

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, March 2, 2010
12:45 PM

ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for March 2, 2010.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of February 16, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010031 CD S:** A request for a change in zoning from “I-1 S AHOD” General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a communication transmission tower, “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2NA CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for storage of vehicles awaiting repair, “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “O-2 AHOD” High-Rise Office Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District, “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District, and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System, “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Contractor Facility, “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Electric Repair-Heavy Equipment, “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Uniform Supply, “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-1 S AHOD” Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Noncommercial Parking Lot, “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales, “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair, “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for a Convenience Store with Gasoline, “C-1 CD AHOD” Light Commercial Airport Hazard

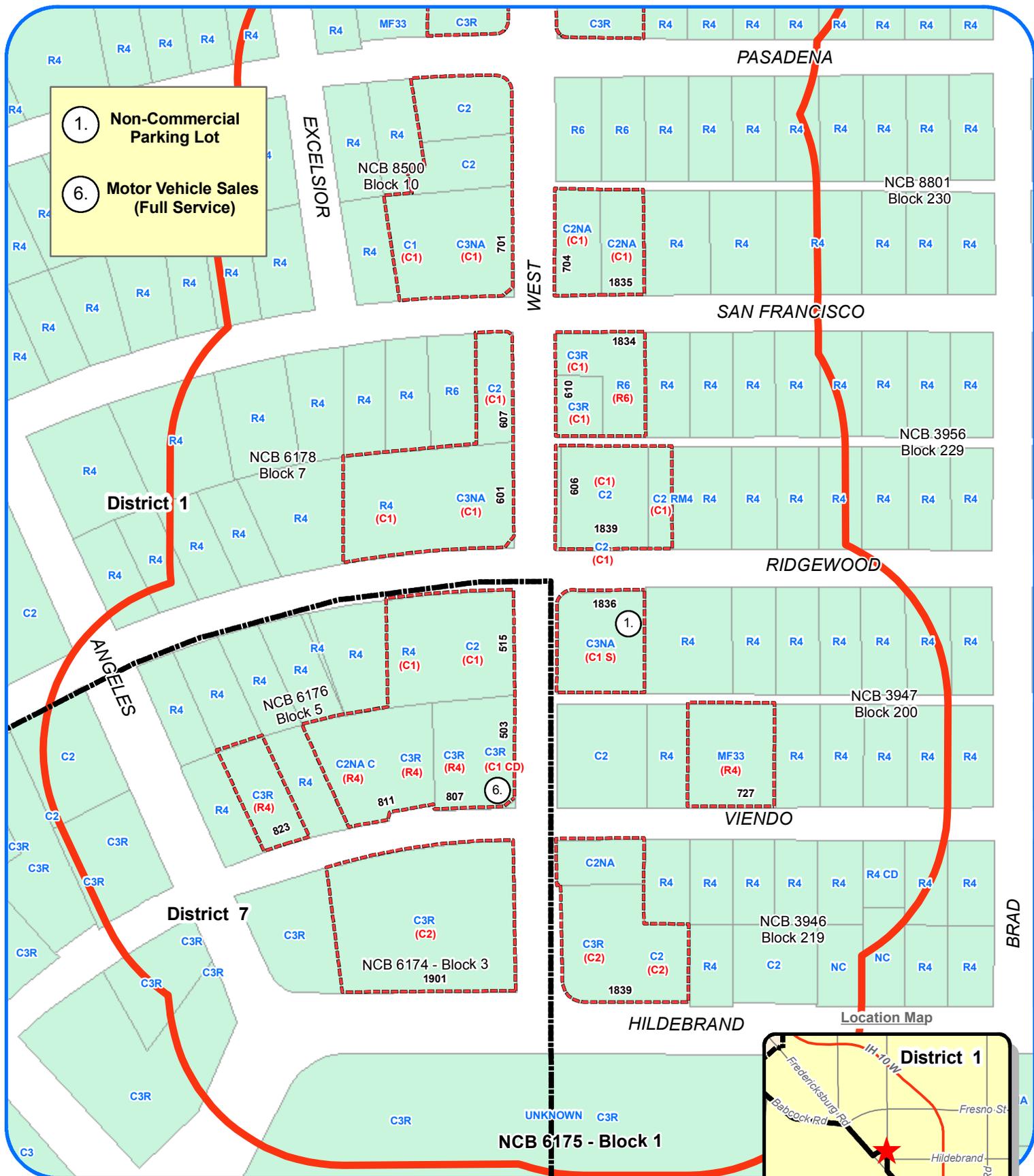
Overlay District with a Conditional Use for an Office Warehouse, “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for a Secondhand Merchandise Retail, “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Appliance Retail, “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Food Service Equipment Supply, “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for a Janitorial Service, “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District, “O-1.5 AHOD” Mid-Rise Office Airport Hazard Overlay District, “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office, “R-5 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Day Care Center, “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District, and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on multiple properties generally located within approximately 400 feet of the center line of West Avenue, bound by IH-10 to the north and Hildebrand Avenue to the south. (Council District 1 and Council District 7)

7. **ZONING CASE NUMBER Z2010041 S:** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “R-5 AHOD” Residential Single Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-3NA S AHOD” Commercial Non-alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus, and “I-1 S” General Industrial District with a Specific Use Authorization for Metal Products Fabrication on multiple properties generally located along West Avenue, bound by Jackson-Keller Road to the north and IH-10 to the south. 819 Venice Street, 3103 West Avenue, 5032 West Avenue. (Council District 1)
8. **ZONING CASE NUMBER Z2010049 HS:** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “HS RM-4 AHOD” Historic Significant Residential Mixed Airport Hazard Overlay District on the east 153.2 feet of the north 128 feet of Lot D, NCB 6399, 403 St. Anthony Avenue. (Council District 2)
9. **ZONING CASE NUMBER Z2010051:** A request for a change in zoning from “R-4” Residential Single-Family District to “C-2” Commercial District on Lots 13, 14, 15, 23, 24, 25, 26, 28, Block 28, NCB 10329, 1815 and 1835 Hammond Avenue. (Council District 2)
10. **ZONING CASE NUMBER Z2010054 CD S:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District, “H MF-33 AHOD” Multi-Family Mission Historic Airport Hazard Overlay District, “H C-2 AHOD” Commercial Mission Historic Airport Hazard Overlay District, “H C-3 AHOD” General Commercial Mission Historic Airport Hazard Overlay District, “H C-3 R AHOD” General Commercial Restrictive Alcohol Sales Mission Historic Airport Hazard Overlay District, “H C-3NA AHOD” General Commercial Nonalcoholic Sales Mission Historic Airport Hazard Overlay District to “H R-6 AHOD” Residential Single-Family Mission Historic Airport Hazard Overlay District, “H MF-18 AHOD” Multi-Family Mission Historic Airport Hazard Overlay District, “H MH AHOD” Manufactured Housing Mission Historic Airport Hazard Overlay District, “H NC AHOD” Neighborhood Commercial Mission Historic Airport Hazard Overlay District, “H C-1 AHOD” Light Commercial Mission Historic Airport Hazard Overlay District, “H C-1 S AHOD” Light Commercial Mission Historic Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot, “H C-1 CD AHOD” Light Commercial Mission Historic Airport Hazard Overlay District with a Conditional Use for Night Club, “H C-2 AHOD” Commercial Mission Historic Airport Hazard Overlay District, “H C-2 CD AHOD” Commercial Mission Historic Airport Hazard Overlay District with a Conditional Use for a Stone Monument - Retail and Wholesale, “H C-2 CD AHOD” Commercial Mission Historic Airport Hazard Overlay District with a Conditional Use for an Auto Body & Paint Shop, and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for an Auto Body & Paint Shop on properties fronting on a segment of Mission Road bound by East Southcross to the north and East Huff to the south. (Council District 3)

11. Briefing on the forthcoming River North rezoning case and Form Base Zoning District UDC amendment.
12. Briefing and discussion of recently enacted Rule Interpretation Decisions (RID's).
13. Consideration and possible action on a resolution related to rezoning case notification procedures.
14. **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.
15. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



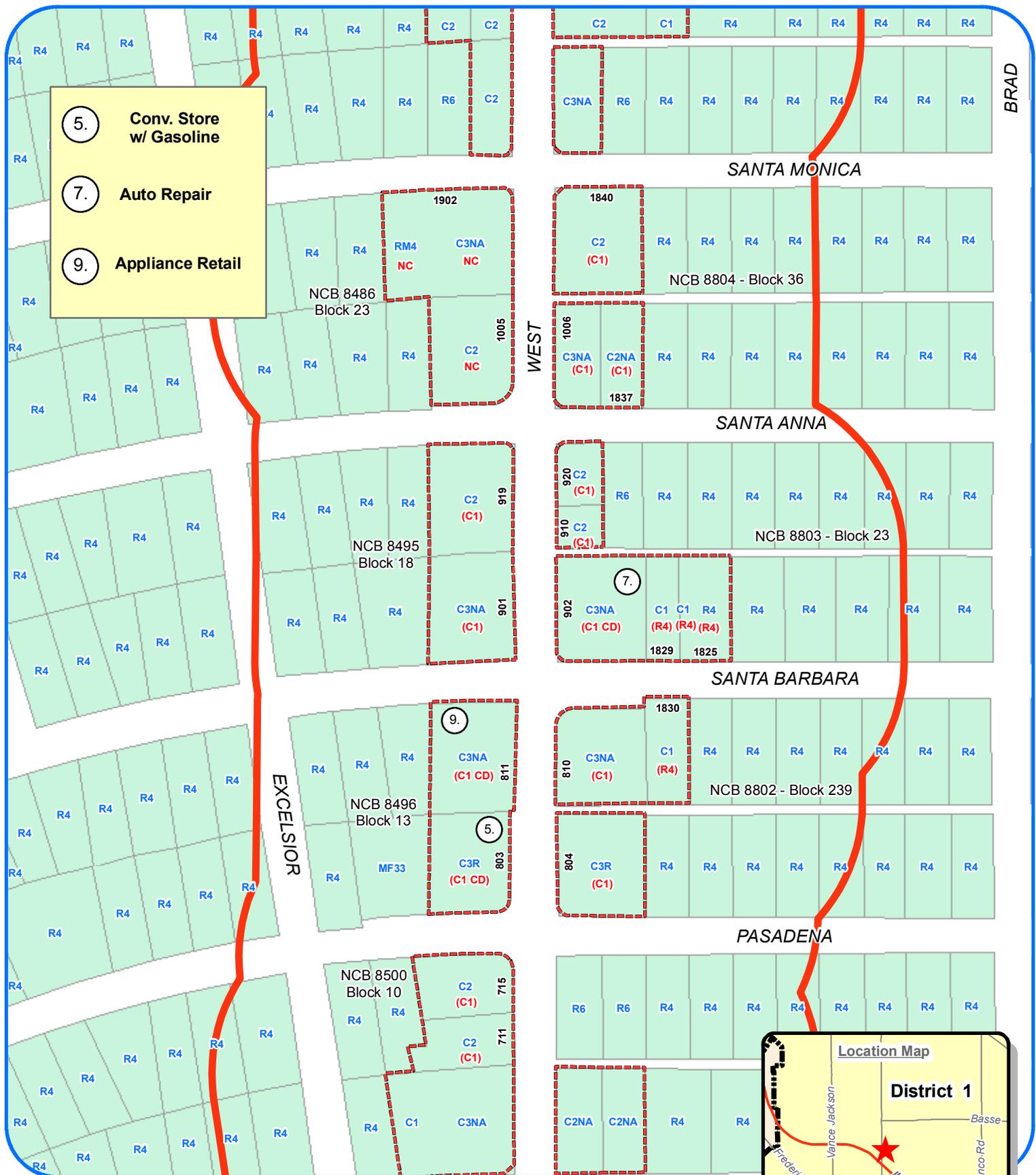
Zoning Case Notification Plan

Case Z-2010-031 CD S

Council District 1 & 7
 Scale: 1" approx. = 150'
 Subject Property Legal Description(s): Varies (see attached)

Legend	
Subject Properties	(25.59 Acres)
200' Notification Buffer	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year FEMA Floodplain	





- 5. Conv. Store w/ Gasoline
- 7. Auto Repair
- 9. Appliance Retail

Zoning Case Notification Plan

Case Z-2010-031 CD S

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

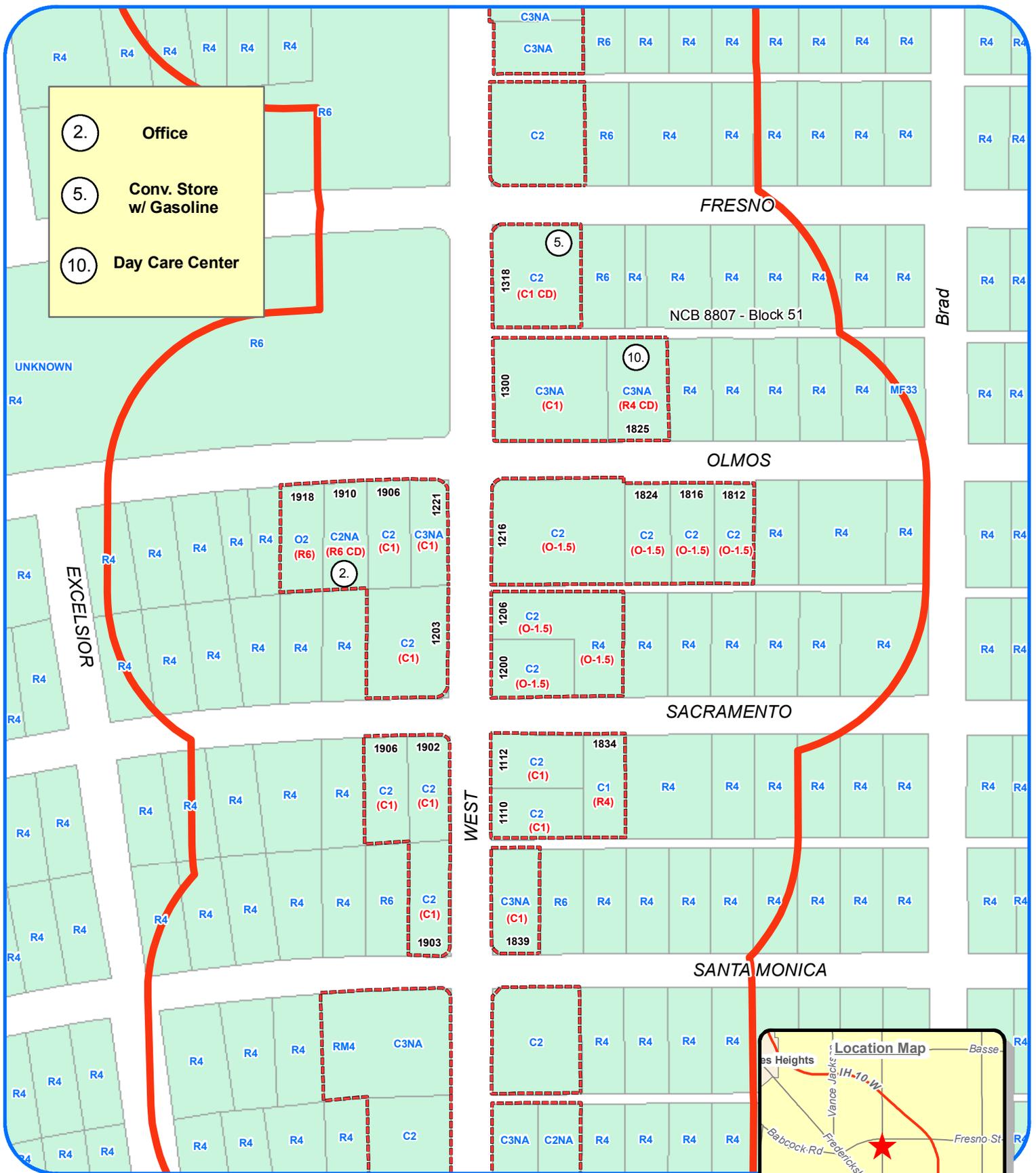
Subject Property Legal Description(s): Varies (see attached)

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

Legend

- Subject Properties (25.59 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain





- 2. Office
- 5. Conv. Store w/ Gasoline
- 10. Day Care Center

Zoning Case Notification Plan

Case Z-2010-031 CD S

Council District 1

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Varies (see attached)

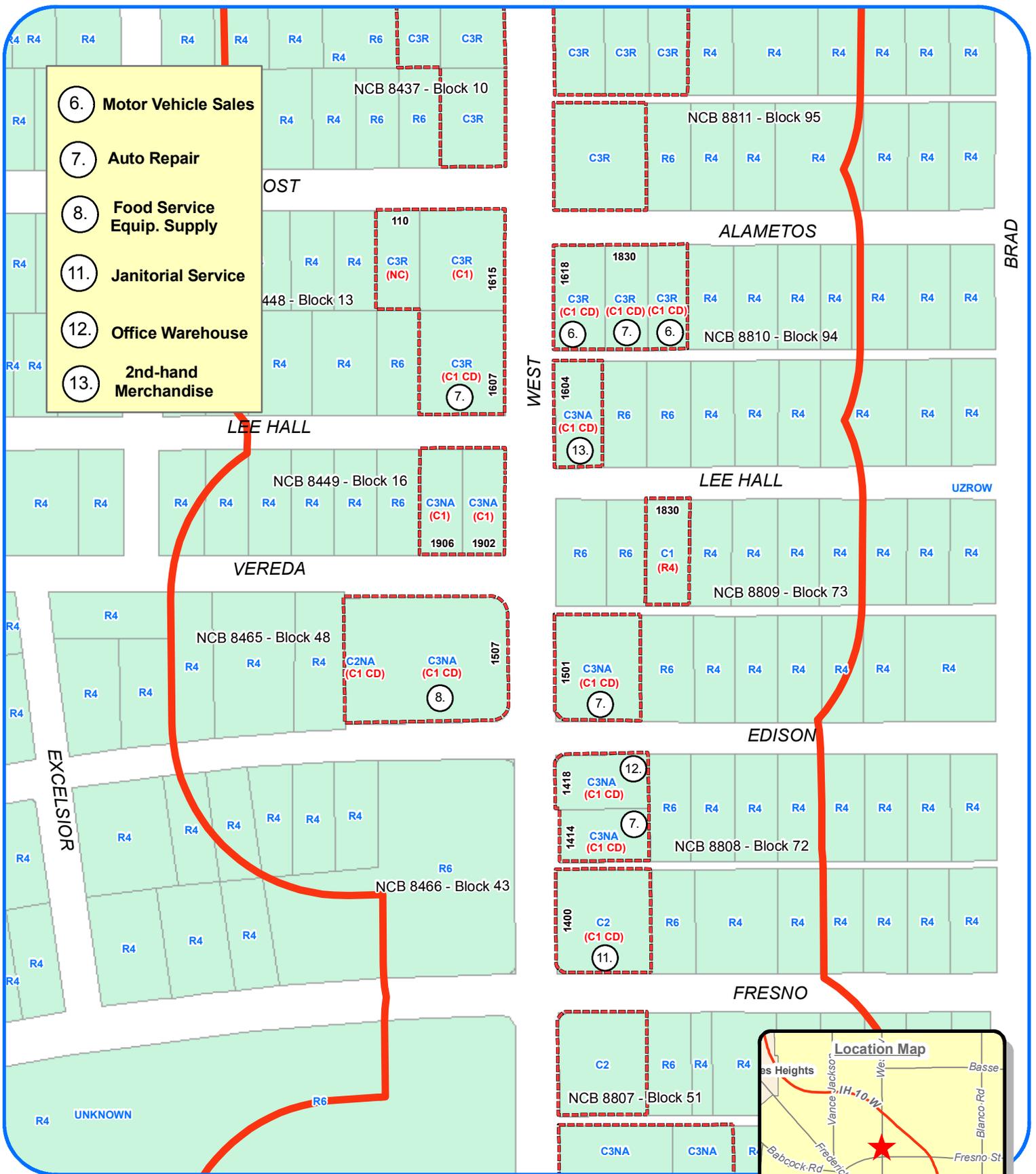
Map 3 of 6

Legend

- Subject Properties (25.59 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



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



- 6. Motor Vehicle Sales
- 7. Auto Repair
- 8. Food Service Equip. Supply
- 11. Janitorial Service
- 12. Office Warehouse
- 13. 2nd-hand Merchandise

Zoning Case Notification Plan

Case Z-2010-031 CD S

Council District 1

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Varies (see attached)

Map 4 of 6

Legend

- Subject Properties (25.59 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



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



- 5. Conv. Store w/ Gasoline
- 6. Motor Vehicle Sales
- 7. Auto Repair

Zoning Case Notification Plan

Case Z-2010-031 CD S

Council District 1

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Varies (see attached)

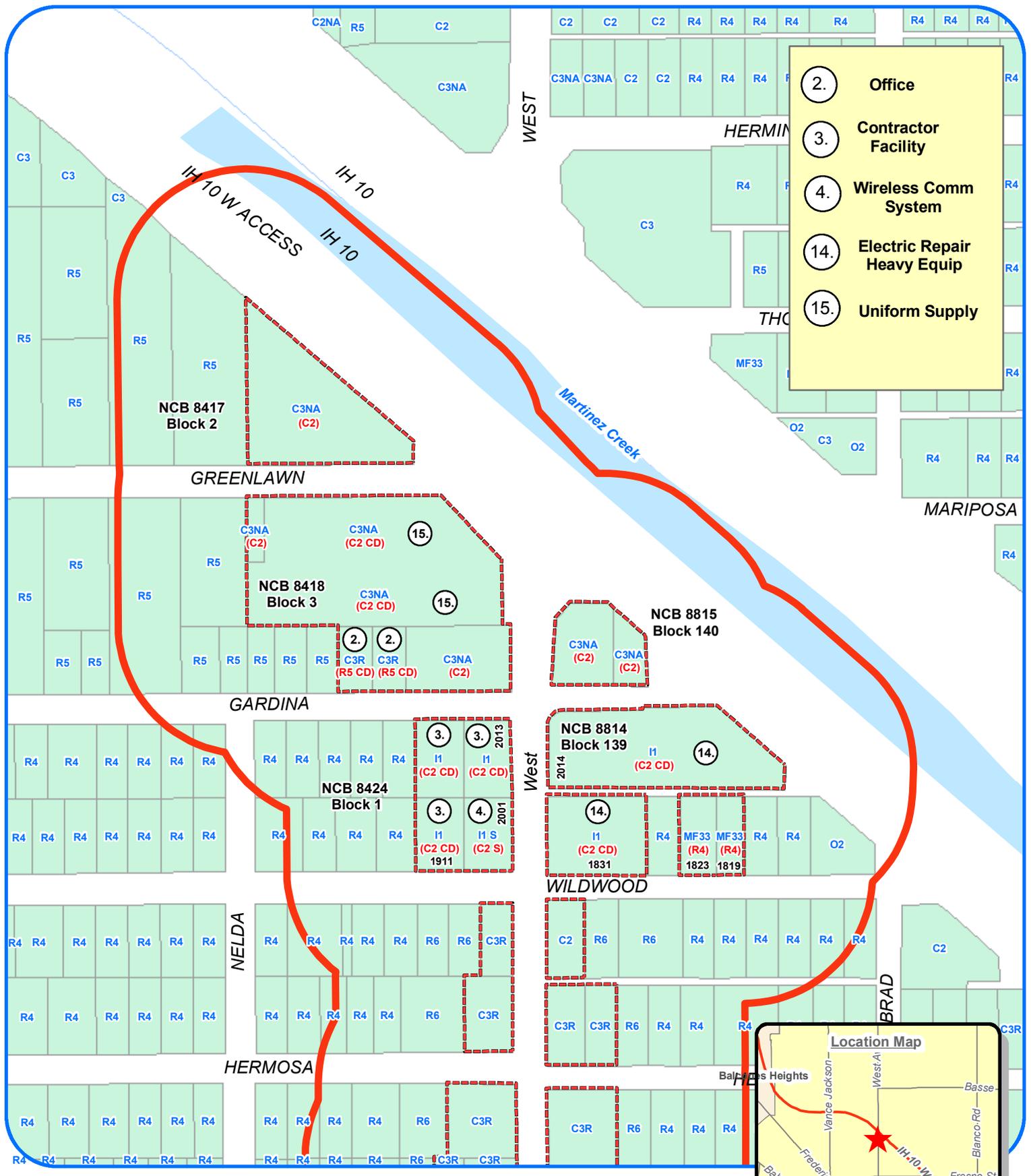
Map 5 of 6

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

Legend

- Subject Properties (25.59 Acres) - - - - -
- 200' Notification Buffer —————
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain





- 2. Office
- 3. Contractor Facility
- 4. Wireless Comm System
- 14. Electric Repair Heavy Equip
- 15. Uniform Supply

Zoning Case Notification Plan

Case Z-2010-031 CD S

Council District 1

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Varies (see attached)

Map 6 of 6

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

Legend

- Subject Properties (25.59 Acres) - - - - -
- 200' Notification Buffer —————
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain —————



CASE NO: Z2010031 CD S

Final Staff Recommendation - Zoning Commission

Date: March 2, 2010

Council District: 1

Ferguson Map: 582A5-A7

Applicant Name:

Owner Name:

City of San Antonio

Multiple Owners

Zoning Request: From "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a communication transmission tower, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2NA CD AHOD" Commercial Airport Hazard Overlay District with a conditional use for storage of vehicles awaiting repair, "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Contractor Facility, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Electric Repair-Heavy Equipment, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Uniform Supply, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Noncommercial Parking Lot, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Convenience Store with Gasoline, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for an Office Warehouse, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Secondhand Merchandise Retail, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Appliance Retail, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Food Service Equipment Supply, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Janitorial Service, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District, "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office, "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office, "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Day Care Center, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

Property Location: Multiple properties generally located within approximately 400 feet of the center line of West Avenue, bound by IH-10 to the north and Hildebrand Avenue to the south.

CASE NO: Z2010031 CD S

Final Staff Recommendation - Zoning Commission

Proposal: To conform zoning with existing uses and with the Near Northwest Community Plan.

Neigh. Assoc.: Los Angeles Heights-Keystone Neighborhood Association

Neigh. Plan: Near Northwest Community Plan

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

Staff Recommendation:

Approval, pending plan amendment to be considered by the Planning Commission on February 24, 2010.

Staff received direction from City Council to rezone properties along West Avenue to zoning districts compatible with the existing conforming uses and the Near Northwest Community Plan. As directed, staff has conducted a study of the subject properties and found commercial lots with excessively intense commercial zoning adjacent to, and in some cases encroaching into, the surrounding residential area. Other findings include vacant properties with intense commercial zoning and light industrial uses on lots with industrial zoning immediately adjacent to single-family residential uses and zoning. Staff believes that the recommended rezoning proposal will serve to maintain the integrity of the neighborhood and preserve the desired use pattern while promoting the commercial nature and potential economic development of the corridor.

The subject area consists of 107 parcels generally with frontage along West Avenue or within approximately 400 feet of the centerline of West Avenue. The study area is generally described as a linear commercial area bordered by interior residential areas. Staff is recommending a rezoning proposal that would be compatible with the current conforming uses and attempts to provide consistency among the adjacent current zoning districts and proposed zoning districts. Proposed zoning districts are generally the lowest possible zoning district in which the current use of the property is permitted by right. Conditional Uses or Specific Use Authorizations are proposed to allow the current, conforming use of the property where the future land use plan does not allow higher zoning district.

Staff conducted a community open house on January 26, 2010 at the Los Angeles Heights Presbyterian Church to inform affected property owners of the rezoning proposal. Approximately 30 property owners were in attendance. Exhibits illustrating the proposed rezoning were presented to the attendees, along with general information about the rezoning process.

CASE MANAGER: Jacob Floyd 207-8318

A RESOLUTION 2009-06-25-0023R

DIRECTING THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF PROPERTIES LOCATED ON WEST AVENUE, FROM FREDERICKSBURG ROAD TO LOOP 410, TO ZONING DISTRICTS COMPATIBLE WITH THE EXISTING LAND USE AS REQUESTED BY COUNCILWOMAN CISNEROS, DISTRICT 1.

* * * * *

WHEREAS, pursuant to Article IV, Section 35-421 (b) of the San Antonio Unified Development Code, Councilwoman Cisneros, District 1 is requesting concurrence from City Council for a Resolution to initiate a change in the zoning district boundary of properties located on West Avenue, from Fredericksburg Road to Loop 410; and

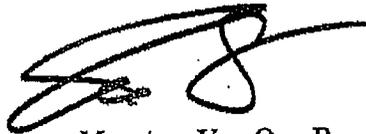
WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; NOW THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council hereby directs the Planning and Development Services Department to initiate a change in the zoning district boundary of properties located on West Avenue, from Fredericksburg Road to Loop 410, to zoning districts compatible with the existing land use.

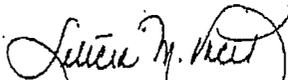
SECTION 2. This Resolution shall be effective on July 5, 2009.

PASSED AND APPROVED this 25th day of June, 2009.



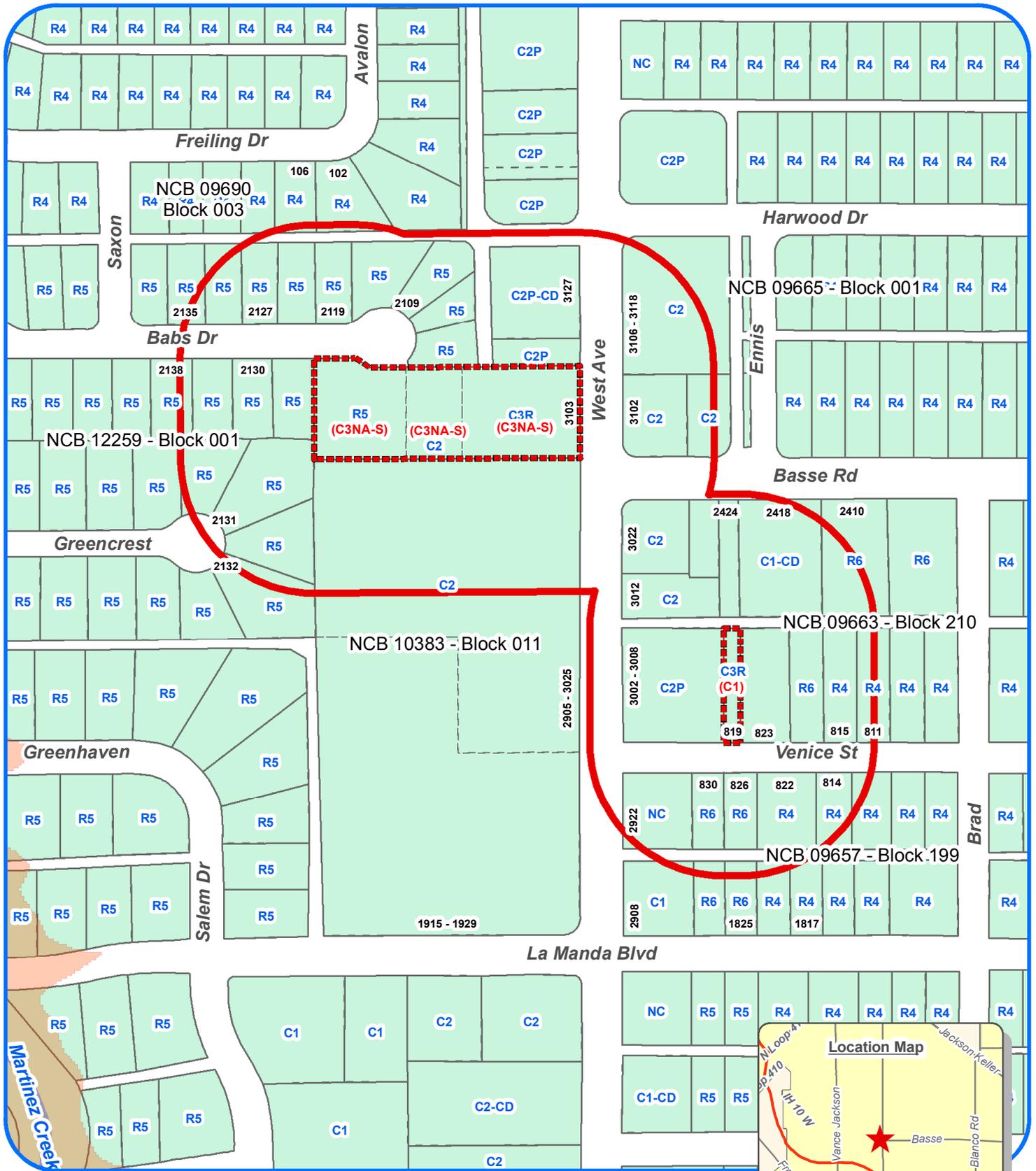
M A Y O R

ATTEST:


City Clerk

APPROVED AS TO FORM:


for City Attorney



Zoning Case Notification Plan

Case Z-2010-041

Council District 1

Sheet 1 of 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 11682 - Block 000 - Lot 2 and NCB 09663 - Block 210 - W 25 ft of Lot 17

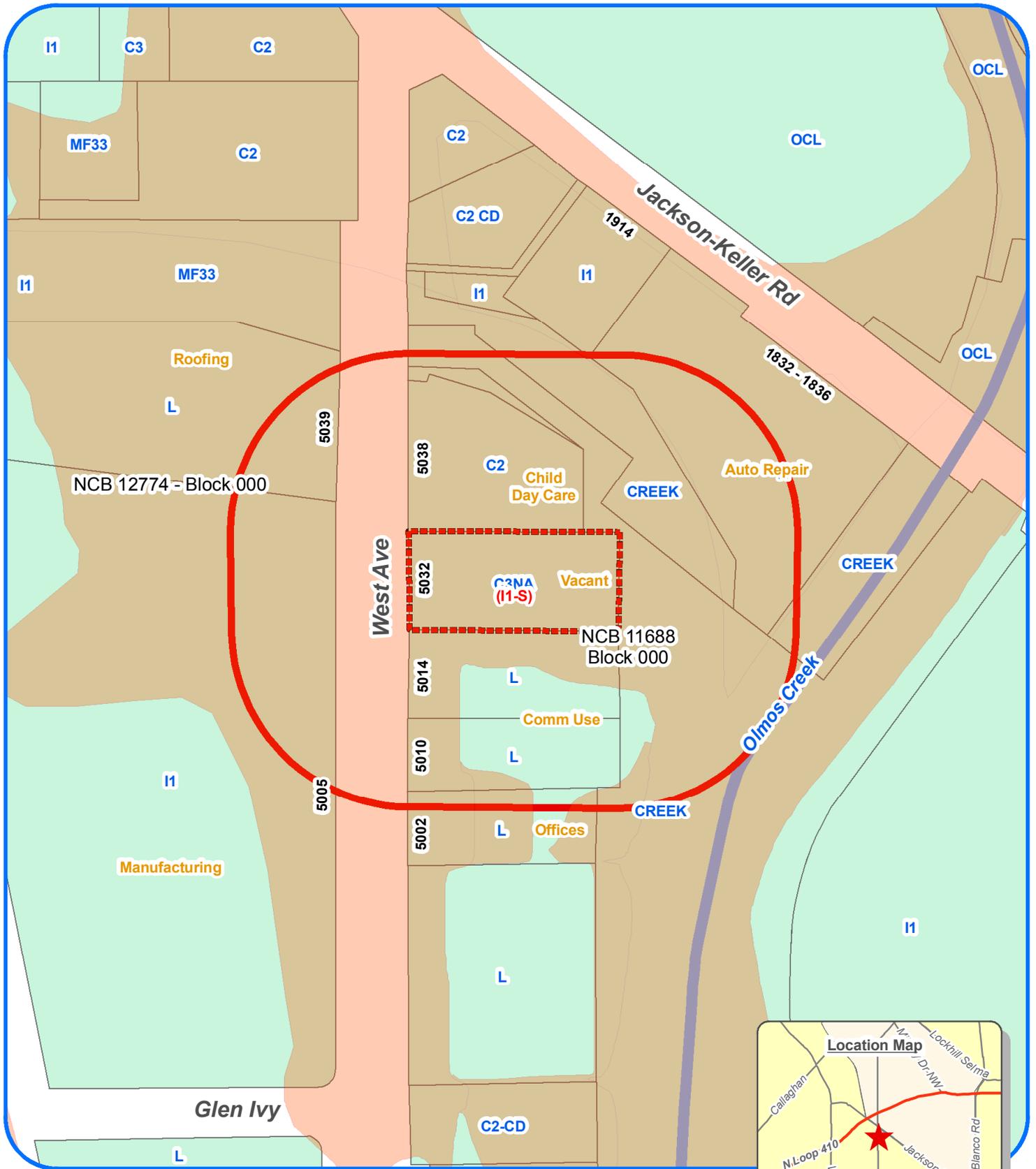
Legend

- Subject Property (1.98 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **TEXT (TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(01/12/2010 - E Hart)

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



Zoning Case Notification Plan

Case Z-2010-041

Council District 1

Sheet 2 of 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11688 - Block 000 - Lot 50

Legend

- Subject Property (1.98 Acres)
- 200' Notification Buffer
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
 City of San Antonio
 (01/12/2010 - E Hart)

CASE NO: Z2010041 S

Final Staff Recommendation - Zoning Commission

Date: March 2, 2010

Council District: 1

Ferguson Map: 582 A4

Applicant Name:

Owner Name:

City of San Antonio

Multiple Owners

Zoning Request: From "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, "C-3 NA" General Commercial Nonalcoholic Sales District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-3 NA S AHOD" Commercial Non-alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus, and "I-1 S" General Industrial District with a Specific Use Authorization for Metal Products Fabrication.

Property Location: Lot 50, NCB 11688, 5032 West Avenue; Lot 2, NCB 11682, 3103 West Avenue; The West 25 feet of Lot 17, Block 210, NCB 9663, 819 Venice Street.

Generally located along West Avenue, bound by Jackson-Keller Road to the north and IH-10 to the south.

Proposal: Apply zoning districts appropriate for existing conforming uses and surrounding land use.

Neigh. Assoc.: Northwest Los Angeles Heights; Dellview Area and North Central Neighborhood Associations

Neigh. Plan: Greater Dellview Area Community Plan

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

Staff Recommendation:

Approval, pending plan amendment.

Staff received direction from City Council to rezone properties along West Avenue to zoning districts compatible with the existing conforming uses and the Greater Dellview Area Community Plan. As directed, staff conducted a study of the subject properties and found commercial lots with excessively intense commercial zoning adjacent to, and in some cases encroaching into, the surrounding residential area. A comprehensive rezoning of the majority of the subject area was approved by the City Council on October 1, 2009 and consisted of approximately 125 properties. The current proposal is a continuation of this previous effort and focuses on several areas identified as being appropriate for amendment of the land use component of the Community Plan.

The general area is predominately characterized by a corridor of commercial and industrial activities surrounded by single-family and multifamily residential areas. Subject property addressed at 5032 West Avenue is currently vacant, but is adjoining an area of industrial and intense commercial uses. Subject property addressed at 3103 West Avenue is currently used as a human services campus including a thrift store, housing, and related programs for youth. Subject property addressed at 819 Venice Street is currently used as parking for the adjacent commercial use, fronting on West Avenue. The proposed zoning requires an amendment to the Greater Dellview Community Plan, currently scheduled for Planning Commission consideration February 24, 2010.

CASE MANAGER: Jacob Floyd 207-8318

A RESOLUTION 2009-06-25-0023R

DIRECTING THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF PROPERTIES LOCATED ON WEST AVENUE, FROM FREDERICKSBURG ROAD TO LOOP 410, TO ZONING DISTRICTS COMPATIBLE WITH THE EXISTING LAND USE AS REQUESTED BY COUNCILWOMAN CISNEROS, DISTRICT 1.

* * * * *

WHEREAS, pursuant to Article IV, Section 35-421 (b) of the San Antonio Unified Development Code, Councilwoman Cisneros, District 1 is requesting concurrence from City Council for a Resolution to initiate a change in the zoning district boundary of properties located on West Avenue, from Fredericksburg Road to Loop 410; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE;**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

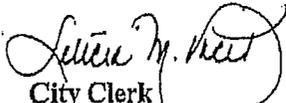
SECTION 1. The City Council hereby directs the Planning and Development Services Department to initiate a change in the zoning district boundary of properties located on West Avenue, from Fredericksburg Road to Loop 410, to zoning districts compatible with the existing land use.

SECTION 2. This Resolution shall be effective on July 5, 2009.

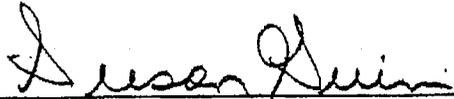
PASSED AND APPROVED this 25th day of June, 2009.

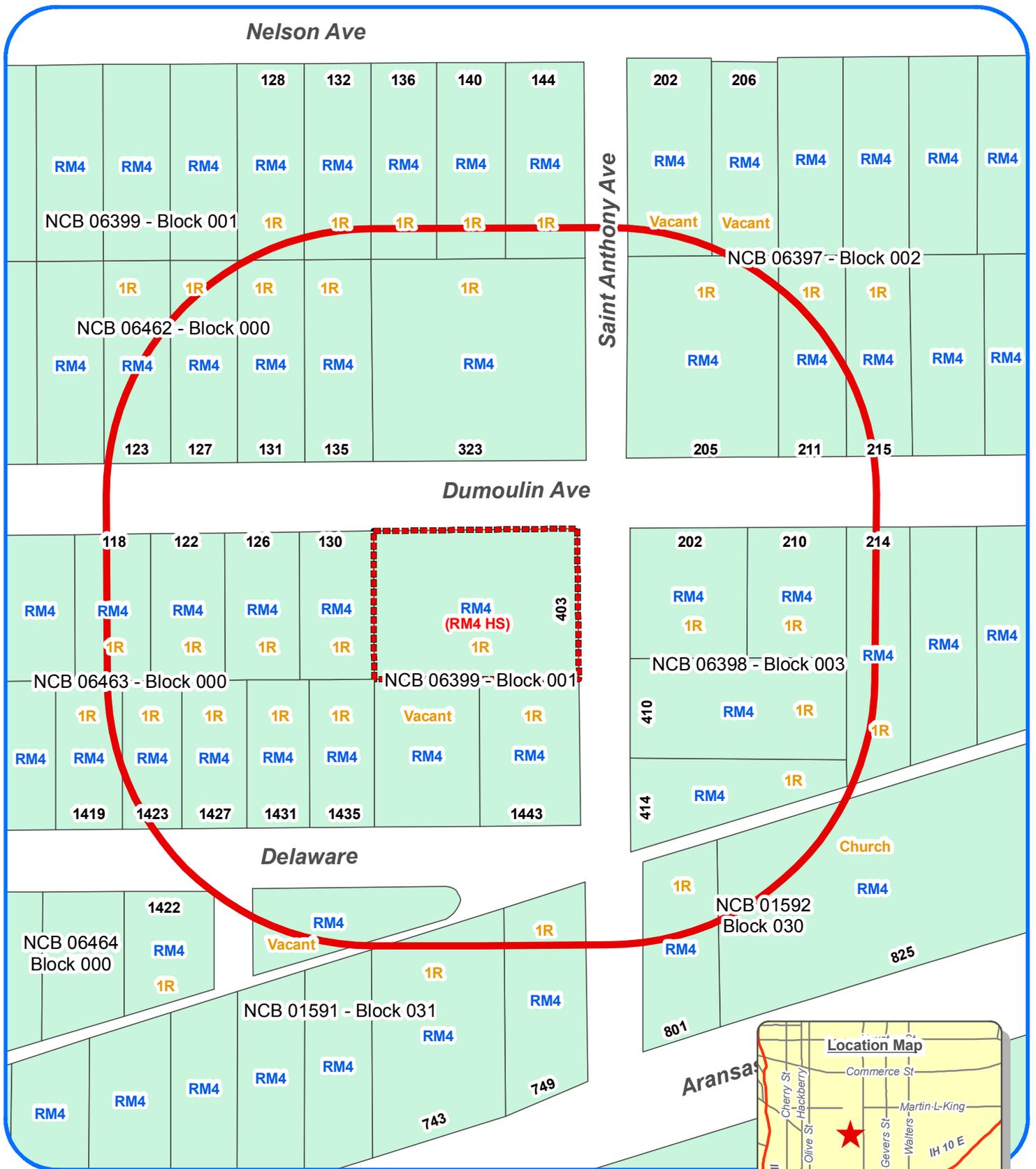

M A Y O R

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney
FO



Zoning Case Notification Plan

Case Z-2010-049

Council District 2

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06399 - Block 000 - E 153.2 ft of N 128 ft of Lot D

Legend

- Subject Property (0.3864 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(02/09/2010 - E Hart)

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

CASE NO: Z2010049 HS

Final Staff Recommendation - Zoning Commission

Date: March 2, 2010

Council District: 2

Ferguson Map: 617 C7

Applicant Name:

Owner Name:

City of San Antonio, Office of Historic Preservation

Edith Stockhardt

Zoning Request: From "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "HS RM-4 AHOD" Historic Significant Residential Mixed Airport Hazard Overlay District.

Property Location: The east 153.2 feet of the north 128 feet of Lot D, NCB 6399

403 St. Anthony Avenue

At the southwest corner of St. Anthony Avenue and Dumoulin Avenue

Proposal: To designate Historic Significant

Neigh. Assoc.: Denver Heights Neighborhood Association

Neigh. Plan: Arena District/Eastside Community Plan

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

Staff Recommendation:

Approval.

The Arena District/Eastside Community Plan designates the future land use of the subject property as Medium Density Residential. The existing base zoning is consistent with the land use designation. As there is no request to change the base zoning district, no plan amendment is required.

The subject property is 0.3864 of an acre in size and is located on the southwest corner of St. Anthony Avenue and Dumoulin Avenue. The existing residential structure measures approximately 2600 square feet, and was likely built in the late 1800s. In a 1993 city-initiated comprehensive rezoning case, the subject property was zoned "R-2" Two Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "RM-4" Residential Mixed District. The subject property is surrounded by "RM-4" zoned properties, which are developed as single-family residences. The only nonresidential use in the area is a church located to the southeast of the subject property.

The owner of the subject property is seeking to designate the property as Historic Significant. The Office of Historic Preservation recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On January 20, 2010, the Historic and Design Review Commission agreed with Office of Historic Preservation staff and is recommending approval of a finding of Historic Significance. Acting as the applicant for the zoning case, the Office of Historic Preservation requests a zoning change to "HS RM-4 AHOD" Historic Significant Residential Mixed Airport Hazard Overlay District. As there is no proposed change to the land use of the subject property, Planning and Development Services Department staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER: Micah Diaz 207-5876

This is not a Certificate of Appropriateness and can not be used to acquire permits.

January 20, 2010

HDRC CASE NO: 2010-016
ADDRESS: 403 St. Anthony Ave
LEGAL DESCRIPTION: NCB 6399 BLK LOT E 153.2 FT OF N 128 FT
APPLICANT: Edith Stockhardt 403 St. Anthony Ave
OWNER: Edith Stockhardt
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance so that the subject property may be designated an Historic Landmark. The house at 403 St. Anthony is a one-and-a-half story, side-gabled residence with a full engaged front porch and a front shed dormer supporting a small original attic porch that has been enclosed with louvered windows. An unusual feature of the house is the pointed-arch bargeboard at the side gables sheathed in wood shingles. The house is clad with wood siding and has retained a variety of wooden sash windows. Operable wooden shutters cover the front windows below the porch. A partial rear porch has been enclosed, and a small rear addition has been incorporated at the northwest corner of the rear elevation. Despite minor alterations, the house remains an intact and representative example of a turn-of-the-century vernacular residence.

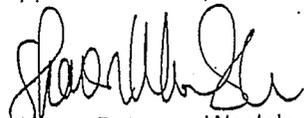
RECOMMENDATION:

Staff recommends approval of the Finding of Historic Significance of the Gaenslen House at 403 St. Anthony Avenue. It meets the following criteria for local landmark designation (Historic Significant):

- Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation: Frederick B. Gaenslen [35-607(b)(4)];
- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials: vernacular turn-of-the-century residence [35-607(b)(5)];
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)(8); and
- Resources associated with family persons important to the history of San Antonio: Frederick B. Gaenslen [35-607(c)(1)E].

COMMISSION ACTION:

Approval of a Finding of Historic Significance of the Gaenslen House at 403 St. Anthony Avenue.



Shanon Peterson Wasielewski
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2010-051

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 10329 - Block 028 - Lots 13, 14, 15, 23, 24, 25, 26 and 28

Legend

- Subject Property (1.36 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(02/09/2010 - E Hart)

CASE NO: Z2010051

Final Staff Recommendation - Zoning Commission

Date: March 2, 2010

Council District: 2

Ferguson Map: 651 F1

Applicant Name:

Carlos M. Rivera

Owner Name:

Carlos M. Rivera and Julio C. Rivera

Zoning Request: From "R-4" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lots 13, 14, 15, 23, 24, 25, 26, 28, Block 28, NCB 10329

1815 and 1835 Hammond

Located mid-block along Hammond Avenue between Roland Avenue to the west and Amanda Street to the east, and just north of Rigsby Avenue.

Proposal: To allow a tire repair shop

Neigh. Assoc.: Artesia Community Guild

Neigh. Plan: Eastern Triangle Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

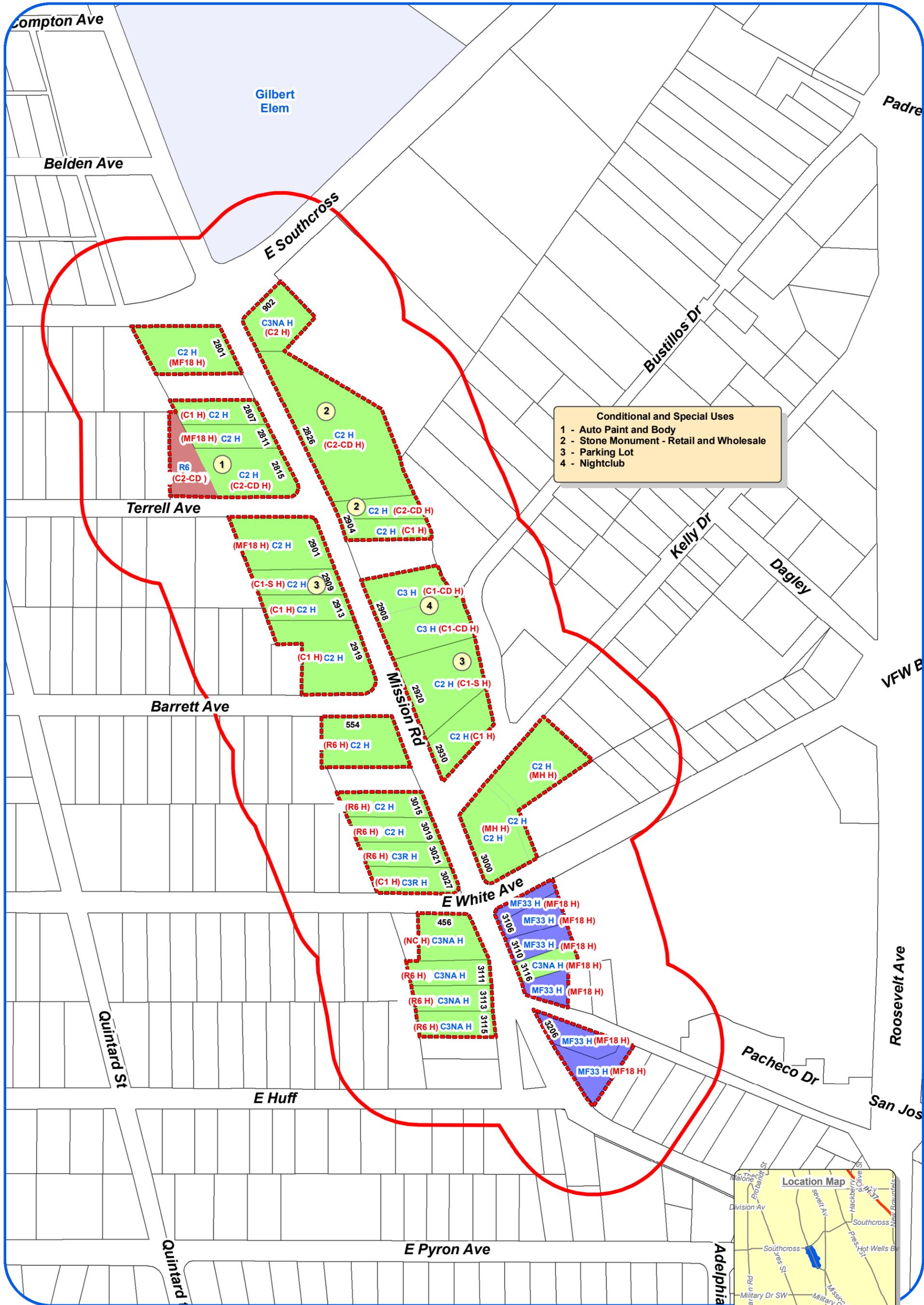
Denial.

The subject properties are predominantly vacant, with the exception of one single-family structure, and is comprised of approximately 1.37 acres. The properties are located along Hammond Avenue, between Roland Avenue to the west and Amanda Street to the east. The surrounding zoning consists of R-4 on adjacent properties the east, west and north, and C-3 NA and C-3 R zoning to the south. The properties which are zoned R-4 to the east, west and north are primarily occupied by single-family dwellings or are vacant. The commercially zoned properties to the south are occupied by a tire and muffler repair shop and a used car sales establishment.

The applicant is requesting a zoning change in order to erect a new structure which would house a tire shop. Currently, the applicant owns the existing tire and muffler shop just south of the subject property, and would like to secure a zoning change to C-2 in order to move the tire shop portion of his business across the street to the proposed new structure.

The subject property is located in the Eastern Triangle Community Plan. The future land use designation for the subject property is medium-density residential. The applicant has not requested a plan amendment at this time. Staff finds that although the requested C-2 zoning may be appropriate given the commercially zoned property directly to the south, the applicant has not applied for a plan amendment to remedy the incompatibility between the zoning request and the future land use designated for the subject property as shown in the future land use plan for the Eastern Triangle Community Plan.

CASE MANAGER: Mike Farber 207-3074



Conditional and Special Uses

- 1 - Auto Paint and Body
- 2 - Stone Monument - Retail and Wholesale
- 3 - Parking Lot
- 4 - Nightclub



Zoning Case Notification Plan

Case Z-2010-054 CD S
Mission Road - Huff E to Southcross E

Council District 3
 Scale: 1" approx. = 200'
 Subject Property Legal Description(s): Various (See Attachment)

Notes: 35 Properties Considered for Re-Zone (13.0 Acres)
All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District)

Current Zoning

- Commercial
- Multi-Family Residential
- Residential

Legend

- Subject Property (12.9 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Proposed Zoning Change **(TEXT)**



CASE NO: Z2010054 CD S

Final Staff Recommendation - Zoning Commission

Date: March 2, 2010

Council District: 3

Ferguson Map: 650 F5

Applicant Name:

Owner Name:

City of San Antonio, Planning and Development Services
Department

Multiple Owners

Zoning Request: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "H MF-33 AHOD" Multi-Family Mission Historic Airport Hazard Overlay District, "H C-2 AHOD" Commercial Mission Historic Airport Hazard Overlay District, "H C-3 AHOD" General Commercial Mission Historic Airport Hazard Overlay District, "H C-3R AHOD" General Commercial Restrictive Alcohol Sales Mission Historic Airport Hazard Overlay District, "H C-3NA AHOD" General Commercial Nonalcoholic Sales Mission Historic Airport Hazard Overlay District to "H R-6 AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District, "H MF-18 AHOD" Multi-Family Mission Historic Airport Hazard Overlay District, "H MH AHOD" Manufactured Housing Mission Historic Airport Hazard Overlay District, "H NC AHOD" Neighborhood Commercial Mission Historic Airport Hazard Overlay District, "H C-1 AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "H C-1 S AHOD" Light Commercial Mission Historic Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot, "H C-1 CD AHOD" Light Commercial Mission Historic Airport Hazard Overlay District with a Conditional Use for Night Club, "H C-2 AHOD" Commercial Mission Historic Airport Hazard Overlay District, "H C-2 CD AHOD" Commercial Mission Historic Airport Hazard Overlay District with a Conditional Use for a Stone Monument - Retail and Wholesale, "H C-2 CD AHOD" Commercial Mission Historic Airport Hazard Overlay District with a Conditional Use for an Auto Body & Paint Shop, and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Auto Body & Paint Shop

Property Location: Properties fronting on a segment of Mission Road bound by East Southcross to the north and East Huff to the south.

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

Neigh. Assoc.: Mission San Jose Neighborhood Association. The Riverside South Neighborhood Association is within 200 feet.

Neigh. Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval pending plan amendment.

Staff received direction from City Council to rezone properties fronting on a segment of Mission Road bound by East Southcross to the north and East Huff to the south, to zoning districts compatible with the existing land uses and the South Central San Antonio Community Plan. The Planning and Development Services Department has conducted a study of these properties and is recommending a rezoning proposal that would be compatible with the current uses while attempting to provide consistency with current and proposed adjacent zoning districts.

CASE NO: Z2010054 CD S

Final Staff Recommendation - Zoning Commission

The subject area consists of 35 properties that are fronting along Mission Road per the exhibit map. Staff supports the requested rezoning case by City Council as the multiple proposed zoning districts are consistent with the development pattern of the area. This area is predominately characterized by single-family residences in the interior of the neighborhood (generally not having frontage on any major arterial road). The periphery of the neighborhood (properties with frontage on Mission Road) are a combination of residential and commercial land uses, with the majority of commercial uses fronting on Mission Road. Staff believes that the proposed rezoning would serve to maintain the integrity of the neighborhood while balancing the needs and future potential of the properties along the periphery of the neighborhood.

Staff has conducted a study of these properties and found commercial lots with overly intense commercial zoning adjacent to the surrounding residential neighborhoods. Other findings included residential properties with commercial zoning. It appears that much of the overly intense zoning is the result of the adoption of the 2001 Unified Development Code, whereby the existing zoning districts that were governed by the 1938 and 1965 zoning codes were converted to the updated districts.

Staff conducted a community open house on January 28, 2010 at the Mission San Jose Visitors Center to inform affected property owners of the rezoning proposal. Approximately 20 property owners were in attendance. The proposed rezoning exhibits were presented to the attendees, along with general information about the rezoning process.

CASE MANAGER: Brenda Valadez 207-7945

**ZONING COMMISSION
CITY OF SAN ANTONIO, TEXAS**

RESOLUTION NO. 10-03-02

NEIGHBORHOOD ASSOCIATION NOTIFICATION

* * * * *

Whereas, the Zoning Commission is called upon to make recommendations regarding rezoning cases to City Council; and

Whereas, Chapter 211 of the Texas Local Government Code establishes notification requirements for the processing of rezoning cases; and

Whereas, Section 403 of San Antonio's Unified Development Code calls for rezoning notification requirements to include notification to neighborhood associations within 200 feet of the property subject to rezoning;

Therefore be it resolved, based on these facts and discussion amongst the commissioners, that the Zoning Commission recommends that staff strictly enforce the Unified Development Code and until such time that it is altered regarding this issue that staff not go beyond the limits of the Code requirements.

PASSED AND APPROVED THIS 2nd DAY OF March OF 2010.

APPROVED:

Susan Wright, Zoning Commission Chair

ATTEST:

Executive Secretary