

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

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

**July 17, 2007**  
**Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Michael Westheimer – District 1	Jody Sherrill – District 7
Barbara Hawkins – District 2	Rolando H. Briones, Jr. – District 8
Don Gadberry – District 3	Susan Wright – District 9
Joe Valadez – District 5	Robert R. Robbins – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Henry Avila – District 4 Chairman	

1. **Work Session presentation by zoning staff to discuss zoning case recommendations and all other items for consideration on agenda for July 17, 2007, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Cliff Morton Development and Business Services Center.**
2. Call to Order – Board Room – 1:00 PM
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of June 19, 2007 Minutes.
7. **ZONING CASE NUMBER Z2007228:** The request of Brown, P.C., Applicant, for Continental Homes of Texas, LP, Owner(s), for a change in zoning from PUD "RM-4" Planned Unit Development Residential Mixed District and PUD "RM-4" ERZD Planned Unit Development Residential Mixed Edwards Recharge Zone District to PUD "MF-33" Planned Unit Development Multi-Family District and PUD "MF-33" ERZD Planned Unit Development Multi-Family Edwards Recharge Zone District on 23.686 acres out of NCB 17264, 119 and 6902 through 6938 Abbey Falls, 12302 through 12335 Abbey Garden and 12202 through 12234, 12302 through 12334, and 12402 through 12430 Abbey Park. (Council District 8) Pg. 6
8. **ZONING CASE NUMBER Z2007198:** The request of Brown, P.C., Applicant, for Bernardo and Rocio Artola, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to PUD "MF-25" Planned Unit Development Multi-Family District on P-123A, NCB 18553 (2.20 acres), 8900 Guilbeau Road. (Council District 7) Pg. 16

9. **ZONING CASE NUMBER Z2007212 CD:** The request of HTG Real Property Mgmt. Inc., Applicant, for HTG Real Property Mgmt. Inc., Owner(s), for a change in zoning from "RM-4" Residential Mixed District to "RM-4" (CD - Four-Family Dwelling) Residential Mixed District with a Conditional Use for Four-Family Dwellings at a Density of 16 units per acre with a maximum of 28 dwelling units on Lot 75, Block 3, NCB 11315, 1875 Thompson Place. (Council District 5) Pg. 20
10. **ZONING CASE NUMBER Z2007213:** The request of HTG Real Property Mgmt. Inc., Applicant, for HTG Real Property Mgmt. Inc., Owner(s), for a change in zoning from "FR" Farm and Ranch District to "MI-1" Mixed Light Industry District on 4.45 acres out of CB 4201, 18394 State Highway 16 South. (Council District 4) Pg. 24
11. **ZONING CASE NUMBER Z2007216 CD:** The request of Brown, P. C., Applicant, for Alberto Macias, Owner(s), for a change in zoning from "C-2" Commercial District to "C-2" (CD-Auto and Vehicle Sales) Commercial District with a Conditional Use for Auto and Vehicle Sales on Lot 58 and Lot 59, NCB 7895, 712 Stonewall Avenue. (Council District 3) Pg. 28
12. **ZONING CASE NUMBER Z2007076:** The request of Federico Calvo Galindo, Applicant, for Federico Calvo Galindo, Owner(s), for a change in zoning from "MF-33" Multi-Family District to "O-1" Office District on Lots 1, 2 and 3, Block 14, NCB 14724, 11714 Vance Jackson. (Council District 8) Pg. 32
13. **ZONING CASE NUMBER Z2007215 S:** The request of Carol Gagliardi, Applicant, for The Standage Company, Owner(s), for a change in zoning from "MF-33" Multi Family District and "R-5" Single Family Residential District to "C-3" S General Commercial District with Specific Use Permit for a Mini Warehouse exceeding 2.5 acres on Lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B and 13B; NCB 10614, 4603, 4607 and 4426 East Houston Street. (Council District 2) Pg. 34
14. **ZONING CASE NUMBER Z2007175:** The request of Keith Howe, Applicant, for K & R Howe Corporation, Owner(s), for a change in zoning from "R-4" Single Family Residential District to "RM-4" Residential Mixed District on Lot 13, Block 5, NCB 10937, 851 Hot Wells. (Council District 3) Pg. 38
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
15. **ZONING CASE NUMBER Z2007218:** The request of Jose Luis Gonzalez, Applicant, for Jose Luis Gonzalez, Owner(s), for a change in zoning from "C-2NA" Commercial Nonalcoholic Sales District and "R-6" Residential Single Family District to "C-3" General Commercial District on 0.828 acres out of NCB 6777, 1102 Cupples Road and 1346 Kirk Place. (Council District 5) Pg. 42
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
16. **ZONING CASE NUMBER Z2007221:** The request of Craig Blume, Applicant, for Benny's Motors LLC, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "C-2" Commercial District on Lot P-37E, NCB 16001, 5000 Block of Ray Ellison Boulevard. (Council District 4) Pg. 46
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.

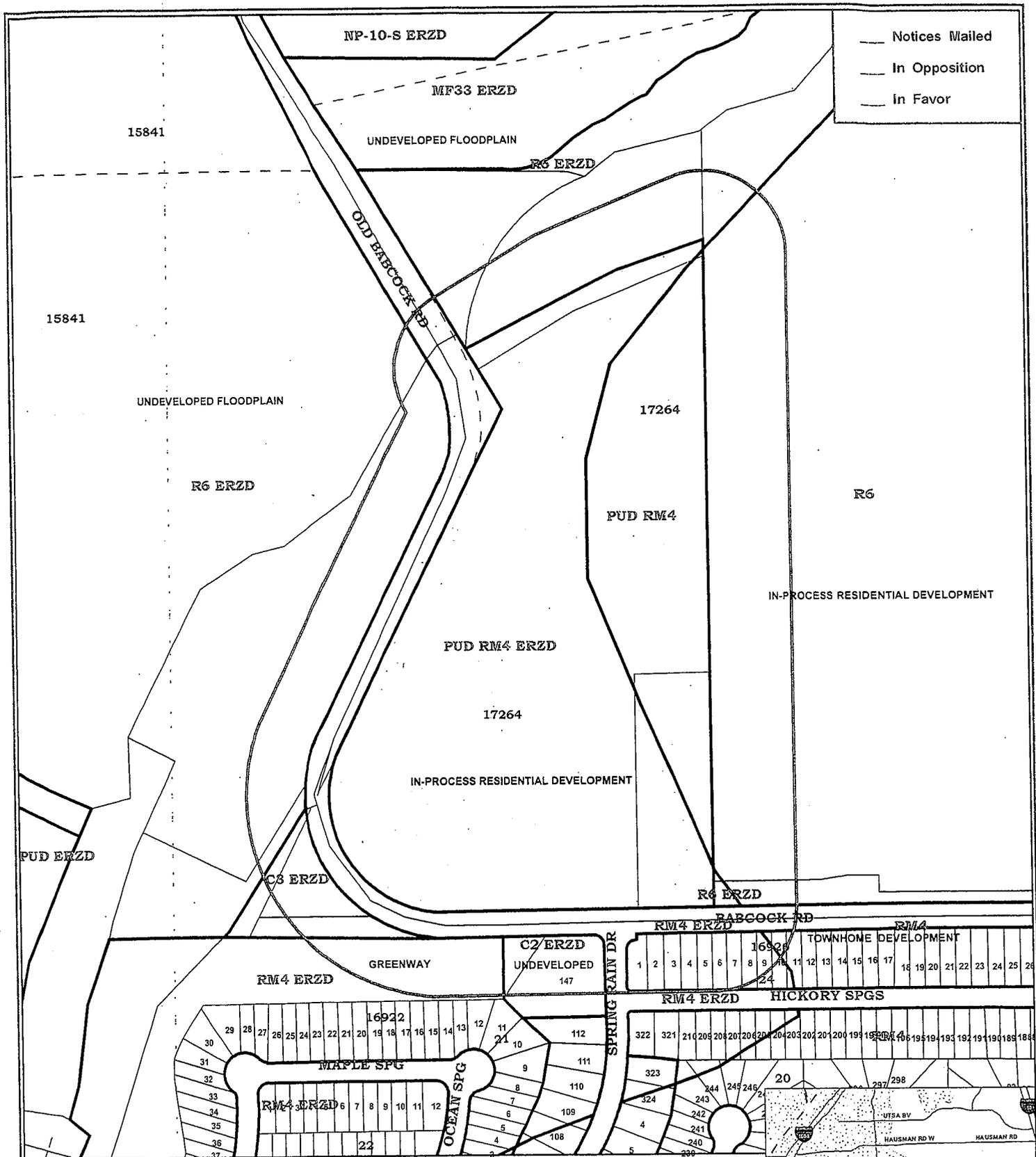
17. **ZONING CASE NUMBER Z2007223 CD:** The request of Al Salazar, Applicant, for The Episcopal Church Corporation in West Texas, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" (CD-Adult Day Care Facility) Residential Single-Family District with a Conditional Use for an Adult Day Care Facility on Lots 32 through 36, NCB 7360, 111 Haverhill. (Council District 7) Pg. 50
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
  
18. **ZONING CASE NUMBER Z2007229:** The request of Ricardo Saenz Trevino, Applicant, for Ricardo Saenz Trevino, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "C-1" Commercial District (Lot 4) and "C-2" Commercial District (Lot 3) on Lot 3 and Lot 4, Block B, NCB 11026, 2522 and 2526 East Southcross Boulevard. (Council District 3) Pg. 54
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
  
19. **ZONING CASE NUMBER Z2007231:** The request of Roberto B. Martinez, Applicant, for Roberto B. Martinez, Owner(s), for a change in zoning from "C-2NA" Commercial Nonalcoholic Sales District to "C-2" Commercial District on Lot 7, Block 9, NCB 2314, 1823 Buena Vista. (Council District 5) Pg. 58
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
  
20. **ZONING CASE NUMBER Z2007233:** The request of Cascade Reiland Investments, LLC, Applicant, for Cascade Reiland Investments, LLC, Owner(s), for a change in zoning from "I-2" "EP-1" Heavy Industrial Event Parking District to "R-5" "EP-1" Residential Single-Family Event Parking District on Lot 23, Block 4, NCB 13974, 3747 Belgium. (Council District 2) Pg. 62
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
  
21. **ZONING CASE NUMBER Z2007237 CD:** The request of South Blanco Group, Applicant, for South Blanco Group, Owner(s), for a change in zoning from "R-6" "NCD-5" Residential Single Family Neighborhood Conservation District-5 to "R-6" "NCD-5" (CD - Multi-Family Dwelling) Residential Single-Family Neighborhood Conservation District-5 with a Conditional Use for a Multi-Family Dwelling at a Density of 12 units per acre with a maximum of 6 dwelling units on Lots 18, 19, and 20, Block 2, NCB 3031, 1118 West French Place. (Council District 1) Pg. 66
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
  
22. **ZONING CASE NUMBER Z2007240:** The request of Brown, P.C., Applicant, for San Antonio Housing Authority, Owner(s), for a change in zoning from "I-2" Heavy Industrial District and "O-2" Office District to "IDZ" Infill Development Zone with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District on Lot 13, NCB 9644, 1901 South San Marcos. (Council District 5) Pg. 70
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.

23. **ZONING CASE NUMBER Z2007241:** The request of Hugo A. Mora, Applicant, for Leopoldo C. Vera and Beatrice Vera, Owner(s), for a change in zoning from "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-3" General Commercial District on Lot 1, Lot 2 and Lot 3, Block 19, NCB 8700, 3701 Nogalitos Street. (Council District 5) Pg. 74
- A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
24. **ZONING CASE NUMBER Z2007242:** The request of ESA Residential Development, Inc., Applicant, for ESA Residential Development, Inc., E-TM Land Investments, Ltd., Terramark Communities, Ltd., Owner(s), for a change in zoning from "UD" Urban District, "RD" Rural District and "FR" Farm and Ranch District to "UD" Urban District (on 234.52 acres out of CB 4283 and NCB 15647) and "RD" Rural District (on 1573.42 acres out of CB 4283 and NCB 15647) on 1807.94 acres out of NCB 15647 and CB 4283, East Chavaneax Street, Goeth Road and FM 1937. (Council District 3) Pg. 78
- A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
25. **ZONING CASE NUMBER Z2007244:** The request of Raji Kumar Satsangi, Applicant, for Raji Kumar Satsangi, Owner(s), for a change in zoning from "I-1" General Industrial District to "C-3" General Commercial District on 0.076 acre tract out of Lot 27, Block 1, NCB 18571, 7795 Mainland Drive. (Council District 7) Pg. 82
- A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
26. **ZONING CASE NUMBER Z2007220:** The request of Brown, PC, Applicant, for J. Allen Family Partners Ltd., Owner(s), for a change in zoning from "I-1" General Industrial District and "C-3" General Commercial District to "R-5" Residential Single-Family District on 103.935 acres out of NCB 16585, 7998 East Evans Road. (Council District 10) Pg. 86
27. **ZONING CASE NUMBER Z2007224:** The request of Kaufman & Associates, Inc., Applicant, for Park 410 Westplex, JV, Owner(s), for a change in zoning from "C-2" Commercial District to "C-3NA" General Commercial Nonalcoholic Sales District on 12.053 acres out of NCB 15329, 600 Block of Richland Hills Drive. (Council District 6) Pg. 90
28. **ZONING CASE NUMBER Z2007225:** The request of Kaufman & Associates, Inc., Applicant, for 160 Culebra Ltd., Owner(s), for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on 20.72 acre tract of land out of NCB 17640, 5000 Block of Rogers Road. (Council District 6) Pg. 92
29. **ZONING CASE NUMBER Z2007226:** The request of Brown, P. C., Applicant, for D & R Development, Ltd., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-3R" Commercial District, Restrictive Alcoholic Sales on 0.179 acres out of NCB 15910, 810 Filmore Drive. (Council District 4) Pg. 94
30. **ZONING CASE NUMBER Z2007227 CD:** The request of Brown, P. C., Applicant, for Flack Building, LP, Owner(s), for a change in zoning from "C-2" Commercial District to "C-2" (CD-Night Club) Commercial District with a conditional use for a night club/cigar bar on Lot 24, Block 1, NCB 14067, 9329 Wurzbach Road. (Council District 8) Pg. 96

31. **ZONING CASE NUMBER Z2007230 CD:** The request of Ivste, Inc., Applicant, for Ivste, Inc., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" (CD-Two Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling on Lot 176F, Block 14, NCB 11110, 9022 Garnett Avenue. (Council District 3) Pg. 98
32. **ZONING CASE NUMBER Z2007232 S:** The request of KMAC Construction, Applicant, for Charles and Janice Williams, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-3" S General Commercial District with a Specific Use Permit for a Contractor's Facility on Lot P-12 and Lot P-17, NCB 17153, 14940 Judson Road. (Council District 10) Pg. 100
33. **ZONING CASE NUMBER Z2007234:** The request of Marcus Spitzer, Applicant, for Marcus Spitzer, Owner(s), for a change in zoning from "R-5" Residential Single-Family District to PUD "R-4" Planned Unit Development Residential Single-Family District on Lot 8A, NCB 12061, 1175 E. Bitters Road. (Council District 9) Pg. 104
34. **ZONING CASE NUMBER Z2007235 CD:** The request of Lee Martinez, Applicant, for Rafael Sanchez and Patricia Valdez, Owner(s), for a change in zoning from "C-3" General Commercial District to "C-3NA" (CD-Food Processing) General Commercial Nonalcoholic Sales District with a Conditional Use for Food Processing on .0418 acres out of Lot 33-U, NCB 11514, 1409 Bandera Road (Contained Within 1411 Bandera Road). (Council District 7) Pg. 108
35. **ZONING CASE NUMBER Z2007236:** The request of Kelly Heights Associates, LLC., Applicant, for Kelly Heights Apartments, LTD., Owner(s), for a change in zoning from "C-2" Commercial District to PUD "MF-33" Planned Unit Development Multi-Family District on 2.332 acres out of Lot 21, Block 16, NCB 12669, 530 Ute Street. (Council District 4) Pg. 110
36. **ZONING CASE NUMBER Z2007239:** The request of Blanco Bitters Ltd., Applicant, for Blanco Bitters Ltd., Owner(s), for a change in zoning from PUD "MF-25" Planned Unit Development Multi-Family District to "MF-25" Multi-Family District on 28.72 acres out of NCB 17721, 15150 Blanco Road. (Council District 9) Pg. 114
37. Consideration and action to schedule a Special Meeting for Z2007217 S, property generally bound by Ruiz Street to the north, West Martin Street to the south, North Frio Street to the east and a Union Pacific railroad right-of-way to the west and amending Article III, Section 35-310 of the Unified Development Code, adding a definition and use for Human Services Campus.
38. 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.
39. **ADJOURNMENT**

**Accessibility Statement**

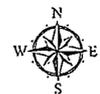
This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245



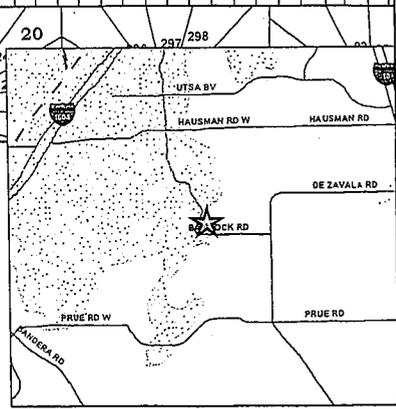
# ZONING CASE: Z2007-228

City Council District 8  
 Requested Zoning Change  
 From: PUD "RM-4" ERZD to PUD "MF-33" ERZD  
 Date: July 17, 2007  
 Scale: 1" = 300'

- Subject Property
- 200' Notification



C:\Nov\_1\_2005



# CASE NO: Z2007228

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 8

**Ferguson Map:** 547 F2

**Applicant Name:**

**Owner Name:**

Brown, P.C.

Continental Homes of Texas, LP

**Zoning Request:** From PUD "RM-4" Planned Unit Development Residential Mixed District and PUD "RM-4" ERZD Planned Unit Development Residential Mixed Edwards Recharge Zone District to PUD "MF-33" Planned Unit Development Multi-Family District and PUD "MF-33" ERZD Planned Unit Development Multi-Family Edwards Recharge Zone District.

**Property Location:** 23.686 acres out of NCB 17264

119 and 6902 through 6938 Abbey Falls, 12302 through 12335 Abbey Garden and 12202 through 12234, 12302 through 12334, and 12402 through 12430 Abbey Park

Approximate Northeast Corner of Babcock Road and Old Babcock Road

**Proposal:** To Develop a Townhome Community

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

**Neigh. Plan.** None

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

### Staff Recommendation:

Approval

The subject property was annexed into the city in December of 1972 and consists of about 24 acres. The property fronts on Babcock Road, identified as a Type A Secondary Arterial in the city's Major Thoroughfare Plan. The property is currently under development as a townhome community and the proposal is to allow increased height for select units within this development.

The property was zoned B-2 from Temporary R-1 in January of 1975. This commercial zoning converted to C-2 in 2002, and the property was again rezoned in January of 2006 to the current RM-4 zoning district to allow residential development. The existing planned unit residential development, named The Abbey, was platted in December of 2006.

To the north and west, the property is partially bound by Old Babcock Road, which is not in use as a through street, and Bamberger Nature Park. This area is located within a flood plain created by Leon Creek. The property to the east is zoned R-6 and is currently undergoing site preparation for future development. There is residential development to the south that includes both single family attached and detached development, the RM-4 zoning converting from the previous R-6 district.

### SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS identifies the property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 30% on the site.

**CASE MANAGER :** Matthew Taylor 207-5876

○ ○

**SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet**

RECEIVED

07 JUN 20 AM 8:57

**To:** Zoning Commission Members

**From:** Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System  
LAND DEVELOPMENT SERVICES DIVISION

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2007228 (The Abbey P.U.D.)

**Date:** June 18, 2007

**SUMMARY**

A request for a change in zoning has been made for an approximate 23.686-acre tract located on the city's northwest side. A change in zoning from **RM-4 PUD ERZD** to **MF-33 PUD ERZD** is being requested by the applicant, Brown, P.C., by Mr. Kenneth W. Brown. The change in zoning has been requested to allow a townhome residential development. The property is classified as Category 2 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, on Babcock Road, west of De Zavala Road.

**SITE EVALUATION**

1. Development Description:

The proposed change is from RM-4 PUD ERZD to MF-33 PUD ERZD and will allow for the construction of a townhome residential development. The site is partially developed with paved roads and townhome construction. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

2. Surrounding Land Uses:

An undeveloped lot is east and north of the property. Old Babcock Road and Leon Creek bound the western boundary. Babcock Road and a residential development bound south of the property.

3. Water Pollution Abatement Plan:

A WPAP has been approved by the Texas Commission on Environmental Quality on May 25, 2006.

4. Geologic Features:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on June 8, 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.

The subject site was observed as a cleared parcel currently under construction activity for numerous single family and multi-family residential structures, approximately 23.686 acres in area. The entire subject site was observed to have been cleared and covered with an unknown depth of imported fill material prior to current construction activities.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by both the Undivided Upper Confining Unit of the Edwards Aquifer, and the Georgetown Formation of the Edwards Aquifer. This could not be confirmed due to coverage by imported fill materials and construction activities.

The Undivided Upper Confining Unit of the Edwards Aquifer, is characterized by the presence of high plasticity clays (primarily the Del Rio Clay) with exceptionally low porosity and permeability. Outcrops of the Del Rio Clay are known to exist adjacent to the subject site. The presence of fossil invertebrates (primarily *Illymatogyra Arientina*) is associated with the Del Rio Clay. Fossils of this type are also historically known adjacent to the subject site.

The Georgetown Formation is characterized by red to gray marly limestone with very low porosity and permeability. This formation is approximately 20 feet thick, and is not normally encountered as a water bearing unit of the Edwards Aquifer.

According to FEMA Flood Insurance Maps, a portion of the subject site is located within the 100-year floodplain area.

**ENVIRONMENTAL CONCERNS**

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

**Site Specific Concerns:**

1. Leon Creek is adjacent to the western and northern boundary 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 30% on the site.
2. The floodplain buffering will remain along the north and west portion of the property as required in Ordinance No. 81491, Section 34-913.
3. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
4. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
5. 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.
6. 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.

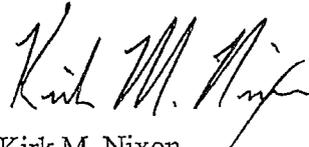
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division 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. An Aquifer Protection Plan has been approved by SAWS on July 21, 2006.
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. A newly constructed water quality basin on the property, will require the following:
  - A. 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.
  - B. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3546 prior to any discharge of water.
  - C. 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.
1. 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.
2. 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  
Z2007228 (The Abbey P.U.D.)  
Page 5

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:



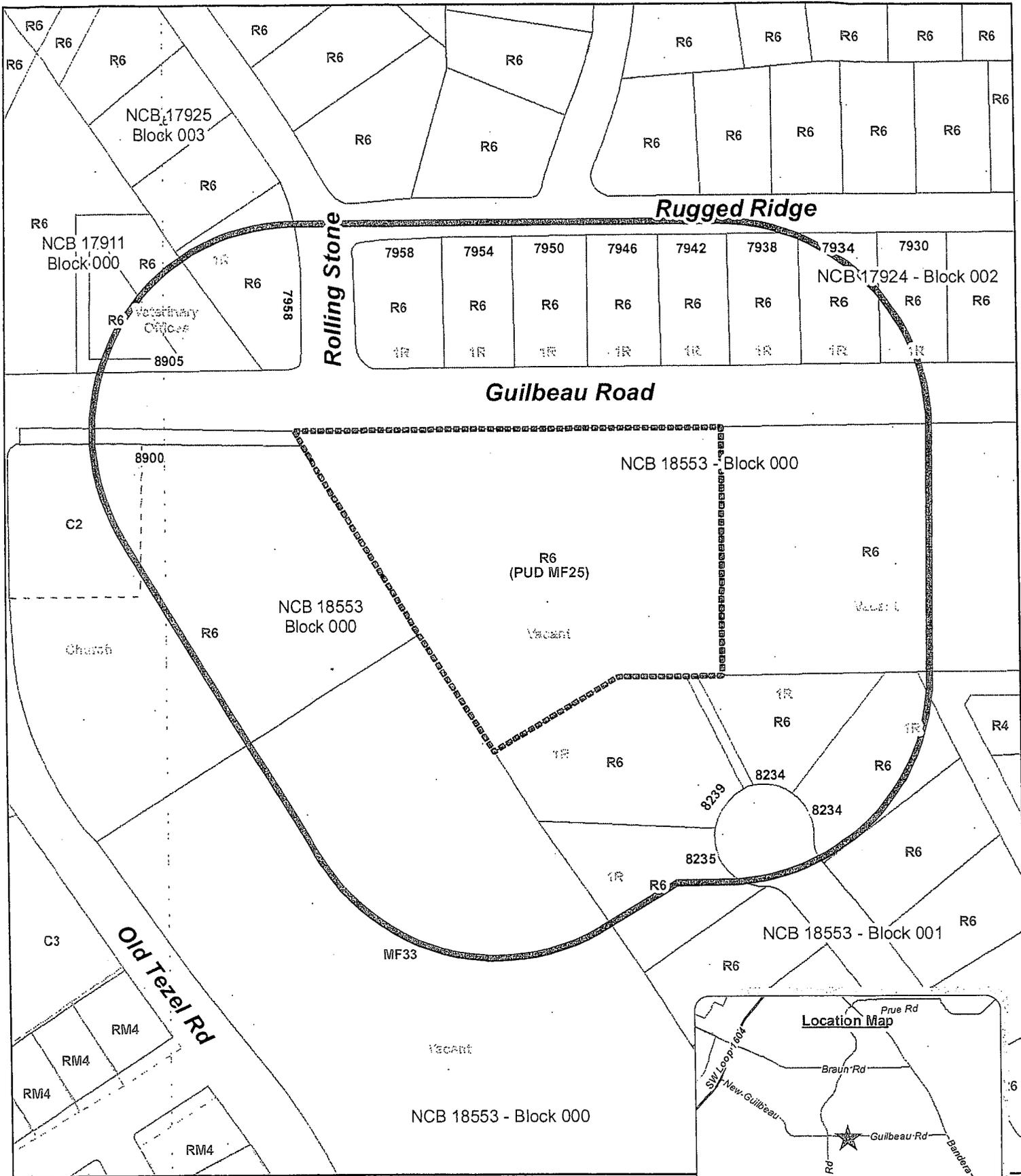
Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:MAE







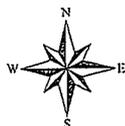


**Zoning Case Notification Plan**

**Case Z-2007-198**

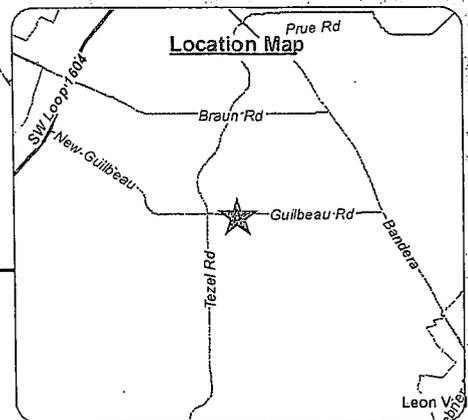
Council District 7

Scale: 1" approx. = 120'



**Legend**

- Subject Property
- 200' Notification Buffer
- Property Address **12345**
- Current Zoning **R6**
- Requested Zoning Change **TR**
- Land Use **Office**
- NCB - Block **NCB 11111 - Block 222**
- 100-Year FEMA Floodplain



Produced by the City of San Antonio  
Development Services Department  
(05/07/2007)



# **CASE NO: Z2007198**

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

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systems and infrastructure. To allow for private streets and gated entrances for new subdivisions. The PUD plan shall incorporate any conditions imposed with the granting of the PUD zoning.

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

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

**Plan Amendment Application Case No.: 07016**

Council District: 7

City Council Meeting Date: 8/2/2007

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

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

The applicant requests to amend the Land Use Plan designation from **Low Density Residential to High Density Residential.**

**Background Information:**

**Applicant:** Brown, P.C. – Kenneth W. Brown, AICP

**Owner:** Rocio Artola

**Property Location:** 8900 Guilbeau Road

**Acreage:** 2.20

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: Low Density Residential

E: Vacant

S: Low Density Residential, Vacant

W: Public (Northwest Community Church), Vacant

**Issue:**

**LAND USE ANALYSIS:**

The proposed use for the subject parcel is a townhome development. Existing surrounding land uses include Low Density Residential, Public and Vacant tracts. The subject parcel is designated *Low Density Residential* Land Use in the Northwest Community Plan which includes: Single Family Residential development on individual lots. This form of development should be located away from major arterials and can include certain non-residential uses such as schools, places of worship and parks that are centrally located for convenient neighborhood access.

The proposed *High Density Residential* Land Use includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This form of development should be located along collectors, arterials or highways and can serve as a buffer between low or medium density residential land uses and commercial uses. High density residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

The subject property is adjacent to single family developments to the north and south/southeast. The proposed plan amendment would place high-density residential development alongside low-density single-family development with no buffer of uses in between. A High Density Residential land use designation at this location would be incompatible with the adjacent low density uses.

Minimal Impact

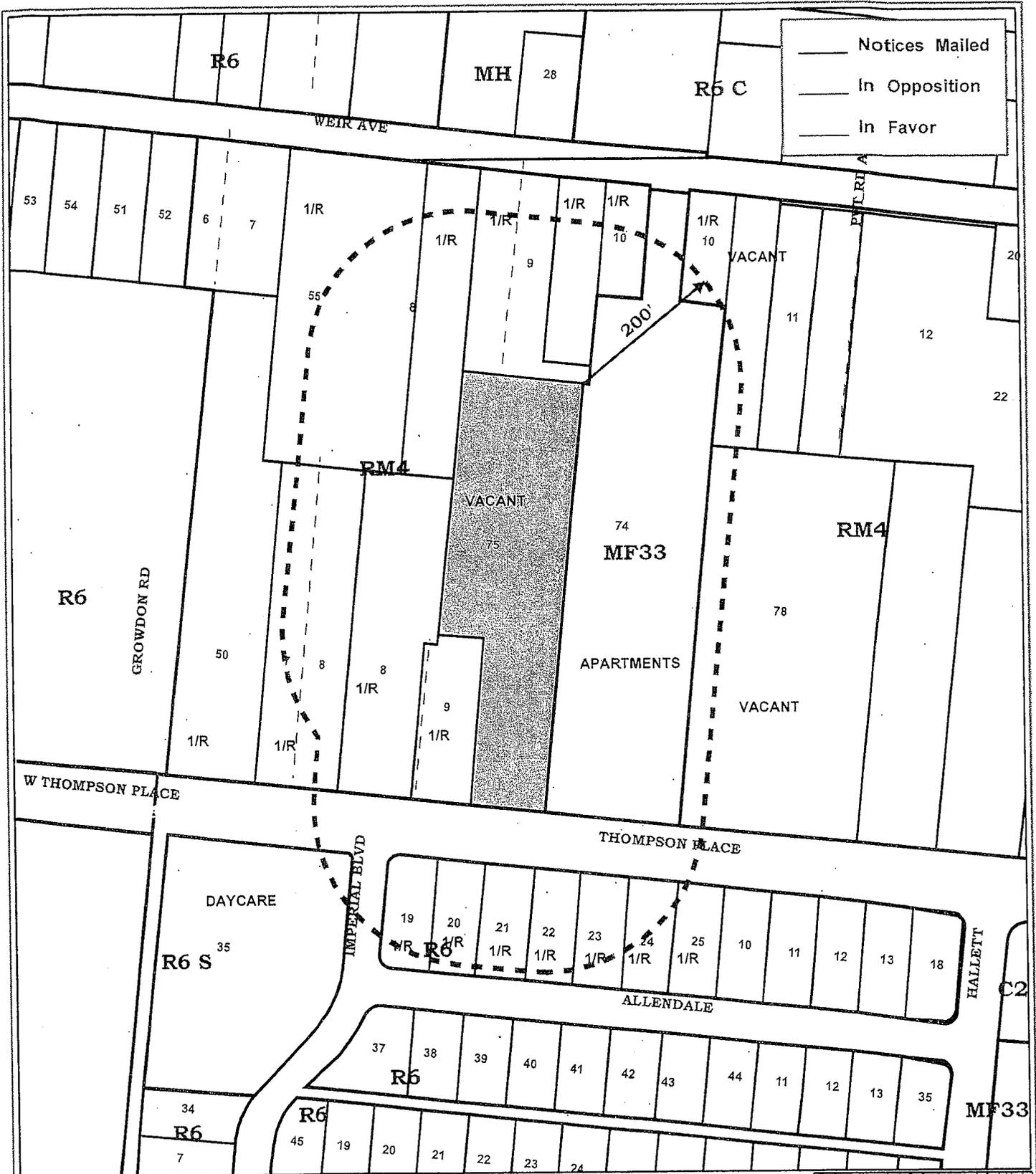
Impact can be mitigated

Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Guilbeau Road is a Secondary Arterial Type A - 86' ROW

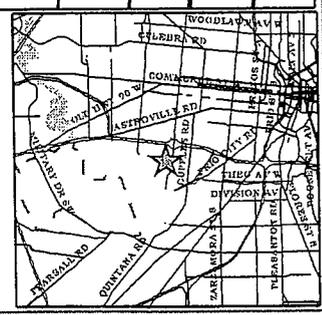
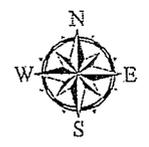
Other streets:



**ZONING CASE: Z2007-212 CD**

City Council District 5  
 Requested Zoning Change  
 From: "RM4"  
 To: "RM4" CD  
 Date: July 17, 2007  
 Scale: 1' = 200"

-  Subject Property
-  200' Notification



# CASE NO: Z2007212 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007 Zoning Commission Continuance from June 19, 2007

**Council District:** 5

**Ferguson Map:** 615 A8

**Applicant Name:** HTG Real Property Mgmt. Inc. **Owner Name:** HTG Real Property Mgmt. Inc.

**Zoning Request:** From "RM-4" Residential Mixed District to "RM-4" (CD - Four-Family Dwelling) Residential Mixed District with a Conditional Use for Four-Family Dwellings at a Density of 16 units per acre with a maximum of 28 dwelling units.

**Property Location:** Lot 75, Block 3, NCB 11315  
1875 Thompson Place.  
Northside of Thompson Place between Growdon Road and South General McMullen

**Proposal:** Four-Family Dwellings

**Neigh. Assoc.** Thompson Community Association

**Neigh. Plan** Kelly/South San PUEBLO Community Plan

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

### Staff Recommendation:

The Kelly/South San PUEBLO Community Plan designates this parcel, like most along its blockface, as Medium Density Residential. At the stated density, this development would be considered a High Density Residential. As this property is adjacent to a property zoned for multifamily residential use and only exceeds medium density residential by 1 dwelling unit per acre (16 du/ac), Planning staff recommends approval.

Since the base zoning is not changing a finding of consistency is not required.

### Approval

The project site is located west of San Antonio between Growdon Road and South General McMullen. The site is bound by vacant land to the west, single-family dwellings to the north and west with multi-family dwellings to the east. The proposed site will consist of seven four-family dwellings located within the Kelly/South San Pueblo Community Plan. The project site contains 1.724 acres of undeveloped land zoned "RM-4" Residential Mixed District. The rezoning request is required due to the lack of square footage on the lot. The 2001 Unified Development Code density standards require at least 112,000 square feet in order to legitimize 28 dwelling units. The project site is currently 75,097 square feet. Surrounding area consists of "RM-4" Residential Mixed District to the north, west and "MF-33" Multi-Family District to the east with "R-6" Residential Single-Family District across Thompson Place to the south.

"RM-4" Residential Mixed District will permit single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet.

These districts provide areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family

# **CASE NO: Z2007212 CD**

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

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dwelling and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring certain minimum yard and area standards. Mixed residential districts provide flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of a conditional zoning classification shall not be for all of the uses permitted in a given district but shall be only for the conditional use (bookkeeping office, photography studio, etc.) named in the ordinance approving the conditional zoning district. In considering a request for a conditional zoning classification, the zoning commission shall make a recommendation to the city council with reference to the use and development conditions which insure compatibility with surrounding properties.

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

# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007212

Existing Zoning: RM-4

Requested Zoning: RM-4 CD

Registered Neighborhood Association(s): Thompson Community

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

Future Land Use for the site: Medium Density Residential

Medium Density Residential land use includes duplexes, triplexes and fourplexes on single lots, as well as cottage homes and townhouses.

### Other Comments:

The applicant is requesting the RM-4 CD with a conditional use to permit an additional seven (7) units in order to build seven (7) fourplex units. At the stated density, this development would be considered a High Density Residential land use. The *Kelly/South San PUEBLO Community Plan* designates this parcel, like most along its blockface, as Medium Density Residential.

The adjacent parcel to the east is a multi-family complex; the other properties, including those across the street, are single family residential properties. As this property is adjacent to a property zoned for multifamily residential use and only exceeds medium density residential by 1 dwelling unit per acre (16 du/ac), staff recommends approval.

### 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

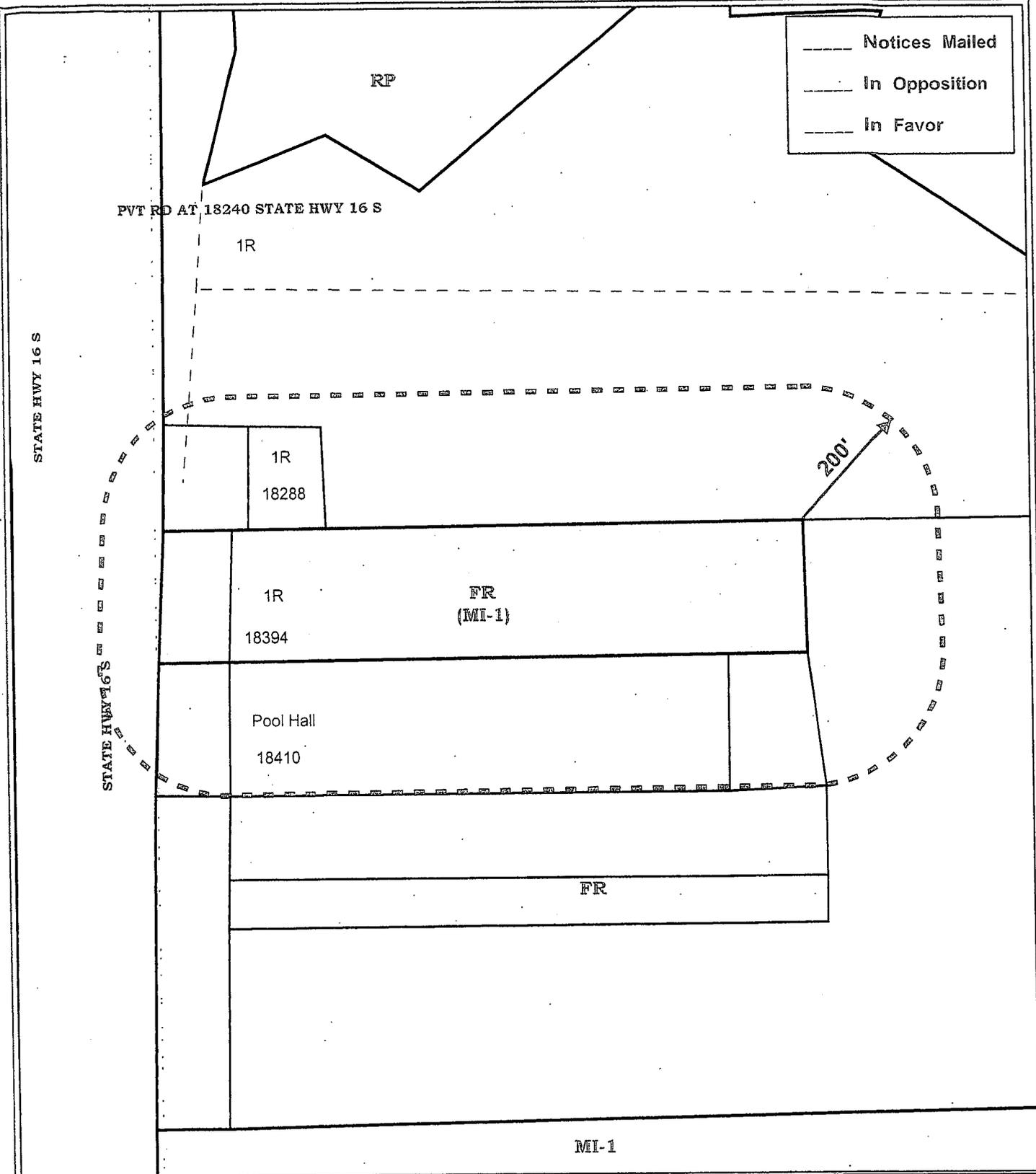
Reviewer: Christine Zuniga

Title: Planner II

Date: 06/05/2007

Manager Review: Nina Nixon-Mendez

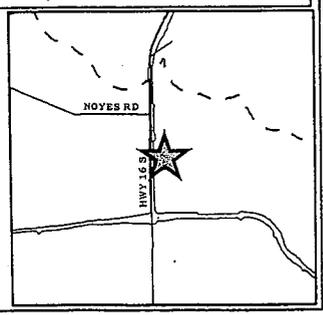
Date: 06/14/2007 final



**ZONING CASE: Z2007-213**

City Council District 4  
 Requested Zoning Change  
 From: "FR"  
 To ("MI-1")  
 Date: June 19, 2007  
 Scale: 1' = 200"

-  Subject Property
-  200' Notification



# CASE NO: Z2007213

## Final Staff Recommendation - Zoning Commission

**Date:** July 17, 2007 Zoning Commission Continuance from June 19, 2007

**Council District:** 4

**Ferguson Map:** 511 E1

**Applicant Name:**

**Owner Name:**

HTG Real Property Mgmt. Inc.

HTG Real Property Mgmt. Inc.

**Zoning Request:** From "FR" Farm and Ranch District to "MI-1" Mixed Light Industry District.

**Property Location:** 4.45 acres out of CB 4201

18394 State Highway 16 South

Approximately 0.6 miles north of the intersection of State Highway 16 South and South Loop 1604 West

**Proposal:** To allow for mini storage and office/retail space

**Neigh. Assoc.** None

**Neigh. Plan** City South Community Plan

**TIA Statement:** A traffic impact analysis is not required.

### Staff Recommendation:

Inconsistent

The request to rezone the subject property from "FR" to "MI-1" is inconsistent with the Agriculture land use designation identified in the City South Community Plan. The applicant filed a plan amendment requesting to change this designation from Agriculture land use to Agriculture and Light Industry land use. The Planning Commission recommended approval of this requested amendment on June 27, 2007.

Approval, contingent on amending the City South Community Plan.

The applicant is proposing a mini warehouse with office/retail space for the subject property. The subject property is located on the east side of State Highway 16 South (a Super Arterial "Type B" road) approximately 0.6 miles north of the intersection of State Highway 16 South and South Loop 1604 West. The "MI-1" mixed industrial district encourages the development of mixed agricultural, commercial, and light industrial uses that are internally compatible. These districts are located for convenient access from existing and future arterial thoroughfares and railway lines.

The subject property consists of one 4.45 acre parcel that is currently zoned "FR" Farm and Ranch District. The property was annexed into the city and zoned "DR" Development Reserve on August 1, 2004 as part of the Expansion of the Southside Initiative Area. The current "FR" zoning district was adopted by ordinance 99778 on September 23, 2004. The property is within an approximately 69 acre pocket of parcels zoned "FR". There is "MI-1" zoning directly to the south and to the north beyond Elm Creek.

The subject property is currently occupied by a single-family residence and accessory structures. This 4.45 acre site does not meet the minimum 25-acre lot size required for single-family residences in the current "FR" zoning district. The parcel to the north is occupied by a single-family residence. The parcel to the south is occupied by a billiard hall. The small parcel immediately to the west was recently acquired by the State of Texas for future right-of-way expansion. There is a townhouse development under construction on the large parcel to the west. The size of the subject property and adjacent properties, the existing land uses in the area

# **CASE NO: Z2007213**

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

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and the location of the property along a super arterial all challenge the viability of the area for large scale agricultural operations. "MI-1" zoning at this location will protect and enhance the rural character of the area, while also attracting sources of economic development and growth.

**CASE MANAGER :** Michael Taylor 207-0132

RESOLUTION NO. 07-06-02

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE LAND USE TO AGRICULTURE AND LIGHT INDUSTRY LAND USE FOR AN AREA OF APPROXIMATELY 4.47-ACRES LOCATED AT 18394 S STATE HIGHWAY 16.

WHEREAS, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on June 27, 2007 and APPROVED the amendment on June 27; and

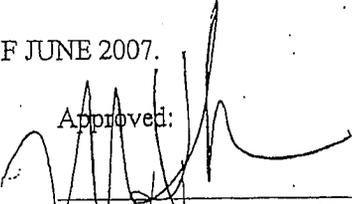
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be CONSISTENT with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

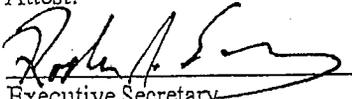
SECTION 1: The amendment to the City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for APPROVAL as an amendment to the City's Comprehensive Master Plan.

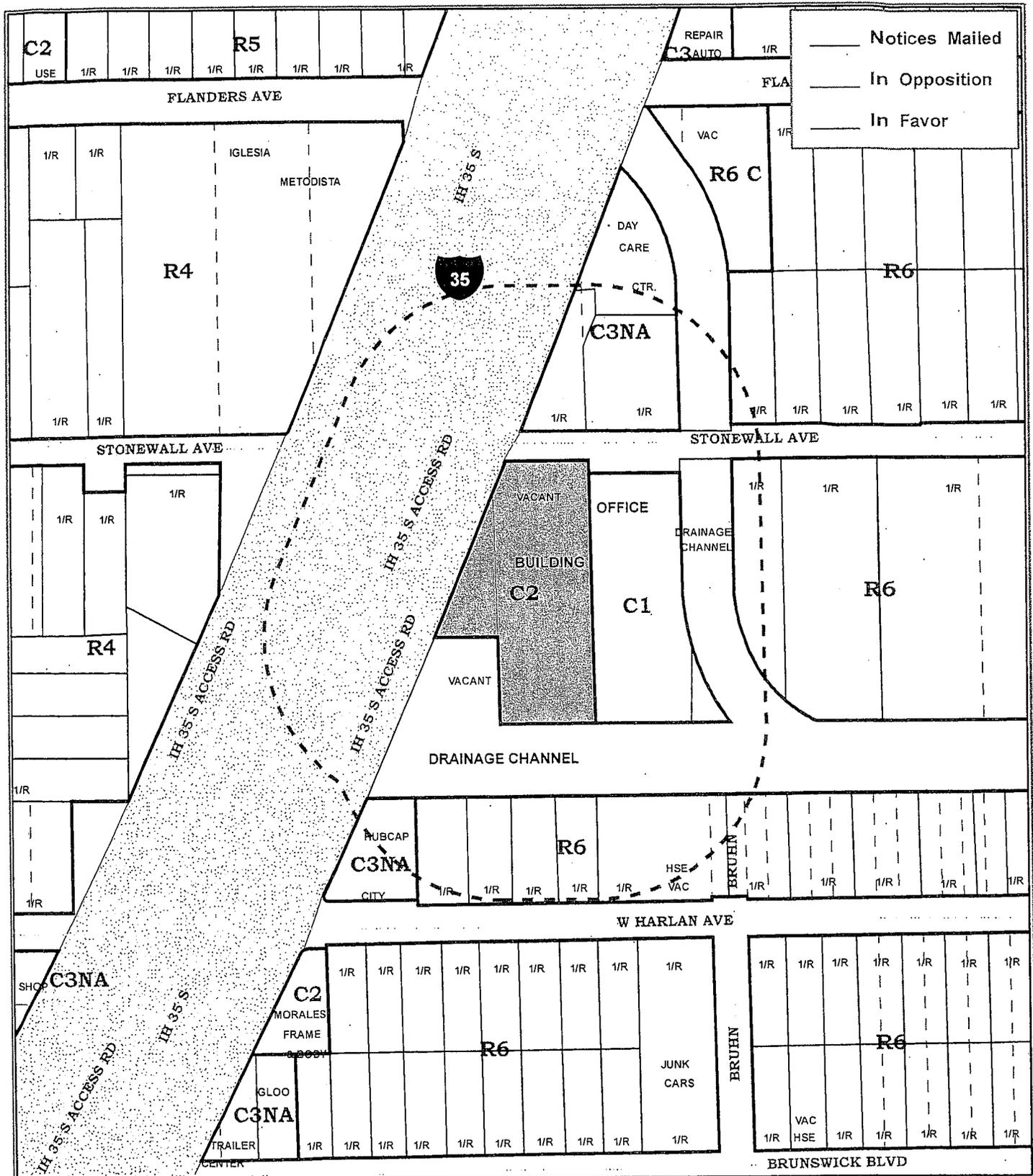
PASSED AND APPROVED ON THIS 27<sup>th</sup> DAY OF JUNE 2007.

Approved:

  
Murray H. Van Eman, Chairman  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission

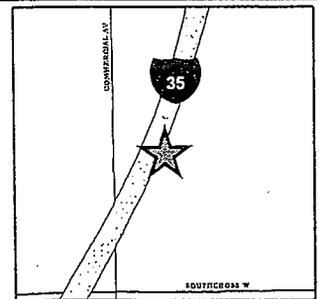
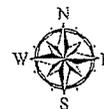


# ZONING CASE: Z2007-216 CD

City Council District 3  
 Requested Zoning Change  
 From: "C-2"  
 To: "C-2" CD  
 Date: July 17, 2007  
 Scale: 1' = 150"

 Subject Property

 200' Notification





# **CASE NO: Z2007216 CD**

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

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The C-2 Commercial District accommodates commercial and retail uses that are more intensive in character than NC Neighborhood Commercial and C-1 Light Commercial uses, and which generate a greater volume of vehicular traffic and/or truck traffic. C-2 uses do not allow outdoor storage or display of goods except for outdoor dining.

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

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007216  
**Address:** 712 Stonewall

**Existing Zoning:** C-2  
**Requested Zoning:** C-2 CD (Conditional Use for Auto Sales)

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

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

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

**Other Comments:**

The Land Use Plan calls for Neighborhood Commercial. This category is consistent with less intense commercial uses. C2 and C3 are not recommended within this Land Use Category. The subject property sits directly across from existing residential properties that are designated for Low Density Residential land use. An Auto sales lot is an intense C3 use and would not be appropriate within this area that currently supports residential and low intensity commercial uses. Also, the plan recommended reducing the number of auto related business, such as tire stores and auto repair shops along the commercial corridors (p. 15).

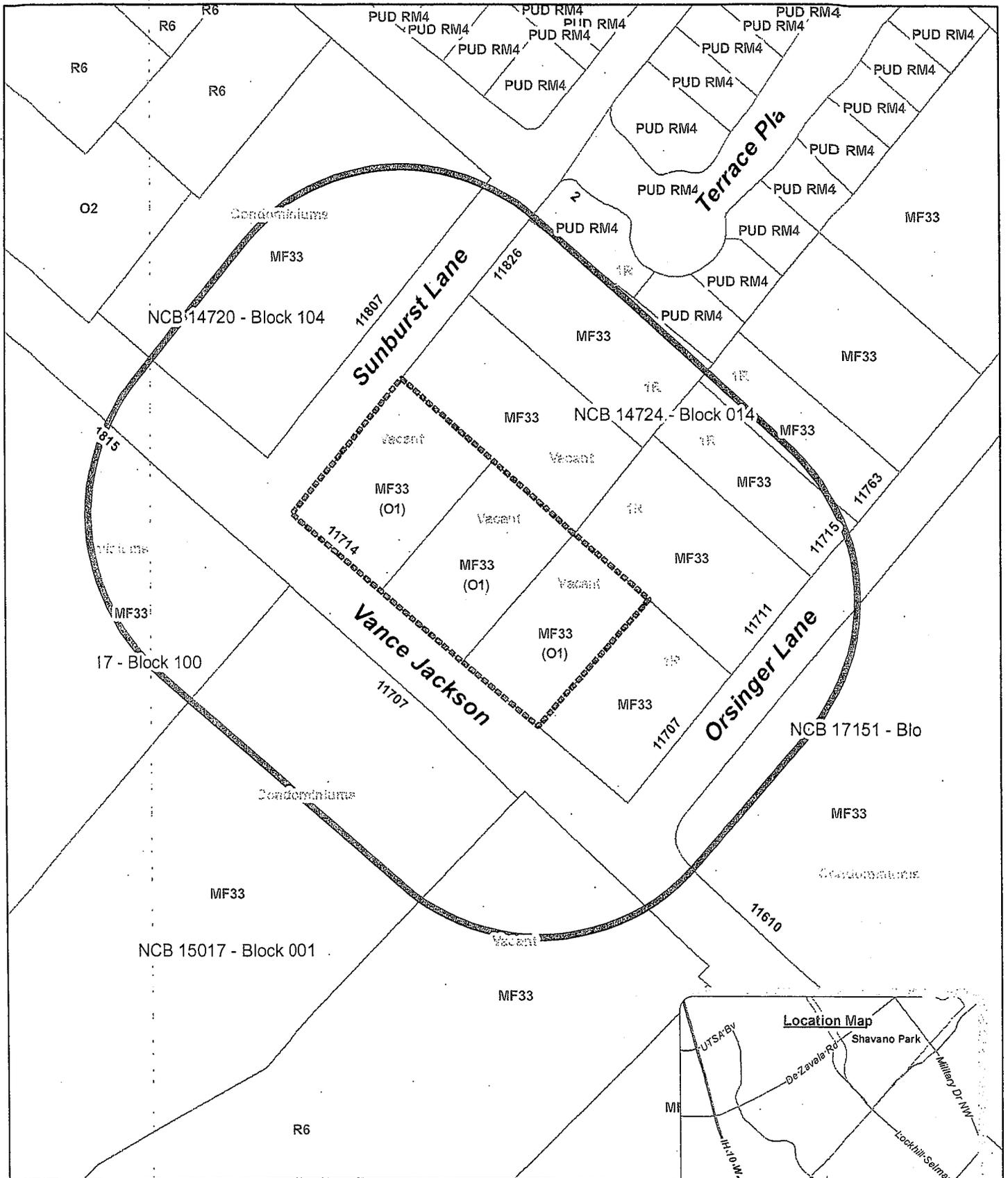
**Analysis:**

- Request conforms to Land Use Plan       Request does not conform to Land Use Plan
- Since the base zoning is not changing a finding of consistency is not required.

**Staff Recommendation:**

- Supports
- Recommends Denial

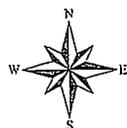
**Reviewer:** Trish Wallace      **Title:** Senior Planner      **Date:** 5-25-07  
**Manager Review:** Nina Nixon-Mendez      **Date:** 5-31-07



**Zoning Case Notification Plan**

**Case Z2007076**

Council District 8  
 Scale: 1" approx. = 120'

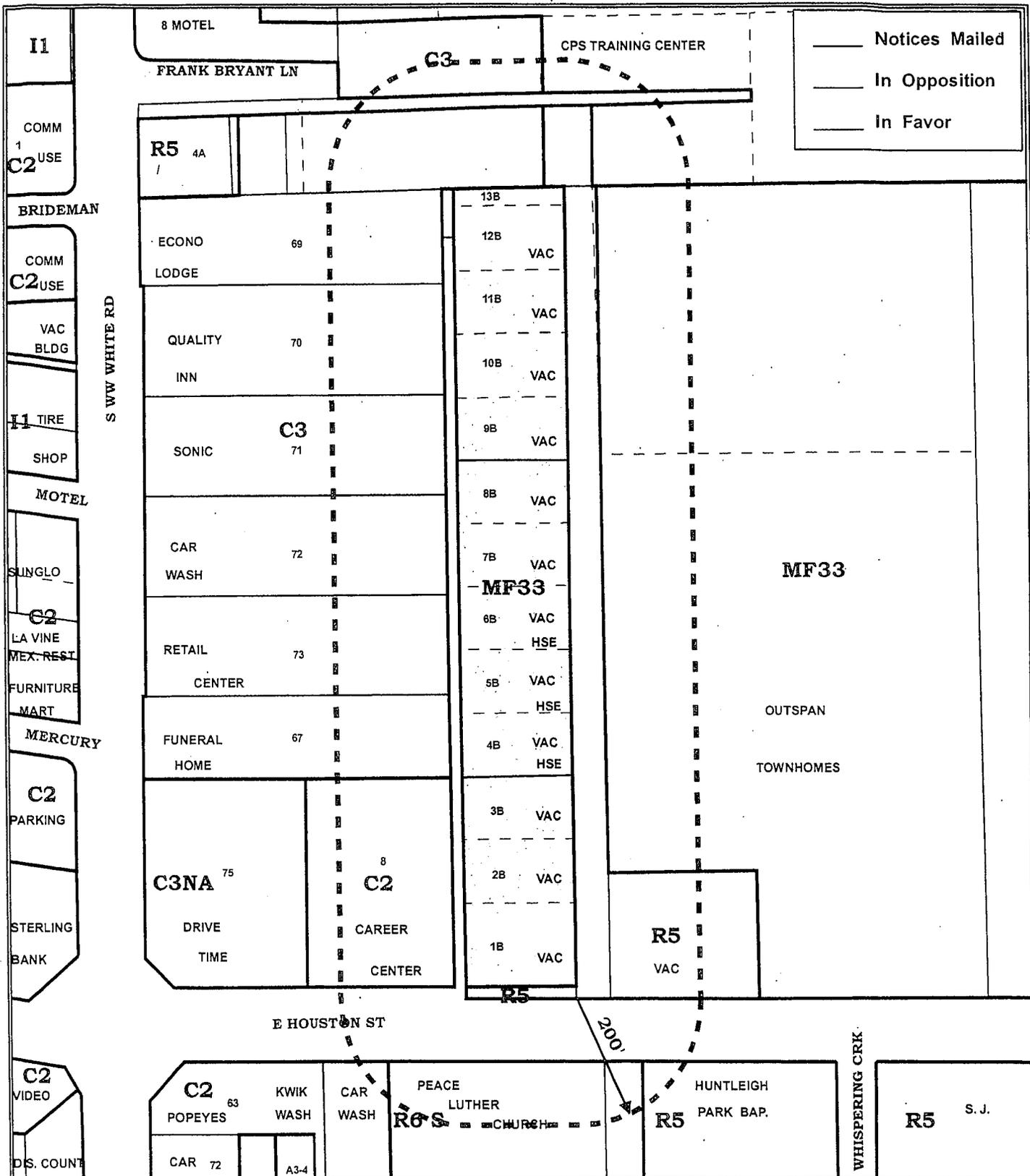


Legend	
Subject Property	12345
200' Notification Buffer	Blue
Property Address	(Red)
Current Zoning	MF33
Requested Zoning Change	NCB 11111 - Block 222
Land Use	100-Year FEMA Floodplain
NCB - Block	
100-Year FEMA Floodplain	



Produced by the City of San Antonio  
 Development Services Department  
 (01/11/2007)

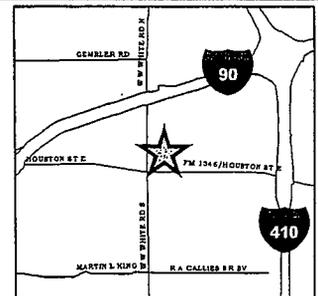
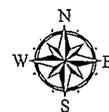




# ZONING CASE: Z2007-215 S

City Council Change NO. 2  
 Requested Zoning Change  
 From : "R-5 & MF-33"  
 To : "C-3 S"  
 Date: July 17, 2007  
 Scale: 1" = 200"

- Subject Property
- 200' Notification



# CASE NO: Z2007215 S

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007 Zoning Commission Continuance from June 19, 2007

**Council District:** 2

**Ferguson Map:** 618 D5

**Applicant Name:** Carol Gagliardi **Owner Name:** The Standage Company

**Zoning Request:** From "MF-33" Multi Family District and "R-5" Single Family Residential District to "C-3" S General Commercial District with Specific Use Permit for a Mini Warehouse exceeding 2.5 acres.

**Property Location:** Lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B and 13B; NCB 10614  
4603, 4607 and 4426 East Houston St.  
East of the intersection of South W.W. White and East Houston Street

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

**Neigh. Assoc.** None

**Neigh. Plan** None

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

### Staff Recommendation:

Denial of C-3 S and Approval of C-2 CD S

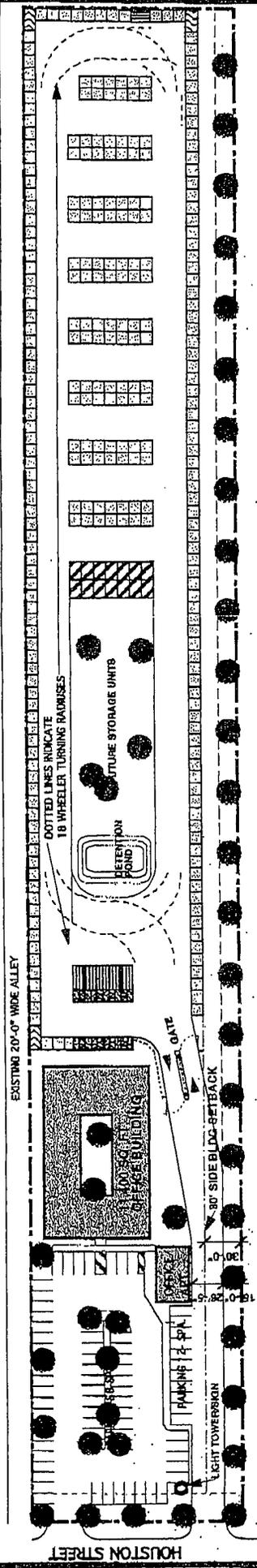
The subject property consists of undeveloped land located with direct access to East Houston Street (a Secondary Arterial Type "B" street). The property is adjacent to MF-33 zoning to the east, C-2 and C-3 zoning to the west, C-3, R-5 and I-1 zoning to the north and R-6 and C-2 zoning to the south. The surrounding land uses consist of a townhome community to the east, commercial uses to the west such as a funeral home, car wash, motel and auto sales, a church and commercial uses to the south, as well as a CPS training facility to the north.

This property was the subject of two zoning cases. In case Z2002157, the applicant was granted a zoning change from "R-5" Residential Single-Family District to "C-3" NA S General Commercial Non-Alcoholic Sales District with a Specific Use Permit for a mini warehouse exceeding 2.5 acres. In zoning case Z2004227 the applicant was granted a zoning change from "C-3" NA S General Commercial Non-Alcoholic Sales District with a Specific Use Permit for a mini warehouse exceeding 2.5 acres to "MF-33" Multi-Family District.

The applicant is requesting a rezoning in order to allow for the development of a mini warehouse exceeding 2.5 acres. The proposed use is compatible with many of the current uses in the vicinity. However, the requested C-3 zoning would be most appropriate at the intersections of major thoroughfares or commercial nodes. A C-2 CD S would permit the requested mini warehouse use and would serve as an appropriate transition between the more intense regional commercial uses at the corner of South WW White and East Houston Street and the residential uses to the east of the subject property. Furthermore, the subject property is bound by existing commercial zoning to the west and north making commercial development of the property along the major roadway appropriate as well.

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





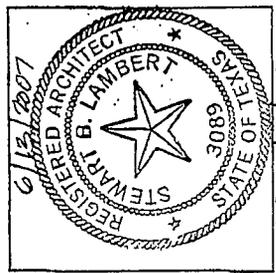
- NOTES**
1. EXISTING LARGE PECAN TREES, WHEN LOCATED, WILL BE PRESERVED IN ACCORDANCE WITH CITY ORDINANCES.
  2. STORAGE BUILDINGS SHALL BE CONSTRUCTED WITH CONCRETE BLOCK EXTERIOR WALLS, METAL ROOF AND METAL DOORS.
  3. OFFICE BUILDING AND STORAGE OFFICE/RESIDENCE SHALL BE CONSTRUCTED OF WOOD FRAME WITH BRICK VENER WALLS AND COMP. SHINGLE ROOFS.

**LEGEND**

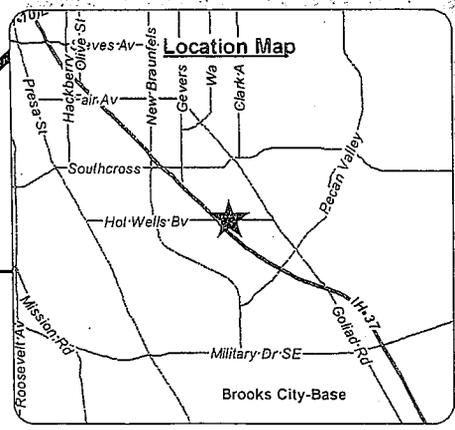
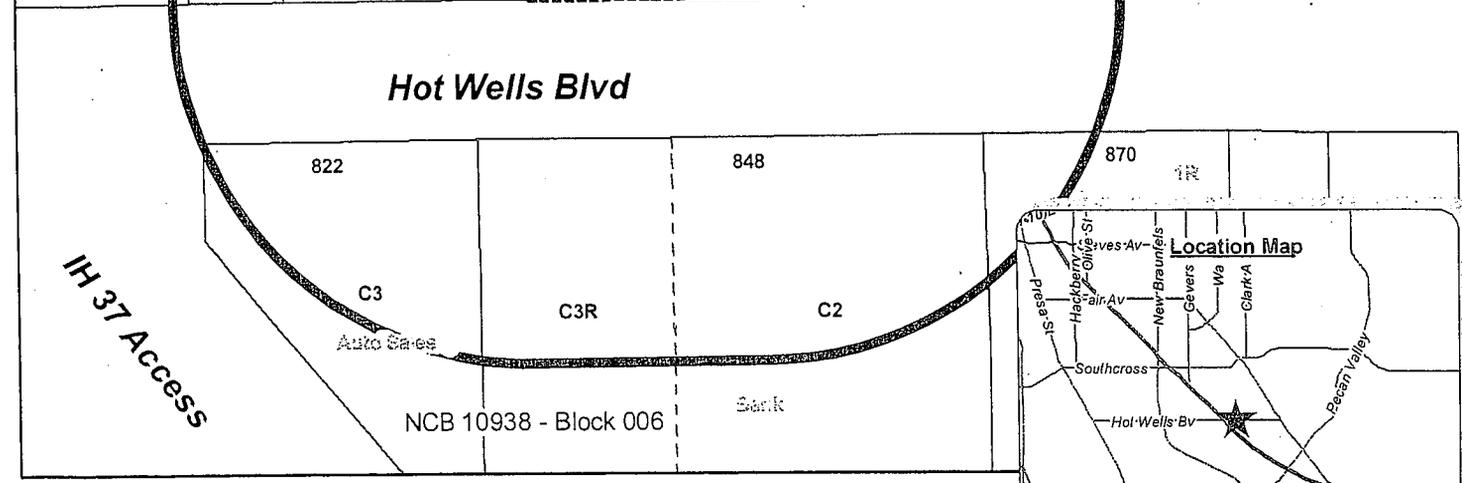
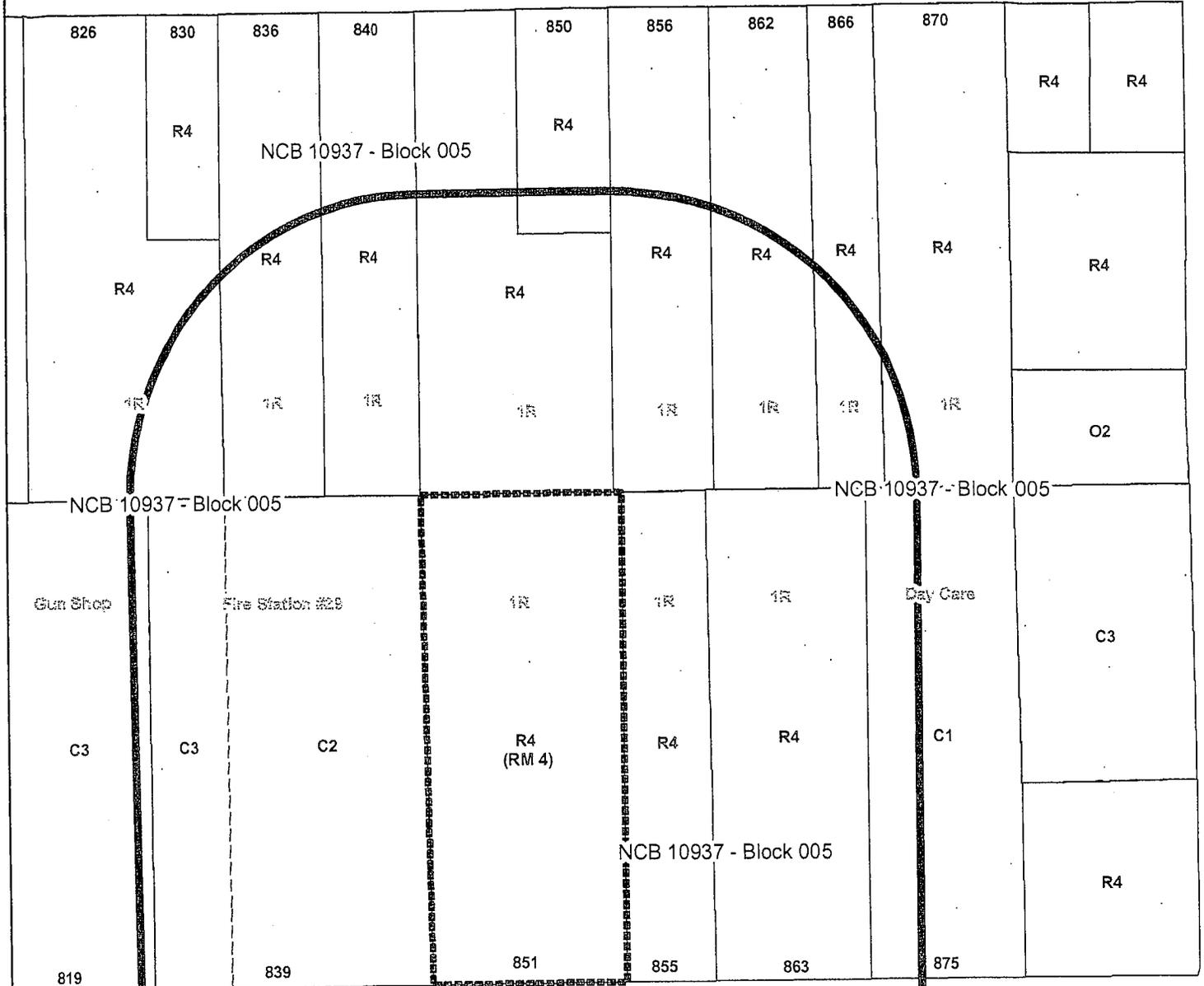
▤	5X10	-20 UNITS
▥	10X10	-303 UNITS
▦	10X15	-19 UNITS
▧	10X16	-8 UNITS
▨	10X20	-5 UNITS

**PROPOSED MIN-STORAGE FACILITY**  
 FOR  
**THE STANDAGE COMPANY**  
 SCALE 1" = 100'-0"

**STEWART. B. LAMBERT -ARCHITECT**  
 135 COMFORT VALLEY LN.  
 COMFORT, TEXAS 78013  
 (830) 995-5568, CELL (210) 287-6661



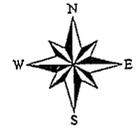
**Avondale Ave**



**Zoning Case Notification Plan**

**Case Z-2007-175**

Council District 3  
Scale: 1" approx. = 100'



- Legend**
- Subject Property 12345
  - 200' Notification Buffer 12345
  - Property Address **12345**
  - Current Zoning **Blue Text**
  - Requested Zoning Change **(Red Text)**
  - Land Use **Orange Text**
  - NCB - Block NCB 11111 - Block 222
  - 100-Year FEMA Floodplain

Produced by the City of San Antonio  
Development Services Department  
(04/09/2007)

# CASE NO: Z2007175

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 3

**Ferguson Map:** 651 E5

**Applicant Name:**

**Owner Name:**

Keith Howe

K&R Howe Corporation

**Zoning Request:** From "R-4" Single Family Residential District to "RM-4" Residential Mixed District.

**Property Location:** Lot 13, Block 5, NCB 10937

851 Hot Wells Boulevard

East of the intersection of Hot Wells Boulevard and IH 37 South

**Proposal:** To allow two-family dwellings

**Neigh. Assoc.** Highland Hills Neighborhood Association

**Neigh. Plan.** Highlands Community Plan

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

**Staff Recommendation:**

Inconsistent.

The Highlands Community Plan designates the subject property as Low Density Residential. A Plan Amendment is required in order to rezone the subject property to RM-4. To date, the applicant has not submitted a plan amendment application. Should the Zoning Commission recommend approval of the request, final City Council consideration would require a recommendation from the Planning Commission.

Approval, pending Plan Amendment

The subject property consists of a single-family dwelling fronting on Hot Wells Boulevard. The property is adjacent to R-4 zoning to the north and east, and C-2 and C-3 zoning to the west and south. The surrounding land uses consist of single-family dwellings to the north; a gun shop and fire station to the west; single-family dwellings and a day care center to the east, as well as auto sales and a bank to the north.

The applicant is requesting a rezoning in order to allow the development of eight (8) two-family dwellings. The requested RM-4 zoning is compatible with the surrounding neighborhood and will not be out of character with the existing lots in the area. Furthermore, medium density residential development would provide an appropriate transition between the commercial uses at the corner of IH 37 and Hot Wells Boulevard and the low-density residential uses to the east of the subject property.

Medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; IH 37 (a Freeway) to the west and Goliad Road (a Secondary Arterial "Type B" street) to the east. There is also access to VIA bus depots along Goliad Road.

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



# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007175

Existing Zoning: R-4

Requested Zoning: RM-4

Registered Neighborhood Association(s):  
Highland Hills

Neighborhood/Community/Perimeter Plan:  
Highlands Community Plan

**Future Land Use for the site:** Low Density Residential  
Low density residential is composed of single-family houses on individual lots. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, lighting and signage controls. 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 accessibility.

**Other Comments:**

The applicant has requested a zoning change to RM-4 to permit four multi-family duplex units. The Highlands Community Plan classifies duplexes as a Medium or High Density Residential land use. The requested change to RM-4 is not consistent with the Land Use plan for this area and will require a plan amendment.

**Analysis:**

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

**Staff Recommendation:**

Approval

Denial

Alternate Recommendation

Zoning change contingent on approval of plan amendment to Medium Density Residential use. Medium Density use could serve as a buffer between the commercial sites to the west of the subject property and the residential properties to the east.

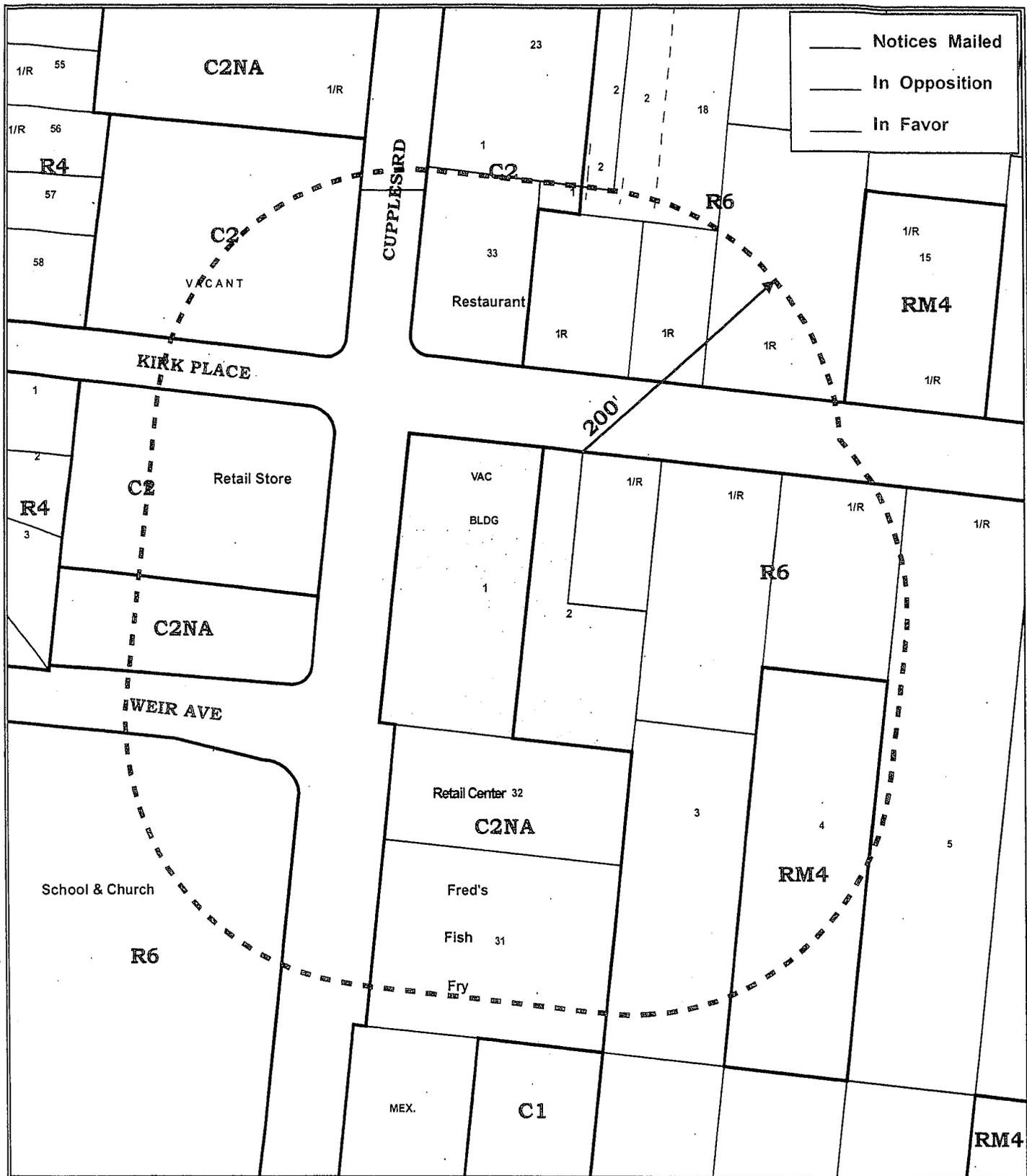
Reviewer: Christine Zuniga

Title: Planner II

Date: 4/9/07

Manager Review: Nina Nixon-Mendez

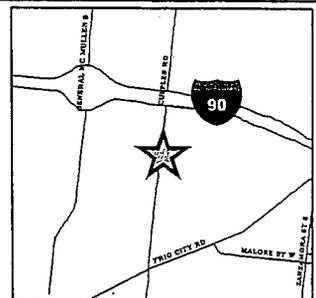
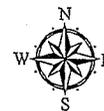
Date:



**ZONING CASE: Z2007-218**

City Council NO. 5  
 Requested Zoning Change  
 From : "C2NA, R-6"  
 To : "C-3"  
 Date: July 17, 2007  
 Scale: 1' = 100"

- Subject Property
- 200' Notification



# CASE NO: Z2007218

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 5

**Ferguson Map:** 649 D1

**Applicant Name:**

Jose Luis Gonzalez

**Owner Name:**

Jose Luis Gonzalez

**Zoning Request:** From "C-2 NA" Commercial Nonalcoholic Sales District and "R-6" Residential Single Family District to "C-3" General Commercial District.

**Property Location:** 0.828 acres out of NCB 6777

1102 Cupples Road and 1346 Kirk Place

Southeast of the intersection of Kirk Place and Cupples Road

**Proposal:** To allow auto and light truck repair

**Neigh. Assoc.** Thompson Community Association

**Neigh. Plan:** Kelly/South San Pueblo Community Plan

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

### Staff Recommendation:

Inconsistent.

The Kelly/South San PUEBLO Community Plan designates the subject property as Neighborhood Commercial. A Plan Amendment is required in order to rezone the subject property to C-3. To date, the applicant has not submitted a plan amendment application. Should the Zoning Commission recommend approval of the request, final City Council consideration would require a recommendation from the Planning Commission.

Denial.

The subject property consists of a vacant building located with direct access to Cupples Road and Kirk Place. The property is adjacent to R-6 and C-2 zoning to the north; R-6 and RM-4 zoning to the east; C-2 and R-6 zoning to the west and C-1 and C-2 zoning to the south. The surrounding land uses consist of single-family dwellings and a restaurant to the north; a church, school, retail store and vacant land to the west; single-family dwellings to the east and a restaurant and retail center to the south.

This property was the subject of zoning case Z2004268. In this case, the applicant was denied a zoning change from "C-2" NA Commercial Non-Alcoholic Sales District and "R-6" Residential Single-Family District to "C-3" (CD-Long Term Parking and Storage of Vehicles) General Commercial District with a conditional use for long term parking and storage of vehicles.

The applicant's current request would allow an auto and light truck repair facility. The requested C-3 zoning, and proposed use, would not be compatible with the surrounding zoning districts and current uses in the vicinity. Further, C-3 zoning and uses would be most appropriate at the intersections of major thoroughfares, arterials or commercial nodes. Single family development exists to the east of the subject property. C-3 uses are not recommended adjacent to residential uses. C-3 zoning should be separated from residential single-family neighborhoods using transitional zoning districts. Given the uses permitted within the requested zoning district and the adjacent homes, C-3 would be too intense at this location.

# CASE NO: Z2007218

## Final Staff Recommendation - Zoning Commission

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C-3 districts are designed to provide for more intensive commercial uses than those located within the NC, C-1, or C-2 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. C-3 districts should also incorporate shared internal circulation and limited curb cuts to arterial streets.

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

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007218  
**Address:** 1102 Cupples Rd.

**Existing Zoning:** C-2NA / R-6  
**Requested Zoning:** C-3

**Registered Neighborhood Association(s):**  
Thompson Community Association

**Neighborhood/Community/Perimeter Plan:**  
Kelly/South San PUEBLO Community Plan

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

**Other Comments:**

The land use component of the Kelly/South San PUEBLO Community Plan identifies the future land use of this site as Community Commercial, which is consistent with less intense commercial uses. A C-3 zoning, as requested by the applicant, is not recommended within this Land Use Category. The subject property is adjacent to existing residential properties that are designated for Low Density Residential land use. An auto repair and paint facility is an intense C3 use and would not be appropriate within this area that currently supports residential and low intensity commercial uses. In addition, the land use plan recommends locating uses such as auto repair shops "at the intersection of major arterials and highways or expressways". (*Heart of the Neighborhood Chapter*, p. 46)

**Analysis:**

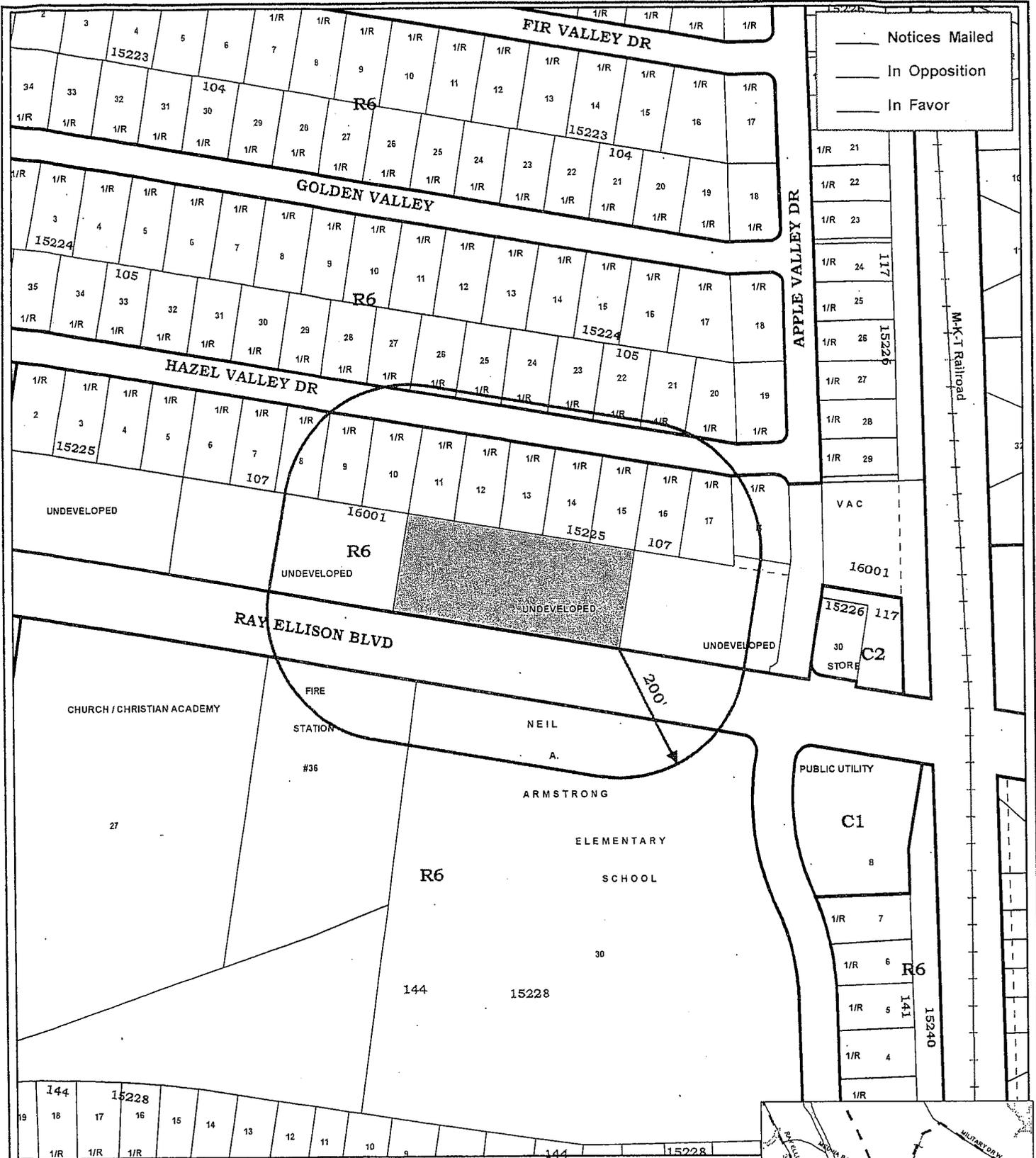
- Request conforms to Land Use Plan       Request does not conform to Land Use Plan
- Since the base zoning is not changing a finding of consistency is not required.

**Staff Recommendation:**

- Supports
- Recommends Denial

**Reviewer:** Christopher J. Garcia, AICP  
**Manager Review:** Nina Nixon-Mendez

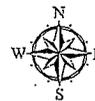
**Title:** Senior Planner      **Date:** 01 June 2007  
**Date:** 04 June 2007



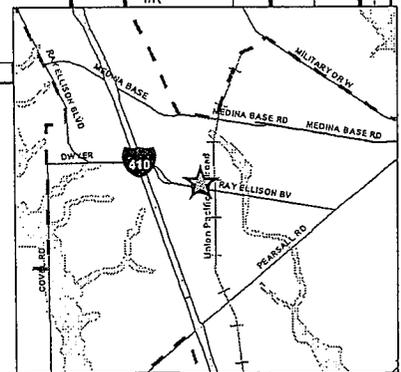
# ZONING CASE: Z2007-221

City Council District 4  
 Requested Zoning Change  
 From "R-6"  
 To "C-2"  
 Date: July 17, 2007  
 Scale: 1" = 200'

-  Subject Property
-  200' Notification



CityMay\_2\_2006



# CASE NO: Z2007221

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 4

**Ferguson Map:** 648 A7

**Applicant Name:**

**Owner Name:**

Craig Blume

Benny's Motors LLC

**Zoning Request:** From "R-6" Residential Single Family District to "C-2" Commercial District.

**Property Location:** Lot P-37E, NCB 16001

5000 Block of Ray Ellison Boulevard

Ray Ellison Boulevard, West of Apple Valley Drive

**Proposal:** To Develop a Community Shopping Center

**Neigh. Assoc.** People Active in Community Effort

**Neigh. Plan:** United Southwest Community Plan

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

**Staff Recommendation:**

Inconsistent.

The proposed commercial zoning is inconsistent with the future land use of this site as identified in the United Southwest Community Plan, which identifies future land use as Low Density Residential. A plan amendment has been filed and will be heard by the Planning Commission on July 25, 2007.

Approval, pending plan amendment.

Given the limited size of the property and its location along an arterial street, a small-scale community commercial center would be an appropriate use. Ray Ellison Boulevard is identified as a Type A Secondary Arterial by the city's Major Thoroughfare Plan and eventually will be widened and improved to handle the greater traffic loads as residential density and the need for supporting commercial development in this area increases.

The subject property was annexed into the city in December of 1972 and is undeveloped. The property has singular frontage on Ray Ellison Boulevard and consists of about 1.3 acres. The proposal is to build a small commercial center of about 1,800 square feet with up to 6 spaces available for lease. If approved, Type B landscape buffers will be required along the east, west and north property lines, as all adjacent properties have R-6 zoning.

Immediately north of the subject property is one of the many units of the Lackland City residential development with R-6 zoning and residences that date generally to the 1960's. There are undeveloped properties to the east and west with R-6 zoning and an elementary school, fire station and church to the south, across Ray Ellison, also with R-6 zoning. The nearest commercial uses are located at the north and southeast corners Ray Ellison and Apple Valley Drive, which include a convenience store with commercial zoning dating to 1976 and a public utility installation with commercial zoning that dates to 1999. The current R-6 zoning in this area converted from the previous Temporary R-1 zoning in 2002.

# CASE NO: Z2007221

## Final Staff Recommendation - Zoning Commission

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A previous application was filed for this property, requesting a change to MF-33, a multi-family district. Staff recommended denial of the request as did the Zoning Commission by a vote of 11-0. Additionally, the applicant failed to file an amendment to the United Southwest Community Plan, which designates future land use as Low Density Residential. There was significant opposition from the surrounding property owners and the People Active in Community Effort neighborhood association. The applicant failed to forward the application to the City Council and the application subsequently became void.

**CASE MANAGER :** Matthew Taylor 207-5876

# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007221

Existing Zoning: R-6

Requested Zoning: C-2

**Registered Neighborhood Association(s):**

People Active in Community Efforts

**Neighborhood/Community/Perimeter Plan:**

United Southwest Community Plan

**Future Land Use for the site:**

Low Density Residential

**Other Comments:**

Low-Density Residential is composed of single-family houses on individual lots. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools.

The C-2 request is consistent with a Community Commercial land use category. Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Analysis:**

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

**Staff Recommendation:**

Supports

Recommends Denial

Alternate Recommendation

**Reviewer:** Zenon F. Solis

**Title:** Sr. Planner

**Date:** 6/4/2007

**Manager Review:** Nina Nixon-Mendez

**Date:** 6/4/07



----- Notices Mailed  
 ----- In Opposition  
 ----- In Favor

# ZONING CASE: Z2007223 CD

City Council District NO. 7  
 Requested Zoning Change  
 From : "R-6"  
 To : "R-6" CD  
 Date: July 17, 2007  
 Scale: 1" = 150"

- Subject Property
- 200' Notification



# CASE NO: Z2007223 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 7

**Ferguson Map:** 581 E6

**Applicant Name:**

Al Salazar

**Owner Name:**

The Episcopal Church Corporation in West Texas

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6" (CD-Adult Day Care Facility) Residential Single-Family District with a Conditional Use for an Adult Day Care Facility.

**Property Location:** Lots 32 through 36, NCB 7360

111 Haverhill

Northwest Corner of Haverhill Drive and Wilson Boulevard

**Proposal:** To Allow for an Adult Day Care Facility

**Neigh. Assoc.** Jefferson Neighborhood Association (Monticello Park Neighborhood Association within 200ft)

**Neigh. Plan:** Near Northwest Neighborhood Plan

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

### Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Near Northwest Community Plan designates the subject property as Urban Density Residential. Urban Low Density Residential uses mainly include single-family houses on individual lots. Certain non-residential uses, such as schools, places of worship, and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

### Approval

The subject property was annexed in 1940 and totals approximately 1.1431 acres. The existing commercial structures on the subject property include a church, administrative offices, an activity center and classrooms. In 2002 following the adoption of the Unified Development Code, the existing R-6 zoning converted from the previous R-1 zoning. The R-6 district does not allow an adult day care facility use by right. R-6 Residential Single-Family District zoning exists to the north and west of the subject property. Property to the east across Wilson Boulevard is zoned R-6 and property to the south across Haverhill Drive is zoned R-6. Land uses immediately adjacent to the proposed development consist of single-family homes to the north and west of the subject property. There are single-family homes to the east across Wilson Boulevard and single-family homes to the south across Haverhill Drive.

Staff supports the request being that the requested zoning is appropriate for the subject property location. The applicant has applied for R-6 CD in order to allow for an adult day care facility. The subject property currently consists of a vacant church, school and parking lot. The proposed zoning request would be appropriate at this location because it is an adaptive and beneficial reuse of the existing vacant structures. The subject property has dual frontage (on Haverhill Drive and Wilson Drive) and an existing alley separates the subject property from the single-family homes to the north. It is also located in close proximity to Babcock Road, a Secondary Type B Arterial. Seeing that the base residential zoning will not be changed, the property may at any time be developed for residential uses. The application of a conditional use provides an opportunity

# CASE NO: Z2007223 CD

## Final Staff Recommendation - Zoning Commission

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to limit the impact of the proposed use on surrounding properties. Additionally, a cessation of the proposed use for a period of twelve (12) months or more will result in an expiration of the conditional use.

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

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007223

**Existing Zoning:** R-6

**Requested Zoning:** R-6 C for an Adult Day Care Facility

**Registered Neighborhood Association(s):** Jefferson Neighborhood Association

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

**Future Land Use for the site:** Low Density Residential – which is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. Certain non-residential uses, such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

**Other Comments:**

The purpose of the zoning change request from R-6 to R-6 C is to allow for the conditional use of an Adult Day Care Facility. The facility will include an activity center, classrooms and administrative and support offices.

The site is predominantly surrounded by Low-Density Residential uses. Within the Land Use Plan description for Low Density Residential, certain non-residential uses are allowed, including schools and places of worship. It seems that the requested use may have an educational component as part of the facility services and could therefore be appropriate at this location. In addition, it appears that the facility is already equipped for the requested conditional use.

As stated previously, certain non-residential uses may be appropriate within the low-density residential land use category. However, the plan specifies that those non-residential uses "should be centrally located to provide easy accessibility" (pg. 36). The applicant states in the zoning application that the facility will accommodate "pick-up and drop-offs of mentally challenged individuals who attend the program." It should be ensured that this service does not have a significant impact on the transportation flow within the adjacent Low Density Residential neighborhood.

**Analysis:**

- Request conforms to Land Use Plan                       Request does not conform to Land Use Plan
- Not applicable; base Zoning is not changing

**Staff Recommendation:**

- Approval                       Denial
- Alternate Recommendation

**Reviewer:** Andrea Gilles

**Title:** Senior Planner    **Date:** 7/10/2007

**Manager Review:** Nina Nixon-Mendez

**Date:** 7/10/2007

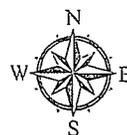
12/30/04



**ZONING CASE: Z2007-229**

City Council District 3  
 Requested Zoning Change  
 From: "R-4"  
 To: "C-2" and "C-1"  
 Date: July 17, 2007  
 Scale: 1' = 10"

-  Subject Property
-  200' Notification



# CASE NO: Z2007229

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 3

**Ferguson Map:** 651 D4

**Applicant Name:**

**Owner Name:**

Ricardo Saenz Trevino

Ricardo Saenz Trevino

**Zoning Request:** From "R-4" Residential Single-Family District to "C-1" Commercial District (Lot 4) and "C-2" Commercial District (Lot 3).

**Property Location:** Lot 3 and Lot 4, Block B, NCB 11026

2522 and 2526 East Southcross Boulevard

Southside of East Southcross Boulevard between Hillje Street and Lyric Avenue

**Proposal:** Office Building

**Neigh. Assoc.** Highland Hills Neighborhood Association

**Neigh. Plan** Highlands Community Plan

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

### Staff Recommendation:

Consistent

The Highlands Community Plan future land use for the site is Medium-Density Residential and Neighborhood Commercial. Requested changes in base zoning at this location are appropriate and are in keeping with the concepts of the Land Use Plan found in the Highlands Community Plan.

Approval

The subject property is located on the southeast side of San Antonio along East Southcross Boulevard, a major thoroughfare. The site consists of vacant land and a vacant single-family dwelling. The proposed site is bound by single-family dwellings to the south and east with commercial uses to the east. The surrounding area consists of "R-4" Residential Single-Family District to the south and east with "C-1" Commercial District to the west. The proposed site will consist of offices for the National L.U.L.A.C. Housing Commission. The "C-1" Commercial District (Lot 4) and "C-2" Commercial District (Lot 3) would be more appropriate and compatible at this location than the current zoning. Furthermore, the development pattern along this side of East Southcross Boulevard is predominantly commercial in character. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, access, lighting and building permits.

The applicant has applied for the zoning change in order to build a general office building to house offices for the National L.U.L.A.C. Housing Commission, and Our Casas Resident Council offices. The activities and mission is to conduct Homebuyer Education Workshops, to educate and help with down payment assistance to first time home buyers.

"C-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses. Unless permitted as an Accessory use, uses permitted within the commercial

# **CASE NO: Z2007229**

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

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districts shall occur within completely enclosed structures. No external sound systems or live music shall be allowed. No outdoor storage or display of goods shall be permitted except for outdoor dining. Individual buildings shall not exceed 5000 square feet.

"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. No outdoor storage or display of goods shall be permitted except for outdoor dining.

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

# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007229

Existing Zoning: R-4

Requested Zoning: C-1 and C-2

Registered Neighborhood Association(s): Highland Hills NA

Neighborhood/Community/Perimeter Plan:  
Highlands Community Plan

**Future Land Use for the site: Medium-Density Residential and Neighborhood Commercial**

The future land use for this site is designated for Community Commercial as found on page 50 of the Highlands Community Plan (adopted 04 April 2002). The land use category (found on page 45) describes that the proposed uses would be appropriate at this location thereby affirming that the appropriateness of the requested zoning categories.

**Other Comments:**

Though the proposed uses will abut a residential use on the east, it abuts existing commercial uses on the west and the property in question fronts E. Southcross Ave., a Secondary Arterial Type A (86' ROW). Additionally, the proposed uses would not produce significant amounts of traffic as stated in the case's corresponding TIA Threshold Worksheet.

**Analysis:**

Requested changes in base zoning at this location are appropriate and are in keeping with the concepts of the Land Use Plan found in the Highlands Community Plan.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

**Staff Recommendation:**

Approval

Denial

Alternate Recommendation

Reviewer: Christopher J. Garcia, AICP

Title: Sr. Planner

Date: 06/28/07

Manager Review: Nina Nixon-Mendez, AICP

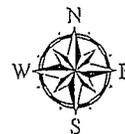
Date: 06/29/07



**ZONING CASE: Z2007-231**

City Council NO. 5  
 Requested Zoning Change  
 From : "C-2NA"  
 To : "C-2"  
 Date: July 17, 2007  
 Scale: 1' = 10"

- Subject Property
- 200' Notification



# CASE NO: Z2007231

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 5

**Ferguson Map:** 616 A5

**Applicant Name:**

Roberto B. Martinez

**Owner Name:**

Roberto B. Martinez

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

**Property Location:** Lot 7, Block 9, NCB 2314

1823 Buena Vista Street

Northeast of the intersection of Buena Vista Street and South Nueces

**Proposal:** To allow alcohol sales in conjunction with restaurant use.

**Neigh. Assoc.** Avenida Guadalupe Association

**Neigh. Plan:** Guadalupe Westside Community Plan

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

**Staff Recommendation:**

A finding of consistency is not required because no change to the base zone is being requested. The Guadalupe Westside Community Plan designates the subject property as low-density mixed use. Low-density mixed use land use includes a mix of low intensity residential and commercial uses that are either located on adjacent lots or integrated in one structure.

Approval.

The subject property consists of an existing restaurant and bakery located with direct access to Buena Vista Street and South Nueces. The property is adjacent to C-2 zoning to the east, west and south and I-1 and C-3 zoning to the north. The surrounding land uses consist of a single-family dwelling, a library and commercial uses to the north; a law office and single-family dwellings to the west; single-family dwellings and commercial uses to the east and south.

The applicant is requesting a rezoning in order to permit the sale of alcohol. A significant amount of C-2 zoning exists within the vicinity of the subject property. Therefore, the requested sale of alcoholic beverages, incidental to food sales, would be appropriate at this location and will not be out of character with the neighboring properties.

The C-2 Commercial District accommodates commercial and retail uses that are more intensive in character than NC Neighborhood Commercial and C-1 Light Commercial uses, and which generate a greater volume of vehicular traffic and/or truck traffic. C-2 uses do not allow outdoor storage or display of goods except for outdoor dining.

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



# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007231

**Address:** 1823 Buena Vista

**Existing Zoning:** C- 2 NA

**Requested Zoning:** C-2

**Registered Neighborhood Association(s):** Avenida Guadalupe

**Neighborhood/Community/Perimeter Plan:** Guadalupe Westside Community Plan

**Future Land Use for the site:** Low Density Mixed Use

Low Density Mixed Use land use includes a mix of low intensity residential and commercial uses (adjacent lots or integrated in one structure), compatibility between commercial and residential uses, shared parking located to rear of structure, limited curb cuts, and monument signs are encouraged.

**Other Comments:**

**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

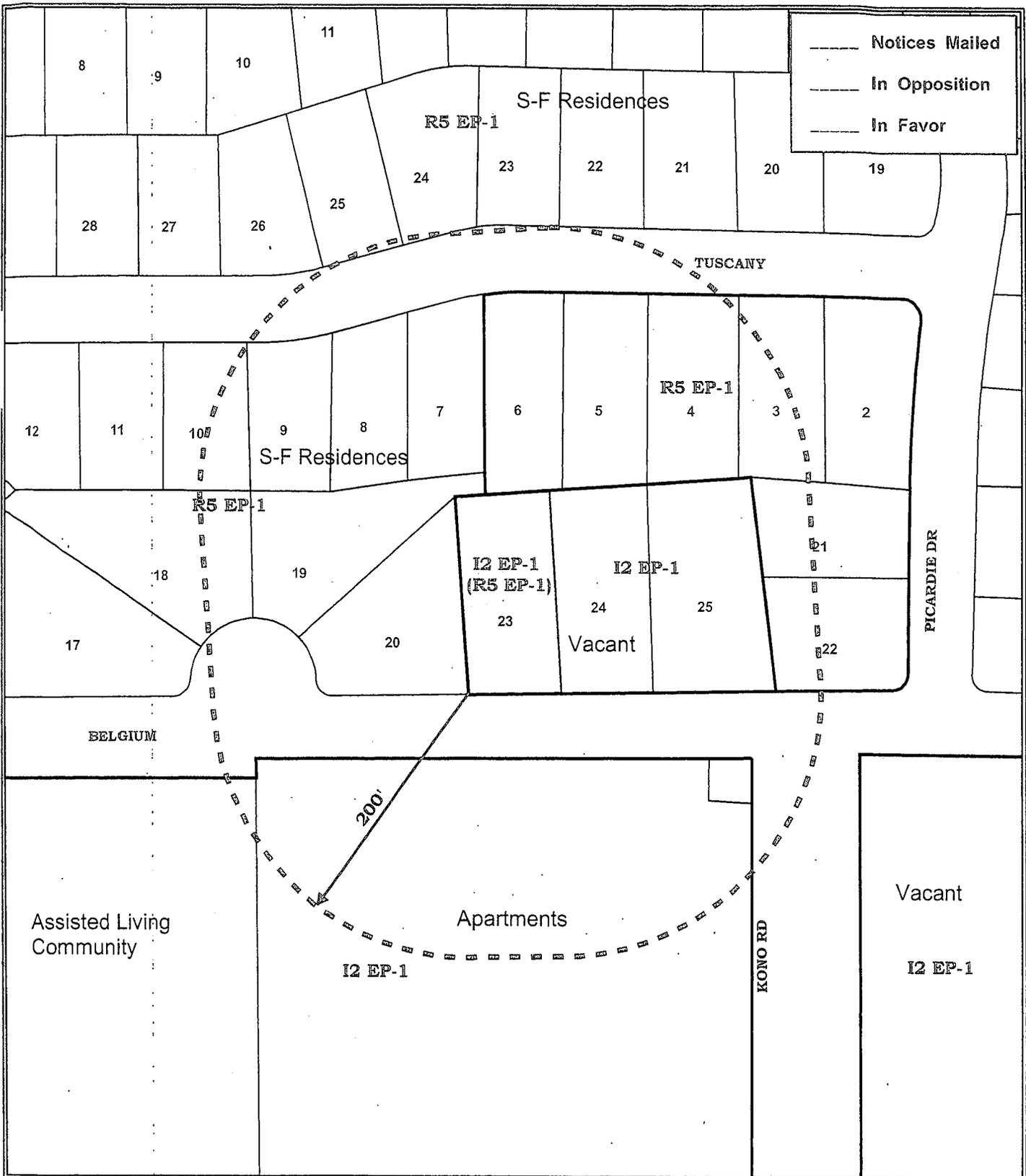
**Reviewer:** Tamara Palma

**Title:** Planner II

**Date:** 06/25/2007

**Manager Review:** Nina Nixon-Mendez

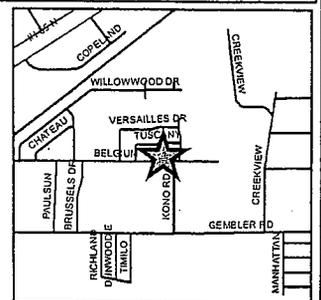
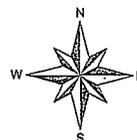
**Date:** 06/25/07



**ZONING CASE: Z2007-233**

City Council District 2  
 Requested Zoning Change  
 From : "I-2 EP-1"  
 To : ("R-5 EP-1")  
 Date: July 17, 2007  
 Scale: 1' = 100"

- Subject Property
- 200' Notification



# CASE NO: Z2007233

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 2

**Ferguson Map:** 618 B3

**Applicant Name:**

**Owner Name:**

Cascade Reiland Investments, LLC

Cascade Reiland Investments, LLC

**Zoning Request:** From "I-2 EP-1" Heavy Industrial Event Parking District to "R-5 EP-1" Residential Single-Family Event Parking District.

**Property Location:** Lot 23, Block 4, NCB 13974

3747 Belgium

Northwest of the intersection of Belgium and Kono Road

**Proposal:** To allow a residential development

**Neigh. Assoc.** United Homeowners Improvement Association, Inc.

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

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

**Staff Recommendation:**

Consistent.

The Eastside/Arena District Community Plan designates this lot as Medium Density Residential. The Medium Density Residential land use category includes small lot single-family residential, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes and townhomes.

Approval.

The subject property consists of a vacant 0.2612-acre lot positioned on the edge of a single-family residential neighborhood and located on the city's east side. This lot is situated on the north side of Belgium Street; northwest of the intersection of Belgium Street and Kono Road (both Local Streets). The majority of the lots on the north side of Belgium Street were rezoned to "A" by ordinance 31756 adopted September 9, 1963. The zoning on these properties subsequently converted to "R-5" following the adoption of the current zoning classification system in 2002. The subject lot and two abutting lots to the east were not included in this 1963 rezoning and retained their original "LL" zoning classification. The "LL" zoning converted to "I-2" following the adoption of the current zoning classification system in 2002. The "EP-1" Event Parking Overlay District was added by ordinance 96337 approved September 12, 2002.

With the exception of the subject lot and two abutting lots to the east which are all vacant, the area to the north, east and west of the subject property is zoned for, and occupied by, single-family residences. The property to the south is zoned "I-2" and is occupied by an apartment complex. The property to the southwest is also zoned "I-2" and occupied by an assisted living facility. Both the apartment complex and assisted living facility are nonconforming, as these uses are not permitted by right in "I-2" zoning districts.

The applicant is proposing to construct a single-family residence on the subject property. This use is not permitted in the current "I-2" zoning district. The "LL" industrial zoning district that was originally applied to this area permitted single-family residential uses. This area developed into a single-family and multi-family residential neighborhood. The remaining industrial zoning in this area is a remnant of the original zoning

# CASE NO: Z2007233

## Final Staff Recommendation - Zoning Commission

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classification. "I-2" industrial uses generally require access to major thoroughfares or rail lines and should be located to minimize their potential impact on adjoining uses. These conditions are not present along this section of Belgium Street. Furthermore, this lot does not meet the minimum width or street frontage requirements for a lot zoned "I-2." The setback requirements for "I-2" uses abutting residential uses or residential zoning districts would also reduce the usable area of the subject lot to just over 1600 square feet. "I-2" industrial zoning is not appropriate at this site and a change to "R-5" single-family residential zoning will allow this lot to be developed in a manner consistent with the other lots in the area.

**CASE MANAGER :** Michael Taylor 207-0132

# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007233

Address: 3747 Belgium Lane

Existing Zoning: I-2

Requested Zoning: R-5

Registered Neighborhood Association(s): United Homeowners Neighborhood Association

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

Future Land Use for the site: Medium Density Residential/Mixed

Medium Density Residential land use 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 being located at the edges of the neighborhood.

Other Comments:

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

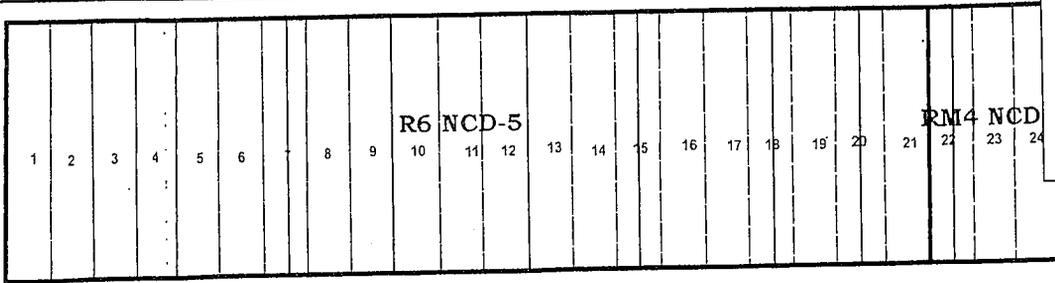
Reviewer: Tamara Palma

Title: Planner II

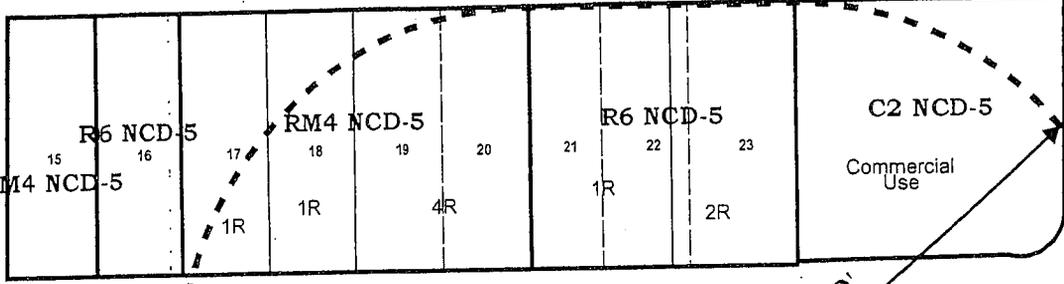
Date: 07/09/2007

Manager Review: Nina Nixon-Mendez

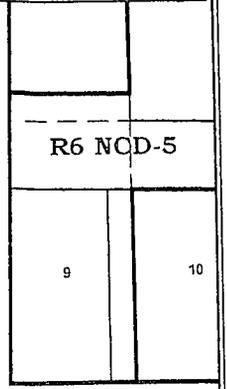
Date: 07/09/2007



----- Notices Mailed  
 ----- In Opposition  
 ----- In Favor

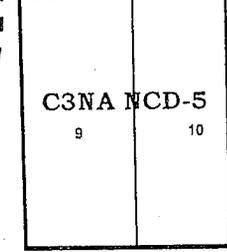
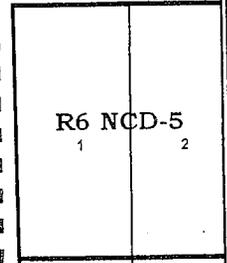
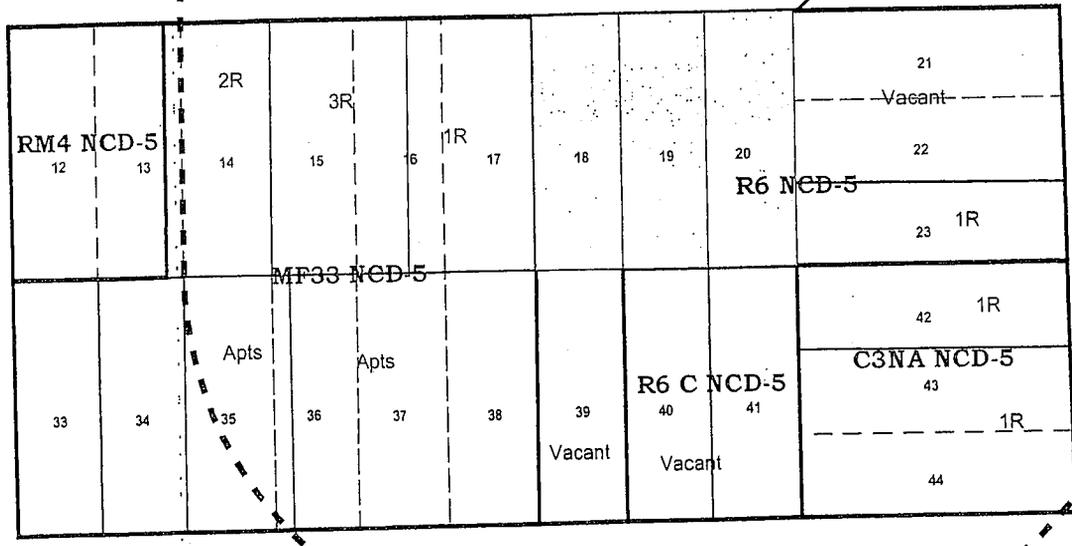


BLANCO RD

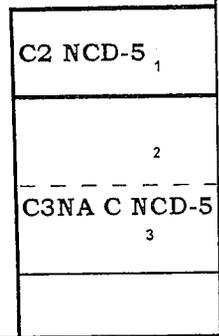
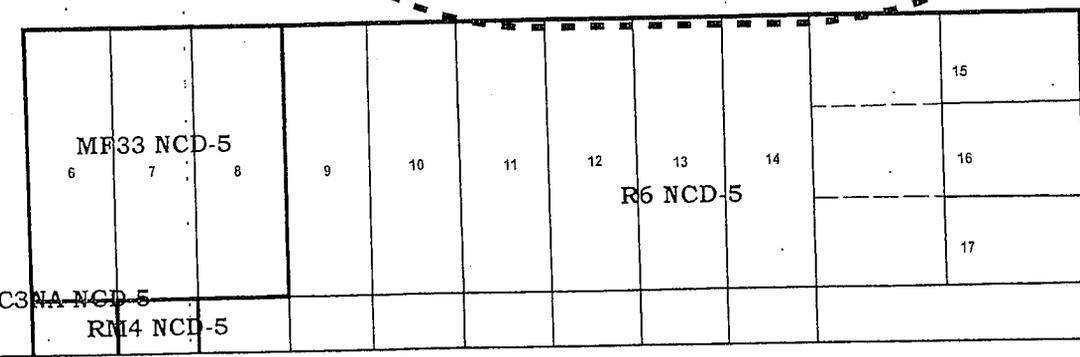


W FRENCH PLACE

200'



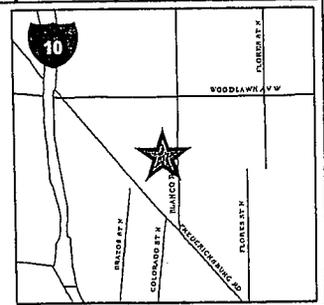
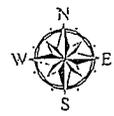
W ASHBY PLACE



**ZONING CASE: Z2007-237**

City Council Change NO. 1  
 Requested Zoning Change  
 From : "R-6" NCD-5  
 To : "R-6" NCD-5 CD  
 Date: July 17, 2007  
 Scale: 1" = 100"

□ Subject Property  
 ○ 200' Notification



# CASE NO: Z2007237 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 1

**Ferguson Map:** 616 D1

**Applicant Name:**

South Blanco Group

**Owner Name:**

South Blanco Group

**Zoning Request:** From "R-6" NCD-5 Residential Single-Family Neighborhood Conservation District to "R-6" NCD-5 (CD - Multi-Family Dwelling) Residential Single-Family Neighborhood Conservation District-5 with a Conditional Use for a Multi-Family Dwelling at a Density of 12 dwelling units per acre with a maximum of 6 dwelling units.

**Property Location:** Lots 18, 19, and 20, Block 2, NCB 3031

1118 West French Place

Southwest of the intersection of West French Place and Blanco Road

**Proposal:** To allow a multi-family residential development

**Neigh. Assoc.** Beacon Hill Neighborhood Association

**Neigh. Plan** Midtown Neighborhood Plan

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

### Staff Recommendation:

A finding of consistency is not required because no change to the base zone is being requested. The Midtown Neighborhood Plan designates the subject property as low-density residential. Low-density residential uses include single-family houses on individual lots. Low density residential uses also can include a limited number of duplexes and granny flats or garage apartments.

Approval.

The subject property consists of a vacant residential dwelling with direct access to West French Place. The property is adjacent to R-6, RM-4, and C-2 zoning to the north, MF-33 and RM-4 zoning to the west, C-3 and R-6 zoning to the east and R-6 and MF-33 zoning to the south. The surrounding land uses consist of single-family and multi-family dwellings to the north, south, east and west as well as a commercial use to the north.

The applicant is requesting a rezoning in order to allow a multi-family dwelling. The requested R-6 CD zoning is compatible with the surrounding neighborhood and will not be out of character with the existing lots in the area, as there is already a mix of single and multi-family dwellings in this general area. It is the applicant's intention to rehabilitate the existing structure and utilize it as a six family dwelling.

Medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Blanco Road (a Secondary Arterial "Type B" street) to the east and IH 10 (a Freeway) to the west. There is also access to VIA bus depots along Blanco Road.

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



# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007237

**Existing Zoning:** R-6

**Requested Zoning:** R-6 C- six family

**Registered Neighborhood Association(s):**

Beacon Hill Neighborhood Association

**Neighborhood/Community/Perimeter Plan:**

Midtown Neighborhood Plan

**Future Land Use for the site:**

Low-Density Residential Land Use

**Other Comments:**

Currently the base zoning is R-6, which conforms to the Land Use Plan. The request does not change the base zoning and therefore the issue of the base zoning having consistency with the Land Use Plan is not being addressed.

The Midtown Community Plan does state that the highest priority for the neighborhood is the conservation of the existing housing stock. The applicant states that they do not want to compromise the architectural features of the house through their rehabilitation.

The plan also states that while the neighborhood recognizes the varying densities in the neighborhood they would prefer that houses used as single-family homes be returned to its original single family use. However, this structure is unique in its size as its over 8,000 square feet and sits on three lots. The applicant is asking for a density that is equivalent to putting duplexes on each lot. The street that the property is on has numerous multi-family properties and rehabilitating this property into a multi-family lot would not be out of character for this block.

**Analysis:**

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Not applicable because base zoning is not being altered

**Staff Recommendation:**

Supports

Recommends Denial

The applicant should be aware the property is in Neighborhood Conservation District 5-, the Beacon Hill Neighborhood Conservation District and that any alterations to the exterior of the structure (including windows) will need to be approved by the Neighborhood and Urban Design division of the Planning and Community Development Department.

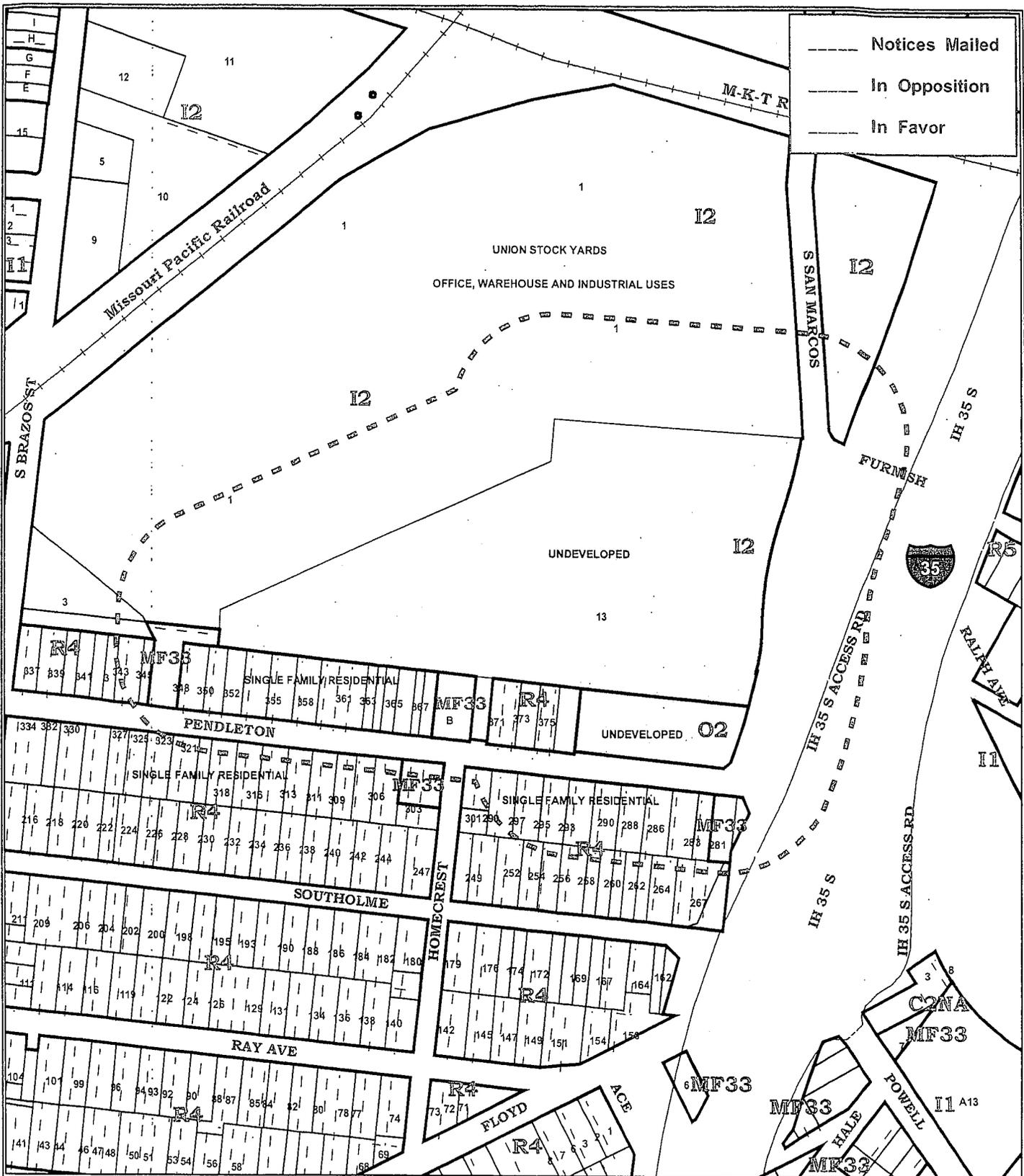
**Reviewer:** Beth Johnson

**Title:** Planner II

**Date:** 6/21/07

**Manager Review:** Nina Nixon-Mendez

**Date:** 6/22/07

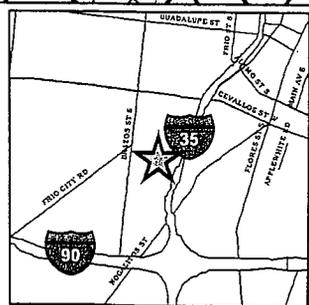
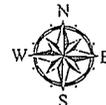


- - - - Notices Mailed  
 - - - - In Opposition  
 - - - - In Favor

**ZONING CASE: Z2007-240**

City Council District 5  
 Requested Zoning Change  
 From: "I-2" and "O-2"  
 To: "IDZ" with Uses Permitted in "MF-33" and "C-2"  
 Date: July 17, 2007  
 Scale: 1' = 250"

□ Subject Property  
 ○ 200' Notification



# CASE NO: Z2007240

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 5

**Ferguson Map:** 616 C8

**Applicant Name:**

**Owner Name:**

Brown, P.C.

San Antonio Housing Authority

**Zoning Request:** From "I-2" Heavy Industrial District and "O-2" Office District to "IDZ" Infill Development Zone with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District.

**Property Location:** Lot 13, NCB 9644

1901 South San Marcos

South San Marcos and Interstate 35 South

**Proposal:** To Allow Residential and Commercial Development

**Neigh. Assoc.** Collins Garden Neighborhood Association within 200 feet

**Neigh. Plan:** Nogalitos/South Zarzamora Community Plan

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

### Staff Recommendation:

Consistent

The proposed zoning and future uses of the subject property are consistent with the future land use for the site identified in the Nogalitos/South Zarzamora Community Plan. The Plan identifies future land use as Mixed Use.

Approval

The subject property is located within an area where an adaptive use or re-use of property is encouraged. The requested zone change will encourage a mixed-use development that will serve as both as extension of the downtown core and a transition between the office, commercial and light industrial uses to the north and the single family residential development to the south.

The subject property is located within the corporate boundaries of the city as they existed in 1940 and is undeveloped. The property consists of about 10.5 acres and fronts on South San Marcos with convenient access to Interstate 35. The proposal is a mixed use development of the site with both medium to high density residential units and retail and service commercial uses.

The subject property currently has split zoning. The current I-2 zoning was a conversion of the former M district, an industrial district established by the 1938 zoning code. The property was formerly owned and used by the Swift Packing company. All structures were demolished and the property was sold to the San Antonio Housing Authority in 1994. A portion of the property fronts on both San Marcos and Pendleton and has O-2 zoning. This portion is also undeveloped and the current zoning converted from the previous O-1 district, which was applied in June of 1995.

The property is surrounded to the north and west by the Union Stock Yards property. This property is also zoned I-2, having converted from the previous M district. The staging of livestock for transport ceased in April

# CASE NO: Z2007240

## Final Staff Recommendation - Zoning Commission

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of 2001 and the site is now used for office, heavy commercial and light industrial uses. The Frio City residential subdivision is located immediately to the south. The residences generally date between 1915 and 1941, with most built between 1920 and 1930.

The Infill Development Zone district is intended to facilitate the development or re-development of vacant parcels or parcels with underutilized buildings in existing built-up areas. This development is encouraged by waiving some standards, including those related to parking, landscaping, buffering, open space and building location.

**CASE MANAGER :** Matthew Taylor 207-5876

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007240

**Existing Zoning:** I-2 and O-2

**Requested Zoning:** IDZ

**Registered Neighborhood Association(s):** None (Collins Gardens NA within 200')

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

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

The future land use for this site is designated for Mixed Use as found on page 44 of the Nogalitos / S. Zarzamora Community Plan (adopted 30 September 2004) and described on page 40. The land use category describes that the requested IDZ zoning would be appropriate at this location.

**Other Comments:**

**Analysis:**

Requested changes base zoning at this location is appropriate and is in keeping with the concepts of the Land Use Plan found in the Nogalitos / S. Zarzamora Community Plan.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

**Staff Recommendation:**

Approval

Denial

Alternate Recommendation

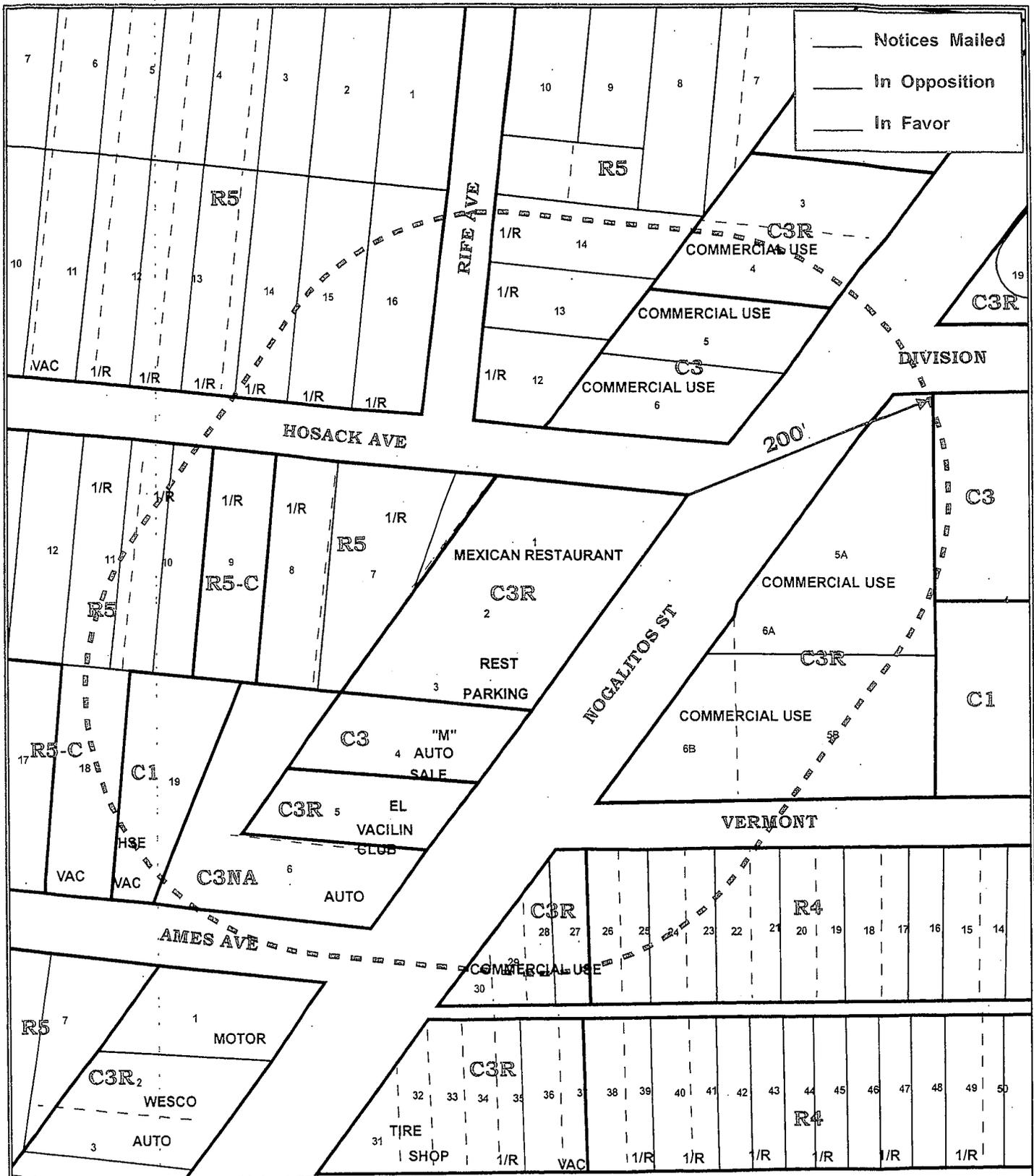
**Reviewer:** Christopher J. Garcia, AICP

**Title:** Sr. Planner

**Date:** 06/25/07

**Manager Review:** Nina Nixon-Mendez, AICP

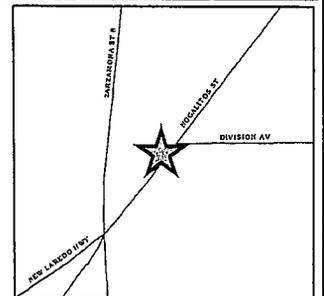
**Date:** 06/25/07



# ZONING CASE: Z2007-241

City Council District 5  
 Requested Zoning Change  
 From: "C3R"  
 To: "C-3"  
 Date: July 17, 2007  
 Scale: 1' = 100"

- Subject Property
- 200' Notification



# CASE NO: Z2007241

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 5

**Ferguson Map:** 649 F4

**Applicant Name:**

Hugo A. Mora

**Owner Name:**

Leopoldo C. Vera and Beatrice Vera

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

**Property Location:** Lot 1, Lot 2 and Lot 3, Block 19, NCB 8700

3701 Nogalitos Street

Southwest corner of Nogalitos Street and Hosack Avenue

**Proposal:** Restaurant with alcoholic beverages

**Neigh. Assoc.** Palm Heights Neighborhood Association

**Neigh. Plan** Nogalitos/South Zarzamora Community Plan

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

### Staff Recommendation:

Since the base zoning is not changing a finding of consistency is not required.

The Nogalitos/South Zarzamora Community Plan future land use for the site is Medium-Density Residential and Neighborhood Commercial. The Nogalitos/S. Zarzamora Community Plan analysis indicates a neighborhood concern of appropriately located bars.

### Approval

The subject property is located on the southwest side of San Antonio along Nogalitos Street, a major thoroughfare and Hosack Avenue. The site consists of a Mexican Restaurant and is bound by single-family dwellings to the west and vacant land to the southwest. The proposed site would consist of a Mexican Restaurant with the sale of alcoholic beverages located within the Nogalitos/South Zarzamora Community Plan. Surrounding area consists of "R-5" Residential Single-Family District to the west and "C-3" General Commercial District to the southwest. District regulations within the "C-3R" district are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises consumption shall be permitted. The subject parcel was rezoned from "F" Local Retail to "B-3R" Restrictive Business District by ordinance 76368 approved August of 1992. This district converted to the "C-3R" General Commercial District, Restrictive Alcohol Sales following the 2001 adoption of the Unified Development Code.

The proposed site consists of approximately 0.6849 acres. The existing commercial building was built in the 1950's and measures approximately 6,000 square feet. The subject property which is located along Nogalitos Street has a mixture of uses and zonings.

"C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. In "C-3" districts the sales of alcoholic beverages for on-premises

# CASE NO: Z2007241

Final Staff Recommendation - Zoning Commission

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consumption is permitted.

CASE MANAGER : Pedro Vega 207-7980

# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007241

Existing Zoning: C3-R

Requested Zoning: C-3

Registered Neighborhood Association(s):

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

Future Land Use for the site: **Medium-Density Residential and Neighborhood Commercial**

Medium-Density Residential includes the use of Low-Density Residential category as well as mixed use single family houses on individual lots with/without attached or detached accessory dwelling units. Neighborhood Commercial provides small areas for offices, professional services, service and shop-front retail uses that can be served by pedestrian access and are generally less than 5,000 sq ft.

### Other Comments:

Current zoning is a C3-R which allows for the sale of alcohol but no consumption on premises. The Nogalitos/S. Zarzamora Community Plan analysis indicates a neighborhood concern of appropriately located bars. Location of business (restaurant) fronts a collector street. All businesses within the vicinity that front Nogalitos are zoned C3/C3NA/C3-R. Property abuts a residential development to the rear.

### Analysis:

Request does not change base zoning, therefore a rendering of consistency with the plan is not required.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency Recommendation is not required

### Staff Recommendation:

Approval

Denial

Alternate Recommendation

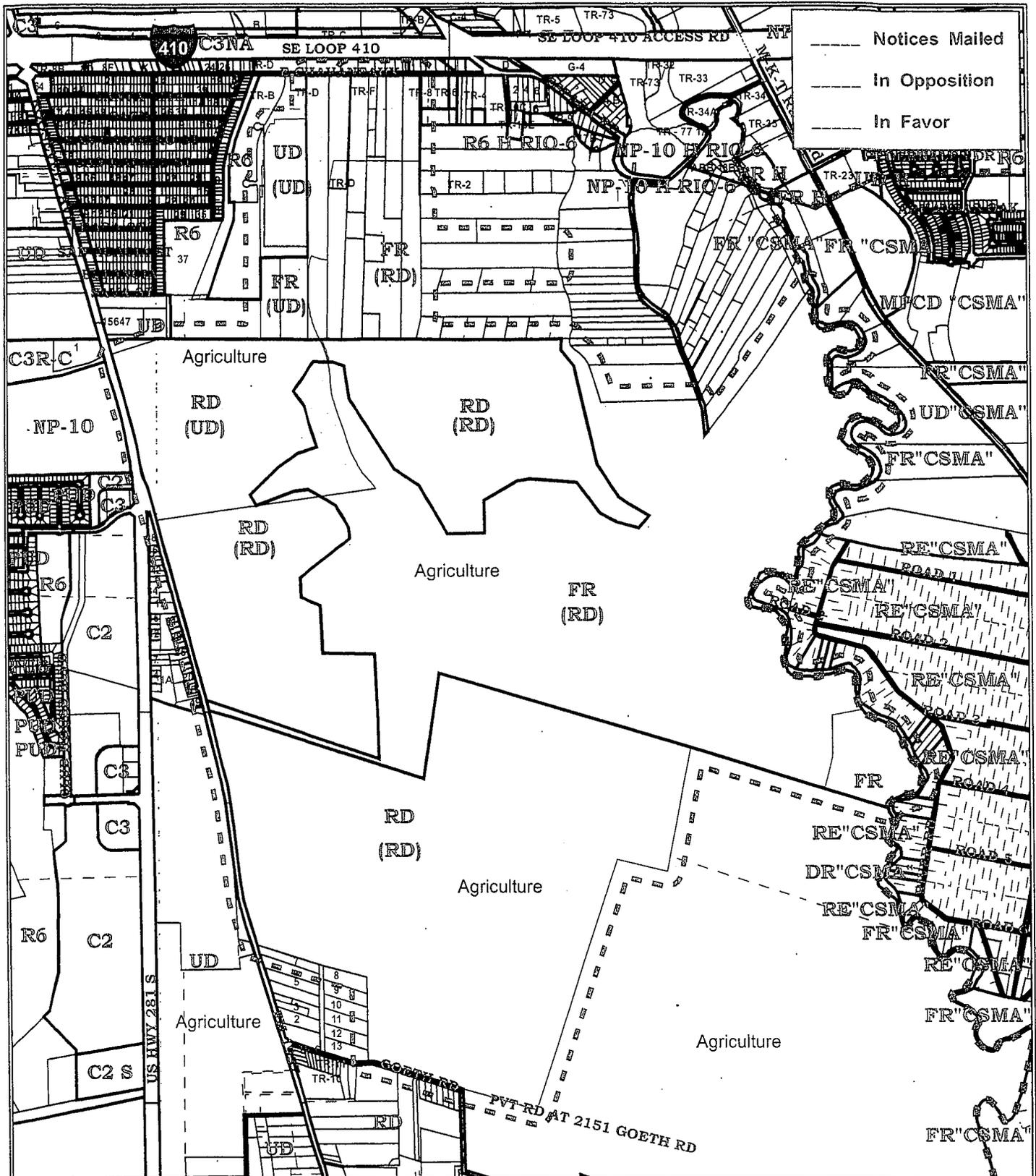
Reviewer: Irene Avina

Title: Planner II

Date: 06/19/07

Manager Review: Nina Nixon-Mendez

Date: 06/20/07



# ZONING CASE: Z2007-242

City Council District 3  
 Requested Zoning Change  
 From : "FR", "RD", "UD"  
 To : ("RD", "UD")  
 Date: July 17, 2007  
 Scale: 1' = 1800"

- Subject Property
- 200' Notification



# CASE NO: Z2007242

## Final Staff Recommendation - Zoning Commission

**Date:** July 17, 2007

**Council District:** 3

**Ferguson Map:** 683 and 717

**Applicant Name:**

**Owner Name:**

ESA Residential Development, Inc.

ESA Residential Development, Inc., E-TM Land Investments, Ltd., Terramark Communities, Ltd.

**Zoning Request:** From "UD" Urban District, "RD" Rural District and "FR" Farm and Ranch District to "UD" Urban District (on 234.52 acres out of CB 4283 and NCB 15647) and "RD" Rural District (on 1573.42 acres out of CB 4283 and NCB 15647).

**Property Location:** 1807.94 acres out of NCB 15647 and CB 4283

East Chavaneax Street, Goeth Road and FM 1937

Generally bound by East Chavaneax Street to the north, Goeth Road to the south, the San Antonio River to the east and FM 1937 to the west

**Proposal:** To allow a mixed use community development.

**Neigh. Assoc.** None

**Neigh. Plan** City South Community Plan

**TIA Statement:** A Level 3 Traffic Impact Analysis is required

### Staff Recommendation:

Inconsistent.

The request to rezone the subject property from "FR", "RD", and "UD" to "RD" and "UD" is inconsistent with the land use designations currently identified in the City South Community Plan. The applicant filed a plan amendment requesting to change the land use designations to match the development plan and proposed zoning districts. The Planning Commission recommended approval of this requested plan amendment on July 11, 2007.

Approval, contingent on amending the City South Community Plan.

The subject property is located on the south side of San Antonio. The 1808-acre site has frontage on US Highway 281 South (Roosevelt Avenue) (a Type B Super Arterial), FM 1937 (a Rural Roadway), East Chavaneaux Street (a Local Street) and the San Antonio River. The majority of this site lies within Southside Area 4, an area that was annexed for limited purposes by the City of San Antonio on January 5, 2003 by ordinance 96560. The current "FR", "RD" and "UD" zoning districts were established by multiple rezoning cases in late 2003. The subject property includes agricultural land and the 37-acre Cassin Lake and surrounding recharge area. Current uses beyond the subject property include single-family residential, multi-family residential, industrial and commercial uses along the northern portion of the site and pockets of single-family residential among large agricultural tracts along the southern portion of the site.

The applicant is proposing to develop a master planned, mixed-use community at the subject site. This community would include single-family residential, multi-family residential, commercial and civic uses. The applicant is also proposing to devote approximately 400 acres for parks and open space. To better accommodate the proposed development plan, the applicant is proposing a change in the existing zoning districts. The applicant is proposing to rezone approximately 157-acres currently zoned "FR" on the northern portion of the property to "UD." This would extend the existing "UD" zoning district on the northwest corner of

# CASE NO: Z2007242

## Final Staff Recommendation - Zoning Commission

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the subject property south and east and increase the acreage of "UD" zoning on the site from approximately 22 acres to 235 acres. The applicant is also proposing to rezone approximately 655 acres currently zoned "FR" and located in the middle of the site to "RD". This would increase the acreage of "RD" zoning on the site to 1573 acres.

The proposed zoning change would extend the boundaries of an area currently zoned "UD" to the south and east. The "UD" district encourages the development of a land use pattern that includes compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. The area of proposed "UD" zoning has frontage on US Highway 281 South and proximity to Southeast Loop 410 and is appropriate for the higher intensity development that would occur in the "UD" district. The applicant is proposing to rezone the remainder of the subject property to "RD". This would eliminate a pocket of "FR" zoning within a larger area zoned "RD". The "RD" district encourages the development of a land use pattern that reflects rural living characteristics by encouraging low-density, single-family residential land use patterns with limited commercial uses placed in a manner that conserves open land. The proposed "RD" zoning district would serve as an appropriate buffer between the proposed "UD" district and "FR" zoning to the south.

**CASE MANAGER :** Michael Taylor 207-0132

# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007242

Existing Zoning: UD, RD and FR

Requested Zoning: UD, RD and FR

Registered Neighborhood Association(s):

N/A

Neighborhood/Community/Perimeter Plan:

City South Community Plan

Future Land Use for the site:

Agriculture and Rural Living land uses

### Other Comments:

**Agriculture** uses provide primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Single-family residential units are permitted on agricultural and ranch lands. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted.

**Rural Living** supports the principles of preserving rural residential character while retaining open space and scenic corridors. The Rural Living classification may provide a transitional area between the more urbanized, denser development, and significantly rural, open and agricultural land uses.

**Urban Living** provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point.

The request adjusts these uses to other areas of the subject properties and in the case of Rural Living and Urban Living land uses expand to Agriculture areas. At this time the request is inconsistent with the City South Community Plan. See Alternate Recommendation below.

### Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

### Staff Recommendation:

Supports

Recommends Denial

Alternate Recommendation

A Master Plan Amendment has been submitted and will be heard by the Planning Commission on July 11, 2007. Staff supports the rezoning request, subject to adoption of the plan amendment.

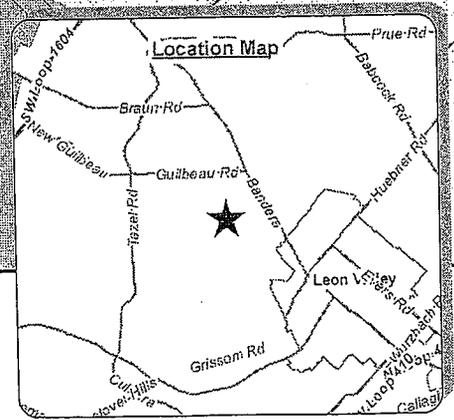
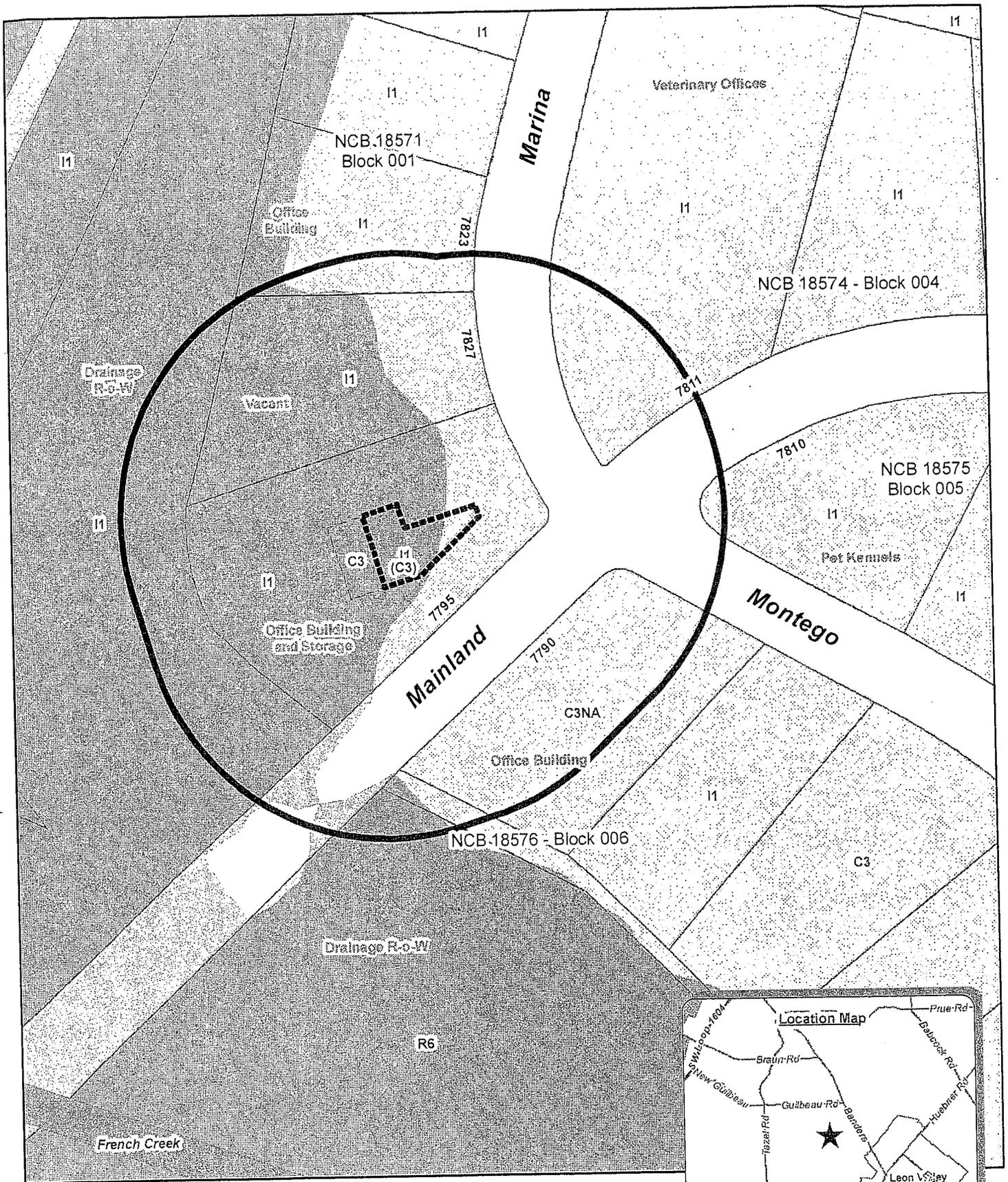
Reviewer: Zenon F. Solis

Title: Sr. Planner

Date: 6/22/2007

Manager Review: Nina Nixon-Mendez

Date: 6/22/2007

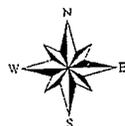


**Zoning Case Notification Plan**

**Case Z-2007-244**

Council District 7

Scale: 1" approx. = 100'



**Legend**

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

Produced by the City of San Antonio  
Development Services Department  
(07/06/2007)

# CASE NO: Z2007244

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 7

**Ferguson Map:** 579 C1

**Applicant Name:**

**Owner Name:**

Raji Kumar Satsangi

Raji Kumar Satsangi

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

**Property Location:** .076 acre tract out of Lot 27, Block 1, NCB 18571

7795 Mainland Drive

Northwest corner of Mainland Drive and Marina Drive

**Proposal:** Academy for preschoolers and kindergarten children

**Neigh. Assoc.** None

**Neigh. Plan** Northwest Community Plan

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

### Staff Recommendation:

Consistent

The land use component for the Northwest Community Land Use Plan calls for the site to be Industrial. The C-3 zoning district is consistent with the recommended base zoning districts for Industrial use.

Approval

The subject property has one existing building with 9 suites and multi tenants. The subject property is located on Mainland Drive, a collector street. The "C-3" General Commercial District is appropriate considering the uses on the adjoining tracts and in the general area. The subject property is located in an existing Industrial Business Park with offices, service centers, churches and vacant land. There are three existing Day-care centers located within the Industrial Business Park at 7795 Mainland Drive, 7790 Mainland Drive and 7943 Mainland Drive. The Zoning Commission heard Zoning Case Z2006191 located at 7795 Mainland Drive on August 1, 2006 and recommended Approval of "C-3" General Commercial District for a Day-care center and Zoning Case Z2006183 located at 7743 Montego Road on July 18, 2006 and recommended Approval of "C-3" General Commercial District. The requested rezoning is a reduction in intensity from "I-1" General Industrial District to "C-3" General Commercial District.

The subject property was zoned "I-1" Light Industry District in January of 1988 and converted to the "I-1" General Industrial District following the 2001 adoption of the Unified Development Code.

"C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

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



# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007244

Existing Zoning: I-1

Requested Zoning: C-3

Registered Neighborhood Association(s): N/A

Neighborhood/Community/Perimeter Plan: Northwest Community Plan

Future Land Use for the site: Industrial

The future land use for this site is designated as Industrial. The C-3 zoning district is consistent with the recommended base zoning districts for Industrial use.

### Other Comments:

The applicant is proposing to develop a school for pre-school and kindergarten age children in two of the nine suites at the subject property. Six of the remaining seven suites are leased to industrial businesses; these businesses include uses such as biomedical research laboratories. The remaining suite operates as a child day-care facility. The subject property is within an industrial subdivision park; lots within this subdivision are used for such businesses as warehouses and auto repairs. Although the proposed zoning category is consistent with the land use plan, the adjoining industrial uses within this developed industrial park pose potential safety hazards for a preschool and kindergarten school.

### Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

### Staff Recommendation:

Approval

Denial

No Recommendation

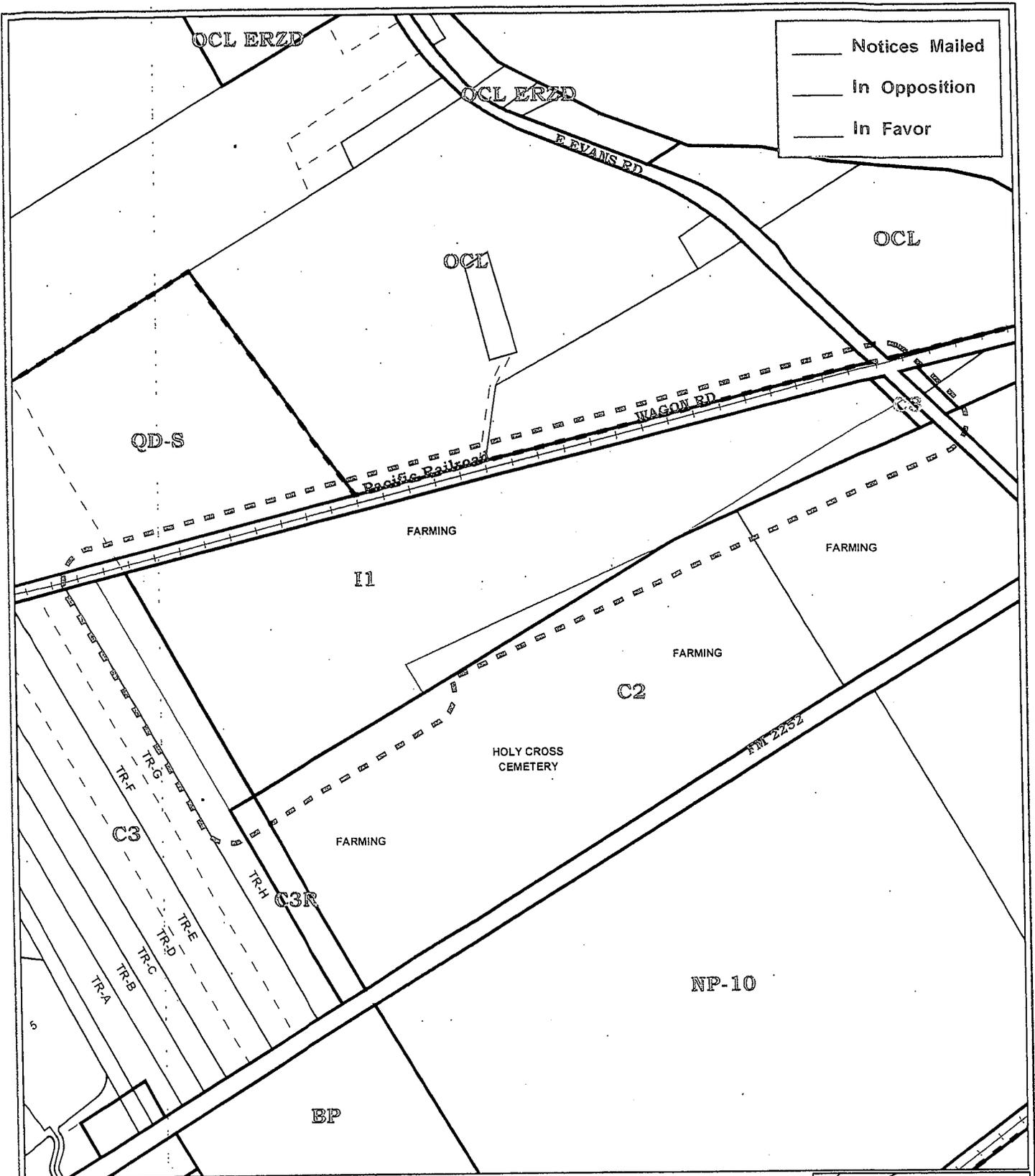
Reviewer: Christine Zuniga

Title: Planner II

Date: 07/10/07

Manager Review: Nina Nixon-Mendez, AICP

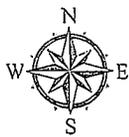
Date: 07/05/07



**ZONING CASE: Z2007-220**

City Council District 10  
 Requested Zoning Change  
 From: "I-1" and "C-3"  
 To: "R-5"  
 Date: July 17, 2007  
 Scale: 1' = 800"

- Subject Property
- 200' Notification



# CASE NO: Z2007220

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 10

**Ferguson Map:** 520 A2

**Applicant Name:**

**Owner Name:**

Pulman, Bresnahan, Pullen & Cappuccio,

J. Allen Family Partners Ltd.

LLP

**Zoning Request:** From "I-1" General Industrial District and "C-3" General Commercial District to "R-5" Residential Single-Family District.

**Property Location:** 103.935 acres out of NCB 16585

7998 East Evans Road

South corner of East Evans Road and Union Pacific Railroad

**Proposal:** Single-Family Residential Development

**Neigh. Assoc.** None

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval

The 103.935 acre project site is currently undeveloped and located on Evans Road, a major thoroughfare. The subject property is adjacent to "I-1" General Industrial District, "C-3" General Commercial District to the southwest. "C-3" General Commercial District to the northeast and the Union Pacific Railroad to the northwest with "C-3" General Commercial District across Nacogdoches Road to the southeast. The surrounding land uses consist of farming to the southwest, southeast and a cemetery to the southeast with a commercial use across Nacogdoches Road to the southeast. The subject property was annexed into the City of San Antonio in December of 1987 and zoned "B-3" Business District and "I-1" Light Industry District in January of 1988. These districts converted to the "C-3" General Commercial District and "I-1" General Industrial District following the 2001 adoption of the Unified Development Code. The 103.935 acre project site is appropriate for single-family dwellings. The requested rezoning is a reduction in intensity from "I-1" General Industrial District and "C-3" General Commercial District to "R-5" Residential Single-Family District.

The "R-5" Residential Single Family District (Minimum lot size of 5,000 square feet) provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential Single-Family provides minimum lot size and density requirements in order to preserve neighborhood character.

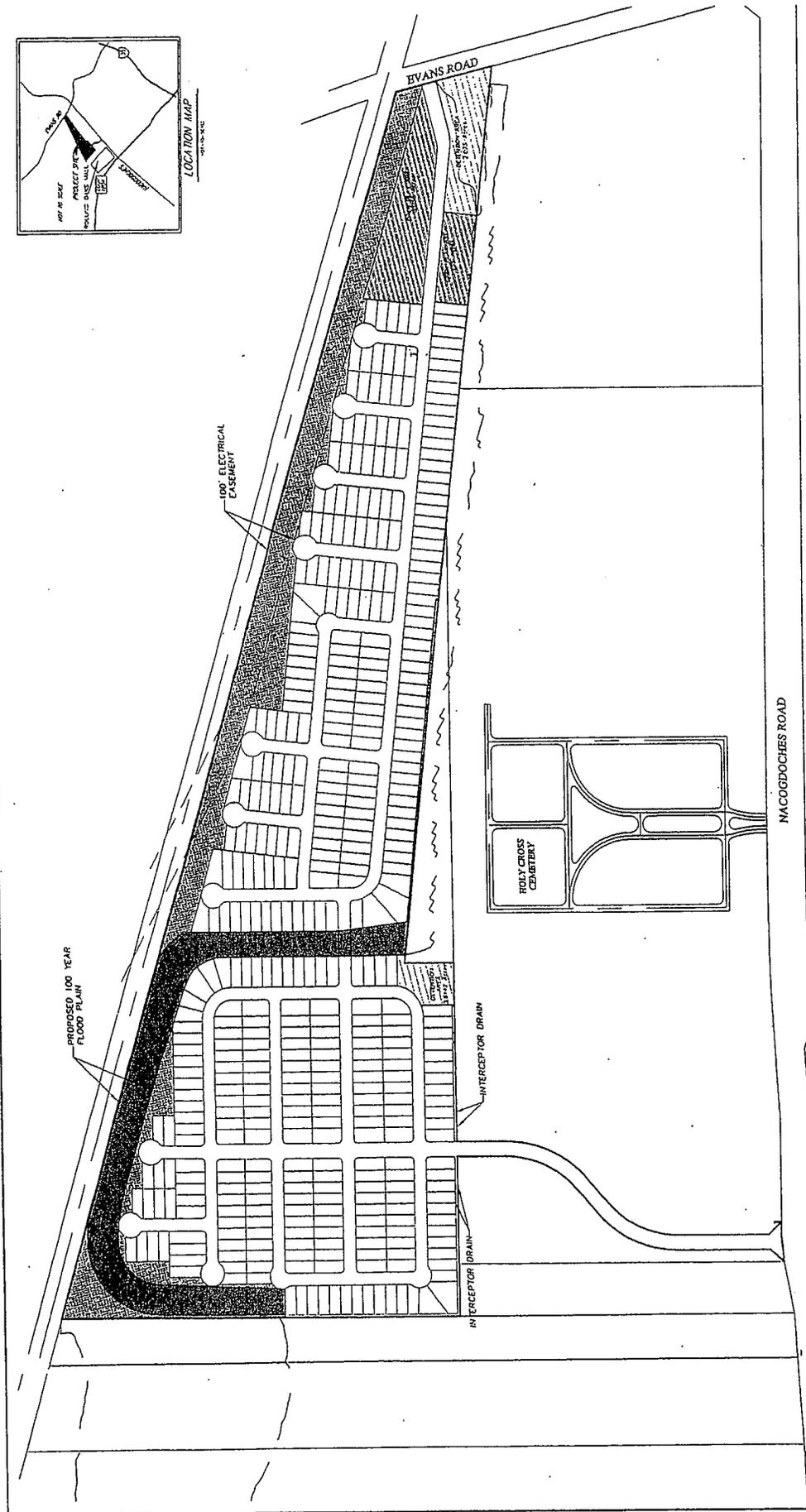
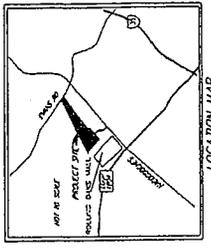
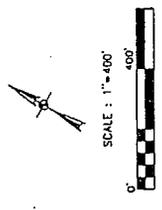
**CASE MANAGER :** Pedro Vega 207-7980



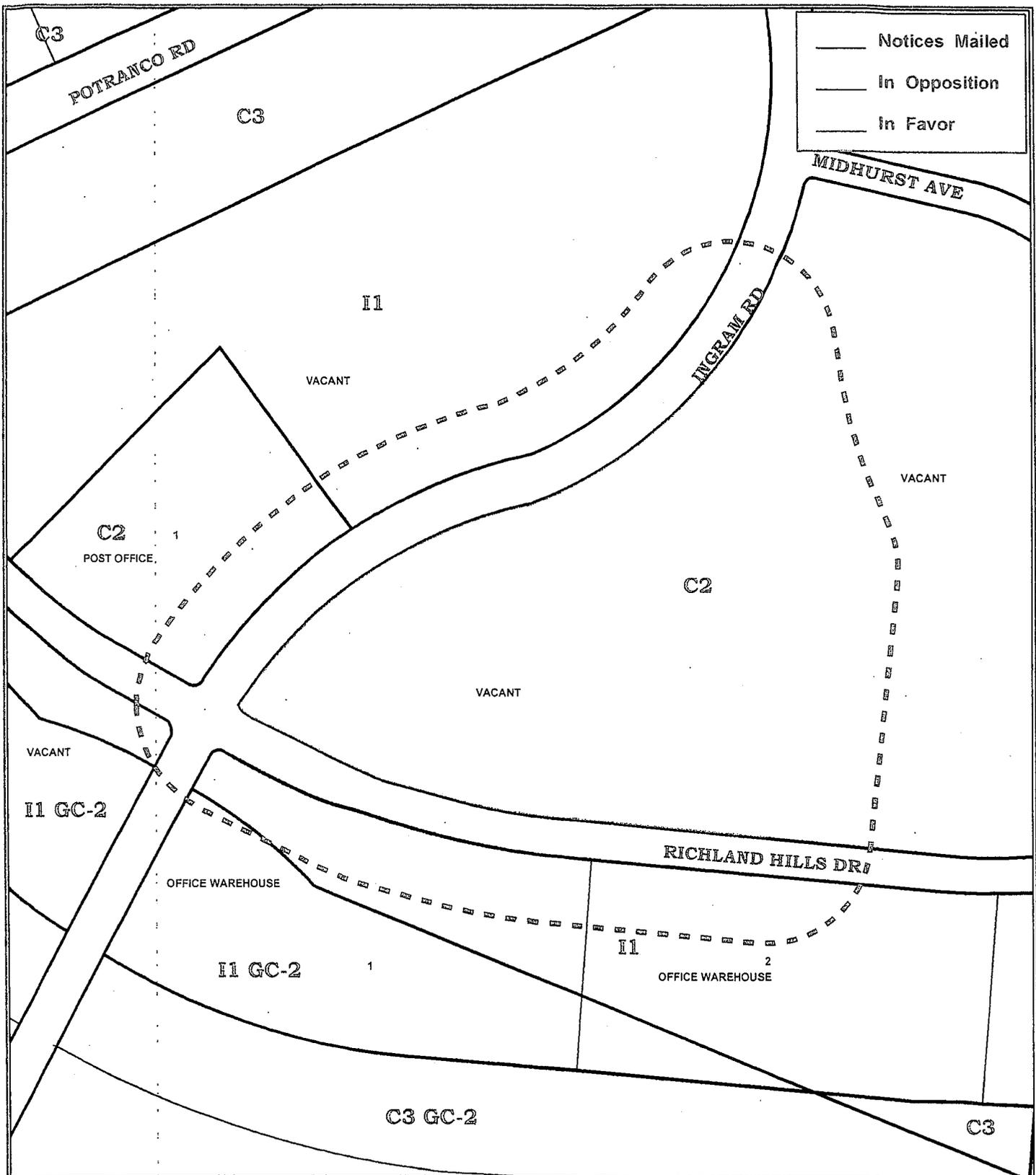
DATE: 03/20/08  
 DRAWN BY: J. H. HARRIS  
 SHEET NUMBER: EX

SWAIN TRACT  
 106 ACRE TRACT  
 440 LOTS (45X120)

**KFEW**  
**ENGINEERS**  
 7400 BLANCO, SUITE 260,  
 SAN ANTONIO, TEXAS 78216  
 PHONE (210) 979-8444  
 FAX (210) 979-8441



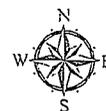
DATE: 03/20/08  
 DRAWN BY: J. H. HARRIS  
 SHEET NUMBER: EX



**ZONING CASE: Z2007-224**

City Council District 6  
 Requested Zoning Change  
 From: "C-2"  
 To: "C-3NA"  
 Date: July 17, 2007  
 Scale: 1' = 250"

- Subject Property
- 200' Notification



# CASE NO: Z2007224

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 6

**Ferguson Map:** 613 C2

**Applicant Name:**

**Owner Name:**

Kaufman & Associates, Inc.

Park 410 Westplex, JV

**Zoning Request:** From "C-2" Commercial District to "C-3 NA" General Commercial Nonalcoholic Sales District.

**Property Location:** 12.053 acres out of NCB 15329

600 Block of Richland Hills Drive

Intersection of Richland Hills Drive and Ingram Road

**Proposal:** Commercial project

**Neigh. Assoc.** None

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval

The subject property is located on the westside of San Antonio along Ingram Road and Richland Hills. The 12.053 acre project site is currently undeveloped and is bound by vacant land to the east, Post Office across Ingram Road to the northwest and Office Warehouses across Richland Hills to the south. The surrounding area consists of "C-2" Commercial Districts and "I-1" General Industrial Districts. The "C-3NA" General Commercial Nonalcoholic Sales District would be appropriate at this location and permit regional commercial activities designed to serve a large segment of the community.

District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

"C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC", "C-1" or "C-2" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

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



# CASE NO: Z2007225

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 6

**Ferguson Map:** 578 C4

**Applicant Name:**

**Owner Name:**

Kaufman and Associates, Inc.

160 Culebra Ltd.

**Zoning Request:** From "C-3" General Commercial District to "MF-33" Multi-Family District.

**Property Location:** 20.72 acre tract of land out of NCB 17640

5000 Block of Rogers Road

Rogers Road, South of Culebra Road

**Proposal:** To Allow Multi-Family Development

**Neigh. Assoc.** Mountain View Acres Neighborhood Association

**Neigh. Plan** None

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

**Staff Recommendation:**

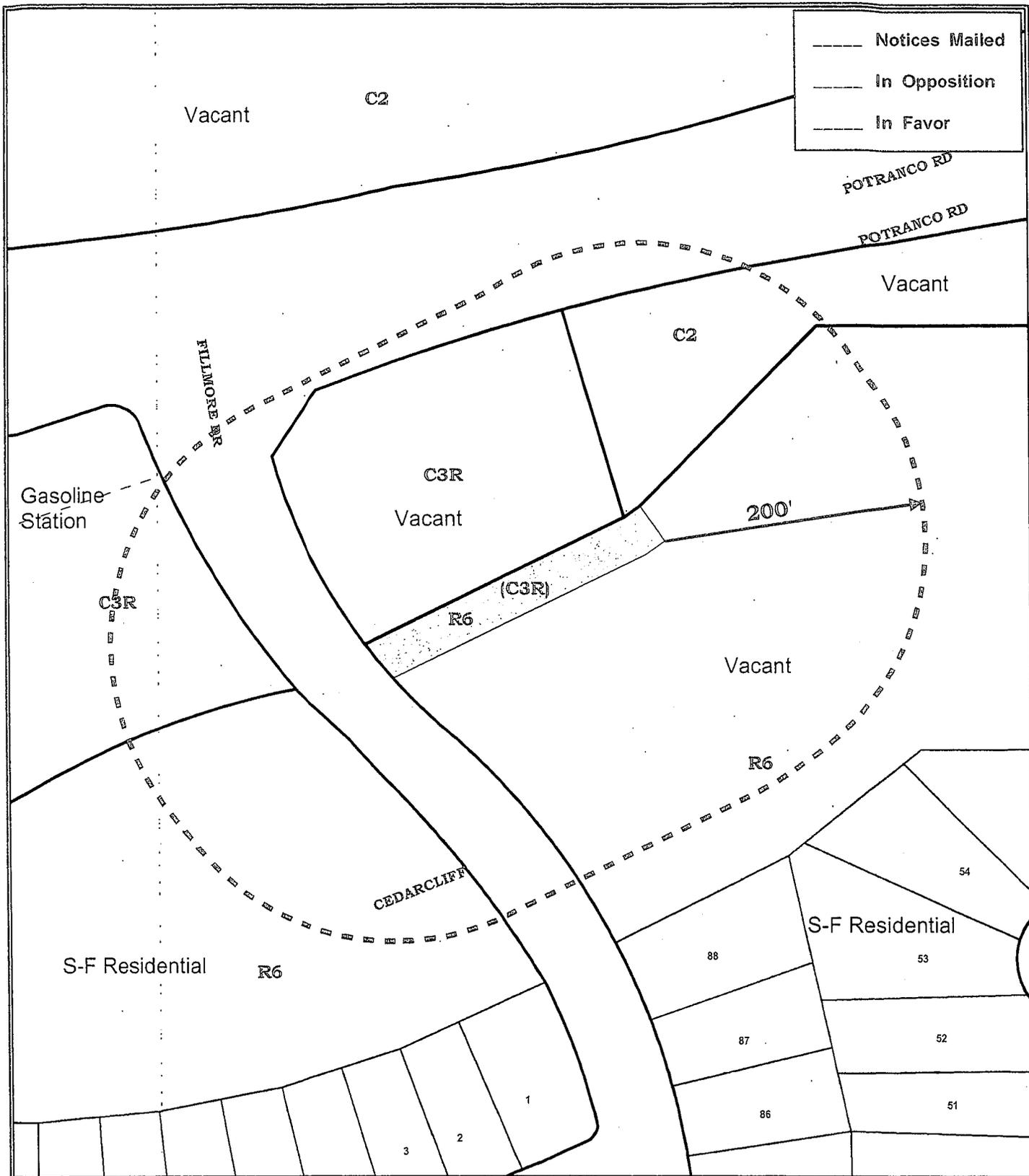
Approval

The 20.72 acre project site is currently undeveloped located on the Rogers Road. The surrounding area consists of "C-3" General Commercial District to the north and west with "R-6" Residential Single Family District to the south and across Rogers Road to the east. The surrounding land uses consist of single-family dwellings and commercial uses across Rogers Road to the east, vacant land to the west and north, and a single-family dwelling to the south. The subject property was annexed into the City of San Antonio in December of 1984 and zoned "B-3" Business District in February of 1985. This district converted to the "C-3" General Commercial District following the 2001 adoption of the Unified Development Code. The 20.72 acre project site is appropriate for multi-family dwellings.

The applicant is requesting a rezoning in order to allow for the development of multi-family dwellings. A "MF-33" Multi-Family zoning designation is a beneficial down zoning from the existing "C-3" General Commercial District and would provide an appropriate transition between the commercial uses and multi-family dwellings.

An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

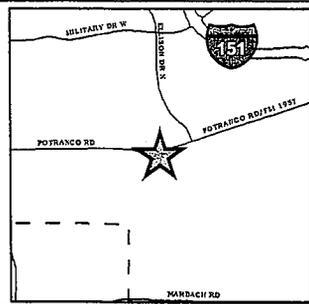
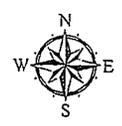
**CASE MANAGER :** Pedro Vega 207-7980



**ZONING CASE: Z2007-226**

City Council District 4  
 Requested Zoning Change  
 From : "R-6"  
 To : ("C-3R")  
 Date: July 17, 2007  
 Scale: 1' = 100"

- Subject Property
- 200' Notification



# CASE NO: Z2007226

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 4

**Ferguson Map:** 612 D4

**Applicant Name:**

**Owner Name:**

Brown, P. C.

D & R Development, Ltd.

**Zoning Request:** From "R-6" Residential Single-Family District to "C-3R" Commercial District, Restrictive Alcoholic Sales.

**Property Location:** 0.179 acres out of NCB 15910

810 Fillmore Drive

Southeast of the intersection of Potranco Road and Fillmore Drive

**Proposal:** to allow for the continuation of a proposed commercial development

**Neigh. Assoc.** None

**Neigh. Plan** None

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

**Staff Recommendation:**

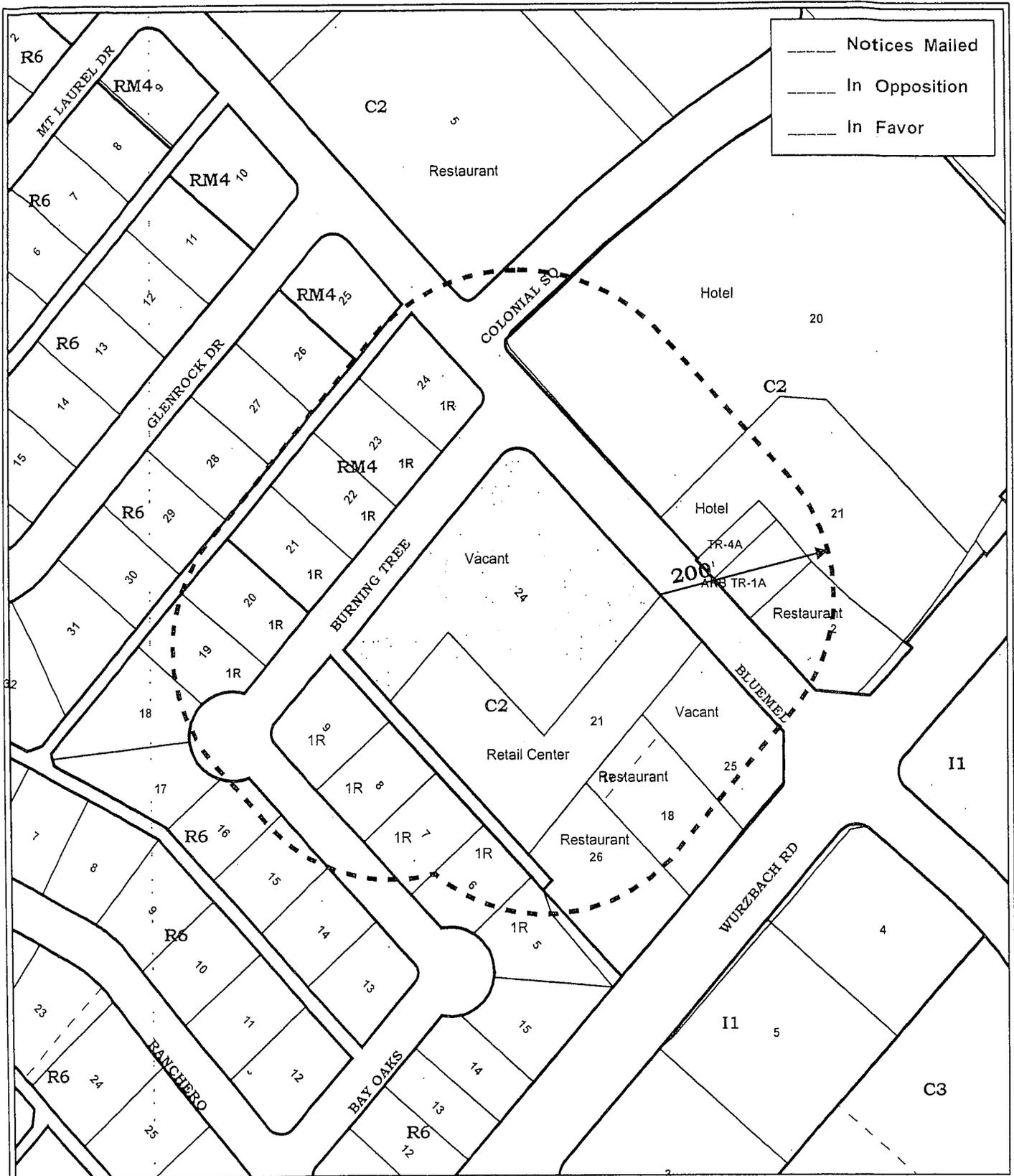
Denial as requested and approval of "C-2"

The subject property is a vacant 0.179 acre parcel located on the City's far west side. This area was annexed by the City of San Antonio on May 31, 1995. The subject parcel was rezoned from "Temp R-1" to "R-1" by ordinance 85420 approved January 9, 1997. The abutting property to the north was rezoned to "B-3R". The zoning on these parcels converted to "R-6" and "C-3R", respectively, following the conversion to the current zoning districts in 2002. The parcel to the north is zoned "C-3R" and is currently vacant. The parcels to the south and east are zoned "R-6" and are also currently vacant. The lot to the west across Fillmore Drive is zoned "C-3R" and is the site of a gasoline filling station.

The applicant is proposing to construct a retail shopping center on the larger parcel to the north. The subject property is the location of a 30-foot wide ingress/egress easement that serves the 3 lots in the Church Community Development Subdivision. In 2006, the owner of the subject property entered into an agreement with the owner of the adjoining lot to the east to jointly establish, construct and maintain this privately held ingress/egress easement. Section 35-515(c)(5) of the UDC prohibits providing vehicular access to nonresidential uses by utilizing property that is zoned for single-family residential use. This zoning change, if approved, will allow the ingress/egress easement to provide access to the proposed retail shopping center and also eliminate the 30-foot rear building setback required on the abutting lot to the north. (A 30-foot rear setback is currently required on this lot because it abuts a residential zoning district.)

"C-2" zoning at this location will provide a more appropriate transition from the higher intensity "C-3" commercial uses permitted along Potranco Road and the single-family residential zoning to the south. Rezoning to "C-2" as opposed to "C-3" will establish a decrease in intensity that could be continued should the owner(s) of the large parcel between the subject property and the single-family residential subdivision to the south seek to extend the commercial zoning to the south in the future.

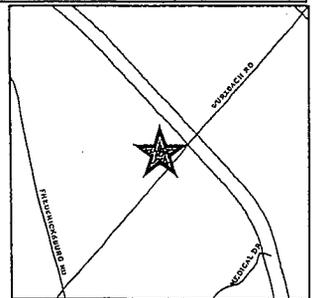
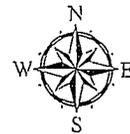
**CASE MANAGER :** Michael Taylor 207-0132



**ZONING CASE: Z2007-227 CD**

City Council NO. 8  
 Requested Zoning Change  
 From : "C2"  
 To : "C-2" CD  
 Date: July 17, 2007  
 Scale: 1' = 150"

- Subject Property
- 200' Notification



# CASE NO: Z2007227 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 8

**Ferguson Map:** 549 B6

**Applicant Name:**

**Owner Name:**

Brown, P. C.

Flack Building, LP

**Zoning Request:** From "C-2" Commercial District to "C-2" (CD-Night Club) Commercial District with a Conditional Use for a Night Club.

**Property Location:** Lot 24, Block 1, NCB 14067

9329 Wurzbach Road

Southeast of the intersection of Bluemel and Burning Tree

**Proposal:** To allow for a nightclub/cigar bar

**Neigh. Assoc.** None

**Neigh. Plan** None

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

**Staff Recommendation:**

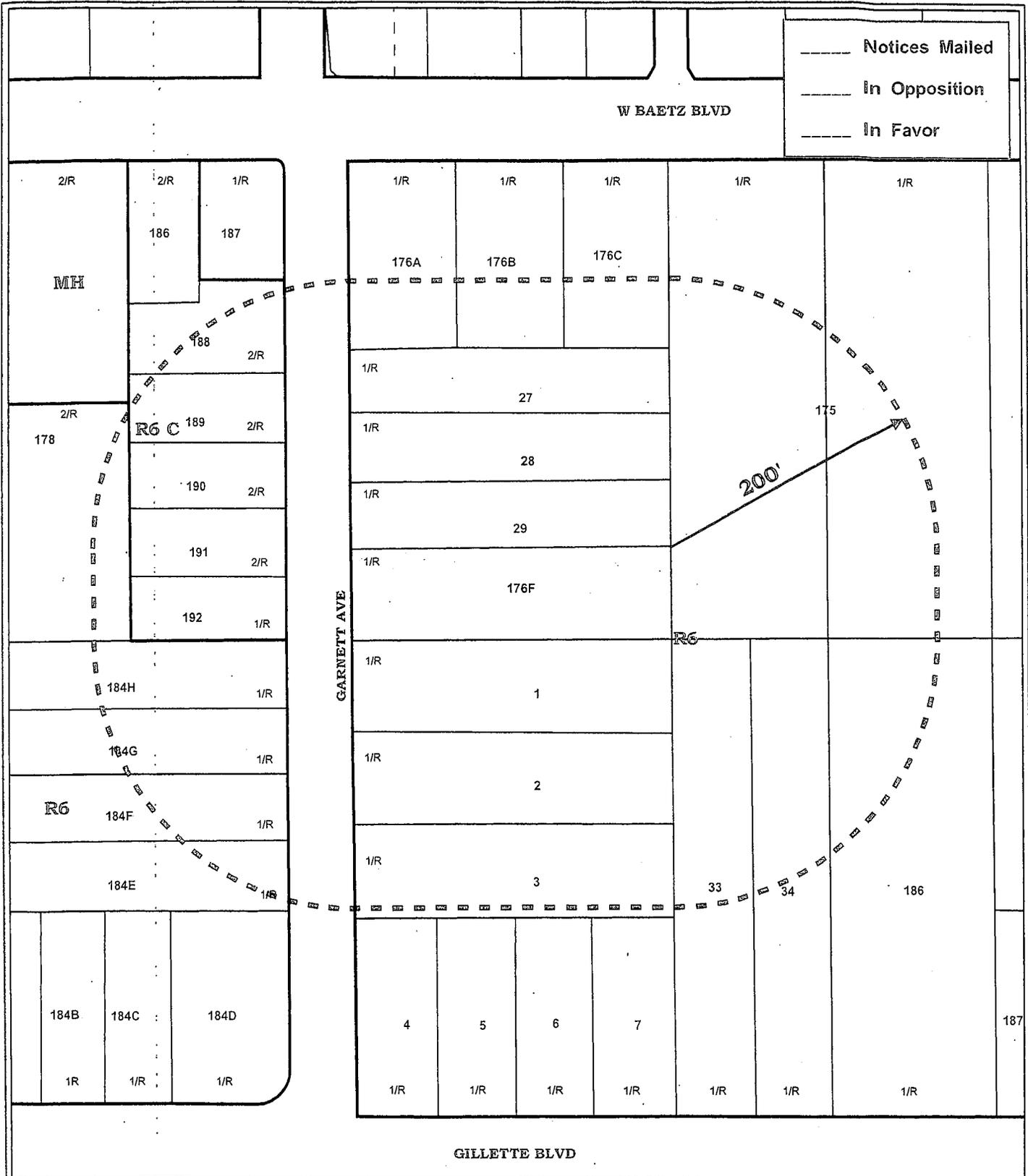
Approval.

The subject property consists of a vacant retail building located at the intersection of Bluemel and Burning Tree. The property is adjacent to RM-4 zoning to the north, C-2 zoning to the east and south and R-6 zoning to the west. The surrounding land uses consist of single-family dwellings to the north and west, and commercial uses to the east and south.

The applicant is requesting a rezoning in order to allow for a night club/cigar bar. The requested C-2 CD zoning is consistent with the commercial character directly to the southeast, on which there is already a significant amount of C-2 zoning. This location has been used as a large retail establishment since 1976, and would not result in additional commercial encroachment into this neighborhood.

The C-2 Commercial District accomodates commercial and retail uses that are more intensive in character than NC Neighborhood Commercial and C-1 Light Commercial uses, and which generate a greater volume of vehicular traffic and/or truck traffic. C-2 uses do not allow outdoor storage or display of goods except for outdoor dining.

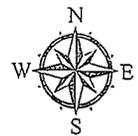
**CASE MANAGER :** Brenda Valadez 207-7945



**ZONING CASE: Z2007-230**

City Council District 3  
 Requested Zoning Change  
 From : "R-6"  
 To : "R-6" CD  
 Date: July 17, 2007  
 Scale: 1' = 100"

- Subject Property
- 200' Notification



# CASE NO: Z2007230 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 3

**Ferguson Map:** 682 C3

**Applicant Name:**

**Owner Name:**

Ivste, Inc.

Ivste, Inc.

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6" (CD-Two Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling.

**Property Location:** Lot 176F, Block 14, NCB 11110

9022 Garnett Avenue

Garnett Avenue, North of Gillette Boulevard

**Proposal:** To Allow a Two-Family Dwelling

**Neigh. Assoc.** None

**Neigh. Plan.** None

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

### Staff Recommendation:

Approval

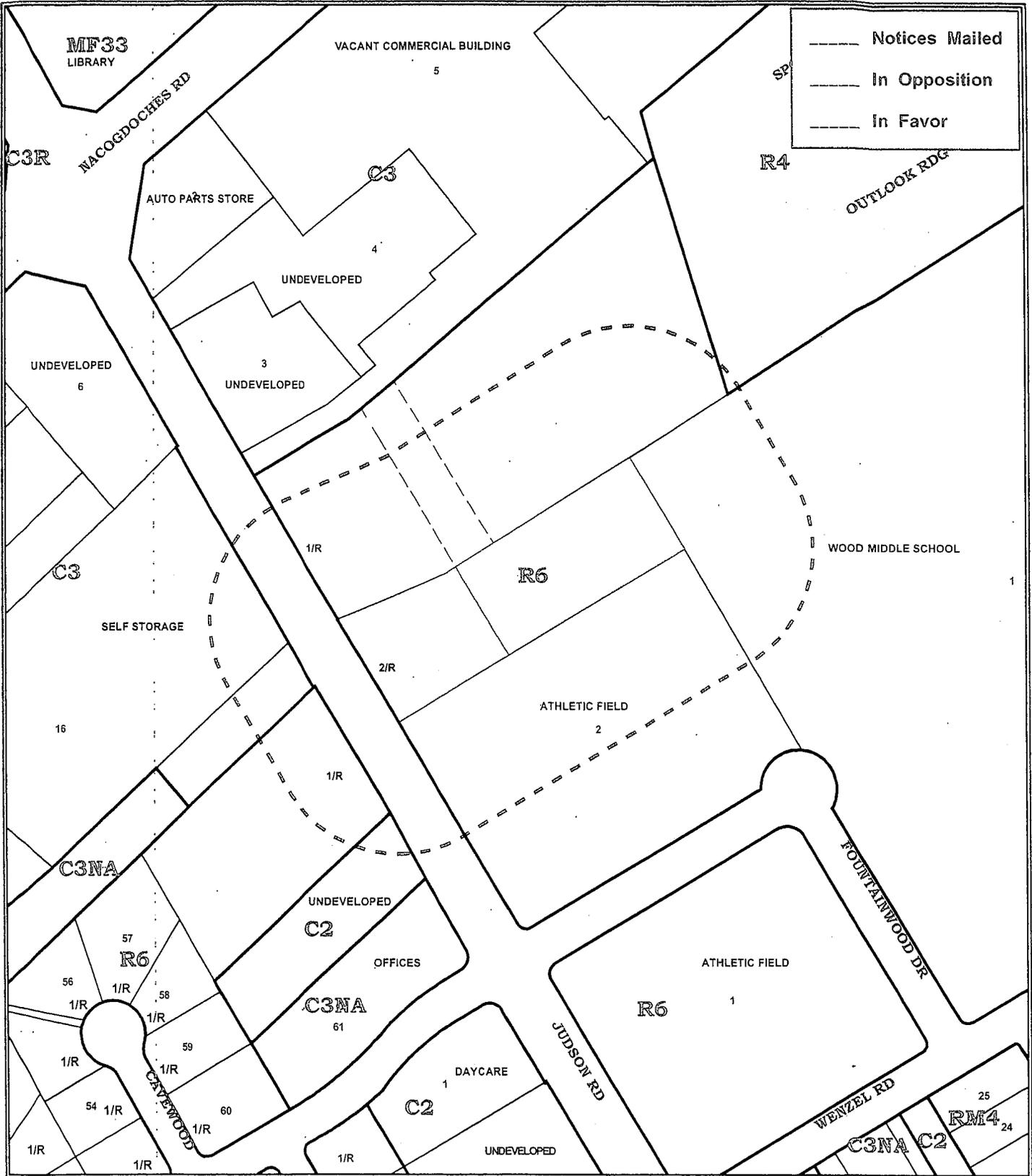
Although the subject property is surrounded mostly by single family residential uses, it is located in an area with a wide variety of housing types such as single family dwellings, duplexes, and detached second dwelling units, which includes mobile homes. Additionally, given the current condition of the existing dwelling unit and the grounds of the property, a zone change allowing a conversion from a single family to a two family dwelling may provide a better opportunity to improve this blighted property.

The subject property was annexed into the city in September of 1952 and consists of about .38 acres or 17,000 square feet. There is an existing single family residence on the property constructed in 1945 and measuring about 1,500 square feet. The residence is currently unoccupied and is in a state of disrepair. The proposal is to modify the existing structure into a two-family dwelling.

The property is currently zoned R-6, which converted from the previous R-1 zoning. This zoning was applied to this area via a large-area rezoning initiated by the city in 1988. Much of this area had a variety of single and multi-family residential, commercial and industrial zoning districts established by both the 1938 and 1965 zoning codes and the area under consideration in this case generally extended from Commercial Avenue east to Pleasanton Road and from Loop 410 north about W. Ansley Road. Consequently, there are many parcels in the area with more than one dwelling per lot including two, three and four family dwellings, apartments, detached second dwelling units and mobile homes.

All properties to the north, south and east of the subject property along the east side of Garnett Street have single family dwellings. These dwellings typically range from 750 to 1,400 square feet on lots generally exceeding 15,000 square feet. Most of these were built between 1948 and 1966. There is a mix of housing types along the west side of Garnett of both single family and two-family dwellings on smaller lots. The single family dwellings were built in the late 1970's and the two-family dwellings are two-story structures built as of 1981 and measuring 1,560 square feet.

**CASE MANAGER :** Matthew Taylor 207-5876

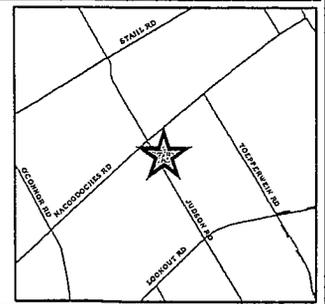


- - - - Notices Mailed  
 - - - - In Opposition  
 - - - - In Favor

**ZONING CASE: Z2007-232 S**

City Council District 10  
 Requested Zoning Change  
 From: "R-6"  
 To: "C-3" S  
 Date: July 17, 2007  
 Scale: 1" = 200'

□ Subject Property  
 ○ 200' Notification



# CASE NO: Z2007232 S

## Final Staff Recommendation - Zoning Commission

**Date:** July 17, 2007

**Council District:** 10

**Ferguson Map:** 519 C7

**Applicant Name:**

**Owner Name:**

KMAC Construction

Charles and Janice Williams

**Zoning Request:** From "R-6" Residential Single-Family District to "C-3" S General Commercial District with a Specific Use Permit for a Contractor's Facility.

**Property Location:** Lot P-12 and Lot P-17, NCB 17153

14940 Judson Road

Judson Road, South of Nacogdoches Road

**Proposal:** To Allow a Contractor's Facility

**Neigh. Assoc.** None

**Neigh. Plan** None

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

### Staff Recommendation:

Denial as requested and approval of C-2 CD S with conditions.

1. Strict adherence to the site plan is required.
2. No construction debris or materials may be brought to the subject property.
3. All construction equipment must be stored in the existing accessory structure.
5. All exterior lighting must utilize cut-off fixtures of 90 degrees or less.
6. Hours of operation are limited to between 7:00 a.m. and 7:00 p.m. Monday through Fridays only.

Given the property's location along a major arterial and the amount of existing commercial and recreational uses in the immediate vicinity of the subject property, the proposed non-residential use is not inappropriate. A rezone to a commercial district is in character with the general development trends along Judson Road and conditions on the proposed use will limit the scope of the use, reducing potential incompatibility with surrounding uses.

The subject property was annexed into the city in July of 1981 and measures two acres. There is a single family dwelling and an accessory structure on the property that pre-date annexation, the dwelling being constructed as of 1965. The accessory structure measures about 4,000 square feet and is located at the northeast corner of the property. There is a second residence on the property that dates to 1985. The existing R-6 zoning converted from the previous Temporary R-1 zoning assigned following annexation. The proposal is to continue the use of the two existing residences as offices and the existing accessory structure for equipment storage and parking. The applicant also proposes to maintain the residential character of the subject property.

The property fronts on Judson Road, identified by the city's Major Thoroughfare Plan as a Type A Secondary Arterial and there are many non-residential land uses in the vicinity of the subject property. Wood Middle School is located to the east of the subject property with athletic fields immediately adjacent to the subject property's east and south property lines. There is a single family dwelling on large parcel zoned R-6 immediately to the north. To the west, across Judson Road, are a self storage facility and an office use on

# CASE NO: Z2007232 S

## Final Staff Recommendation - Zoning Commission

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immediately to the north. To the west, across Judson Road, are a self storage facility and an office use on parcels with C-3 zoning and undeveloped parcels with C-2 and C-3 zoning. There is a single family dwelling also on a large parcel with R-6 zoning. Much of Judson Road from the intersection of Nacogdoches Road southward beyond the subject property to Lookout Road has steadily transitioned into a commercial corridor with several undeveloped parcels already having commercial zoning in place.

A contractor facility is identified in the UDC as a use requiring a minimum zoning district of I-1 to be allowed by right. The use may also be allowed in the L and C-3 districts with the approval of a specific use permit. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in I-1 may be allowed as a conditional use in C-2. The applicants have submitted a site plan, as the original request is for C-3.

If approved, a Type B landscape buffer is required along the side and rear property lines as all adjacent properties have residential zoning. However, the existing accessory building and driveways are located along portions of these property lines in some areas up to the property line. Staff would suggest the City Council authorize the installation of an eight (8) foot fence in lieu of the landscape buffer.

**CASE MANAGER :** Matthew Taylor 207-5876

**LEGEND**

- OVERHEAD ELECTRIC — OE —
- WOOD FENCE — / / / /
- CHAIN LINK FENCE — ◊ — ◊ —
- WIRE FENCE — X — X —
- POWER POLE — ○ —
- FIREF HYDRANT — H —
- FOUND 1/2 IRON PIN UNLESS OTHERWISE NOTED — ● —
- SET 1/2 IRON PIN UNLESS OTHERWISE NOTED — ○ —

**EXISTING SITE PLAN**  
14940 JUDSON ROAD

BEARINGS BASED ON FIELDNOTES RECORDED IN VOLUME 9010, PAGE 1868 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

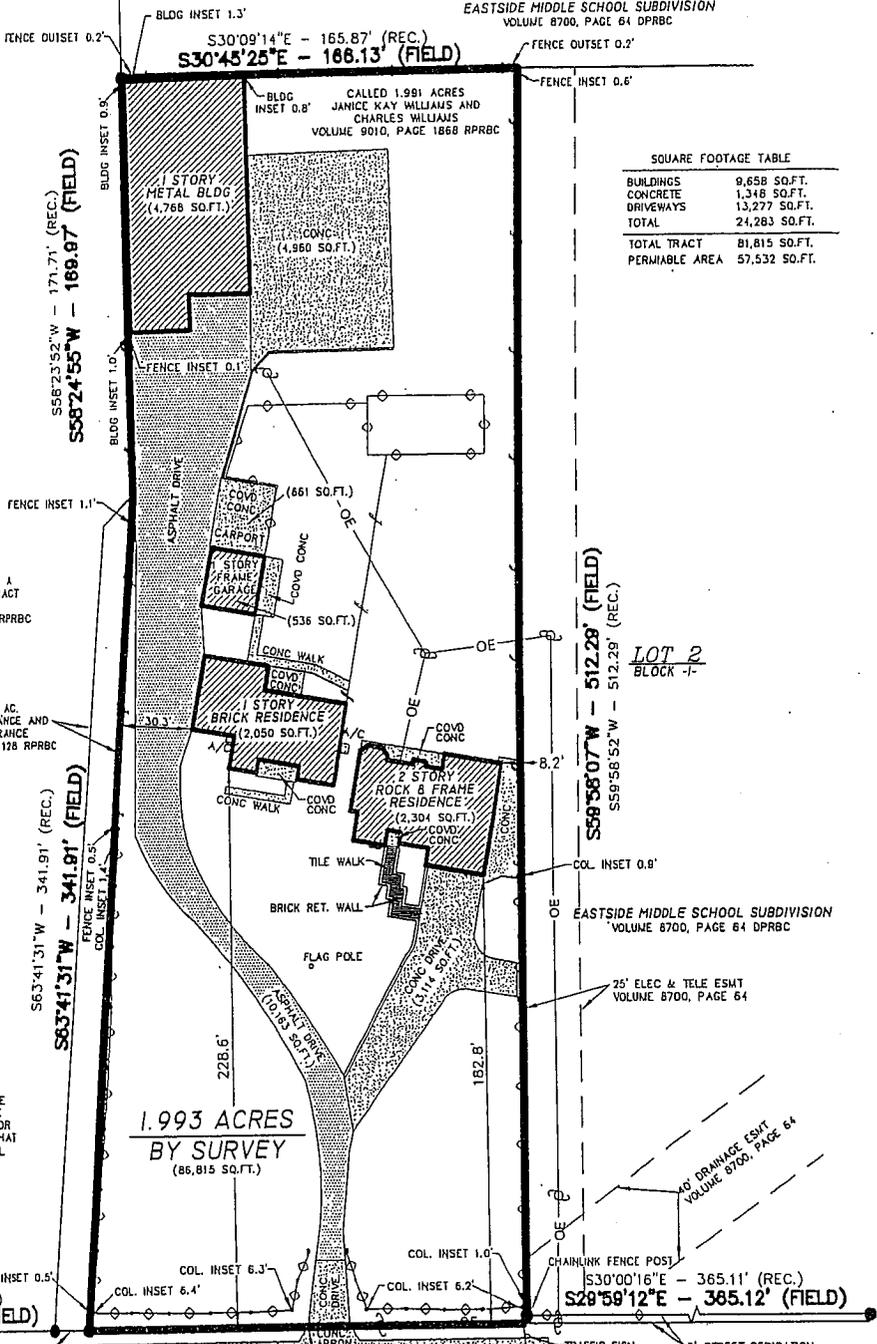
BEARINGS AND DISTANCES SHOWN ON REFERENCED DEED FOR THIS LOT DOES NOT HAVE AN ACCEPTABLE CLOSURE.

LOT 1  
BLOCK -I-

EASTSIDE MIDDLE SCHOOL SUBDIVISION  
VOLUME 8700, PAGE 64 DPRBC

**SQUARE FOOTAGE TABLE**

BUILDINGS	9,658 SQ.FT.
CONCRETE	1,348 SQ.FT.
DRIVEWAYS	13,277 SQ.FT.
TOTAL	24,283 SQ.FT.
TOTAL TRACT	81,815 SQ.FT.
PERMIABLE AREA	57,532 SQ.FT.



REMAINING PORTION OF A CALLED 32.275 ACRE TRACT HUGO O. WOLLERT VOLUME 5948, PAGE 728 RPRBC

CALLED 0.103 AC. CLAYTON G. SEVERANCE AND JOYCE M. SEVERANCE VOLUME 5989, PAGE 128 RPRBC

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION.

**1.993 ACRES**  
**BY SURVEY**  
(86,815 SQ.FT.)

N29°57'00"W - 231.74' (REC.)  
N29°58'44"W - 234.94' (FIELD)

N29°59'45"W - 14.86' (REC.)  
N29°57'00"W - 15.00' (REC.)

**JUDSON ROAD**  
80' ROW  
VOLUME 8700, PAGE 64

S30°00'16"E - 365.11' (REC.)  
S29°59'12"E - 365.12' (FIELD)

PLAT OF PROPERTY  
REFERENCE: VOLUME 0700, PAGE 64 DPRBC  
PROPERTY ADDRESS: 14940 JUDSON ROAD  
SAN ANTONIO, TEXAS

BEING 1.993 ACRES OF LAND SITUATED IN THE JAMES KINCAID SURVEY No. 83 AND THE JOSE G. CARRISON SURVEY No. 270, COUNTY BLOCK 5039, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CALLED TO CONTAIN 1.991 ACRES OF LAND IN A DEED CONVEYED TO JANICE KAY WILLIAMS AND CHARLES WILLIAMS AS RECORDED IN VOLUME 9010, PAGE 1868, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. SAID 1.993 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN, AND THERE ARE NO EASEMENTS OR ENCROACHMENTS UNLESS SHOWN.

DATE: JUNE 18, 2007  
JOB NUMBER: 2007446  
GF NUMBER: N/A  
BUYER: JANICE KAY WILLIAMS AND CHARLES WILLIAMS

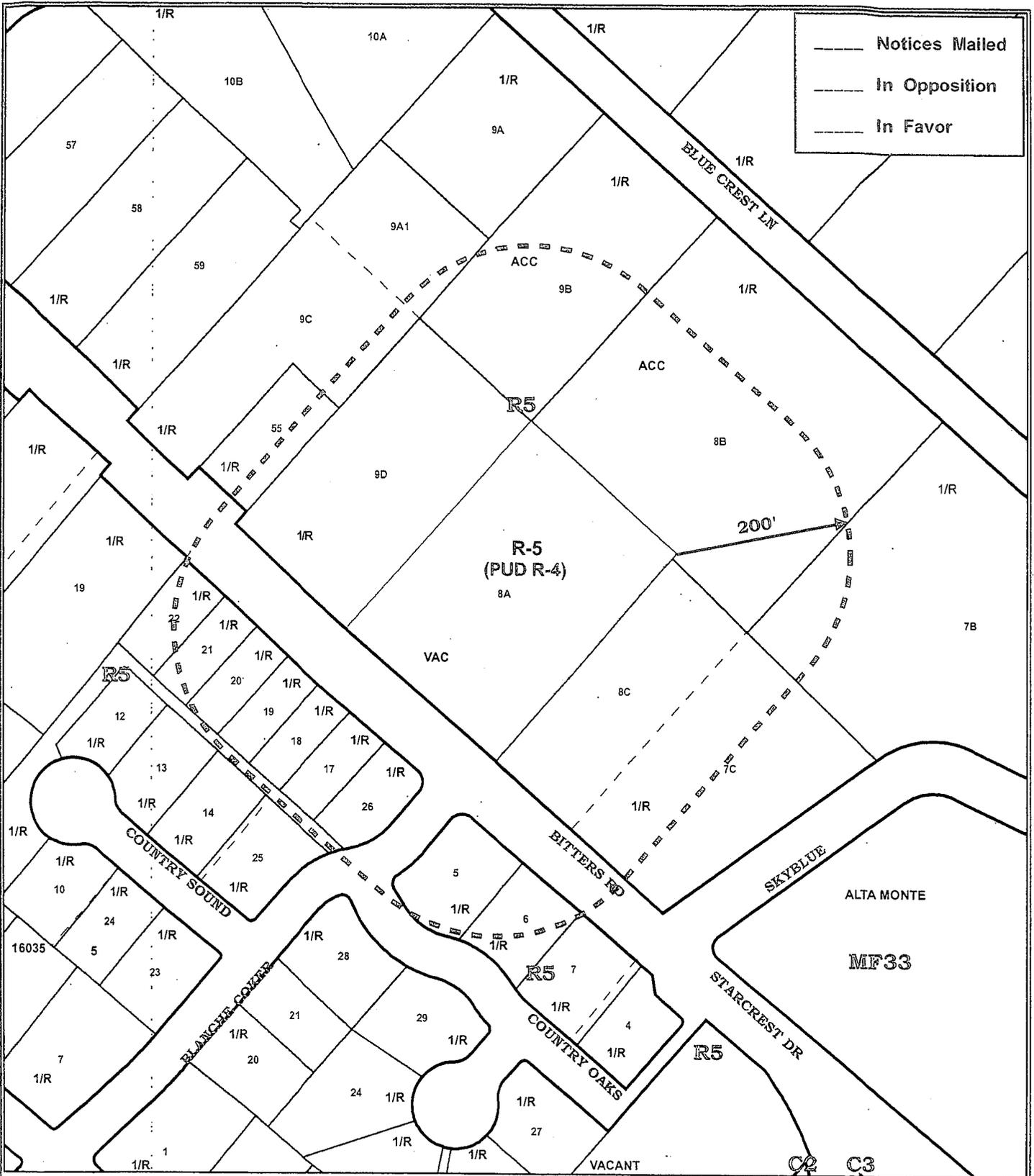
**WILKIE SURVEYING**  
10615 PERRIN BEITEL #205  
SAN ANTONIO, TEXAS 78217  
(210) 650-9890 PHONE  
(210) 650-9895 FAX  
JDW@WILKIESURVEYING.COM



JERRY D. WILKIE, JR. R.P.L.S. NO. 4724

SCALE: 1" = 50'

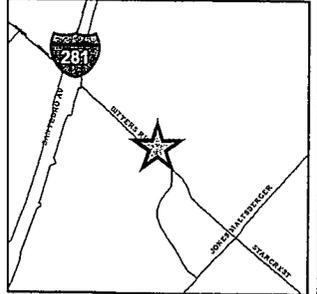
DRAWN BY: DOS  
CHECKED BY: JDW



**ZONING CASE: Z2007234**

City Council District NO. 9  
 Requested Zoning Change  
 From : "R-5":  
 To : PUD "R-4"  
 Date: July 17, 2007  
 Scale: 1' = 100"

-  Subject Property
-  200' Notification



# CASE NO: Z2007234

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 9

**Ferguson Map:** 551 A1

**Applicant Name:**

Marcus Spitzer

**Owner Name:**

Marcus Spitzer

**Zoning Request:** From "R-5" Residential Single-Family District to PUD "R-4" Planned Unit Development Residential Single-Family District.

**Property Location:** Lot 8A, NCB 12061

1175 E. Bitters Road

Approximately 120 feet north of the intersection of E. Bitters Road and Blanche Coker

**Proposal:** To Allow for a Single-Family Residential Planned Unit Development

**Neigh. Assoc.** The Countryside San Pedro Neighborhood Association is within 200ft.

**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 1.694 acres. The subject property is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing R-5 zoning converted from the previous A zoning. The R-5 district does allow a single-family use by right. R-5 Residential Single-Family District zoning currently exists to the east and west of the subject property. Property to the north is zoned R-5 Residential Single-Family District. Property to the south across East Bitters Road is R-5 Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of single-family homes to the east and west and single-family homes to the north. There are single-family homes to the south across East Bitters Road.

Staff does not support the request being that the requested zoning is inappropriate for the subject property location. The applicant has applied for the zoning change in order to develop a single-family community. The requested PUD R-4 will allow for a density of 11 single-family units with a private street on 1.694 acres. The proposed residential planned unit development is not in character with established residential uses in the surrounding area. Lots within the Blue Ridge Estates neighborhood are typically large lots (one to five acres) with single-family homes. Also, there are no existing residential developments of similar densities in the immediate area and the number of lots being requested will significantly impact the adjacent residences.

If the requested zoning district were denied, the current zoning of R-5 would allow for a density of approximately 15 units and the applicant would be required to abide by the conventional subdivision development standards set forth in the UDC. 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



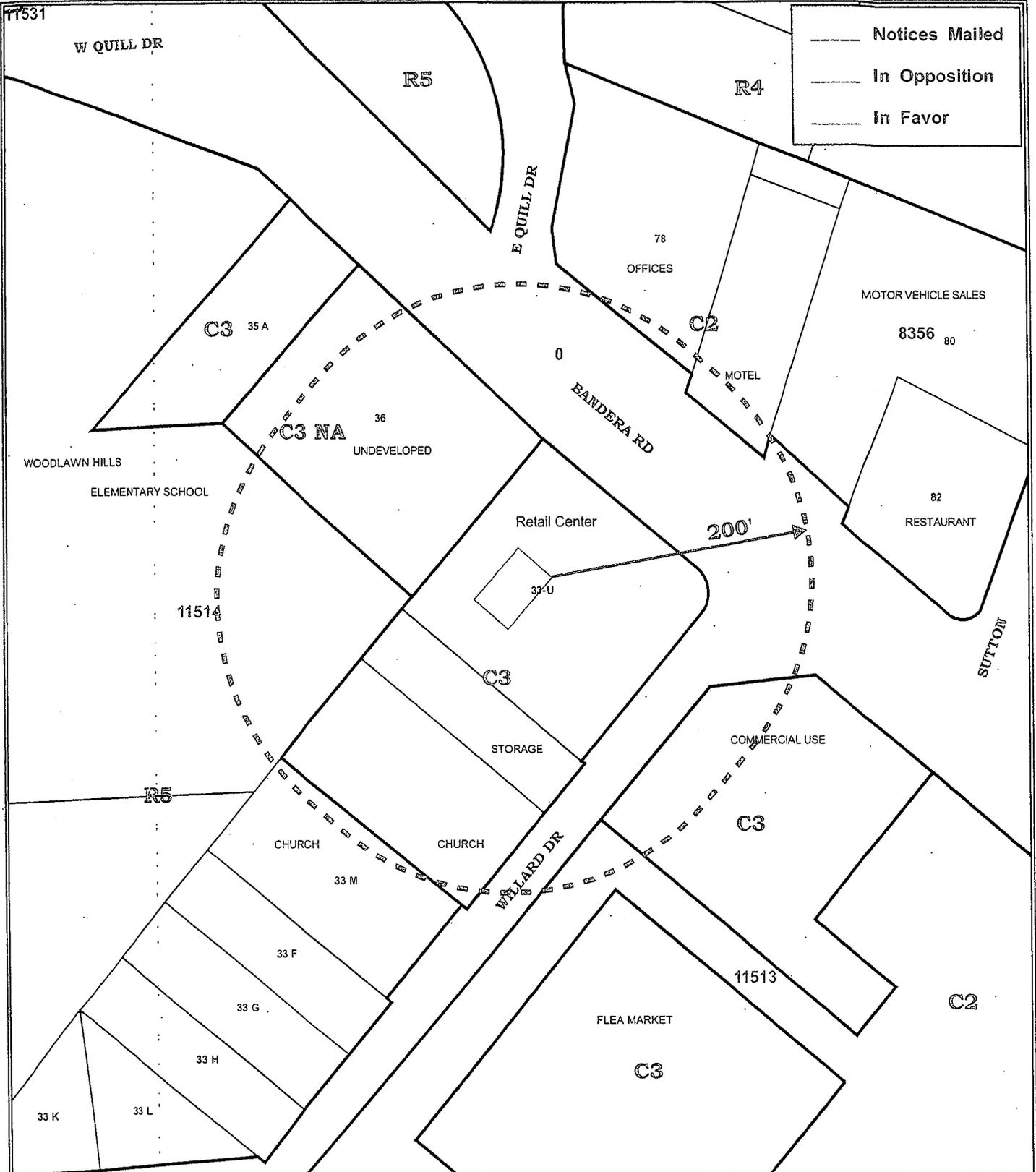
# CASE NO: Z2007234

## Final Staff Recommendation - Zoning Commission

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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.

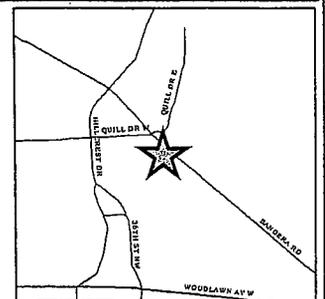
**CASE MANAGER :** Leslie Zavala 207-0215



**ZONING CASE: Z2007-235 CD**

City Council District 7  
 Requested Zoning Change  
 From : "C-3"  
 To : "C-3 NA" CD  
 Date: July 17, 2007  
 Scale: 1' = 100"

-  Subject Property
-  200' Notification



# CASE NO: Z2007235 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 7

**Ferguson Map:** 581 B7

**Applicant Name:**

Lee Martinez

**Owner Name:**

Rafael Sanchez and Patricia Valdez

**Zoning Request:** From "C-3" General Commercial District to "C-3 NA" (CD-Food Processing) General Commercial Nonalcoholic Sales District with a Conditional Use for Food Processing.

**Property Location:** .0418 acres out of Lot 33-U, NCB 11514

1409 Bandera Road (Contained Within 1411 Bandera Road)

Approximate Northwest Corner of Bandera Road and Willard Drive

**Proposal:** To Allow Food Processing

**Neigh. Assoc.** University Park NA / Donaldson Terrace NA is within 200 feet

**Neigh. Plan** None

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

**Staff Recommendation:**

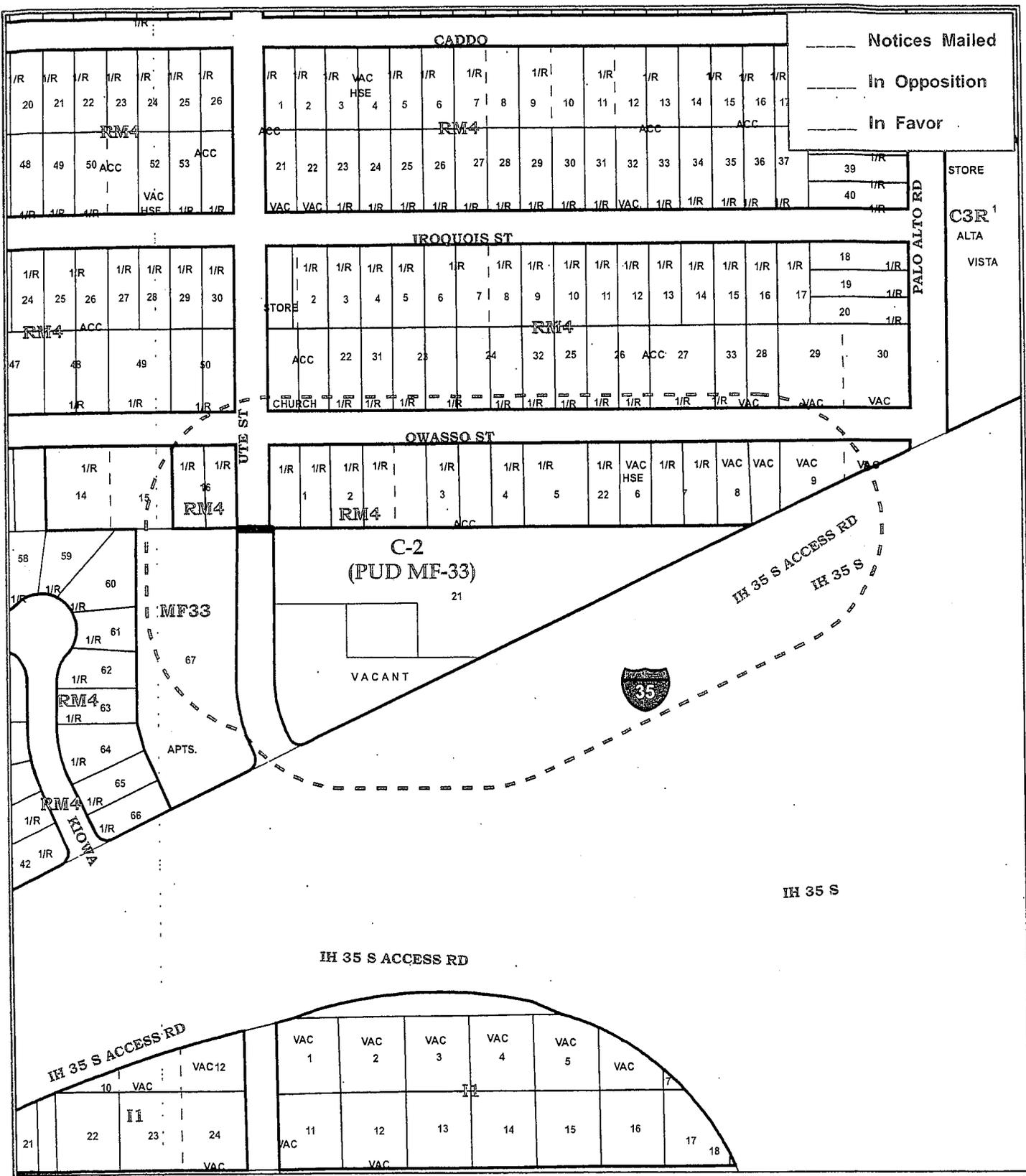
Approval

The requested zone change is appropriate given the property's location along a major thoroughfare and the limited number of residential land uses in the immediate area. Additionally, the scope and potential impacts of the proposed use are limited by the size of the proposed location and the presence of other commercial uses within this existing multi-tenant commercial center.

The subject property was annexed into the city in September of 1952 and measures just over 1,800 square feet. The space is part of a commercial building that has multiple spaces and an overall size of 7,000 square feet. This building was constructed as of 1973 and current uses in the shopping center include a bakery, a barber shop and tax office, an insurance office, and a dress shop and photography studio. The space in question was formerly the site of the Good Times Lounge and is currently unoccupied. The proposal is to use this space to manufacture food, specifically chorizo. The applicant is also requested a nonalcoholic sales designation be assigned to this specific space. Since most of the surrounding zoning is commercial, staff is not suggesting any conditions for this case.

The property was zoned B-3 in May of 1972, converting to C-3 in 2002. There is an unimproved storage lot to the west also with C-3 zoning and undeveloped parcel to the north zoned C-3 NA, this commercial zoning dating to 1984. To the south are a small commercial building and a flea market on property with C-2 and C-3 zoning dating to 1972. To the east, across Bandera Road, are multiple commercial uses including a restaurant, an automobile sales lot, a motel and an insurance office. The current C-2 zoning on these parcels converted from the previous F district, a commercial district identified in the 1938 zoning code. All of the remaining properties to the west, which include a church and an elementary school, have R-5 zoning that converted from the previous A district.

**CASE MANAGER :** Matthew Taylor 207-5876



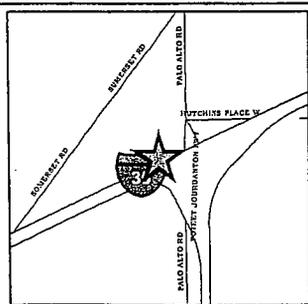
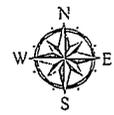
----- Notices Mailed  
 ----- In Opposition  
 ----- In Favor

STORE  
 C3R<sup>1</sup>  
 ALTA  
 VISTA

# ZONING CASE: Z2007236

City Council District NO. 4  
 Requested Zoning Change  
 From : "C-2"  
 To : PUD "MF-33"  
 Date: July 17, 2007  
 Scale: 1' = 200"

- Subject Property
- 200' Notification



# CASE NO: Z2007236

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 4

**Ferguson Map:** 681 C1

**Applicant Name:**

**Owner Name:**

Kelly Heights Associates, LLC.

Kelly Heights Apartments, LTD.

**Zoning Request:** From "C-2" Commercial District to PUD "MF-33" Planned Unit Development Multi-Family District.

**Property Location:** 2.332 acres out of Lot 21, Block 16, NCB 12669

530 Ute Street

Northeast corner of Ute Street and IH 35 South Access Road

**Proposal:** To Allow for a Single-Family Planned Unit Development

**Neigh. Assoc.** None

**Neigh. Plan.** None

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

**Staff Recommendation:**

Approval

The subject property was annexed in 1952, totals approximately 2.332 acres and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing C-2 zoning converted from the previous B-2 zoning, which was approved by City Council on April 27, 1989 (Ordinance #69361.) Property to the north of the subject property is zoned RM-4 Residential Mixed District. Property to the west across Ute Street is zoned MF-33 Multi-Family District. Property to the south is the IH 35 South Access Road. A portion of Lot 21 will remain C-2 and is currently undeveloped. Land uses immediately adjacent to the proposed development consist of single-family homes to the north and apartments to the west across Ute Street.

Staff supports the request being that the requested zoning is appropriate for the subject property location. The applicant has applied for PUD MF-33 in order to develop a single-family community. The PUD MF-33 designation allows for a density of up to 33 units per acre. The requested rezoning is a reduction in intensity from C-2 and is compatible with the area development and zoning. The site may be difficult for conventionally designed development because of the irregular shape of the property and limited accessibility. In addition, the requested PUD MF-33 zoning would reflect the development of the abutting single-family neighborhood to the north, currently zoned RM-4.

If the requested residential single-family planned unit development zoning is approved, a PUD plan must be reviewed and approved by the Planning Commission. If the requested zoning change is denied, the property can be developed with C-2 uses or be used to develop a multi-family community of up to 33 units per acre as allowed under the B-2 zoning prior to the adoption of the UDC.

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



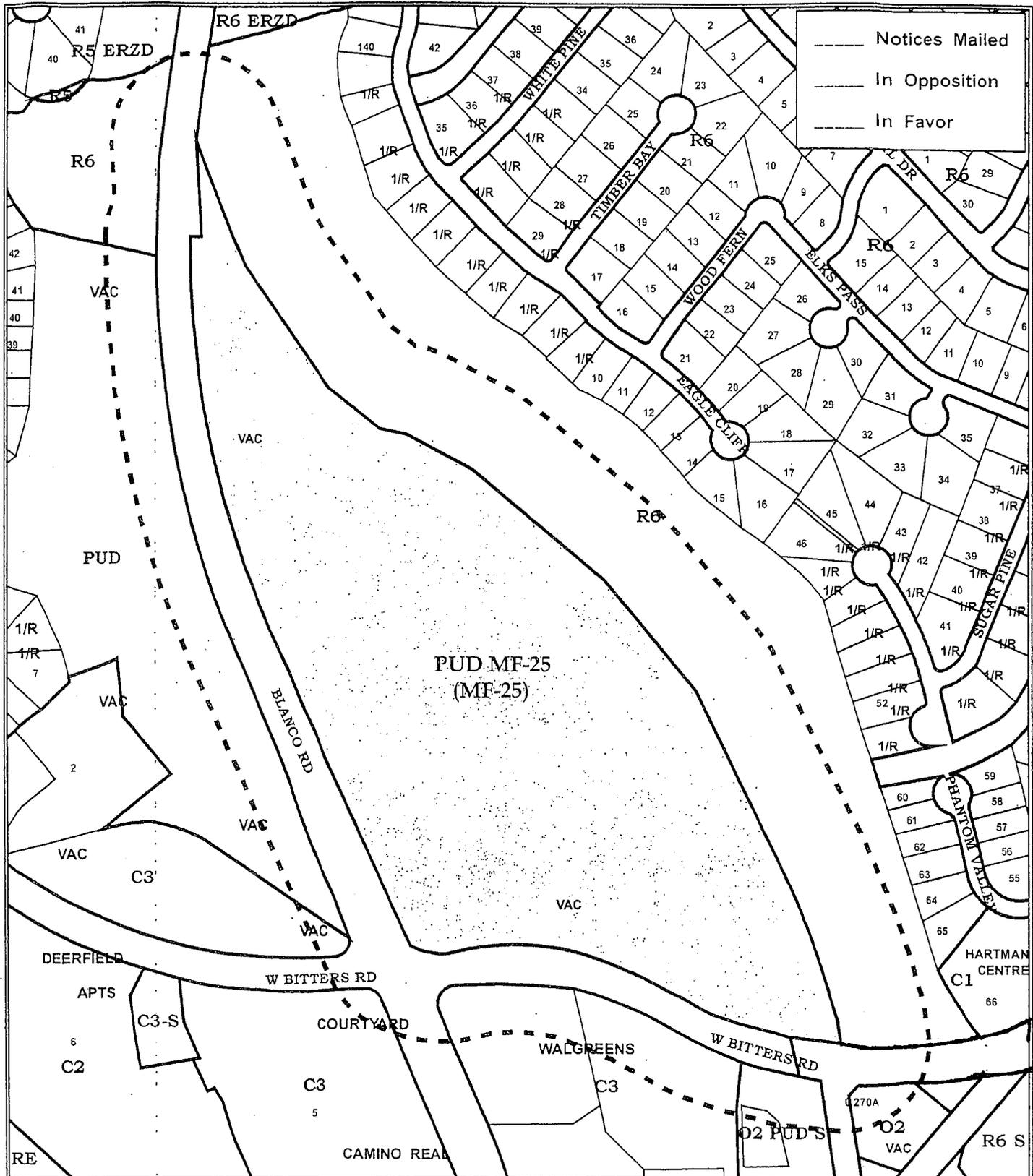
# CASE NO: Z2007236

## Final Staff Recommendation - Zoning Commission

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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.

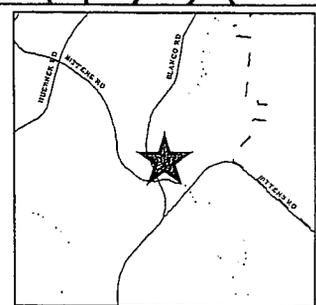
**CASE MANAGER :** Leslie Zavala 207-0215



**ZONING CASE: Z2007239**

City Council District NO. 9  
 Requested Zoning Change  
 From : "PUD MF-25"  
 To : "MF-25"  
 Date: July 17, 2007  
 Scale: 1' = 300"

- Subject Property
- 200' Notification



# CASE NO: Z2007239

## Final Staff Recommendation - Zoning Commission

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**Date:** July 17, 2007

**Council District:** 9

**Ferguson Map:** 516 B6

**Applicant Name:**

**Owner Name:**

Blanco Bitters Ltd.

Blanco Bitters Ltd.

**Zoning Request:** From PUD "MF-25" Planned Unit Development Multi-Family District to "MF-25" Multi-Family District.

**Property Location:** 28.72 acres out of NCB 17721

15150 Blanco Road

Northeast corner of Blanco Road and West Bitters Road

**Proposal:** To Remove the Planned Unit Development Overlay and Allow for a Multi-Family Development

**Neigh. Assoc.** None

**Neigh. Plan.** None

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

**Staff Recommendation:**

Approval

The subject property was annexed in 1985, totals approximately 28.72 acres and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, R-6 zoning converted from the previous R-1 zoning. The subject property was then zoned MF-25 by City Council on April 14, 2005, (Ordinance #100702) and zoned MF-25 PUD (Ordinance #2006-08-03-0884) on August 3, 2006.

Property to the north and east of the subject property is zoned R-6 Single-Family Residential District. Property to the west across Blanco Road is zoned R-6 PUD Single-Family Residential Planned Unit Development District. Property to the south across West Bitters Road is zoned C-3 General Commercial District. Land uses immediately adjacent to the proposed development consist of an undeveloped drainage easement to the north and east, which separates the subject property from the existing single-family homes in the Mission Ridge and Hidden Forest subdivisions. There is a Walgreens store to the south across Bitters Road and the property to the west across Blanco Road is currently undeveloped. There is a commercial development, the Courtyard at Camino Real, located diagonally from the subject property across Bitters Road.

Staff supports the request being that the requested zoning is appropriate for the subject property location. The current zoning designation requires that a PUD plan for the subject property be reviewed and approved by the Planning Commission. The requested zoning change would remove the PUD overlay, but would still allow for the same type of development and density. The applicant plans to develop a multi-family community. Multi-family dwellings are most appropriate along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Blanco Road is considered a Secondary Arterial Type A road and various commercial facilities are available along the Blanco Road and West Bitters Road intersection.

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