street

**Proposal:** To allow a Bail Bond Office

**Neigh. Assoc.** Prospect Hill Neighborhood Association is within 200 feet

**Neigh. Plan** Downtown Neighborhood Plan

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

### Staff Recommendation:

Inconsistent

The Downtown Neighborhood plan designates the subject property as Residential. The applicant submitted a plan amendment application for a Mixed Use land use designation, and it was approved by the Planning Commission on June 25, 2008.

Approval, pending plan amendment

The subject property contains a commercial structure of approximately 14,000 square feet in size with ingress/egress on South Comal Street. The subject property is adjacent to I-2 zoning to the north and south; I-1 and C-2 zoning to the west as well as C-3 and I-2 zoning to the east. Surrounding land uses consist of a warehouse and a bail bonds office to the east; vacant land and commercial uses to the north and residential dwellings, vacant land and commercial uses to the west and south. The Bexar County Jail is across W. Commerce Street to the northeast. The property directly to the east, which is located at 1126 West Commerce Street was the subject of a recent rezoning case (Z2008063) in which the applicant was granted a zoning change from I-2 Heavy Industrial District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District for a bail bond office.

The applicant is requesting a zoning change to allow a bail bond office use in the existing structure. This requested rezoning is a reduction in intensity from I-2 to IDZ with uses permitted in C-2 S. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures within existing developed areas. The subject property is located within an area where adaptive re-use of property is encouraged. Given the existing use pattern in the area and the location of the subject property, the proposed infill development and specific use for a bail bonds office is appropriate for and suitable to the area.



# **CASE NO: Z2008186 S**

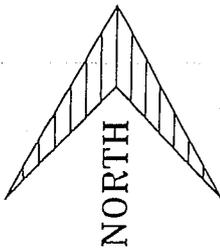
## **Final Staff Recommendation - Zoning Commission**

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The Infill Development Zone district provides flexible standards for the development and reuse of underutilized parcels. This zoning district is intended to facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built up areas by waiving some standards, including those related to parking, landscaping, buffering, open space and building location.

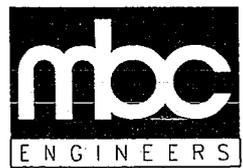
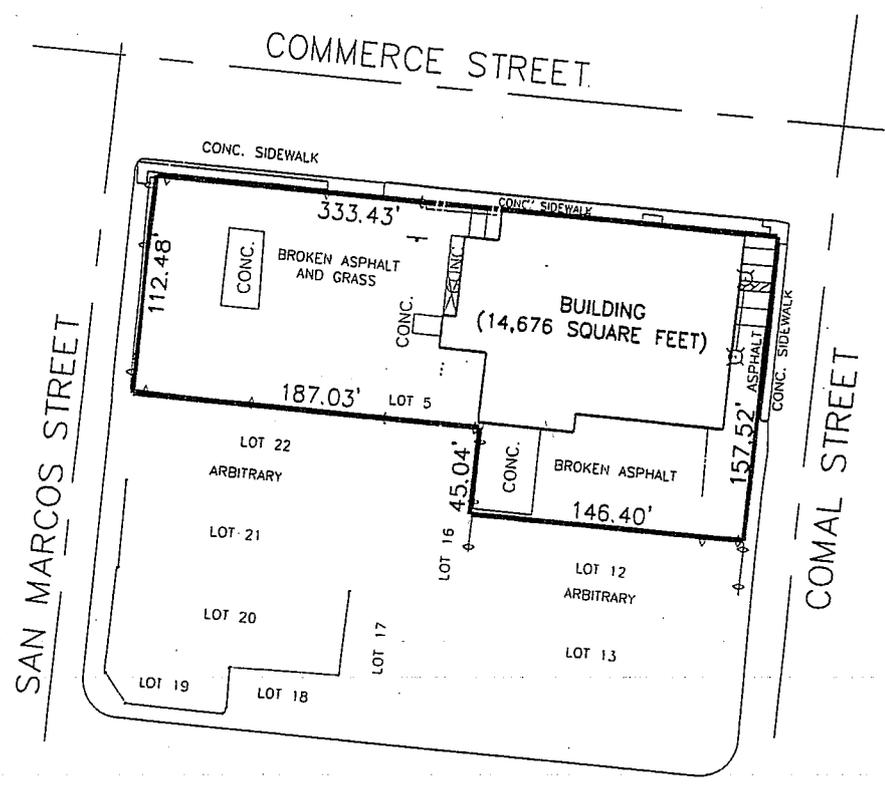
**CASE MANAGER :** Brenda Valadez 207-7945

2 2008100



SCALE: 1"=100'

BUILDING SQUARE FOOTAGE= 14,676 S.F.  
ALL PAVED AREA SQUARE FOOTAGE= 14,710 S.F.  
INTENDED USE OF PROPERTY: BAIL BONDS BUSINESS



1035 Central Parkway North  
San Antonio, Texas 78232  
(210) 545-1122  
FAX (210) 545-9302

### SITE PLAN FOR SPECIFIC USE PERMIT

OF A 1.012 ACRE (44,094 SQUARE FEET) TRACT OF  
LAND COMPRISED OF ARBITRARY LOTS 1 THRU 11,  
COUNTY BLOCK 123, NEW CITY BLOCK 191 IN THE  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DESIGN	GS
DRAWN	BCG
CHECKED	IRI
DATE	May 27, 2008
JOB NO.	29958-1270
PAGE	1 of 1

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008186

**Address:** 1202 and 1228 W. Commerce Street

**Existing Zoning:** I-2                      **Requested Zoning:** IDZ w/uses permitted in C-2 S (Bail Bond Office)

**Registered Neighborhood Association(s):** Prospect Hill Neighborhood Association (within 200 feet)

**Neighborhood/Community/Perimeter Plan:** Downtown Neighborhood Plan

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

**Other Comments:** Plan Amendment 08026 – Requesting change from Residential to Mixed Use

**Analysis:** The subject properties, located adjacent to the W. Commerce Street bridge, are located in the 'P' District of the Downtown Neighborhood Plan which, when the plan was adopted in 1999, was categorized as the Colorado Street/Prospect Hill district with the goal of infilling and rehabilitating the existing single family neighborhood "to maintain existing neighborhood integrity and character" (pg. 10). District P is currently designated Residential on the Plan's Land Use map.

Since Plan adoption, significant transition has begun throughout the surrounding area; much to do with the proposed County Jail expansion directly adjacent to the north, the proposed Westside Multimodal project to the east and the pending Haven for Hope development to the north. For decades, industrial uses have held a strong presence throughout this area however; many of those buildings are now vacant and being readapted for other uses. In addition, although single family homes do continue to exist within this district, many have been converted to office or commercial buildings, particularly along N. San Marcos Street, which will front the County Detention Center after expansion. Given these changing conditions, staff is currently analyzing the Downtown Plan for a potential plan update, and is in the process of formulating recommendations.

Plan objectives do support Mixed Use land uses along Commerce. Within the Urban Design Guidelines section of the Plan (pg. 20), it states, "Commerce Street is seen as a low-to-mid-rise mixed use corridor". There are several other references to the promotion of a Mixed Use environment in this area; for example, a mixed-use parking garage near Commerce and IH-35, promoting pedestrian linkages and streetscaping on and around Commerce St. and creating a gateway along Commerce St., west of Frio (pg. 28).

Given the intensity and diversity of the surrounding uses, a Mixed Use land use may be more appropriate for this location than Residential uses. The subject property is situated along W. Commerce Street, a Primary Arterial Type B, which could support the requested higher intensity Mixed Use Land Use. Furthermore, such a highly trafficked arterial is generally an inappropriate location for residential uses.

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 plan amendment                       Denial

Alternate Recommendation

**Reviewer:** Andrea Gilles

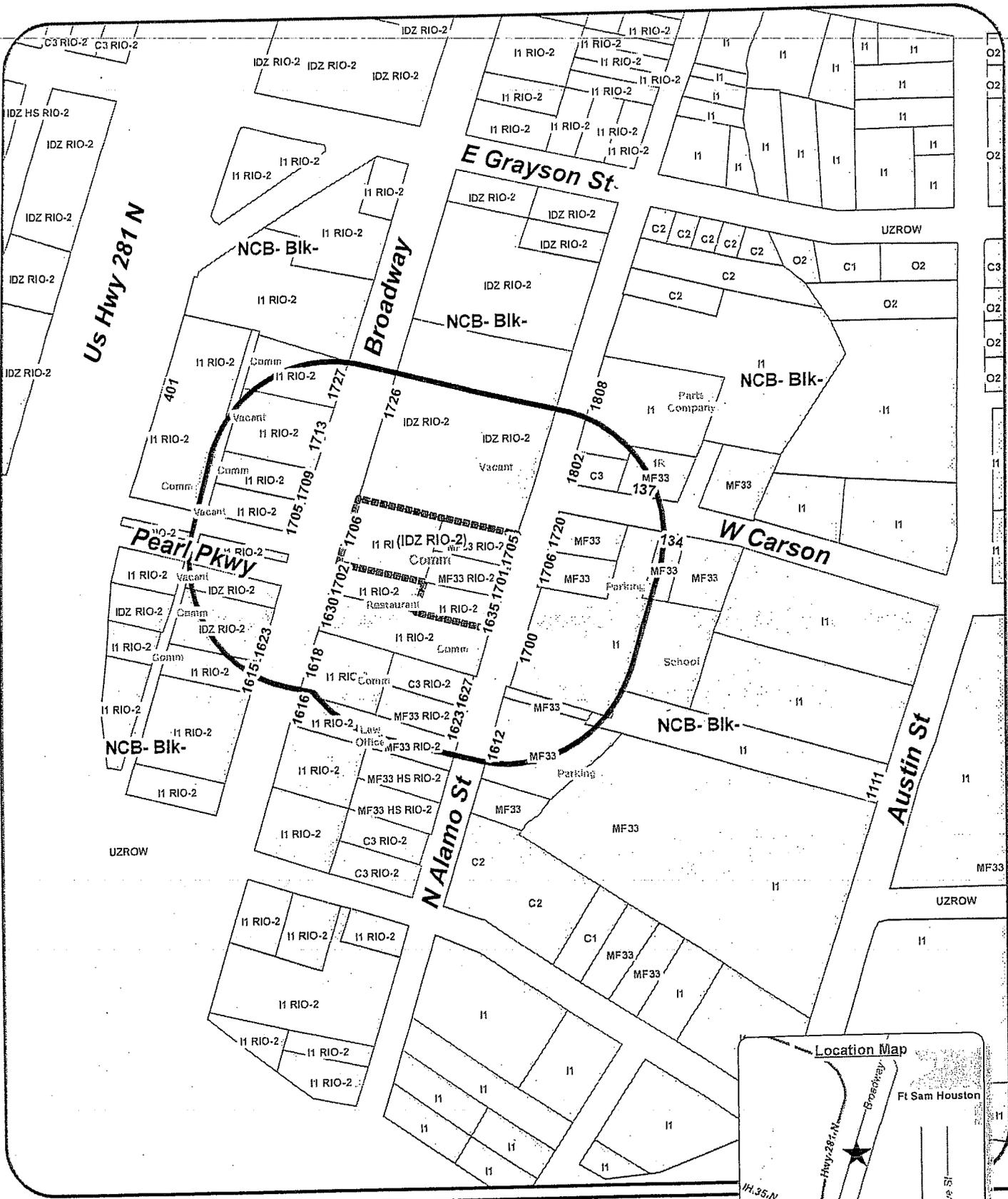
**Title:** Senior Planner

**Date:** 06/19/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 07/03/2008

12/30/04



**Zoning Case Notification Plan**

**Case Z-2008-187**

Council District 2

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lots: 7, 8, 9, 16, & 17 Blk: 011 NCB: 1765

**Legend**

- Subject Property (0.7475 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/13/2008)

# CASE NO: Z2008187

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 2

**Ferguson Map:** 616 F3

**Applicant Name:**  
Regent Communities Partners, L. P.

**Owner Name:**  
SA Intown Fund, LP

**Zoning Request:** From "I-1 RIO-2" General Industrial River Improvement Overlay District and "MF-33 RIO-2" Multi-Family River Improvement Overlay District to "IDZ RIO-2" Infill Development Zone River Improvement Overlay District with uses permitted in "C-2" Commercial District and Multi-Family Dwellings at a maximum density of 75 units per acre.

**Property Location:** Lot 7, Lot 8, Lot 9, Lot 16 and Lot 17, Block 11, NCB 1765  
1706 Broadway Street, 1705, 1701 and 1635 North Alamo Street  
Between Broadway Street and North Alamo Street

**Proposal:** To Allow Flexibility in a Mixed Use Project

**Neigh. Assoc.:** Government Hill Alliance Neighborhood Association

**Neigh. Plan:** Government Hill Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required for IDZ

### Staff Recommendation:

River Commission Recommendation:  
Since the subject property lies within the River Improvement Overlay District, the San Antonio River Commission is authorized to make a recommendation to the Zoning Commission if it so chooses. The Chairman of the River Commission reviewed the requested rezoning and determined that review by the River Commission was not needed at this time, however the River Commission may review the project at the plan review or permit stage.

**Consistency with Plan:**  
Inconsistent

The Government Hill Neighborhood Plan designates the subject property as moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. The requested zoning change is not currently consistent with the Land Use plan for this area and will require a plan amendment. Alternate Recommendation: IDZ with uses permitted in MF-50 and C-2. The subject parcels are located outside the permitted boundaries for downtown zoning and should therefore be zoned at a lesser intensity to provide a transition from the downtown urban core into the surrounding neighborhoods. A zoning change is contingent on approval of plan amendment to Mixed Use land use. Mixed use is consistent with the adjacent property to the north and the development pattern to the west, surrounding Pearl Brewery.

**Staff Recommendation:**  
Approval, pending an amendment to the Government Hill Neighborhood Plan.

The proposed mixed use development, combining both residential and commercial elements of land use, is appropriate and encouraged by the city's Master Plan. Broadway Street is a major north-south thoroughfare into downtown San Antonio, and re-development projects that promote diverse land uses on an urban, pedestrian friendly scale are appropriate in and around the downtown area. Additionally, the subject properties are located within the river improvement overlay which also encourages high density, mixed

# CASE NO: Z2008187

## Final Staff Recommendation - Zoning Commission

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developments as extensions of the downtown core.

The subject properties were included in the original 36 square mile city limit boundary and are therefore eligible for a rezone to IDZ, either as a base district or as an overlay zone. The applicants have requested IDZ as a base zone, as the existing zoning does not accommodate the type or scope of the proposed uses. Additionally, the applicants also seek the relaxation of the development standards offered by the IDZ designation. Although the infill development zone district waives many development standards, the presence of the river improvement overlay does impose some bulk and design standards in addition to prohibiting uses that may otherwise be permitted by a base zoning district. The River Improvement Overlay District was added to the subject property as per Ordinance 95908, adopted on June 13, 2002.

There are 5 lots that total about 0.7475 acres occupied by a commercial building and vacant single-family dwelling. There are two different zoning districts for the properties, I-1 and MF-33, and these districts are accompanied by the RIO-2, river improvement overlay. The industrial zoning, which extends along the frontage of Broadway Street, was originally established by ordinance in October of 1956 along both sides of Broadway. The adjacent multi-family zoning also dates to the 1950's.

The commercial building at 1706 Broadway Street was built in 1950 with 8405 square feet of storage area. The single-family dwelling at 1705 North Alamo Street was built in 1925 with 3320 square feet of living area. There are lots along N. Alamo to the south and east of the subject properties with C-3 zoning applied between 1967 and 1977, but most other lots in the vicinity have retained the long standing industrial and multi-family zoning districts and have a mix of office, commercial and sporadic residential uses.

The 0.7475 acre site is part of an overall development plan. The 3.2 acre development to the northeast has the same zoning as what is being requested. The Zoning Commission heard Zoning Case Z2006215 located at 1734, 1820 and 1826 Broadway Street and 1831 and 1835 North Alamo Street on August 15, 2006 and recommended Approval, pending Plan Amendment. The City Council recommended Approval on November 2, 2006.

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

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008187

**Address:** 1706 Broadway; and 1705, 1701 and 1635 N. Alamo

**Existing Zoning:** I-1 RIO-2 and MF-33 RIO-2

**Requested Zoning:** IDZ RIO-2 with uses permitted in MF-50 CD up to 75 units per acre; and C-2

**Registered Neighborhood Association(s):** Government Hill Alliance

**Neighborhood/Community/Perimeter Plan:** Government Hill Neighborhood Plan

**Future Land Use for the site:** Local/Convenience Commercial

Category Description: Moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

### Analysis:

The request falls within the RIO-2 district. The maximum height in this district is 120 ft, or 10 stories, however, the RIO ordinance also states that "building heights should be configured such that a comfortable human scale is established around the edges of properties." This is of particular importance along the Broadway corridor, as there is an opportunity for this development to enhance the corridor as an active pedestrian/bicycle friendly environment and as a transition from of the downtown core. The changing conditions of the Broadway corridor over the past several years indicate that this may be an appropriate location to offer neighborhood scale retail services, combined with multi-family residential uses.

Although the subject parcels are located in an area that is transitioning to higher density, mixed use developments, they do fall outside of the area designated as the "Downtown" district, which was created to encourage the development of the City's central business district. The applicant's request to allow for uses permitted in Multi-family up to 75 units per acre in effect, equates to Downtown zoning. Due to the parcel's location outside the limits of the Downtown district, a lesser intensity multi-family zoning may be more appropriate to provide a transition from the downtown urban core into the surrounding neighborhoods.

In addition, the Tobin Hill Land Use Plan, recently adopted in February 2008, covers the area immediate adjacent to the west of the subject parcel located at 1706 Broadway. The adjacent parcels within the Tobin Hill Land Use Plan are designated High Density Mixed Use, for which the most intense recommended residential zoning category is MF-40. Given the location of the subject parcels outside of the Downtown central business district and the adjacent land use plan designations, an MF-50 zoning classification may be more appropriate for the residential component of this request.

Due to the location of the subject parcels within the RIO-2 district, staff from the Planning and Community Development's Historic Division was consulted, and they have advised that the structure at 1706 Broadway has been identified as one of high integrity. It is recommended that the applicant consult with Historic Staff for further information and guidance.

The requested zoning change is not currently consistent with the Land Use plan for this area and will require a plan amendment.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

12/30/04



# Neighborhood and Urban Design Division

## Zoning Case Review

**Staff Recommendation:**

Approval

Denial

Alternate Recommendation

IDZ with uses permitted in MF-50 and C-2. The subject parcels are located outside the permitted boundaries for downtown zoning and should therefore be zoned at a lesser intensity to provide a transition from the downtown urban core into the surrounding neighborhoods. A zoning change is contingent on approval of plan amendment to Mixed Use land use. Mixed use is consistent with the adjacent property to the North and the development pattern to the west, surrounding Pearl Brewery.

**Reviewer:** Andrea Gilles

**Title:** Senior Planner

**Date:** 6/9/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 6/30/2008



# CASE NO: Z2008189

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 2

**Ferguson Map:** 618 D4

**Applicant Name:**

**Owner Name:**

The 4300 Highway 90 East Limited  
Partnership

The 4300 Highway 90 East Limited Partnership

**Zoning Request:** From "R-5" Residential Single-Family District to "O-1" Office District.

**Property Location:** 0.2 acres out of Lot 19, Block 19, NCB 10616

4300 IH 10 East

The east side of Highway Drive, south of IH 10 East

**Proposal:** To allow an employee parking lot

**Neigh. Assoc.** None

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval.

The subject property consists of approximately 0.2 acres located on the east side of Highway Drive, south of IH 10 East. The subject property is a small portion of a larger 7.07 acre lot, which is used by a trailer sales company and a trucking company. The subject portion of the lot is currently fenced, paved, and is used as truck parking. The property was annexed in 1952, per ordinance 18115 and was originally zoned "A" Single Family Residence District. The original zoning converted to "R-5" Residential Single-Family District upon the adoption of the 2001 Unified Development Code. Surrounding zoning includes "R-5" to the south, southeast, and southwest; and "O-2" Office District and "I-1" General Industrial District to the west, north, and east. There is a mix of zoning districts along the south side of IH 10 including single-family residential, commercial and industrial districts. Surrounding land uses include single-family homes to the south, southeast, and southwest; with trucking, trailer, and towing companies to the north, east, and west. There are gas stations, restaurants, and a church in close proximity to the north along IH 10 East and east along South W. W. White Road.

The applicant requests "O-1" Office District to bring the existing parking lot into compliance. Staff finds the request to be appropriate. The requested zoning would allow the legal continuation of a long-existing use. The requested "O-1" zoning district also provides an adequate buffer between the "I-1" zoning to the north and east, and the residential homes to the south.

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



# CASE NO: Z2008190

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 2

**Ferguson Map:** 652 F1

**Applicant Name:**

**Owner Name:**

Gabriel Carrero

Gabriel Carrero & GCA Investment Inc

**Zoning Request:** From "R-5" Residential Single-Family District; "C-2" Commercial District and "C-3NA" Commercial District, Nonalcoholic Sales to "C-2" Commercial District.

**Property Location:** Lots 1 through 5 and 11 through 16, Block 12, NCB 12918

2711 Southeast Loop 410 and 2718 Hollyhill

On the south side of Finis, between Hollyhill and Southeast Loop 410

**Proposal:** To allow an office

**Neigh. Assoc.:** None

**Neigh. Plan:** None

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

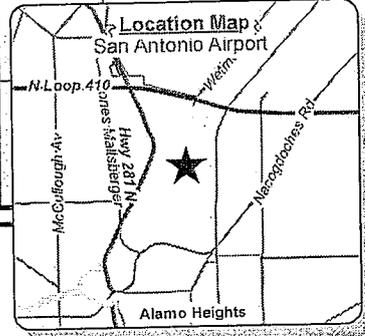
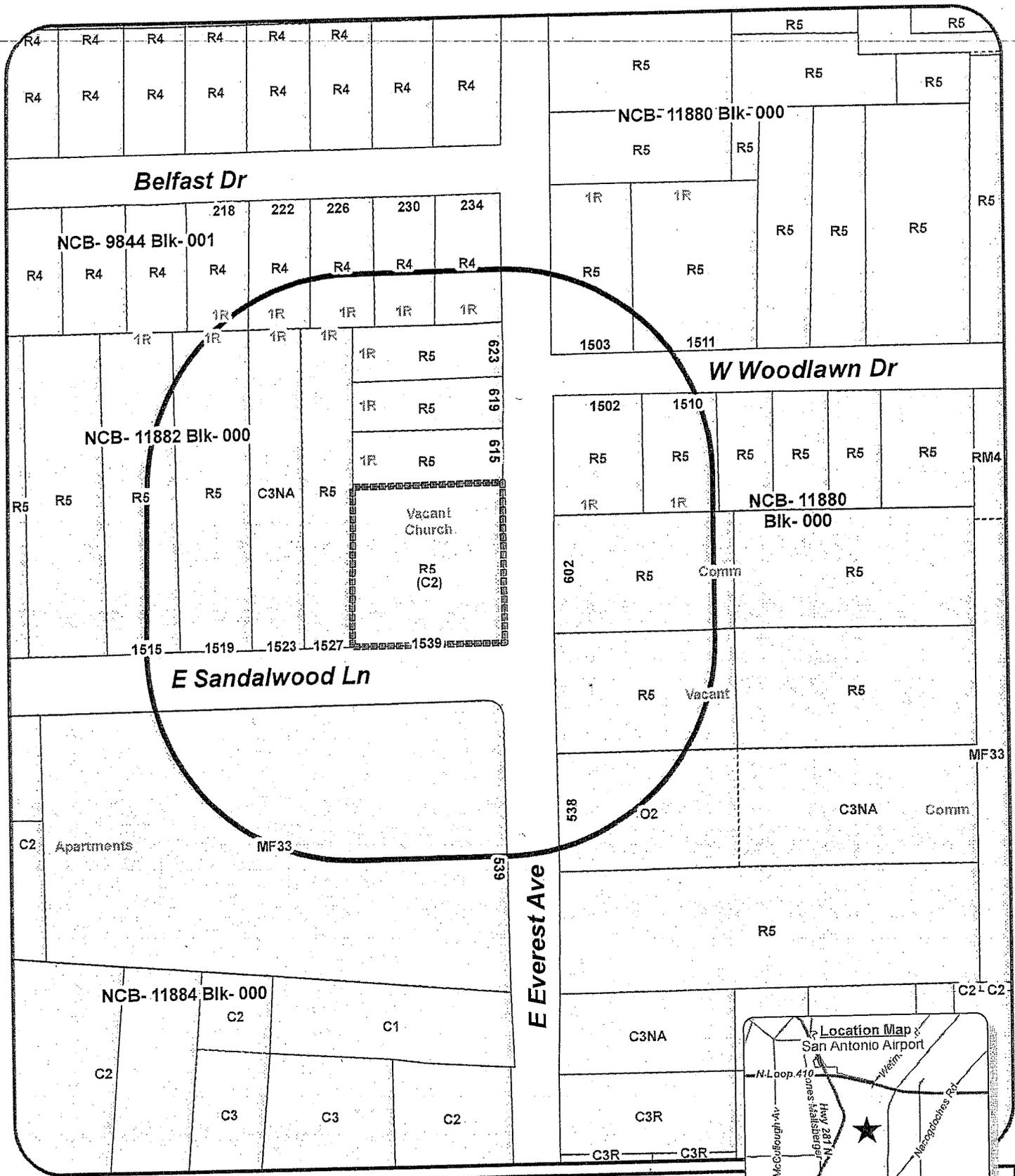
### Staff Recommendation:

Approval

The subject property contains a building of approximately 12,000 square feet in size with ingress/egress on Southeast Loop 410 (a freeway). The subject property is adjacent to R-5 and C-3 zoning to the north as well as R-5 zoning to the south and west. The surrounding land uses consist of vacant land to the north; residential dwellings to the west and south, and Southeast Loop 410 (a freeway) to the east.

The applicant is requesting a zoning change to allow an office use in the existing structure. Bexar County has entered into an agreement to lease the subject property for use as a consolidated public service center where the Precinct 4 Constable/Justice of the Peace office will be located. Staff finds the request for commercial zoning to be appropriate given the subject property's location along a freeway as well as the prevalence of commercial zoning to the north. Additionally, the zoning change would downzone a portion of the property that is currently C-3.

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



**Zoning Case Notification Plan**

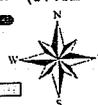
**Case Z-2008-191**

Council District 9  
Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lots: 89, 90, & 91 BIK: 000NCB: 11882

**Legend**

- Subject Property (0.4821 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/13/2008)

# CASE NO: Z2008191

## Final Staff Recommendation - Zoning Commission

**Date:** July 15, 2008

**Council District:** 9

**Ferguson Map:** 583 B1

**Applicant Name:**  
Inspire Community Fine Art Center for San Antonio

**Owner Name:**  
Oscar and Nancy Cortes

**Zoning Request:** From "R-5" Residential Single-Family District to "C-2" Commercial District.

**Property Location:** Lots 89, 90, 91, NCB 11882

1539 East Sandalwood Lane

At the Northwest corner of East Sandalwood Lane and Everest Avenue intersection

**Proposal:** To allow for an art center

**Neigh. Assoc.** None

**Neigh. Plan** None

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

### Staff Recommendation:

Denial of C-2, with an alternate recommendation of C-1

The subject property is located on the north side of the City. This is a developed 0.4821 acre property situated at the northwest corner of the East Sandalwood Lane and Everest Avenue intersection. Subject property was annexed on September 05, 1946. The existing "R-5" Single Family Residential zoning on the property converted from "A" zoning with the adoption of the 2001 UDC. Current structure on the property is a vacant Church. The properties to the west, north and east are zoned "R-5". The block where the subject property is located consists of single family dwellings. Properties across Everest Avenue have non-residential uses as well as the single-family residential uses along West Woodlawn Drive. Property to the south of the subject property is zoned "MF-33" and is occupied by apartments.

The applicant is requesting "C-2" Commercial District zoning to allow their existing Fine Art Center, which is located on West Sunset Road and only a block away from the subject property, to relocate to this location. Staff believes that a Fine Art Center would be a good use of this parcel developed with a vacant church. However, a "C-2" commercial zoning district would be too intense for this predominantly residential area. A typical "C-2" zoning use would be more appropriate for a location on an arterial or collector road such as Broadway which is a Secondary Arterial "Type B," rather than on East Sandalwood Lane or Everest Avenue which are only local streets. There are other available and less intense zoning districts which will allow the proposed use. Since the existing aggregate built area is exceeding 3,000 sq ft, which is the maximum requirement for "NC" Neighborhood Commercial District, "C-1" Commercial District appears to be able to meet the needs of the applicant. Therefore, "C-1" would be a more appropriate zoning district for this request.

The uses permitted within the "C-1" commercial districts shall occur within completely enclosed structures. There will be no external sound system, and outdoor storage or display is not permitted.

**CASE MANAGER :** John Osten 207-2187



# CASE NO: Z2008194

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 3

**Ferguson Map:** 651 A8

**Applicant Name:**  
GGE Consulting Engineers, Inc.

**Owner Name:**  
Tomas and Zoraida G. Villarreal

**Zoning Request:** From "H I-2" Heavy Industrial, Mission Historic District to "H C-3" General Commercial, Mission Historic District.

**Property Location:** Lot 25, NCB 11176

1319 March

The north side of March Avenue, approximately 650 feet east of Damon Road

**Proposal:** To allow for a reception/banquet hall.

**Neigh. Assoc.** None

**Neigh. Plan** None

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

**Staff Recommendation:**

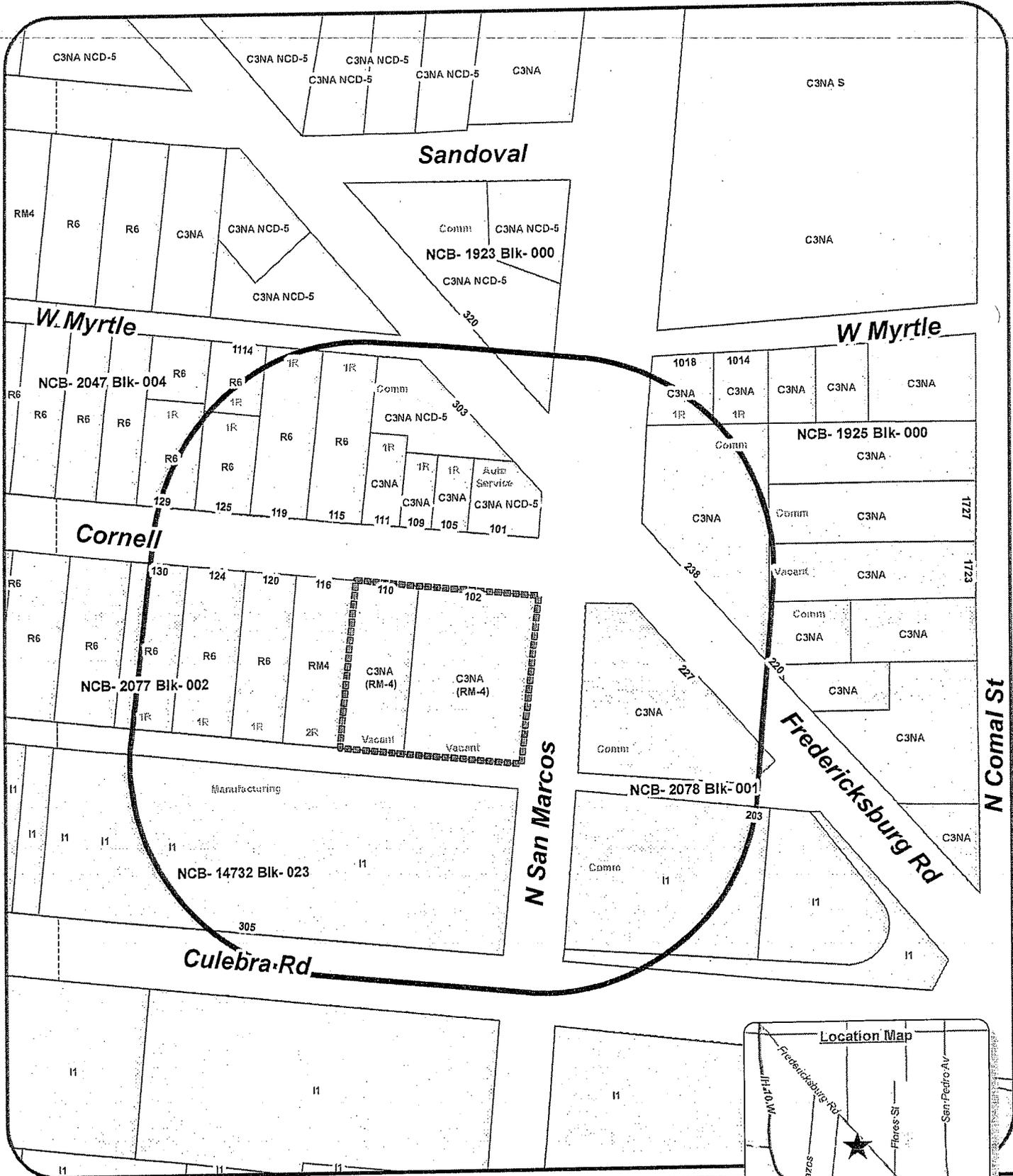
Denial

The subject property was annexed in 1952 and totals approximately 4.96 acres. There are two large commercial structures on the subject property. The Mission Historic District overlay was added to the subject property by City Council on February 17, 1977 (Ord. 47699.) The property was later zoned H I-2, which was approved by the City Council on January 9, 1986 (Ordinance #62153.) Upon adoption of the 2001 Unified Development Code, the existing I-2 zoning converted from the previous I-2 zoning. The I-2 zoning classification does not allow a banquet/ reception hall use by right.

"H I-1" General Industrial, Mission Historic District zoning currently exists to the east and west of the subject property. Property to the north is zoned "H R-4" Single-Family Residential, Mission Historic District. Property to the south is across March Avenue is zoned "H R-6" Single-Family Residential, Mission Historic District. Land uses immediately adjacent to the proposed development consist of single-family homes to the east and west of the subject property. There is undeveloped land to the north and the San Jose Burial Park to the south is across March Avenue.

The applicant is requesting C-3 zoning in order to allow for a banquet/ reception hall. The requested C-3 General Commercial District is a regional commercial district and is most appropriate at the intersections of major thoroughfares; consequently allowing land uses that rely on a high traffic count and major visibility in order to remain viable. Staff would consider this location mid-block on March Avenue, a local road, inappropriate for regional commercial uses. In addition, there is an existing commercial node for this general area located at the intersection of Southeast Military Drive and Roosevelt Avenue.

**CASE MANAGER :** Leslie Zavala 207-0215



**Zoning Case Notification Plan**

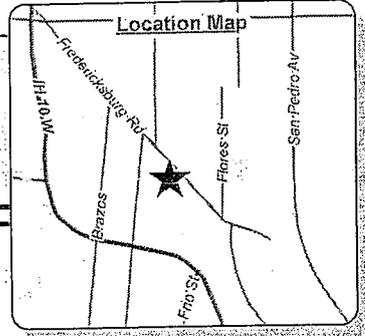
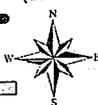
**Case Z-2008-195**

Council District 1  
 Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lots: 22, 23, and 24 Blk: 002 NCB: 2077

**Legend**

- Subject Property (0.56 Acres)
- 200' Notification Buffer
- Current Zoning **R6 (R6)**
- Requested Zoning Change **R6 (R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (6/23/2008)

# CASE NO: Z2008195

## Final Staff Recommendation - Zoning Commission

**Date:** July 15, 2008

**Council District:** 1

**Ferguson Map:** 616 C2

**Applicant Name:**  
Gustavo Gonzalez

**Owner Name:**  
Gustavo Gonzalez

**Zoning Request:** From "C-3NA" Commercial District, Nonalcoholic Sales to "RM-4" Residential Mixed District.

**Property Location:** Lots 22, 23, and 24, Block 2, NCB 2077

110 and 102 Cornell

The Southwest corner of Cornell Street and North San Marcos Street

**Proposal:** To allow for a mix residential development

**Neigh. Assoc.** Five Points Neighborhood Association and Beacon Hill Neighborhood Conservation District is within 200 feet

**Neigh. Plan** Midtown Neighborhood Plan

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

### **Staff Recommendation:**

Consistent

Request conforms to Land Use Plan. The Midtown Neighborhood Plan calls for Transit Oriented Development (TOD) in this area. This entails high density and high intensity land uses near the center of the TOD area and lower intensity and density near the periphery. RM-4 zoning is an appropriate density for the TOD Land Use category.

### **Approval**

The subject property is an undeveloped parcel located northwest of downtown San Antonio. This property is situated at the southwest corner of Cornell Street and San Marcos Street and consists of 2 parcels totaling approximately 0.56 acre. This area was annexed into the City in 1938. Subject property's previous "B-3 NA" zoning converted to "C-3 NA" upon adoption of the current zoning districts in 2002. Properties to the north are zoned "R-6", "C-3NA" and "C-3NA NCD-5" and are occupied mostly with single family residential units; with the exception of a restaurant which is located at the corner of the North San Marcos Street and Fredericksburg Road intersection. Currently, there is no connection between these two roads, only the railroad tracks pass through Fredericksburg Road along North San Marcos Street. Property to the west is zoned "RM-4" and has multiple residential units. Property to the east, across from North San Marcos Street and the railroad tracks, is zoned "C-3NA" and it is occupied by a carpet and flooring company. Property to the east is zoned "I-1" and it is used as a lumber storage facility.

The applicant is requesting this zoning change so that the subject property may be utilized for residential development. This request is acceptable due to its close proximity to Fredericksburg Road, a Secondary Arterial "Type B" and current efforts of the City's Planning and Community Development Department to develop this area as a Transit Oriented Development neighborhood. Fredericksburg Road will be a significant corridor for the future mass-transit system. The requested zone change will help to achieve desired density at this area. Also, this request will comply with the Master Plan Urban Design Policies which encourage residential and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.

**CASE MANAGER :** John Osten 207-2187



# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008195

**Address:** 110 and 102 Cornell

**Existing Zoning:** C3 NA

**Requested Zoning:** RM-4

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

**Neighborhood/Community/Perimeter Plan:** Midtown Neighborhood Plan

**Future Land Use for the site:** Transit Oriented Development

**Analysis:**

The Midtown Neighborhood Plan calls for Transit Oriented Development (TOD) in this area. This entails high density and high intensity land uses near the center of the TOD area and lower intensity and density near the periphery. RM-4 zoning is an appropriate density for the TOD Land Use category.

The requested zoning change is consistent with the Land Use plan for this area.

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

Consistency not required because base zoning not changing

**Staff Recommendation:**

Approval       Denial

Alternate Recommendation

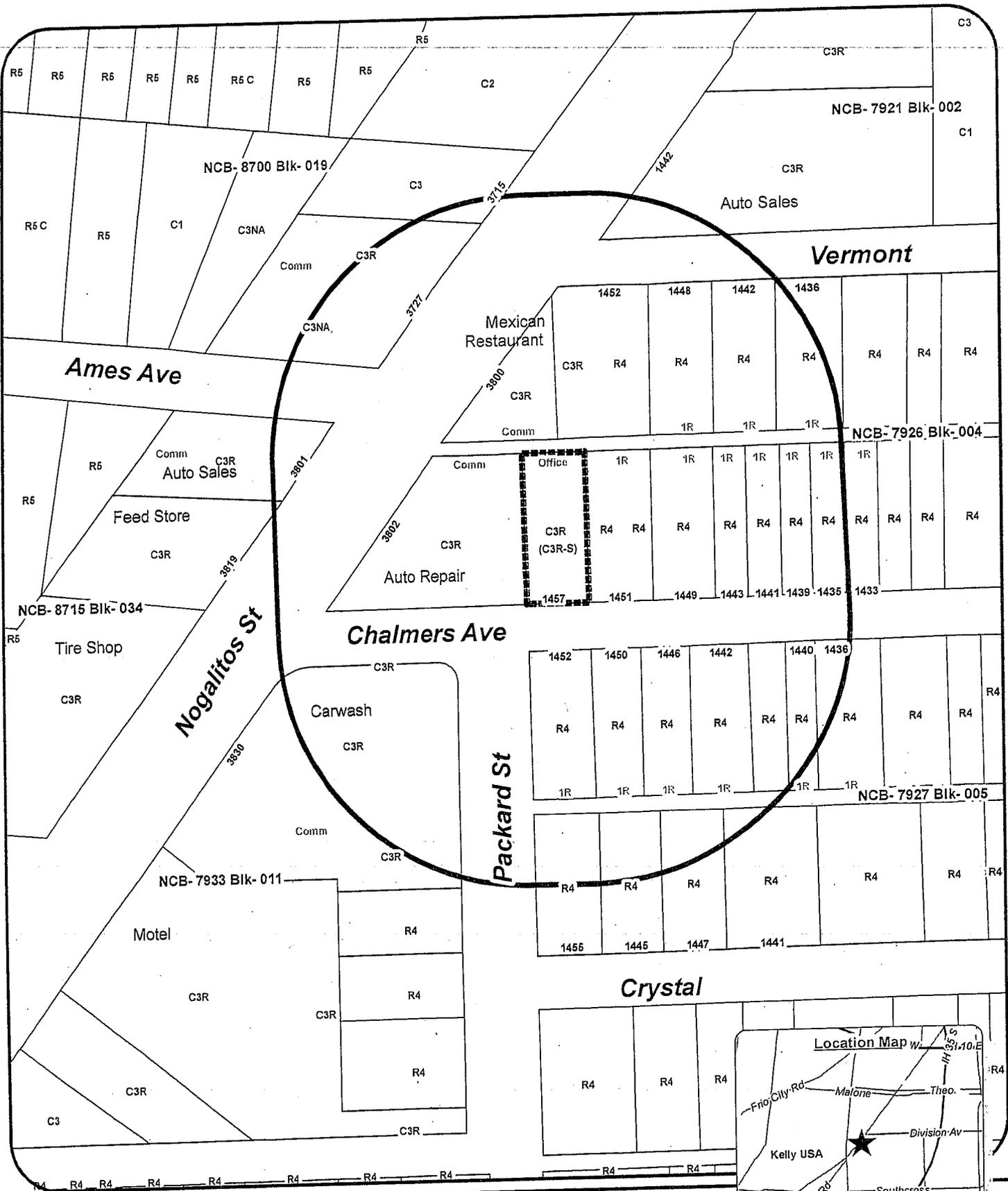
**Reviewer:** Lauren Edlund

**Title:** Planner

**Date:** 6/18/2008

**Manager Review:** Nina Nixon-Mendez

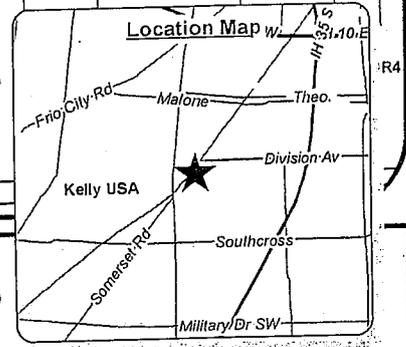
**Date:** 07/03/2008



**Zoning Case Notification Plan**  
**Case Z-2008-197S**

Council District 5  
 Scale: 1" approx. = 100'  
 Subject Property Legal Description(s): Lots: 36 and 37 Blk: 004 NCB: 7926

- Legend**
- Subject Property (0.1320 Acres) [Dashed Line]
  - 200' Notification Buffer [Thick Solid Line]
  - Current Zoning R6
  - Requested Zoning Change (R6) [Thin Solid Line]
  - 100-Year FEMA Floodplain [White Box]



City of San Antonio - Development Services Dept  
 (6/23/2008)

# CASE NO: Z2008197 S

## Final Staff Recommendation - Zoning Commission

**Date:** July 15, 2008

**Council District:** 5

**Ferguson Map:** 649 F4

**Applicant Name:**

**Owner Name:**

Laura and Enrique C. Monsivais

Laura and Enrique C. Monsivais

**Zoning Request:** From "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-3R" S General Commercial District, Restrictive Alcohol Sales with a Specific Use Authorization for a Contractor's Facility.

**Property Location:** Lot 36 and Lot 37, Block 4, NCB 7926

1457 Chalmers Avenue

On the north side of Chalmers Avenue, east of Nogalitos Street

**Proposal:** To allow for a Contractor's Facility

**Neighborhood Association:** None

**Neighborhood Plan:** Nogalitos/South Zarzamora Community Plan

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

**Staff Recommendation:**

The requested zoning change to allow for a Specific Use Authorization for a Contractor's Facility is not inconsistent with the Nogalitos/South Zarzamora Community Plan since the base zoning is not changing. Consistency is not required because the base zoning is not changing. The Planning staff recommends approval with the following conditions: 1. Limit equipment storage to the back portion of the lot. 2. Provide an 8 foot tall fence where property abuts residential uses. 3. Limit the number of vehicles to be stored on the property.

Approval, with conditions

The subject property was annexed in November of 1944 and totals 0.132 acres with an existing mobile home that serves as an office. In 2002 upon adoption of the Unified Development Code, the existing "C-3R" General Commercial District, Restrictive Alcohol Sales converted from the previous "B-3R" Restrictive Business District. "C-3R" General Commercial District, Restrictive Alcohol Sales currently exists to the north and west of the subject property with "R-4" Residential Single-Family District to the east. Properties to the south across Chalmers Avenue are zoned "R-4" Residential Single-Family District and "C-3R" General Commercial District, Restrictive Alcohol Sales.

The existing use of the property is for a Contractor's Facility. The existing "C3R" zoning does not permit a Contractor's Facility by right; it requires Specific Use Authorization. The owner has requested that a Contractor's Facility be permitted on the site so that an existing office and carport space for storage of machinery/equipment can be constructed. The Specific Use Authorization for a Contractor's Facility represents a minor change from the current zoning. The application of a Specific Use Authorization provides an opportunity to limit the impact of the proposed use on the surrounding properties; specifically the residential property located to the east. Staff finds the zoning request to be appropriate for the subject property location. Whether this request is denied or approved and the use established, the base zoning will remain in effect and continue to allow repair shops, wholesale businesses, warehousing and limited retail sales.

# CASE NO: Z2008197 S

## Final Staff Recommendation - Zoning Commission

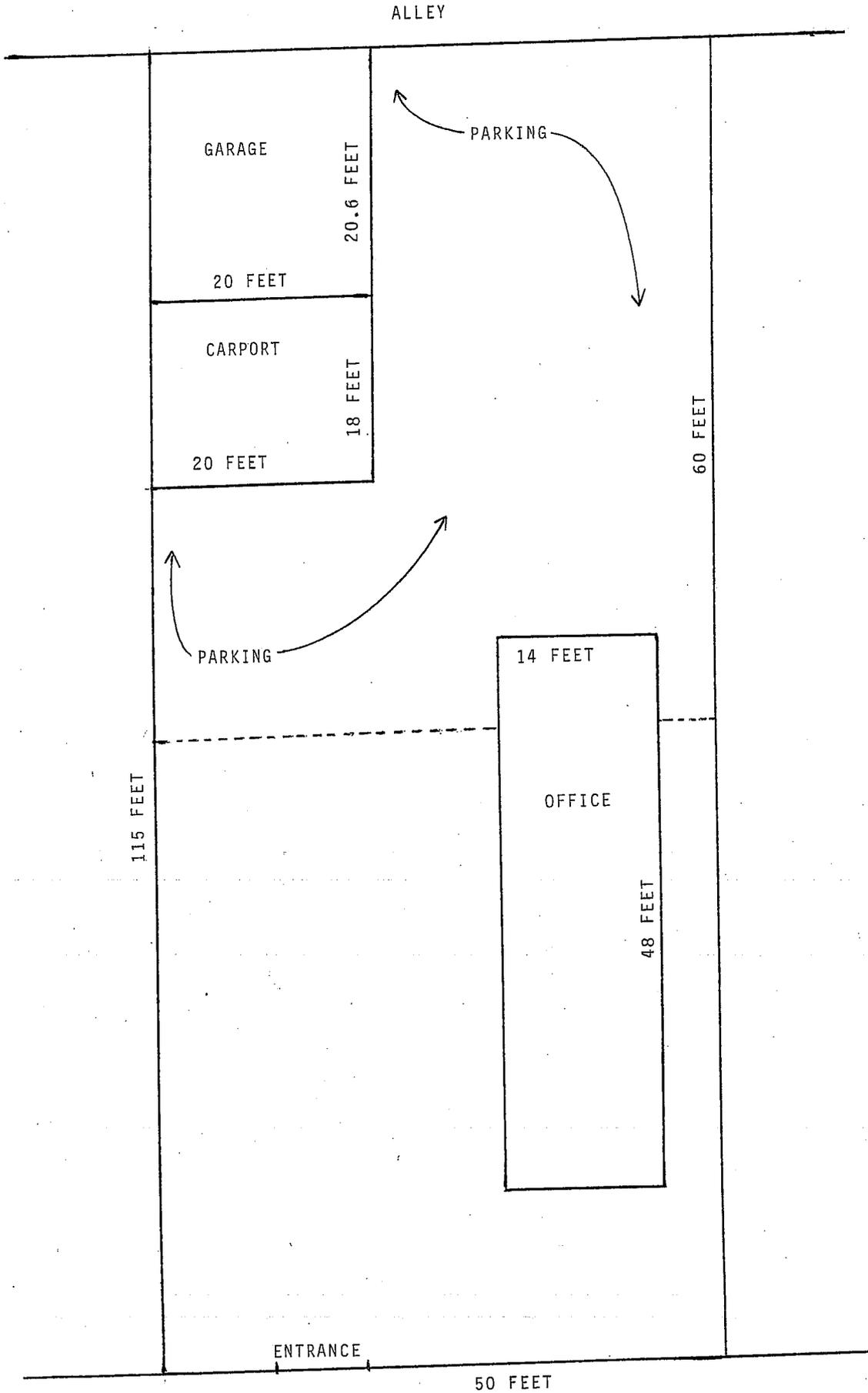
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The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization by the City Council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected. No inherent right exists to receive a specific use authorization; such permits are a special privilege granted by the City Council under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures may be necessary to mitigate the impact of the proposed development.

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

1. All on-site lighting shall be directed onto the site and pointed away from any residential zoning or uses using 90 degree or less cut-off fixtures.
2. Business hours of operations shall not be permitted before 6:00 a.m. or after 7:00 p.m.
3. An eight-foot tall solid screen fence shall be erected and maintained along the eastern property line.
4. No outside storage of materials shall be permitted.
5. Storage of machinery and equipment shall be located along the back portion of the property.
6. Limit the number of vehicles to be stored on the property.

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



# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z20008197S

**Address:** 1457 Chalmers

**Existing Zoning:** C-3R, General Commercial District, Restrictive Alcoholic Sales

**Requested Zoning:** C-3R S, General Commercial District, Restrictive Alcoholic Sales with a Specific Use Authorization for a Contractor's Facility

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

**Neighborhood/Community/Perimeter Plan:** Nogalitos/ S. Zarzamora Community Plan

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

Low-Density Residential includes single-family houses on individual lots with/without attached or detached accessory dwelling units. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. Low density residential areas are located throughout the Nogalitos/S. Zarzamora Community Plan.

### **Other Comments:**

The applicant is seeking a C-3R S (Contractor Facility) zoning designation to store business equipment on the property. C-3R General commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, or C-2 zoning districts. C-3R General commercial uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. These districts also prohibit any outdoor storage and the sales of alcoholic beverages for on-premises consumption.

The proposed site is located at 1457 Chalmers Avenue, which is a residential street. Properties to the north, south and east are low density residential.

The future land use is low-density residential as described above. The C-3R S (Contractor Facility) zoning designation would not be compatible with the adjacent residential land use to the east, the proposed neighborhood commercial land uses along the corridor, and, in addition, is not in keeping with the goals of the plan. Because C-3R General commercial prohibits any outdoor storage, the proposed use to store business equipment on the property would be a potential nuisance to adjacent residences. This type of activity may contribute to noise, light issues, extended operating hours and visual pollution.

The plan calls for neighborhood commercial land use along the corridor to the north and mixed use land use (residential, commercial, office) to the west. Mixed use is preferred along arterials in a nodal pattern, where density would decrease towards the edge of the node (p40). Whereas, neighborhood commercial locations include arterials and the intersection of two collectors (p39). The plan goals include enhancing the Nogalitos Corridor to be a pedestrian and transit friendly corridor: "Promote landscaping, tree-lined streets and flowers throughout the neighborhood" (p26) and "Create a unique place to walk for shopping, working, and relaxing" (p32). The C-3R S (Contractor Facility) designation is not compatible with the type of mixed use and commercial environment envisioned in the plan.

Staff recommends approval of this proposal subject to conditions that address noise, lighting, operating hours, and visual pollution. Although the plan does not promote this type of use along the corridor, the site is currently zoned C-3R and abuts a C-3 use to the west. Conditions can be applied to mitigate potential nuisances. However, it is highly recommended that there should be no further encroachment into the residential neighborhood. Recommended conditions include: limiting equipment storage to the back portion of the lot to address visual impacts; provide an 8 foot fence where property abuts residential uses to address potential noise and light issues; and limiting the number of vehicles to be stored on the property.

# Neighborhood and Urban Design Division

## Zoning Case Review

### Analysis:

- Request conforms to Land Use Plan  Request does not conform to Land Use Plan
- Consistency not required because base zoning not changing

### Staff Recommendation:

- Approval  Denial
- Alternate Recommendation – Approval with the following conditions:
1. Limit equipment storage to the back portion of the lot
  2. Provide an 8 foot fence where property abuts residential uses
  3. Limit the number of vehicles to be stored on the property

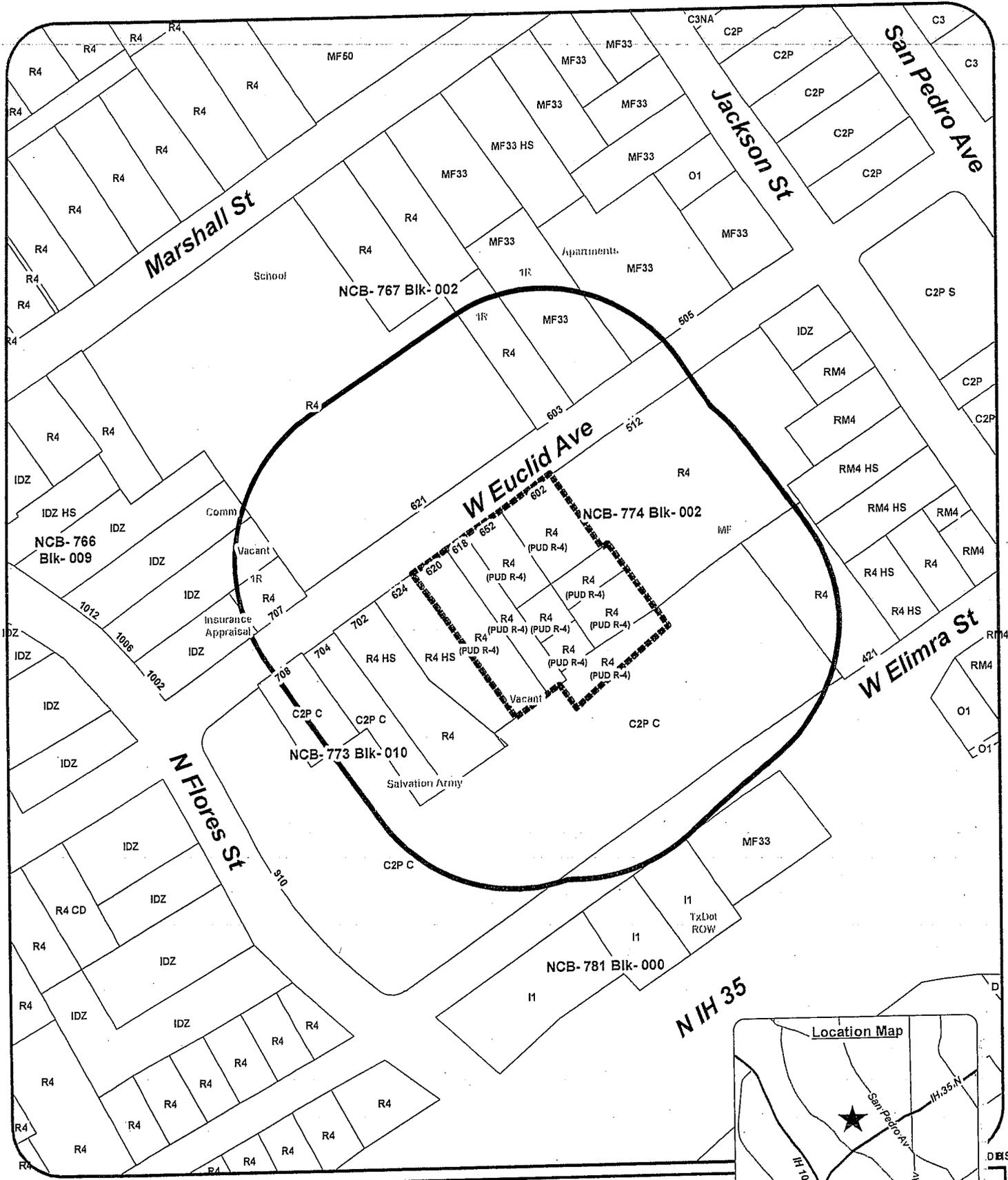
**Reviewer:** Loretta N. Olson

**Title:** Senior Planner

**Date:** 07/08/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 07/08/2008



**Zoning Case Notification Plan**

**Case Z2008198**

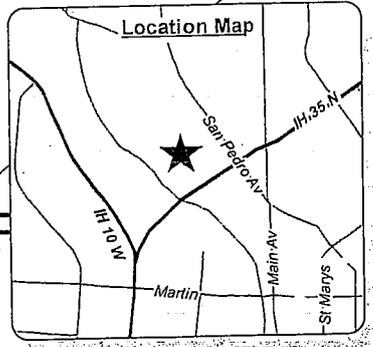
Council District 1

Scale: 1" approx. = 150'

Subject Property Legal Description(s): 101 Acres out of NCB 773 and 774

**Legend**

- Subject Property (1.1 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **R6 (R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept

(6/24/2008)

# CASE NO: Z2008198

## Final Staff Recommendation - Zoning Commission

**Date:** July 15, 2008

**Council District:** 1

**Ferguson Map:** 616 D3, E3

**Applicant Name:**  
Brown & Ortiz, P. C., Attorneys at Law

**Owner Name:**  
San Antonio Alternative Housing Corporation

**Zoning Request:** From "R-4" Residential Single-Family District to "PUD R-4" Planned Unit Development, Residential Single-Family District.

**Property Location:** 1.067 acres out of NCB 773 and NCB 774

602, 618, 620 and 652 Euclid; 101, 103, 104 and 106 Macon; 515 Elmira

The south side of West Euclid Avenue at the Macon Court intersection

**Proposal:** To allow for the development of cottage homes

**Neigh. Assoc.** Five Points Neighborhood Association

**Neigh. Plan** Five Points Neighborhood Plan

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

**Staff Recommendation:**  
Inconsistent

The Five Points Neighborhood Plan calls for Parks/ Open Space and Governmental/ Institutional land use for the subject property. "PUD R-4" Planned Unit Development, Residential Single-Family District is considered a Low Density land use and is inconsistent with the plan.

Approval, pending Plan Amendment

The subject property is within the original city limits, totals approximately 1.067 acres and is currently undeveloped. The subject property was zoned R-4 as part of a large area rezoning, which was approved by the City Council on April 24, 2003 (Ord. 97522.) "R-4" Residential Single-Family District zoning currently exists to the east and west of the subject property. Property to the north across West Euclid Avenue is zoned "R-4" Residential Single-Family District. Property to the south is zoned "C-2 P CD" Commercial Pedestrian District with a conditional use for Emergency and Relief Services. Land uses immediately adjacent to the proposed development consist of single-family homes to the east of the subject property and vacant residences to the west. Stephen F. Austin Elementary school is located to the north across West Euclid Avenue. The Salvation Army facility is located to the south of the subject property.

The applicant has applied for PUD R-4 in order to develop cottage homes. Staff supports the request being that the requested zoning and proposed use would be compatible with the subject property location. There are mostly residential uses in this general area, including the properties surrounding Stephen F. Austin Elementary school to the north of the subject property. The existing development along W. Euclid Avenue, a local street, is primarily residential, making the requested zoning change appropriate.

**CASE MANAGER :** Leslie Zavala 207-0215



# Neighborhood and Urban Design Division

## Zoning Case Review

Zoning Case No.: Z2008198

Existing Zoning: R-4

Requested Zoning: PUD R-4

Registered Neighborhood Association(s): Five Points Neighborhood Association

Neighborhood/Community/Perimeter Plan: Five Points Neighborhood Plan

Future Land Use for the site: Parks/Open Space and Government/Institutional

### Other Comments:

The subject properties are located just south of Stephen F. Austin Elementary School. It is bordered by the Salvation Army to the west and south. Property to the east is owned by the owner of the subject properties.

### Analysis:

The majority of the subject parcels are designated Parks/Open Space and the southernmost parcel is designated Government/Institutional in the Five Points Neighborhood Plan Future Land Use Plan. The subject parcels are currently vacant and privately owned. The neighborhood envisioned that this area remain as an open space or being developed as a park. One of the goals listed in the plan is to "Improve recreational opportunities" with the objective "To develop a park that will provide a range of recreational opportunities for neighborhood residents and students, adjacent to Austin Elementary School, as well as, develop small parks throughout the neighborhood" (Five Points Neighborhood Plan, p. 17).

The residential use is inconsistent with the future land use plan. A plan amendment is required since there is a change to the base zoning by adding the PUD zoning district. An application for a plan amendment has been submitted.

- 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 a plan amendment

The Five Points Neighborhood Plan Housing Goal is to "Preserve, rehabilitate, and improve the housing stock" through strategies to "Identify and clean-up vacant lots and houses" and to "Encourage new residential development consistent with the existing architectural character of the neighborhood" (Five Points Neighborhood Plan, p. 8).

- Denial       Alternate Recommendation:

Reviewer: Rebecca Paskos

Title: Senior Planner

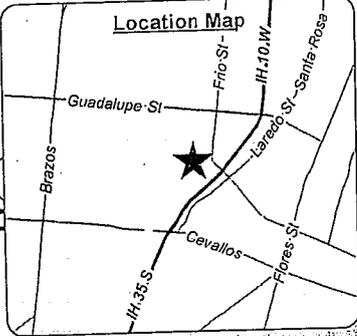
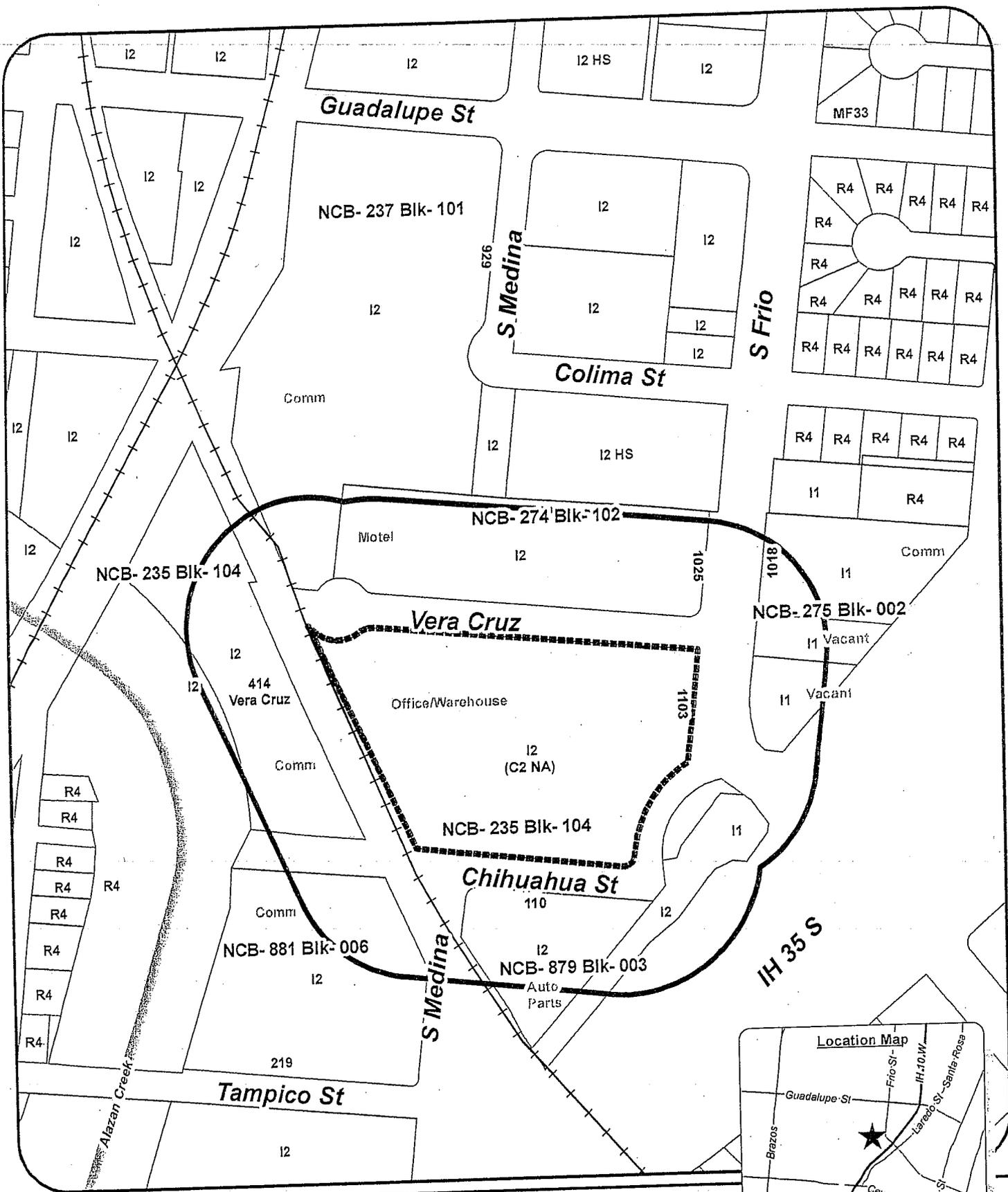
Date: 07/01/2008

Manager Review: Nina Nixon-Mendez

Title: Planning Manager

Date: 07/03/2008

03/28/2008



**Zoning Case Notification Plan**  
**Case Z2008199**

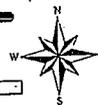
Council District 5

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lots: 1, 2, 3, 4, 7, 8, 9, 13, & 14 Blk: 002 NCB: 878

**Legend**

- Subject Property (3.9563 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (6/23/2008)

# CASE NO: Z2008199

## Final Staff Recommendation - Zoning Commission

**Date:** July 15, 2008

**Council District:** 5

**Ferguson Map:** 616 C6

**Applicant Name:**

Ruben Diaz

**Owner Name:**

Society of St. Vincent De Paul

**Zoning Request:** From "I-2" Heavy Industrial District to "C-2 NA" Commercial, Nonalcoholic Sales District.

**Property Location:** Lots 1, 2, 3, 7, 8, 9, 13 and 14, Block 2, NCB 878

1103 South Frio Street

The southwest corner of South Frio Street and Vera Cruz Street

**Proposal:** To allow for a Thrift Store

**Neigh. Assoc.** None

**Neigh. Plan** Downtown Neighborhood Plan

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

**Staff Recommendation:**

Inconsistent

The Downtown Neighborhood Plan calls for Residential land use for the subject property. "C-2 NA" Commercial, Nonalcoholic Sales District is considered a Community Commercial land use and is inconsistent with the plan.

Approval, pending Plan Amendment

The subject property is within the original city limits and totals approximately 3.9563 acres. There is an existing commercial structure on the subject property that measures approximately 46,074 square feet that was constructed in 1961, as well as multiple accessory structures. Upon adoption of the 2001 Unified Development Code, the existing I-2 zoning converted from the previous L zoning. The I-2 zoning district does not allow a thrift store/ retail use by right.

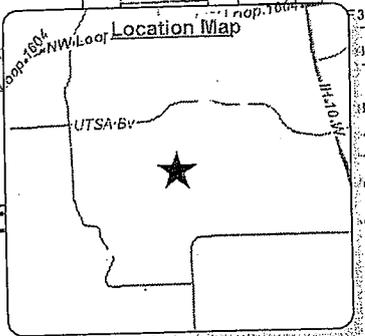
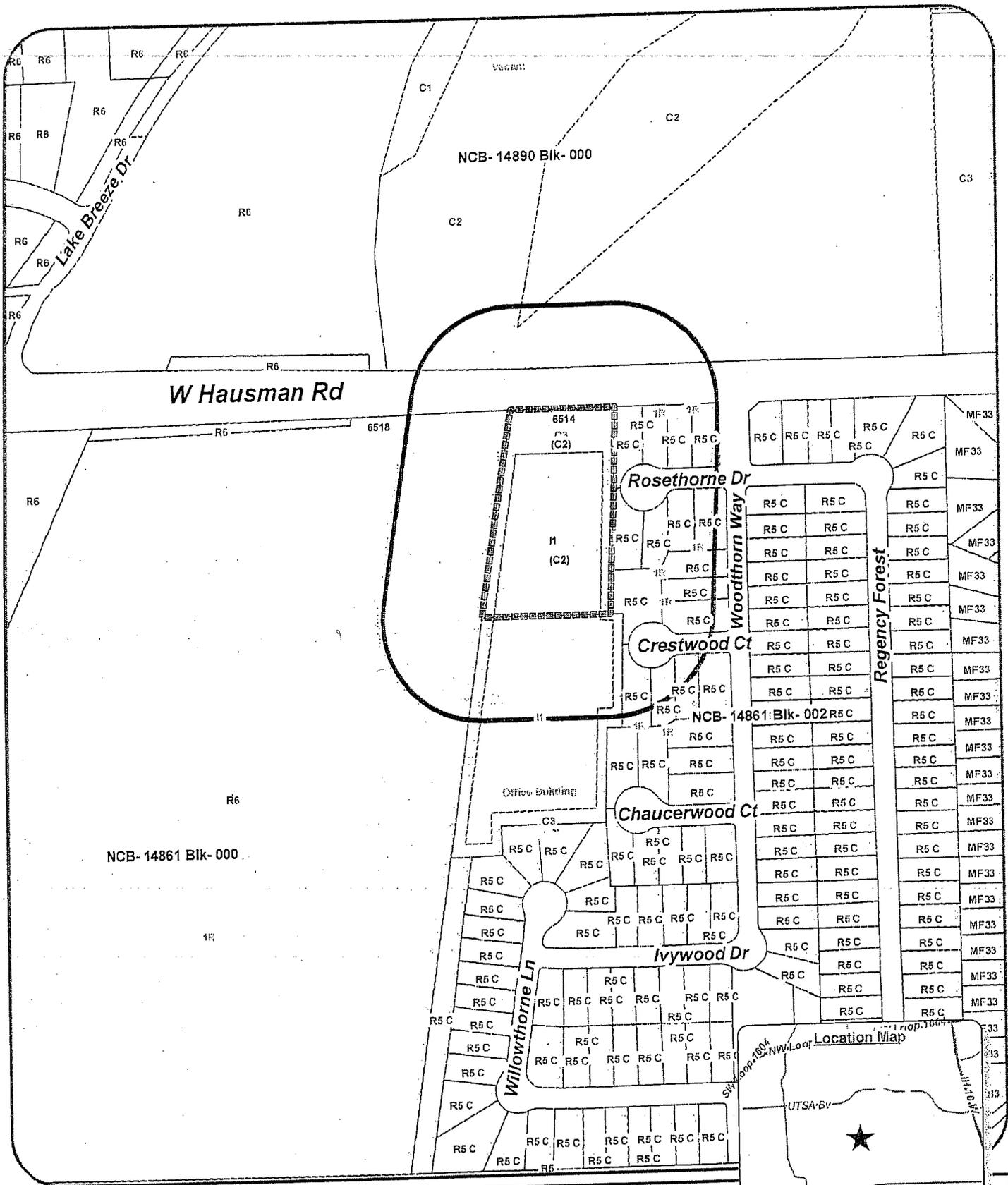
"I-2" Heavy Industrial District zoning currently exists to the north of the subject property across Vera Cruz Street and to the south across Chihuahua Street. Property to the east across South Frio Street is zoned "I-1" General Industrial District and property to the west is railroad right-of-way. Land uses immediately adjacent to the proposed development consist of a motel to the north of the subject property across Vera Cruz Street and an auto parts facility to the south across Chihuahua Street. There is undeveloped land and a paint supply facility to the east across South Frio Street. Property to the west is railroad right-of-way

The applicant has applied for C-2NA in order to allow for a thrift store within an existing warehouse/ office location. The requested rezoning is a reduction in intensity from I-2 to C-2NA. C-2 districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. This requested zoning would be appropriate considering the location's close proximity to the S. Frio and IH 35 intersection. The proposed C-2 Commercial District is consistent with the use pattern of the area and conforms to the general development pattern of Frio Street. Staff supports the request being that the requested zoning is appropriate for the subject property location as substantiated above.

**CASE MANAGER :** Leslie Zavala 207-0215







**Zoning Case Notification Plan**  
**Case Z2008200**

Council District 8  
 Scale: 1" approx. = 250'  
 Subject Property Legal Description(s): Lot: 1 Blk: 022 NCB: 14861

**Legend**

- Subject Property (Hatched Pattern) (2.12 Acres)
- 200' Notification Buffer (Thick Solid Line)
- Current Zoning (R6)
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain (Dashed Line)



City of San Antonio - Development Services Dept  
 (6/24/2008)

# CASE NO: Z2008200

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 8

**Ferguson Map:** 514 A8

**Applicant Name:**  
Diana J. and James E. Sawyer

**Owner Name:**  
Diana J. and James E. Sawyer

**Zoning Request:** From "I-1" General Industrial District and "C-3" General Commercial District to "C-2" Commercial District.

**Property Location:** Lot 1, Block 22, NCB 14861

6506 West Hausman Road

West Hausman Road, approximately 250 feet west of the Woodthorn Way intersection

**Proposal:** To allow for a Day Care Center

**Neigh. Assoc.** Woodthorn Homeowner Association

**Neigh. Plan** None

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

**Staff Recommendation:**

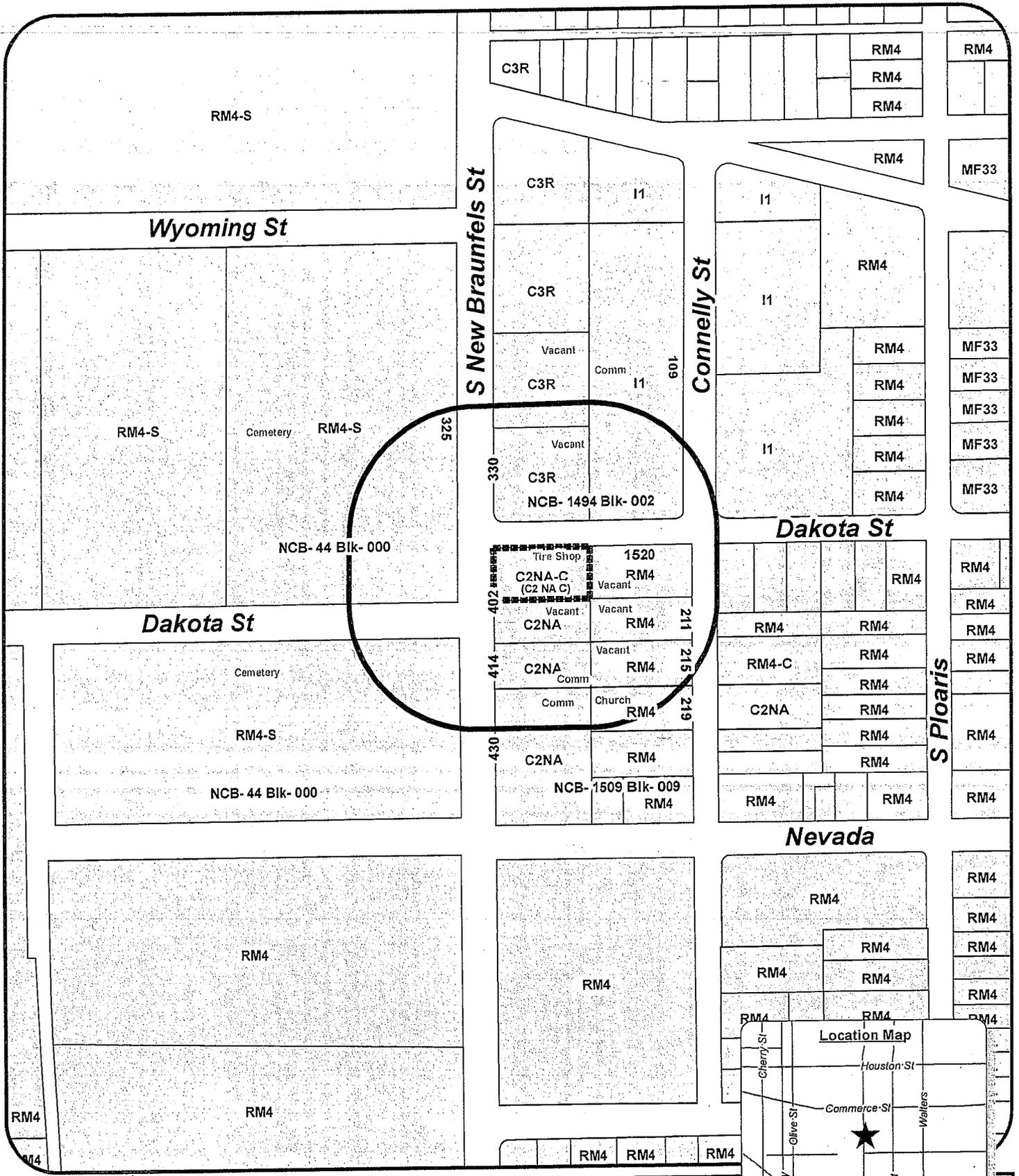
Approval

The subject property was annexed in 1971 and totals approximately 2.12 acres. There is a commercial structure under construction that will measure approximately 10,500 square feet. The subject property was zoned to I-1 with a B-3 buffer, which was approved by the City Council on August 10, 1989 (Ordinance #70002.) Upon adoption of the 2001 Unified Development Code, the existing I-1 and C-3 zoning converted from the previous I-1 and B-3 zoning. The I-1 zoning district does not allow a day care facility use by right.

"C-2" Commercial District zoning currently exists to the north of the subject property across West Hausman Road. Property to the east of the subject property is zoned "R-5 CD" Residential Single-Family District with a conditional use for lots with a minimum width of 45 feet and property to the west is zoned "R-6" Residential Single-Family District. Property to the south is zoned "I-1" General Industrial District with a "C-3" General Commercial District buffer. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north of the subject property across West Hausman Road. Single-family homes are located to the east of the subject property and property to the west is undeveloped. There is a residence and office use to the south of the subject property.

The applicant has applied for C-2 in order to allow for a day care facility. The requested rezoning is a reduction in intensity from I-1 and C-3 to C-2. The proposed use is appropriate for this location and would provide convenient child care for the immediate area. There are multiple large parcels in the immediate vicinity zoned commercial which may be developed with office/ commercial uses in the future. Staff believes that the proposed C-2 zoning classification is compatible with the emerging commercial character of this stretch of W. Hausman Road, a Secondary Arterial Type A road.

**CASE MANAGER :** Leslie Zavala 207-0215



## Zoning Case Notification Plan

### Case Z-2008-201

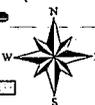
Council District 2

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot: 1 Blk: 009 NCB: 1509

#### Legend

- Subject Property  (0.2466 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/24/2008)

# CASE NO: Z2008201 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 2

**Ferguson Map:** 617 C6

**Applicant Name:**

Francisco Serrato

**Owner Name:**

Francisco Serrato

**Zoning Request:** From "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto Repair to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Welding Facility.

**Property Location:** Lot 1, Block 9, NCB 1509

402 South New Braunfels

On South New Braunfels Avenue, between Dakota Street to the north and Nevada Street to the south

**Proposal:** To allow a Welding Facility

**Neigh. Assoc.** Arena District Neighborhood Association

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

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

### Staff Recommendation:

Approval, with conditions.

A finding of consistency is not required because there is no request to change the base zoning. Although the Arena District/Eastside Community Plan calls for Medium Density Residential development at this location, South New Braunfels is an established commercial/industrial corridor.

The subject property was annexed as part of the 1936 city limits and is currently being utilized as a tire repair facility. The current C-2 NA zoning designation converted from the previous B-2 NA zoning district with the adoption of the Unified Development Code in 2001. In 2003, a zoning change created the current C-2 NA CD zoning district (Ordinance # 97871). The property to the south of the subject property is zoned C-2 NA, and is currently being utilized as a payday loan facility. The property to the north, across Dakota Street, is zoned C-3 R and is being utilized as a credit union. A cemetery lies to the west of the subject property and is zoned RM-4 S. The property to the east is a vacant parcel zoned RM-4.

The applicant has applied for a C-2 NA CD with a conditional use for a welding facility. Staff believes that this is an appropriate request, as the base zoning is not changing, and the encroachment of commercial zoning into a residential neighborhood is therefore mitigated. Furthermore, the requested use for a welding facility does not appear to differ markedly in intensity from the current use on the subject property, and staff believes that the potential impact to the immediate area will be minimal. A change in the conditional use on the subject property will not interfere with the existing neighborhood to the west, as the property directly behind the subject property is vacant, thus creating a buffer between the subject property and the neighborhood beyond it. If approved, staff recommends that the following conditions be met:

- 1) Welding shall be incidental to the existing tire repair shop.
- 2) A 6-foot tall solid screen fence shall be constructed on the western property line.
- 3) All welding shall be performed within an enclosed structure.
- 4) Operation shall be limited to normal business hours from 8am to 7pm.

**CASE-MANAGER :** Mike Farber 207-3074



# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008201

**Address:** 402 S. New Braunfels Ave.

**Existing Zoning:** C-2NA C (CD-Auto Repair)    **Requested Zoning:** C-2NA C (CD-Welding Facility)

**Registered Neighborhood Association(s):** Arena District Neighborhood Association, Nevada Street Neighborhood Association

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

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

**Other Comments:** A finding of consistency is not required because the zoning request does not include a change to the base zoning district.

### Analysis:

The subject property is located on a primary arterial type B in an area with a mix of residential, commercial, and industrial uses. The subject property is currently occupied by a tire repair shop. The property to the north (across Dakota) is zoned for C-3 commercial use but is currently vacant. The property to the east is zoned for RM-4 uses and is vacant. The property to the west (across S. New Braunfels) is occupied by a cemetery. The properties to the south are zoned C-2 and are occupied by commercial businesses.

The future land use designation for the subject property is Medium Density Residential. The Medium Density Residential land use category includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, low density residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential located at the edges of the neighborhood.

Although the future land use designation for the subject property is Medium Density Residential, S. New Braunfels Street is an established commercial/industrial corridor with higher intensity zoning and uses. Trading a conditional use for auto repair for a conditional use to allow an existing tire shop to weld will not have a significant impact on abutting and adjacent properties.

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 subject to the conditions listed below                       Denial

Alternate Recommendation

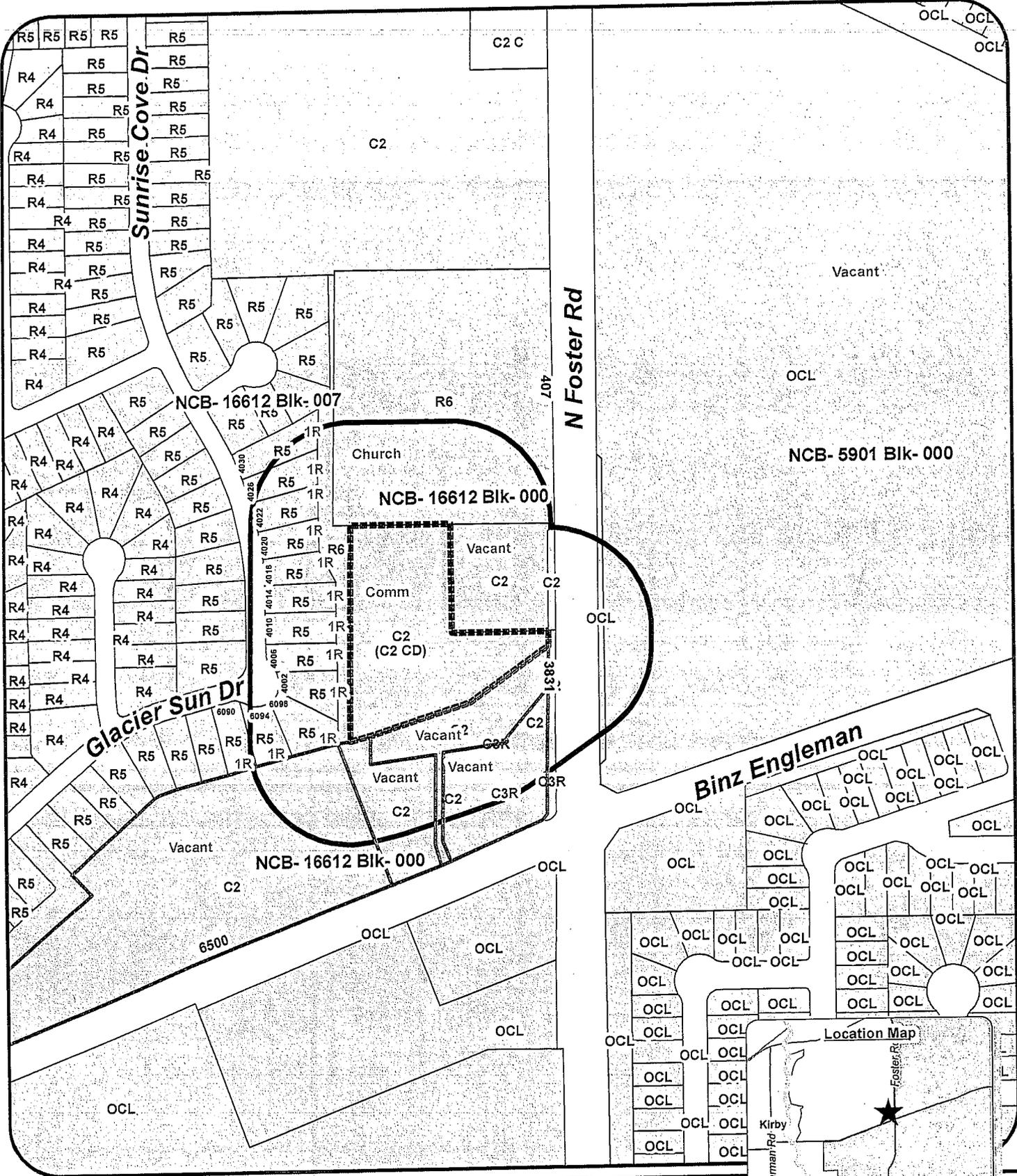
To further reduce the potential for conflict with abutting uses, staff recommends the following conditions:

1. Welding shall be incidental to existing tire repair shop use
2. A 6-foot tall solid screen fence shall be constructed on the western property line
3. All welding shall be performed within an enclosed structure
4. Operation shall be limited to the daylight hours

**Reviewer:** Michael Taylor                      **Title:** Senior Planner                      **Date:** 07/03/2008

**Manager Review:** Nina Nixon-Mendez                      **Date:** 07/03/2008

12/30/04

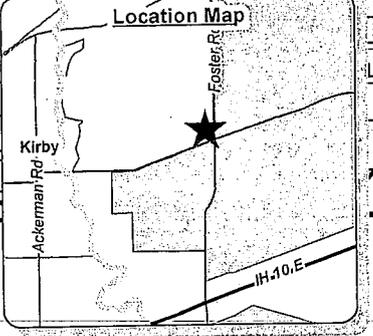


**Zoning Case Notification Plan**  
**Case Z-2008-202**

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

Subject Property Legal Description(s): Lot: 79 Blk: 007 NCB: 16612

- Legend**
- Subject Property (dashed line) (2.141 Acres)
  - 200' Notification Buffer (solid line)
  - Current Zoning (R6)
  - Requested Zoning Change (R6)
  - 100-Year FEMA Floodplain (shaded area)



City of San Antonio - Development Services Dept  
 (6/24/2008)

# CASE NO: Z2008202 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 2

**Ferguson Map:** 585 D6

**Applicant Name:**

Jaime Martinez

**Owner Name:**

3831 Foster Investments LLC

**Zoning Request:** From "C-2" Commerical District to "C-2 CD" Commerical District with a Conditional Use for a Truck Repair & Maintenance Facility.

**Property Location:** Lot 79, Block 7, NCB 16612

3831 North Foster Road

North of the Northwest corner of North Foster Road and Binz-Engleman Road intersection

**Proposal:** To bring existing truck repair and maintenance facility to conformity

**Neigh. Assoc.** Sunrise Neighborhood Coalition

**Neigh. Plan** I-10 East Corridor Neighborhood Plan

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

**Staff Recommendation:**

Consistency is not required because base zoning not changing.

IH-10 East Corridor Neighborhood Plan designates the subject property as Community Commercial. The Community Commercial classification provides for offices, professional services and retail uses of moderate intensity and impact.

**Denial**

The subject property is developed and located on the City's far east side. This 2.141 acre lot situated at the northwest portion of the North Foster Road and Binz-Engleman Road intersection. This area was annexed into the City on December 31, 1994. The subject property's previous "B-2" zoning converted to "C-2" upon adoption of the current UDC in 2001. Property to the north is zoned "R-6" and is occupied by a church. There are multiple properties with "C-2" and "C-3R" zoning along the northwest corner of the intersection. They are mostly vacant with the exception of a neighborhood park to the southwest corner of the subject property along Binz-Engleman Road. Properties to the south of Binz-Engleman Road and to the east of North Foster Road are outside the city limits. The properties south of Binz-Engleman Road, on both sides of North Foster Road are being developed with commercial uses and single-family residential to the south.

The applicant is requesting this zoning change so that the existing truck repair and maintenance facility would conform to the zoning. High intensity industrial uses, like a truck repair facility, are suitable based upon adjacent land use and access to existing and future arterial thoroughfares and railway lines. Industrial uses must be located in areas where conflicts with residential and commercial uses can be minimized to promote orderly transitions and buffers between uses.

The subject property is already adjacent to residential and neighborhood uses to the west and to the north. The southern part of Binz-Engleman Road is already being developed with neighborhood commercial oriented uses. In addition, I-10 East Corridor Neighborhood Plan designates this intersection as a community commercial center. Truck repair and maintenance does not fit into the existing development pattern and future

# **CASE NO: Z2008202 CD**

**Final Staff Recommendation - Zoning Commission**

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plan of this area and, therefore, is not an appropriate use for this location.

**CASE MANAGER :** John Osten 207-2187

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008202

**Address:** 3831 North Foster Road

**Existing Zoning:** C-2

**Requested Zoning:** C2- CD with a  
Conditional Use for Truck Repair and  
Maintenance

**Registered Neighborhood Association(s):** Sunrise Neighborhood Coalition

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

**Future Land Use for the site:** Community Commercial

### Analysis:

The subject property is approximately 2.141 acres and is located at the northwest corner of the intersection of Foster Road and Binz-Engleman. The applicant is seeking a zoning change from C-2 to C2-CD with a conditional use for truck repair and maintenance for the existing business at the address. Currently, the applicant is utilizing the property for office and warehouse uses.

The subject property is located in the IH-10 East Perimeter Plan. The property is adjacent to residential zoned properties to the north and west. The property to the northeast is commercially zoned and the property on the east side of North Foster Road is outside the city limits. The Perimeter Plan designates the subject property as Community Commercial. The Community Commercial classification provides for offices, professional services and retail uses of moderate intensity and impact. Examples of uses recommended in this classification include grocery stores, medical offices, music and shoe stores, nurseries, or mailing services store. The zoning districts associated with this land use classification include NC, O-1, C-1, and C-2. The objective on page 24 of the IH-10 East Corridor Perimeter Plan states, "Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing, and construction) do not dominate the corridor."

Other Comments:

- Request conforms to Land Use Plan                       Request does not conform to Land Use Plan
- Consistency not required because base zoning not changing

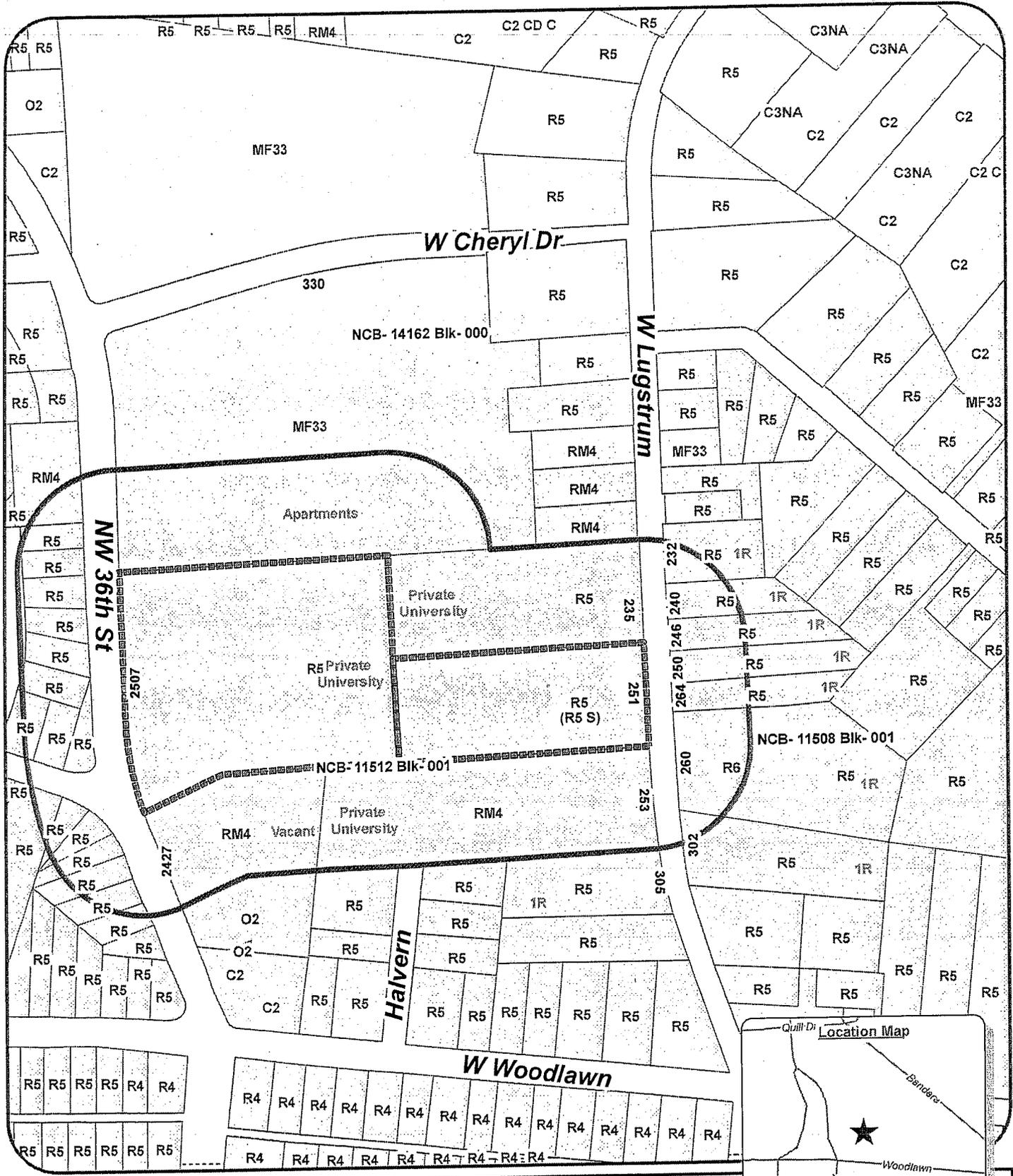
### Staff Recommendation:

- Approval     Denial

Alternate Recommendation:

**Reviewer:** Tyler Sorrells, AICP                      **Title:** Planner                      **Date:** 07/03/2008

**Manager Review:** Nina Nixon-Mendez                      **Date:** 07/03/2008



**Zoning Case Notification Plan**  
**Case Z-2008-203**

Council District 7  
 Scale: 1" approx. = 250'  
 Subject Property Legal Description(s): Lot: 21 and 36 Blk: B NCB: 11512

- Legend**
- Subject Property (8.705 Acres)
  - 200' Notification Buffer
  - Current Zoning R6
  - Requested Zoning Change (R6)
  - 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (6/24/2008)

# CASE NO: Z2008203 S

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 7

**Ferguson Map:** 581 B8

**Applicant Name:**  
St. Mary's University

**Owner Name:**  
Dr. Charles Cotrell

**Zoning Request:** From "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with a Specific Use Authorization for a Private University.

**Property Location:** Lots 21, 22 and 36, Block B, NCB 11512

251 West Ligustrum

The west side of West Ligustrum bound by West Cheryl Drive to the north and West Woodlawn to the south

**Proposal:** To allow a Private University

**Neigh. Assoc.** University Park

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval

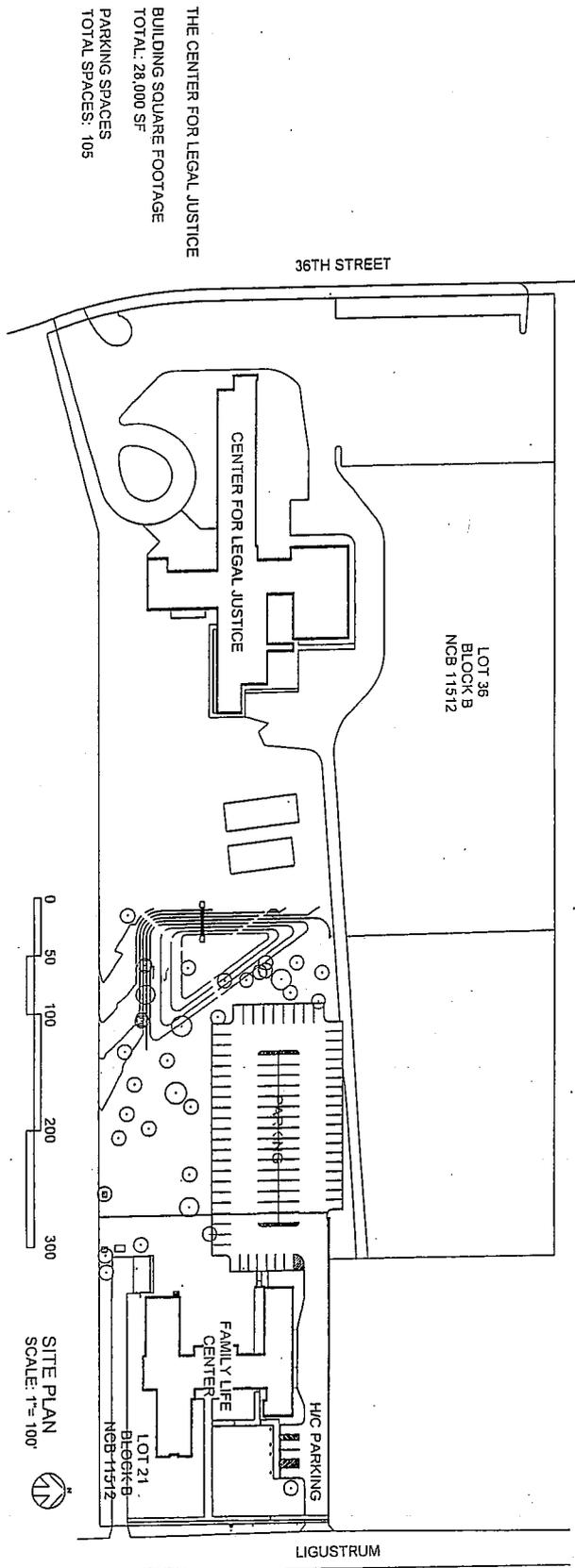
The subject property consists of the St. Mary's University Counseling and Family Life Center along the west right-of-way line of West Ligustrum and the St. Mary's University Center for Legal Justice along the the east right of way line of NW 36th Street. The subject properties are encompassed by residential zonings districts; "R-5" and "R-6" Residential Single Family District, "RM-4" Residential Mixed District and "MF-33" Multi-Family District.

The applicant is requesting the "R-5 S" to permit the relocation of the Graduate School Counseling and PHD Counseling and Family Therapy Programs to the 251 W. Ligustrum property. In addition, the "R-5 S" zoning is being requested for the University Center for Legal Justice at 2507 NW 36th Street. The rezoning of the NW 36th Street location is necessary in order to provide for the most appropriate zoning for the current land use; thus protecting the property owner from future non-conforming uses.

Seeing that for many years the uses on the property were for the university functions and that the proposed uses are a continuation, the "R-5 S" zoning is appropriate at the location and would not impact the health, safety and welfare of the area. The site plan does indicate that a landscape buffer will be provided for the parking lot located on the lot fronting W. Ligustrum, therefore limiting any negative impact to adjacent properties.

**CASE MANAGER :** Pete Gomez 207-0315





THE CENTER FOR LEGAL JUSTICE  
 BUILDING SQUARE FOOTAGE  
 TOTAL: 28,000 SF  
 PARKING SPACES  
 TOTAL SPACES: 105

LOTS 21 AND 36 ARE PART OF  
 AN AMENDING PLAT OF  
 WOODLAWN HILLS  
 BEING LOTS 21, 22 AND 36, BLOCK "B", NCB 11512,  
 SAN ANTONIO, BEAR COUNTY, TEXAS, RECORDED IN  
 VOLUME 642, PAGE 94, DEED AND PLAT RECORDS,  
 BEAR COUNTY, TEXAS

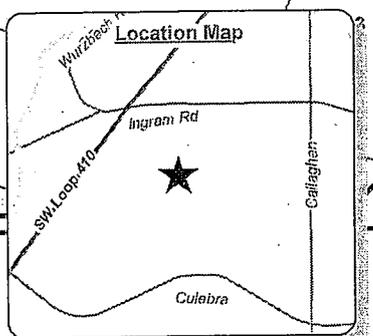
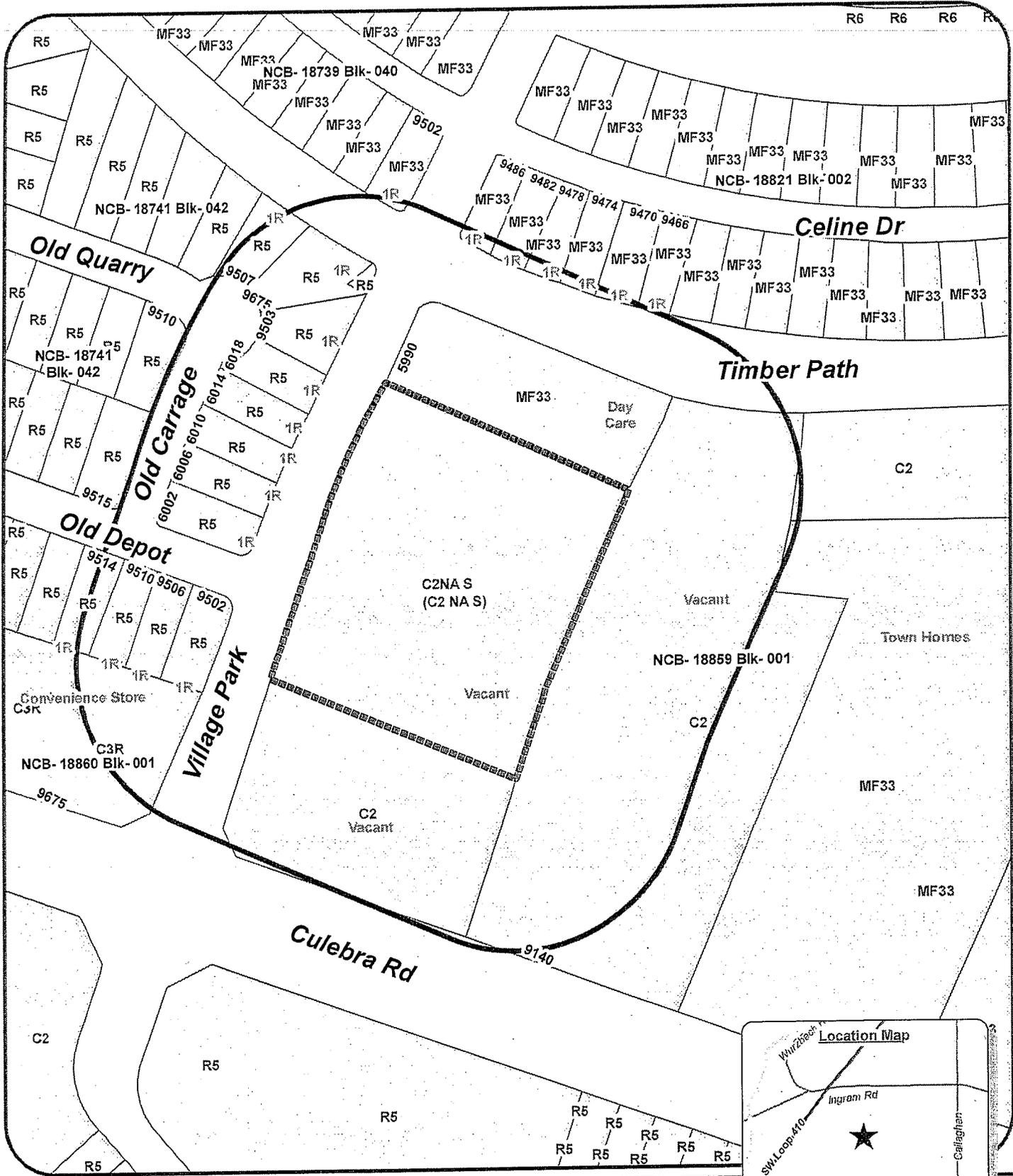
THE FAMILY LIFE CENTER  
 BUILDING SQUARE FOOTAGE  
 FIRST FLOOR: 8,800  
 SECOND FLOOR: 5,600  
 TOTAL: 14,400 SF

PARKING SPACES  
 (ALL AISLES ARE 25' WIDE)  
 NEW PARKING  
 STANDARD (9 X 19): 63  
 COMPACT (8 X 19): 27  
 H/C (8 X 19): 4  
 EXISTING: 3  
 TOTAL SPACES: 97



SITE PLAN  
 SCALE: 1" = 100'

PROJECT DESCRIPTION: FAMILY LIFE CENTER  
 THE BUILDING ON LIGUSTRUM IS A WOOD FRAME STRUCTURE THAT IS  
 CURRENTLY BEING USED AS A CONVENT BY THE MARIANIST SISTERS.  
 ST. MARY'S UNIVERSITY INTENDS TO USE THE BUILDING  
 FOR A GRADUATE STUDIES PROGRAM. THE SPACES WILL BE  
 USED FOR FACULTY AND STAFF OFFICES, THERAPY ROOMS  
 AND CLASSROOMS.  
 THE SITE IS NOT LOCATED IN THE ERZD.  
 THE AREA OF ALL PAVED OR OTHERWISE HARD SURFACES IS 46,200 SF  
 THE SETBACKS ON THIS PROPERTY ARE:  
 FRONT: 5'  
 SIDE: 5'  
 BACK: 10'



**Zoning Case Notification Plan**

**Case Z-2008-204**

Council District 8  
 Scale: 1" approx. = 150'

Subject Property Legal Description(s): 1.882 Acres out of NCB 18859

**Legend**

- Subject Property 1.882 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (7/1/2008)

# CASE NO: Z2008204 S

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 8

**Ferguson Map:** 578 F4

**Applicant Name:**  
Claire McIntyre

**Owner Name:**  
Jjalf Sport, LLC

**Zoning Request:** From "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Commercial Athletic Field to "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Commercial Athletic Field (Site Plan Change).

**Property Location:** 1.882 Acres out of NCB 18859

5900 Block of Village Park

On the East side of Village Park between Culebra Road and Timber Park

**Proposal:** To allow for a Site Plan amendment to existing Commercial Athletic Field Project

**Neigh. Assoc.** Great Northwest Neighborhood Association within 200 feet

**Neigh. Plan** Northwest Neighborhood Plan

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

### Staff Recommendation:

Consistent

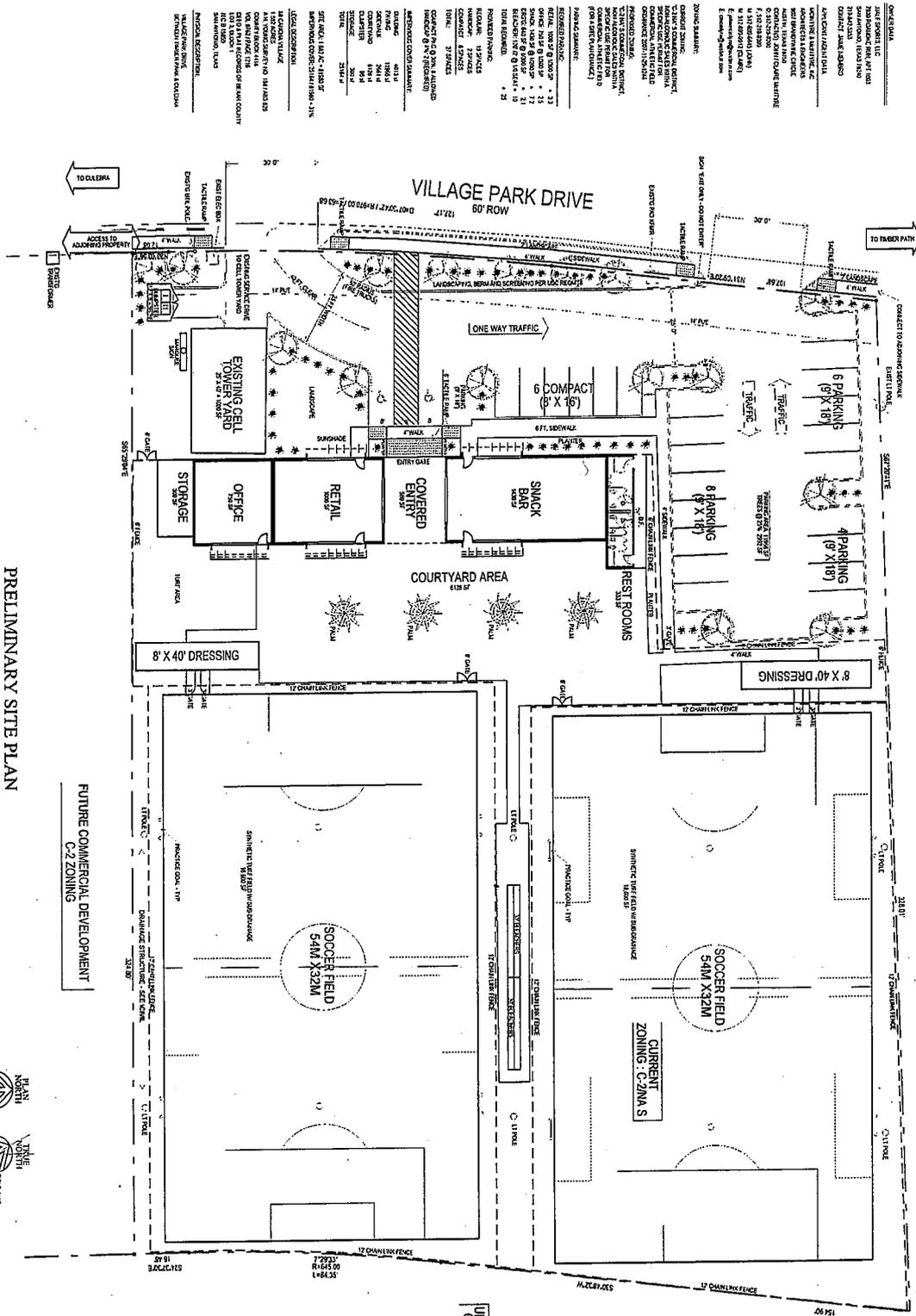
This request conforms to the Northwest Neighborhood Plan. The applicant is requesting a zoning change in order to modify the existing site plan by replacing the indoor soccer facility with an outdoor soccer field, and changing the orientation of both proposed fields.

### Approval

The subject property is located on west side of the City of San Antonio and consists of undeveloped land with frontage on Village Park. The property is adjacent to MF-33 zoning to the north; C-2 zoning to the east and south and R-5 zoning to the west. The surrounding land uses consist of single-family dwellings to the west, a daycare and residential dwellings to the north and vacant land to the south and east. The previous "B-2" zoning converted to "C-2" zoning district with the adoption of the 2001 UDC.

This property was recently rezoned from "C-2" to "C-2 NA S" on November 29th, 2007. The applicant is requesting a rezoning in order to make significant changes to the approved site plan for the proposed athletic soccer field with concession stand. The request is to modify the existing site plan by replacing the indoor soccer facility with an outdoor soccer field, and to change the orientation of both proposed fields. Staff has determined that the requested use is appropriate at this location and is not out of character with the neighboring properties. The subject property is bounded by existing commercial zoning to the east and south making commercial development of the property appropriate. The requested "C-2NA S" would permit the requested athletic field use and staff supports the proposed change to the site plan.

**CASE MANAGER :** John Osten 207-2187



LE PETITE DANCARE  
M.P. 33 ZONING

PRELIMINARY SITE PLAN  
SCALE: 1/4" = 10'

FUTURE COMMERCIAL DEVELOPMENT  
C-2 ZONING

UNDEVELOPED  
C-2 ZONING

NOT FOR CONSTRUCTION  
SPECIFIC USE SITE PLAN

DATE: 08/12/08  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
SCALE: 1/4" = 10'  
SHEET NO: SP1.0



MI CANCHA SOCCER FACILITY  
VILLAGE PARK DRIVE  
SAN ANTONIO, TEXAS

**McIntyre & McIntyre**  
INCORPORATED  
Architects & Engineers  
14112 McCOMBS BLVD. AUSTIN, TEXAS 78704  
TEL: 512.424.1212 FAX: 512.424.1213  
WWW.MCMINTYRE.COM

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2008204

**Address:** Corner of Culebra Rd. and Village Park

**Existing Zoning:** C-2 NA S

**Requested Zoning:** C-2 NA S

**Registered Neighborhood Association(s):** Great Northwest

**Neighborhood/Community/Perimeter Plan:** Northwest

**Future Land Use for the site:** Neighborhood Commercial

## Analysis:

City Council approved a zoning request for this property in November, 2007. The adopted zoning was "amended by changing the zoning district boundary of 1.882 acres out of County Block 4418 (NCB 18859) from "C-2" Commercial District to "C-2 NA S" Commercial District, Non-Alcoholic Sales with a Specific Use Permit for a Commercial Athletic Field."

A site plan was required and attached to this ordinance and identified as Exhibit "A". Section 2 of the adopted zoning ordinance makes the site plan exhibit part of and incorporated into the ordinance. Changes to the site plan require amending the zoning ordinance.

The applicant is requesting to modify the site plan by replacing the indoor soccer facility with an outdoor soccer field, and changing the orientation of both proposed fields.

This request does not require a Land Use Amendment. Staff supports the zoning amendment as submitted.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

## Staff Recommendation:

Approval

Denial

Alternate Recommendation:

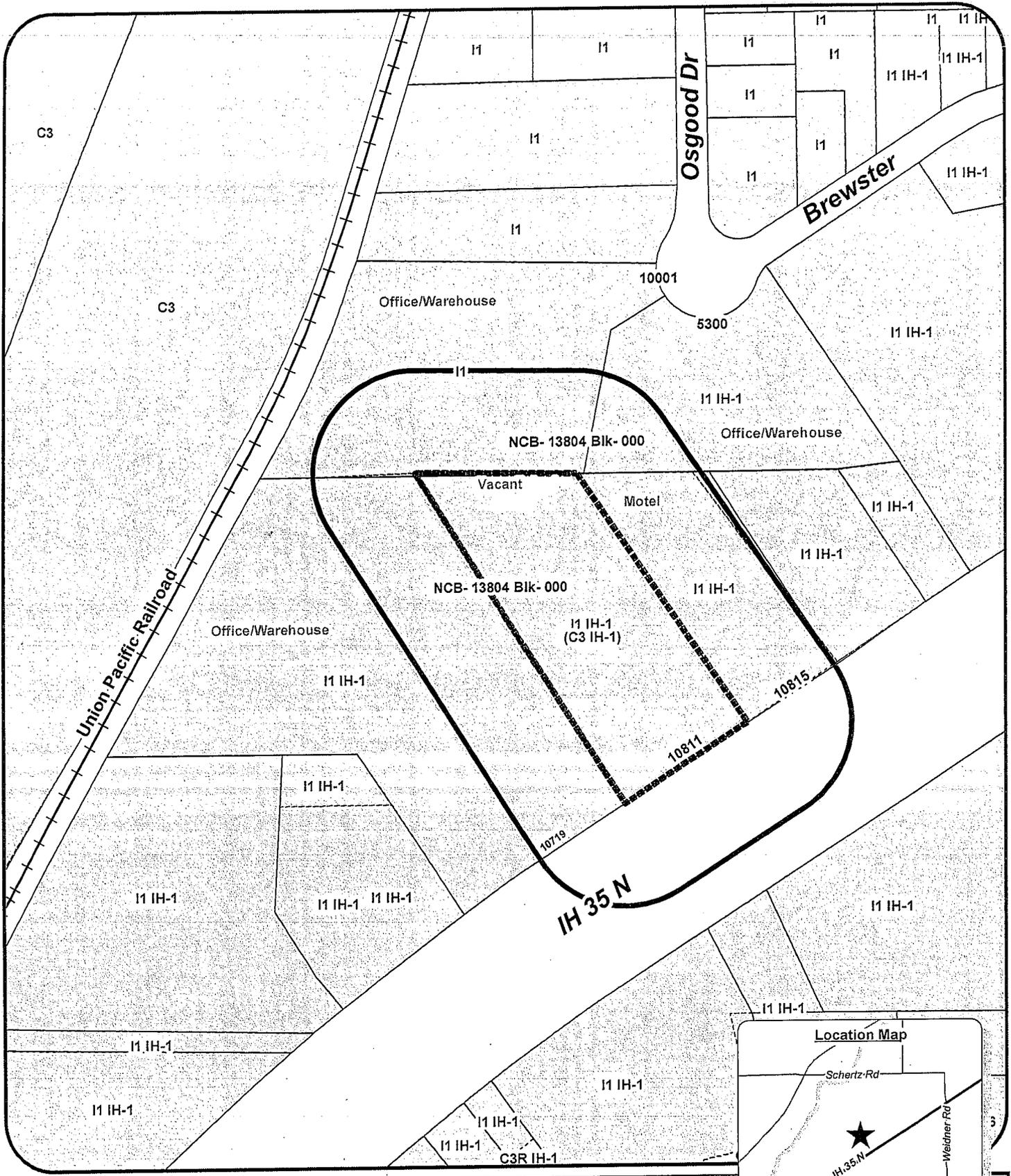
**Reviewer:** Gary Edenburn

**Title:** Senior Planner

**Date:** 6/30/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 6/30/2008



**Zoning Case Notification Plan**  
**Case Z-2008-206**

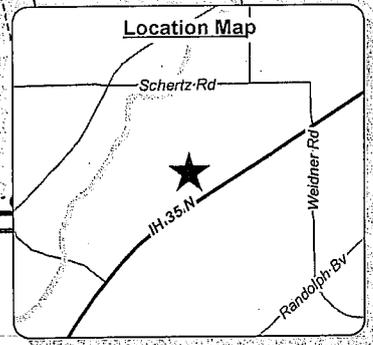
Council District 10

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Lot: 11 Blk: 000 NCB: 13804

**Legend**

- Subject Property (4.3946 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (6/24/2008)

# CASE NO: Z2008206

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 10

**Ferguson Map:** 553 A4

**Applicant Name:**

**Owner Name:**

Peacock Hospitality

Peacock Hospitality, Inc.

**Zoning Request:** From "I-1 IH-1" General Industrial National Highway System High Priority Northeast Gateway Corridor Overlay District to "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District.

**Property Location:** Lot 11, NCB 13804

10811 IH 35 North

On the north side of IH 35 North, between Thousand Oaks and Crosswinds Way

**Proposal:** To allow a motel

**Neigh. Assoc.** None

**Neigh. Plan** None

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

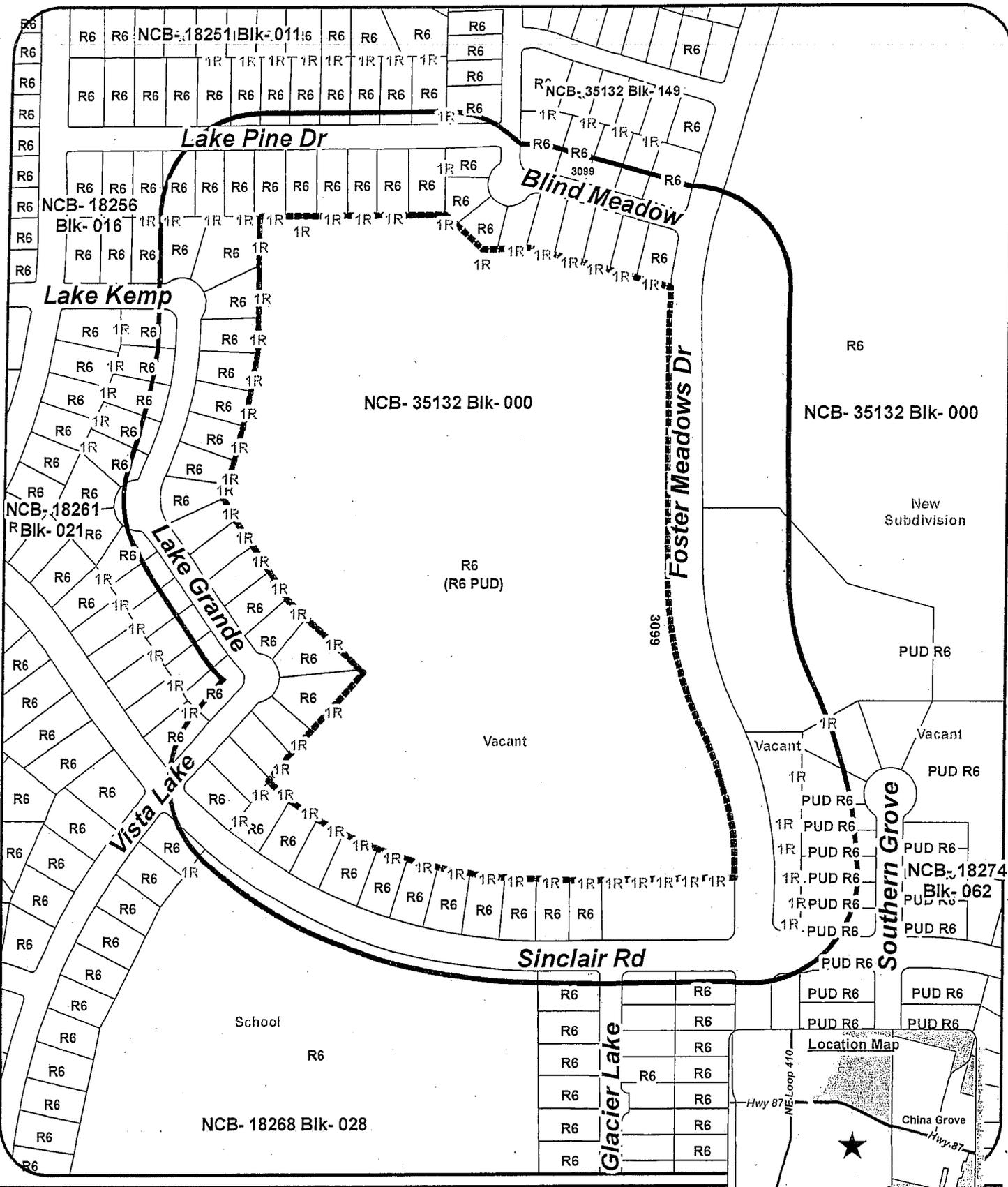
### Staff Recommendation:

Approval.

The subject property, located on the north side of IH 35 North, between Weidner Road and Thousand Oaks, is approximately 4.39 acres in size. The property was annexed in 1964, per ordinance 32674. The subject property is currently vacant, but mostly paved. Previously, there was a motel on the site that was recently demolished. Upon annexation, the subject property was zoned "J" Commercial District. Following the adoption of the 2001 Unified Development Code, the original zoning converted to "I-1" General Industrial District. In 2004, the property was rezoned to add the "IH-1" National Highway System High Priority Northeast Gateway Corridor Overlay District. Surrounding zoning includes "I-1 IH-1" to the east and west, and "I-1" to the north. Surrounding land uses include a motel, mini storage, warehouses, and vehicle sales to the east; and office warehouses to the north and west. Similar uses and zoning exist on the other side of IH 35.

The applicant requests "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District to allow a new motel. Staff finds the request to be an appropriate down-zoning for this property. The requested commercial district is appropriate given the location of the subject property along an interstate highway, and between Weidner Road and Thousand Oaks (both Secondary Arterial Type "A" thoroughfares). The applicant has proposed a four-story building which would require additional setbacks in exchange for increased height, or an amended request for a Specific Use Authorization and submittal of a site plan.

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

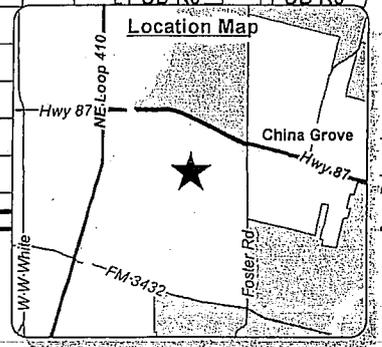


**Zoning Case Notification Plan**  
**Case Z2008207**

Council District 2  
 Scale: 1" approx. = 150'

Subject Property Legal Description(s): 22.24 Acres out of NCB 35132

- Legend**
- Subject Property (22.24 Acres)
  - 200' Notification Buffer
  - Current Zoning (R6)
  - Requested Zoning Change (R6)
  - 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (6/24/2008)

# CASE NO: Z2008207

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 2

**Ferguson Map:** 653 B2

**Applicant Name:**  
Harry Jewett

**Owner Name:**  
En Seguido, Ltd.

**Zoning Request:** From "R-6" Residential Single-Family District to "PUD R-6" Planned Unit Development, Residential Single-Family District.

**Property Location:** 22.240 acres out of NCB 35132

3099 Foster Meadows

The west side of Foster Meadows, approximately 200 feet north of the Sinclair Road intersection

**Proposal:** To allow for a gated single-family residential development

**Neigh. Assoc.** Lakeside Neighborhood Association is within 200 feet

**Neigh. Plan** None

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

**Staff Recommendation:**

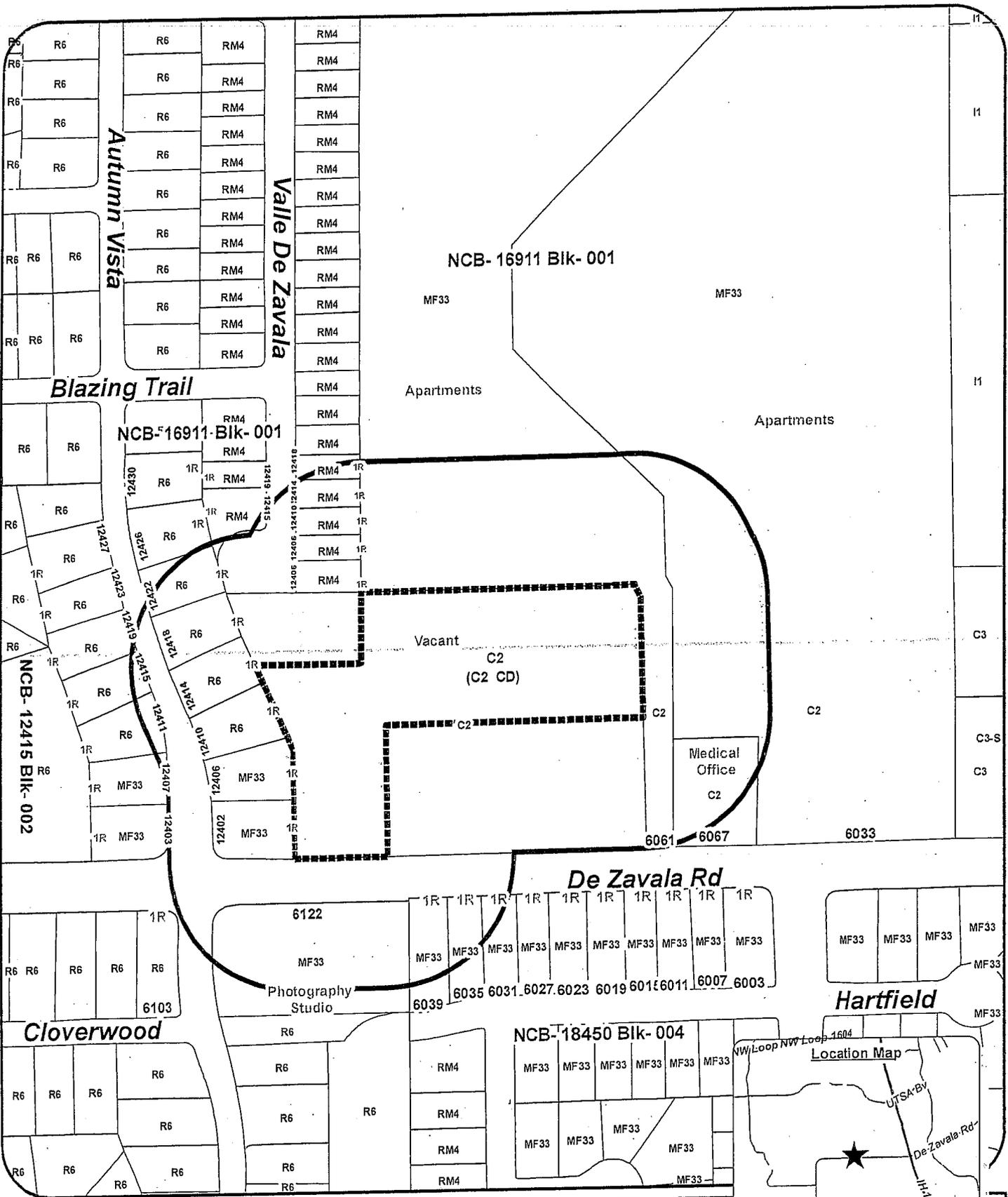
Approval

The subject property was annexed in 2000, totals approximately 22.24 acres and is currently vacant. Upon adoption of the 2001 Unified Development Code, the existing R-6 zoning converted from the previous Temp R-1 zoning. "R-6" Residential Single-Family District zoning currently exists to the north, west and south of the subject property. Property to the east across Foster Meadows is zoned "R-6" Residential Single-Family District and "PUD R-6" Planned Unit Development, Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of single-family homes to the north, west and south of the subject property. There is undeveloped land, a recreational facility and a gated subdivision to the east across Foster Meadows.

The applicant has applied for the zoning change in order to develop a gated single-family residential community. The proposed residential use is in character with established residential uses in the surrounding area. The requested PUD R-6 zoning will allow for a density of up to 111 single-family units on 22.24 acres. The applicant has proposed to develop ninety (90) lots in a gated community with private streets for the subject property. If the requested residential single-family planned unit development zoning is approved, a PUD plan must be reviewed and approved by the Planning Commission.

The PUD Planned Unit Development District is established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties and to encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. In addition, the Planned Unit Development District is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure and it allows for private streets and gated entrances for new subdivisions.

**CASE MANAGER :** Leslie Zavala 207-0215



**Zoning Case Notification Plan**

**Case Z2008208 CD**

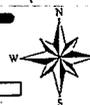
Council District 8

Scale: 1" approx. = 200'

Subject Property Legal Description(s): 3.046 acres out of Lot: 10 Bik: 001 NCB: 16911

**Legend**

- Subject Property  (3.046 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/24/2008)

# CASE NO: Z2008208 CD

## Final Staff Recommendation - Zoning Commission

**Date:** July 15, 2008

**Council District:** 8

**Ferguson Map:** 548 C1

**Applicant Name:**  
SCM Management, Inc.

**Owner Name:**  
SCM Management, Inc.

**Zoning Request:** From "C-2" Commercial District to "C-2 CD" (CD-Mini Warehouse) Commercial District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres.

**Property Location:** 3.046 acres out of Lot 10, Block 1, NCB 16911

6061 De Zavala Road

The north side of De Zavala Road, approximately 300 feet east of the Autumn Vista intersection

**Proposal:** To allow for a mini-warehouse exceeding 2.5 acres

**Neigh. Assoc.** Tanglewood Residents Association and Hart Ranch Unit One are within 200 feet

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval, with conditions.

The subject property was annexed in 1972, totals approximately 3.046 acres and is currently undeveloped. Upon adoption of the 2001 Unified Development Code, the existing C-2 zoning converted from the previous B-2 zoning. The C-2 zoning district does not allow a mini-warehouse exceeding 2.5 acres.

"C-2" Commercial District zoning currently exists to the east of the subject property. Property to the west is zoned "R-6" Residential Single-Family District and "MF-33" Multi-Family District. Property to the north of the subject property is zoned "MF-33" Multi-Family District and "RM-4" Residential Mixed District. Property to the south across De Zavala Road is zoned "MF-33" Multi-Family District. Land uses immediately adjacent to the proposed development consist of an apartment complex to the north and east of the subject property. There are triplexes and single-family homes to the west. There is a photography studio and single-family homes to the south across De Zavala Road.

The applicant has applied for C-2 CD in order to allow for a mini-warehouse exceeding 2.5 acres. The subject property has frontage on De Zavala Road, a Secondary Arterial Type A. There are multiple properties with commercial zoning along the north side of De Zavala road between IH-10 and Autumn Vista. The proposed zoning change to allow for a commercial development of the subject property is appropriate for this location.

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

1. All structures on the subject property shall be restricted to one story;
2. No outdoor speakers are permitted on the subject property;
3. A 20-foot landscape buffer shall be provided along the west property line of the subject property;
4. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures;
5. Doors to all storage units will not be visible to adjoining properties.



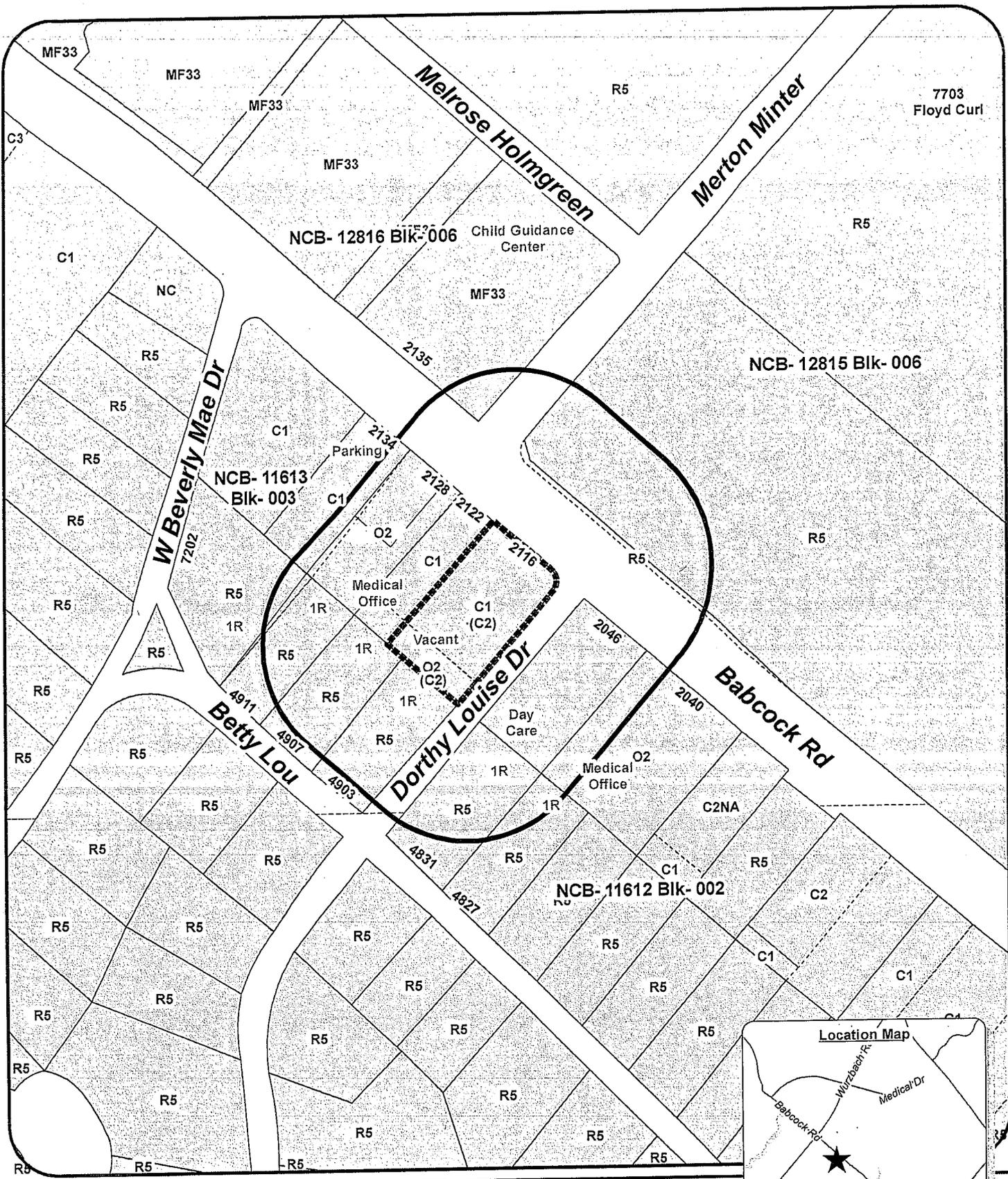
# **CASE NO: Z2008208 CD**

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

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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 consideration or unique development requirements may be compatible with adjacent land uses under given conditions. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, exterior lighting and the issuance of building and other supplemental permits.

**CASE MANAGER :** Leslie Zavala 207-0215



**Zoning Case Notification Plan**

**Case Z-2008-210**

Council District 8

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 59 Blk: 003 NCB: 11613

**Legend**

- Subject Property (0.756 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/24/2008)

# CASE NO: Z2008210

## Final Staff Recommendation - Zoning Commission

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**Date:** July 15, 2008

**Council District:** 8

**Ferguson Map:** 580 E1

**Applicant Name:**

Henry Chu, D. D. S.

**Owner Name:**

Henry Chu, D. D. S.

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

**Property Location:** Lot 59, Block 3, NCB 11613

2116 Babcock Road

On Babcock Road, at the northwest intersection of Babcock Road and Dorothy Louise Drive

**Proposal:** To allow a medical building

**Neigh. Assoc.** Dreamhill Estates Neighborhood Association

**Neigh. Plan** None

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

### Staff Recommendation:

Approval.

The subject property was annexed in September 1952, totals approximately 0.756 acres and is currently undeveloped. The subject property is currently split zoned between C-1 and O-2, with the subject property consisting mostly of C-1 zoning. The current zoning designations converted from the former B-1 and O-1 zoning districts with the adoption of the Unified Development Code. The property to the northeast of the subject property is zoned R-5 and is occupied by a park that serves the Medical Center. The property to the southeast is zoned O-2 and is occupied by a day-care center. Residential zoning and uses lie to the southwest of the subject property. The property directly to the northwest is zoned C-1 and is vacant. Beyond that to the northwest are office uses zoned O-2.

The applicant has applied for C-2 zoning to allow a medical office that will not exceed 6,500 square feet. C-2 zoning districts accommodate commercial and retail uses that are more intensive in character than the existing C-1 zoning on the subject property, and generate a greater volume of vehicular traffic. The requested C-2 zoning serves as a downzoning from the existing portion of the property that is zoned O-2, as that district is more intense in nature than C-2. Being as the subject property is located on Babcock Road, which is identified as a Secondary Type-A Arterial, this appears to be an appropriate request. The proposed C-2 zoning is consistent with the character of the immediate area, as commercial and office uses front Babcock Road to the northwest and southeast of the subject property. While the requested zoning is an increase in intensity from C-1, staff believes that the request for a 6,500 square foot medical office is a reasonable request, given the character of this portion of Babcock Road. Furthermore, a Type B Landscape Buffer would be required between the back portion of the subject property and the residential uses behind it, further mitigating the impact of the requested commercial zoning.

**CASE MANAGER :** Mike Farber 207-3074