

CITY OF SAN ANTONIO
Zoning Commission Agenda

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

October 2, 2007
Tuesday, 12:15 PM

ZONING COMMISSIONERS

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

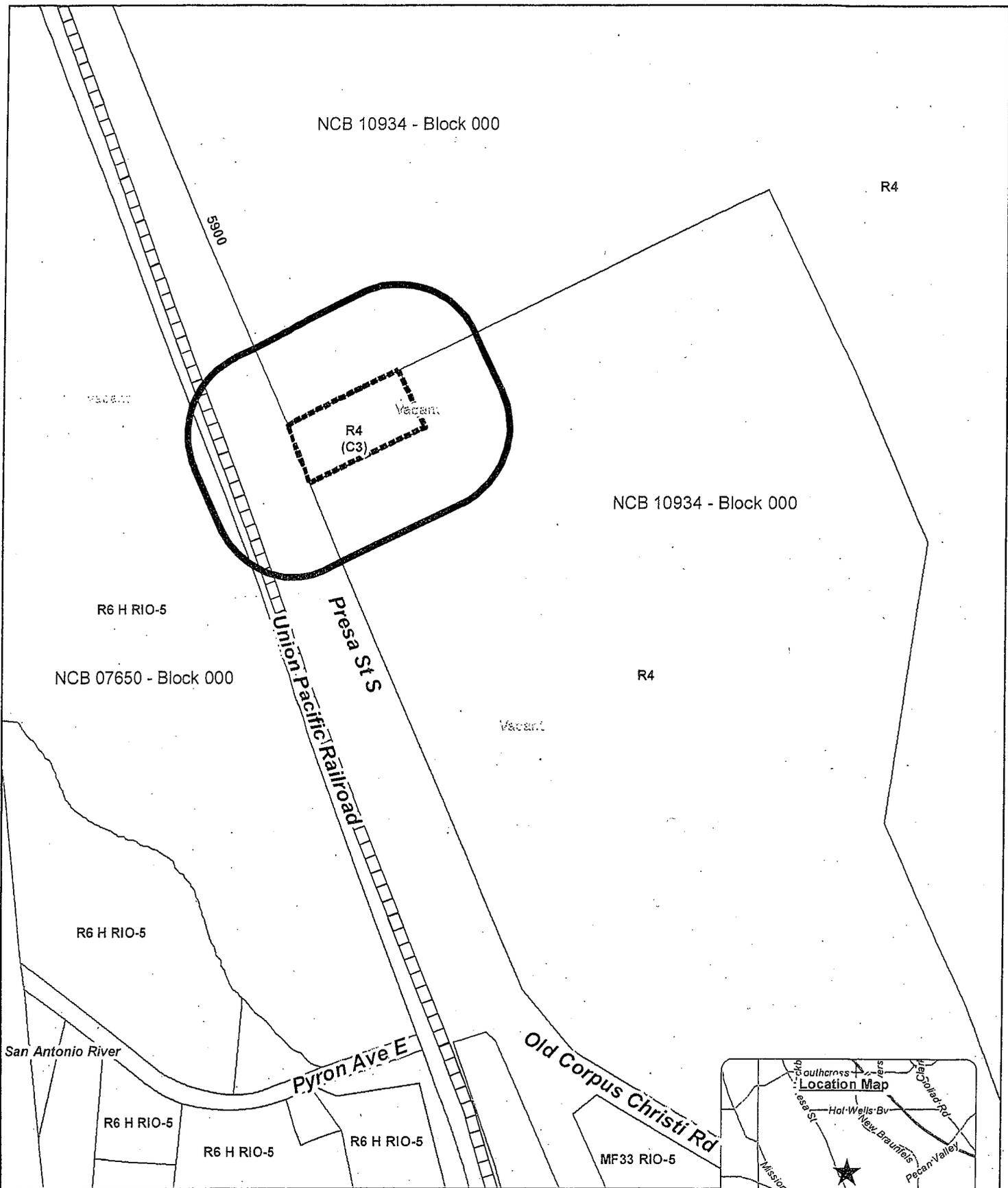
1. **12:15 PM – Work Session presentation by staff to discuss zoning case recommendations and all other items for consideration on agenda for October 2, 2007, in the Tobin Room, 1901 S. Alamo, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of September 18, 2007 Minutes.
7. **ZONING CASE NUMBER Z2007252 S-Withdrawn:** The request of Bobby Perez, Applicant, for Brooks Development Authority, Owner(s), for a change in zoning from "R-4" Residential Single Family District to "C-3" S General Commercial District with a Specific Use Permit for a Correction Institution on 1.041 acres out of NCB 10934, 5000 Block of South Presa Street. (Council District 3) Pg. 4
8. **ZONING CASE NUMBER Z2007246 ERZD:** The request of Kaufman and Associates, Inc., Applicant, for Madison Realty Development Corporation, Owner(s), for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District and "RM-4" ERZD Residential Mixed Edwards Recharge Zone District to "C-2" ERZD Commercial Edwards Recharge Zone District on Lot 1, Lot 2, Lot 3 and Lot 6, Block 1, NCB 14756, 7203 Green Glen Drive. (Council District 8) Pg. 6
9. **ZONING CASE NUMBER Z2007260 ERZD:** The request of Horacio Somohano, III, Applicant, for Carpet Source, Owner(s), for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "O-1" ERZD Office Edwards Recharge Zone District on Lot 4, Block 18, NCB 14728, 12027 Huebner Road. (Council District 8) Pg. 16

10. **ZONING CASE NUMBER Z2007270 CD:** The request of United Bilt Homes, Inc., Applicant, for United-Bilt Homes, Inc., Owner(s), for a change in zoning from "R-5" Residential Single Family District to "C-2" (CD-Modular Housing Sales) Commercial District with a Conditional Use for Modular Housing Sales on 2.227 acres out of NCB 12886, 1722 Semlinger Road. (Council District 2) Pg. 26
11. **ZONING CASE NUMBER Z2007267 CD:** The request of Laura E. Gonzalez, Applicant, for Arnaldo Estrada LVI/TR, Owner(s), for a change in zoning from "C-2" Commercial District to "C-2" (CD-Auto and Light Truck Repair) Commercial District with Conditional Use for Auto and Light Truck Repair on Lot 1 and Lot 2, Block 3, NCB 2869, 326 North Zarzamora Street. (Council District 5) Pg. 28
12. **ZONING CASE NUMBER Z2007256 CD:** The request of Earl & Associates, P. C., Applicant, for Hold'em Investments, LP, Owner(s), for a change in zoning from "RP" Resource Protection District and "FR" Farm and Ranch District to "R-4" (CD-Two-Family Dwelling) Residential Single-Family District with a Conditional Use for Two-Family Dwellings at a density not to exceed 7 units per acre on 51.898 acres out of CB 4191, 3000 Block of West Jett Road. (Council District 4) Pg. 34
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2007278:** The request of Kaufman and Associates, Inc., Applicant, for Bhakta, Karsan and Bhakta, Jashuben / Bentwood Apartments, LLC / See, Sian-Tock, Owner(s), for a change in zoning from "C-2" Commercial District to "MF-50" Multi-Family District on Lot 9, the South 293.32 Feet of Lot 11, Lot 12, Lot 13, the West 22 Feet of Lot 14, and Lot 21, NCB 8692, 1107, 1111 and 1125 Austin Highway. (Council District 10) Pg. 40
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
14. **ZONING CASE NUMBER Z2007290 CD:** The request of Abdel-Hakim Taha, Applicant, for SparHawk, Inc., Owner(s), for a change in zoning from "I-1" "EP-1" General Industrial Event Parking Overlay District and "C-2" "EP-1" Commercial Event Parking Overlay District-1 to "C-1" "EP-1" (CD-Convenience Store with Gasoline and Carwash) Light Commercial Event Parking Overlay District-1 with a Conditional Use for a Convenience Store with Gasoline and Carwash on Lots 14, 15, 16, and 17, Block 9, NCB 1436, 2403, 2405, 2411, and 2415 East Commerce Street. (Council District 2) Pg. 44
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
15. **ZONING CASE NUMBER Z2007296:** The request of Andres Andujar, Applicant, for Alamo River Partners, Ltd, Owner(s), for a change in zoning from "I-1" "RIO-2" General Industrial River Improvement Overlay District-2 to "D" "RIO-2" Downtown River Improvement Overlay District-2 on Lot 12, Block 273 (1.345 acres), NCB 449, 103 West 9th Street. (Council District 1) Pg. 48
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
16. **ZONING CASE NUMBER Z2007295:** The request of Huntington Apartments, LLC & 14339 Eastwood Apartments L. P., D. B. A. Pipers Square Apartments, Applicant, for Huntington Apartments, LLC & 14339 Eastwood Apartments L. P., D. B. A. Pipers Square Apartments, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "MF-25" Multi-Family District on Lot 8, Block 30, NCB 18080, 7750 and 7770 Pipers Lane. (Council District 6) Pg. 52

17. **ZONING CASE NUMBER Z2007294:** The request of Sherfey Engineering SA, LLC, Applicant, for Mike Jermiz, Owner(s), for a change in zoning from "MF-33" Multi-Family District to PUD "MF-33" Planned Unit Development Multi-Family District on the East 72.6 Feet of Lot 74 and Lot 77, Lot 78, and Lot 82, NCB 11888, 1607, 1615 and 1619 Terra Alta. (Council District 9) Pg. 56
18. 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.
19. **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



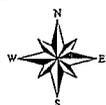
Zoning Case Notification Plan

Case Z-2007-252

Council District 3

Scale: 1" approx. = 300'

Subject Property Legal Description(s): 1.041 Acres out P-100 - NCB 10934 - Block 000

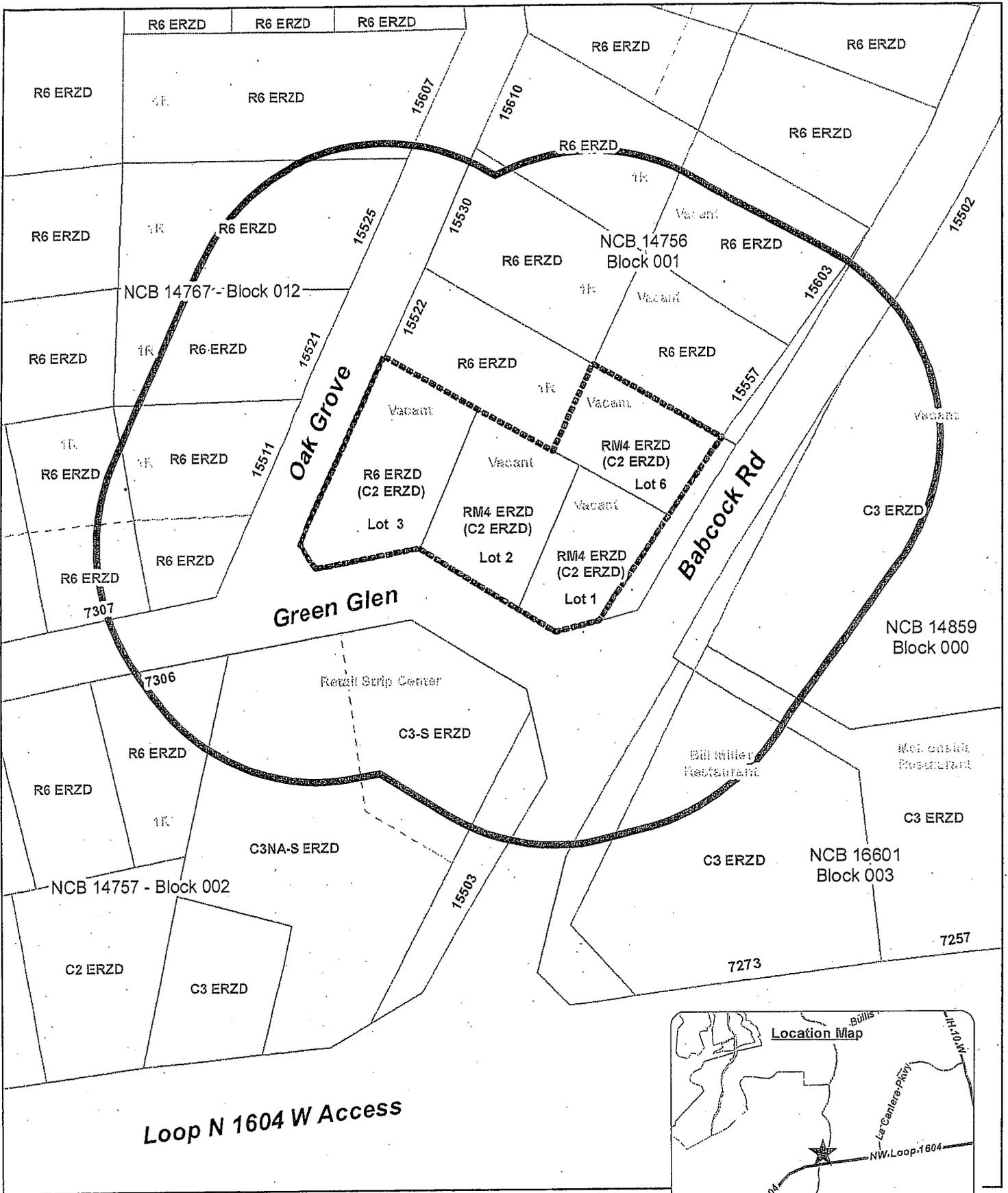


Legend

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



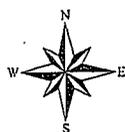
Produced by the City of San Antonio
Development Services Department
(08/29/2007)



Zoning Case Notification Plan

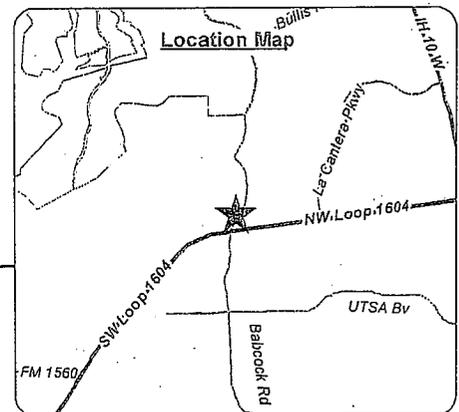
Case Z2007246

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



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
 (07/05/2007)

CASE NO: Z2007246 ERZD

Final Staff Recommendation - Zoning Commission

Date: October 02, 2007
Council District: 8
Ferguson Map: 513 F5
Applicant Name: Kaufman and Associates, Inc.
Owner Name: Madison Realty Development Corporation
Zoning Request: From "R-6" ERZD Residential Single Family Edwards Recharge Zone District and "RM-4" ERZD Residential Mixed Edwards Recharge Zone District to "C-2" ERZD Commercial Edwards Recharge Zone District.
Property Location: Lot 1, Lot 2, Lot 3 and Lot 6, Block 1, NCB 14756
7203 Green Glen Drive
Northwest Corner of Green Glen Drive and Babcock Road
Proposal: To Allow Commercial Development
Neigh. Assoc. Hills and Dales Neighborhood Association
Neigh. Plan None
TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval of C-2 ERZD on Lots 1 and 2 and O-1 ERZD on Lots 3 and 6.

Although the subject property is located within the Hills and Dales residential subdivision, it is located at the periphery of this development and in a part of the subdivision that is heavily impacted by surrounding commercial development. Staff generally prefers to limit the expansion of existing commercial nodes into established residential areas; however, a low intensity office or neighborhood commercial use on a portions of the property with lesser zoning districts as buffers to the existing residential development may be the most appropriate and viable use of the property.

The subject property was annexed into the city in February of 1971 and consists of four lots that total slightly less than an acre and a half. These lots are located within the Hills and Dales residential subdivision and have remained undeveloped. The property is bound by Babcock Road to the east, Green Glen Drive to the south and Oak Grove to the west. Babcock Road is identified as a Type A Secondary Arterial by the city's Major Thoroughfare Plan while Green Glen and Oak Grove are considered local streets. The proposal is to upzone all lots to C-2 to allow commercial and/or office uses. The existing zoning would allow about 13 units total on the 4 lots. These would include a possible three single family dwellings on Lot 3, should it be re-platted into 6,000 square lots, since the current zoning is R-6, and about 10 units on Lots 1, 2 and 6 since these the properties are currently zoned RM-4. A minimum of 3 dwelling units per lot would be allowed under the current zoning.

Lot 3, located at the corner of Green Glen and Oak Grove, is zoned R-6 having converted from the previous Temporary R-1. Lots 1, 2 and 6 are zoned RM-4 which converted from the previous R-2 district. This district was applied in September of 1981, although the original rezoning request was for B-2. To the north and west are lots contained within the balance of the Hills and Dales neighborhood. All of these remaining lots have R-6 zoning and single family dwellings, although some additional lots have remained undeveloped. To the east,

CASE NO: Z2007246 ERZD

Final Staff Recommendation - Zoning Commission

across Babcock Road, are both developed and undeveloped lands with C-3 zoning that dates to 1973. To the south is an existing commercial center with C-3 and C-3 NA zoning with a Specific Use Permit approved in 1994 for a print shop. Uses on this property include offices and a convenience store.

If approved as requested, a Type B landscape buffer will be required along the shared property lines with properties located at 15557 Babcock Road and 15522 Oak Grove as these parcels have residential zoning with existing dwelling units. If less intense O-1 or C-1 districts are approved, either for all lots or for some of the lots as transitional zoning districts, the Type B buffering would still be required.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 2 property.
3. The applicant agrees not to exceed 50% impervious cover for the entire site.

CASE MANAGER : Matthew Taylor 207-5876

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED

2007 AUG 10 AM 10:10

To: Zoning Commission Members

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

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Patricia M. Garza, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2007246 (Commercial Development)

Date: July 23, 2007

SUMMARY

A request for a change in zoning has been made for an approximate 1.346-acre tract located on the city's northwest side. A change in zoning from R-6 & RM-4 ERZD to C-2 ERZD is being requested by the applicant, Kaufman & Associates by Ms. Lucy Peveto. The change in zoning has been requested to allow for a commercial development.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

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 Green Glen between Oak Grove Dr. and Babcock Road. The entire boundary of the property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 ERZD & RM-4 ERZD to C-2 ERZD and will allow for the construction of a commercial development. Currently the site is covered in native vegetation and undeveloped.

2. Surrounding Land Uses:

To the south of the property there is a retail strip center with several businesses. Southeast of the property there are two fast food restaurants. On the east side of the property there is undeveloped land. The most northern portion of the property is also bounded by undeveloped land. To the west and part of the northern portion of the property is surrounded by residential homes located in the Hills and Dales Subdivision.

3. Water Pollution Abatement Plan:

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

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on July 3, 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 series of four (4) heavily vegetated residential lots within the Hills and Dales subdivision, approximately 1.346 acres in area. The entire subject site was observed to be native and heavily vegetated. The entire subject site was covered by native soils, with little to no exposure of bedrock.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Members of the Person Formation of the Edwards Aquifer. This could not be confirmed due to coverage by native soil and vegetation.

The Cyclic and Marine Members of the Person Formation is characterized by the presence of extensive subsurface cave development throughout the formation, and by extensive fabric and non-fabric permeability. This member is approximately 80 to 90 feet thick, and is known to be a water bearing member of the Edwards Aquifer.

No significant recharge features were noted during the field visit. The entire subject site was obscured by a significant amount of native soils and heavy native vegetation.

ENVIRONMENTAL CONCERNS

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

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The applicant agrees not to exceed 50% impervious cover for the entire site.
2. Land uses that require an industrial designation, per the permitted use table shall not be allowed on the project site.
3. Any abandoned wells that may be located on the site must be properly plugged according to the City Code Chapter 34, Division 2 Section 574 by a registered well driller.
4. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
5. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application.

Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.

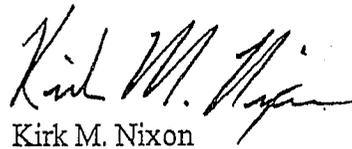
7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.

- B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the SAWS Aquifer Protection and Evaluation Section.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

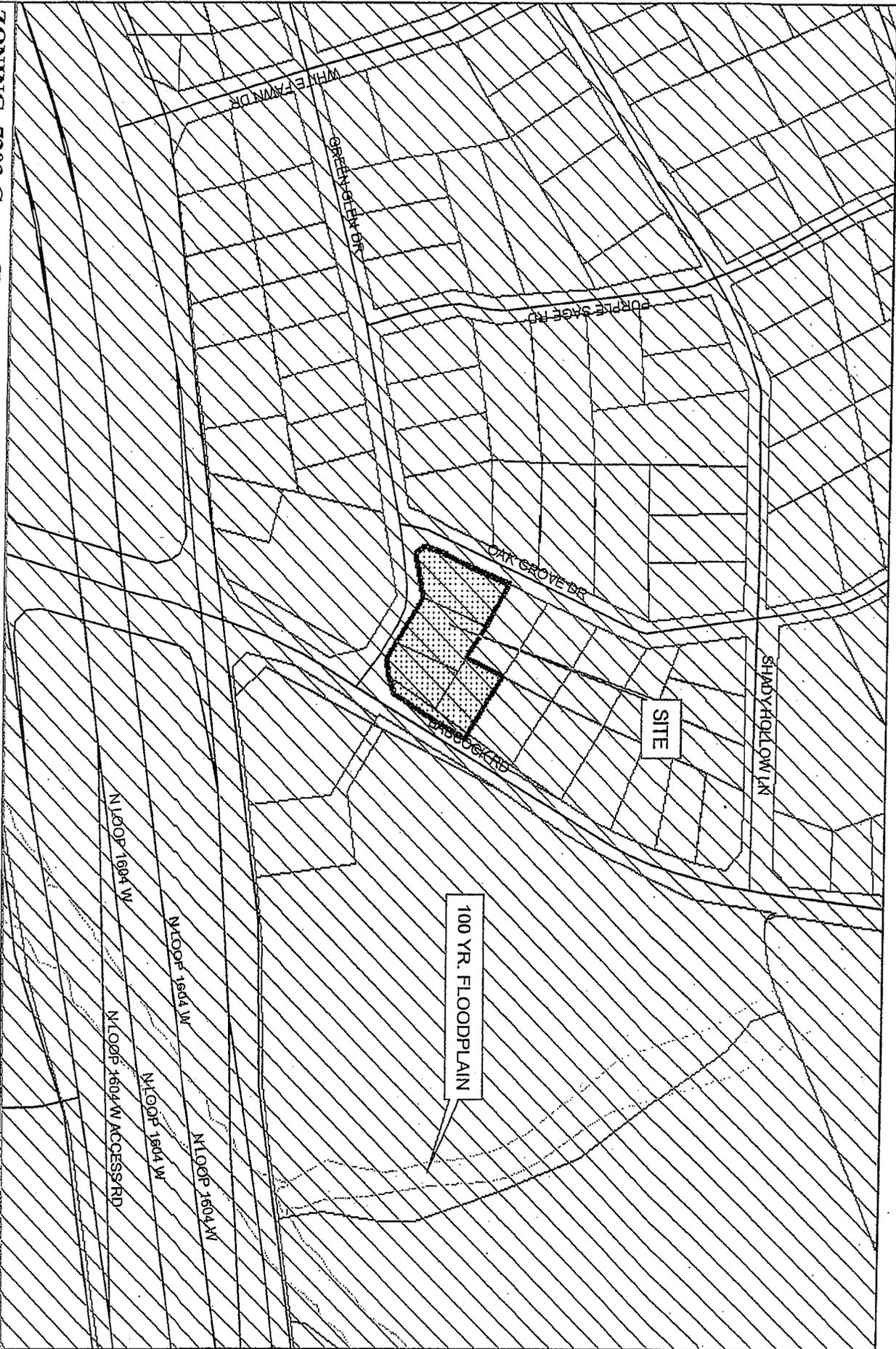
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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


Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director,
Resource Protection & Compliance Department

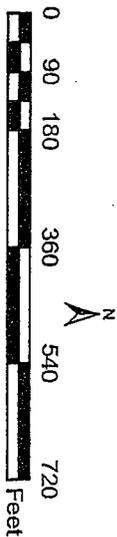
KMN:PMG

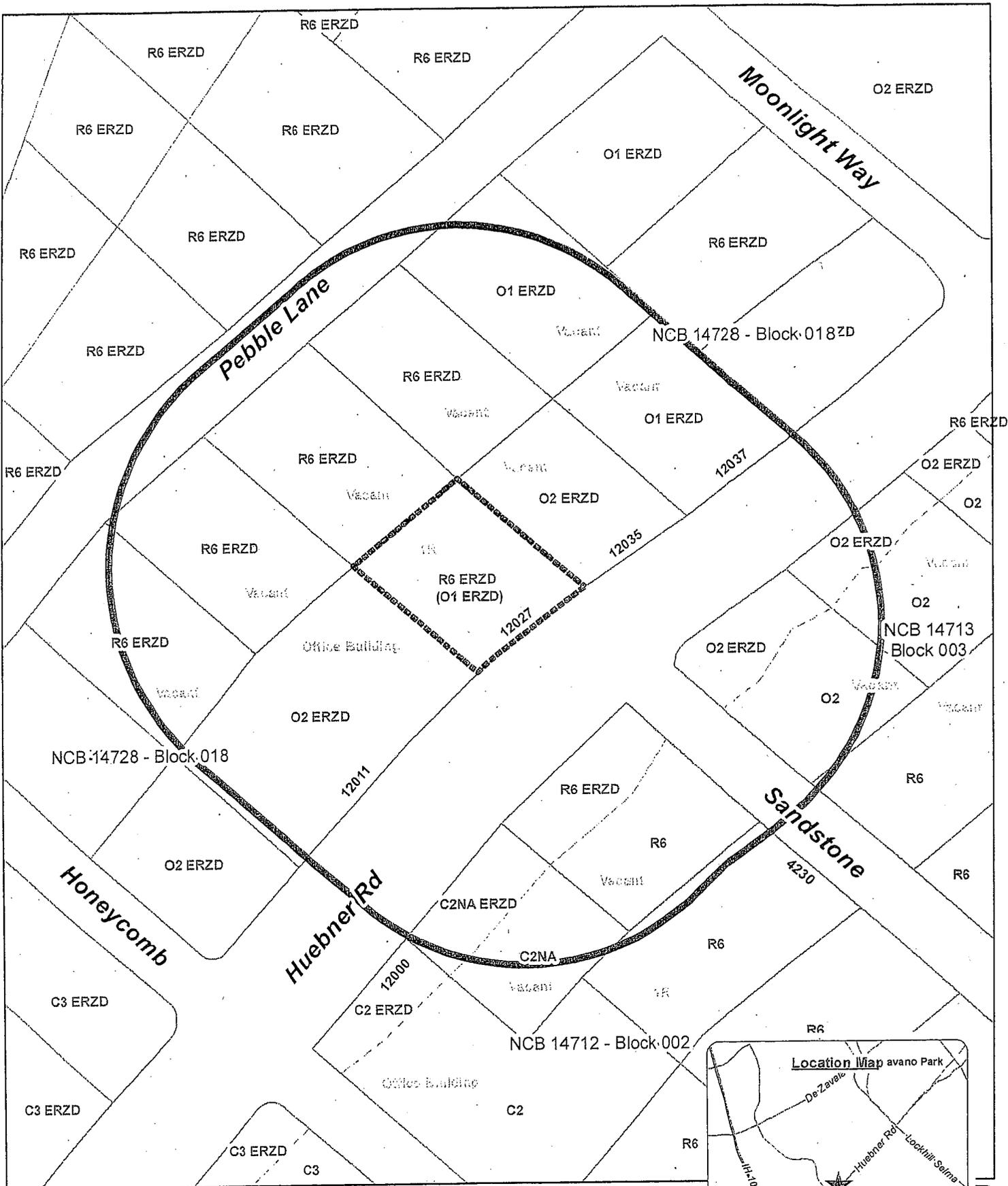


ZONING: 7203 Green Glen
 ZONING CASE ID: Z2007246

FIGURE 2

MAP PAGE 513 ES/F5 X=2085839 Y=13761959
 Map Prepared by Aquifer Protection & Evaluation PMG 07/5/07

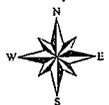




Zoning Case Notification Plan

Case Z-2007-260

Council District 8
 Scale: 1" approx. = 100'
 Subject Property Legal Description(s): NW Irr. 137.17 ft of Lot 4 - NCB 14728 - Block 018



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
 (07/30/2007)

CASE NO: Z2007260 ERZD

Final Staff Recommendation - Zoning Commission

Date: October 02, 2007

Council District: 8

Ferguson Map: 549 A2

Applicant Name:

Owner Name:

Horacio Somohano, III

Carpet Source

Zoning Request: From "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "O-1" ERZD Office Edwards Recharge Zone District.

Property Location: Lot 4, Block 18, NCB 14728

12027 Huebner Road

Huebner Road, East of Vance Jackson Road

Proposal: To Allow a Professional Office

Neigh. Assoc. Vance Jackson Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property has frontage along a primary arterial road and is in an area with several established office-related uses. Additionally, there are undeveloped parcels in the immediate vicinity which may be developed with these types of uses in the future since they have existing commercial and office zoning districts. The proposed zoning district and use of the property are consistent with the current development pattern along this portion of Huebner Road.

The subject property was annexed into the city in December of 1972 and fronts on Huebner Road, which is identified as a Type A Primary Arterial in the city's Major Thoroughfare Plan. There is an existing residential structure on the site that dates to 1961 and totals about 1,320 square feet. The lot itself measures about 14,000 square feet. The proposal is to use the existing structure as an office. If approved, a Type B landscape buffer will be required along the rear lot line of the subject property since the adjacent property is residentially zoned. However, buffers will not be required along the side lot lines since these adjacent property have existing office zoning.

The residential structure along this portion of Huebner Road is the only one between Honeycomb and Moonlight Way. All other lots are either undeveloped or have existing office uses. To the south, across Huebner Road, are several undeveloped lots, the exception being an established office at the northeast corner of Huebner Road and Honeycomb (12000 Huebner Road). This property has C-2 zoning that dates to the mid-1980's with an office building that dates to 1986. The remaining undeveloped lots are zoned R-6, O-2 and C-2 NA, the R-6 converting from the previous Temporary R-1, the C-2 NA dating to the mid-1980's and the O-2 dating to 1985, converting from the previous O-1. All adjacent lots to the north are undeveloped and zoned R-6 and the subject property is bound by parcels with existing O-2 zoning. There is an existing office complex with about 12 tenant spaces to the west (12011 Huebner Road) with office zoning that dates to 1984, the buildings dating to 1986. There is an undeveloped parcel to the east (12035 Huebner Road) with office zoning that dates to 2001. Further east are three lots, including one located at 12037 Huebner Road, recently zoned

CASE NO: Z2007260 ERZD

Final Staff Recommendation - Zoning Commission

O-1 by the City Council on August 30, 2007. The proposal for these lots is for a future medical clinic. There is an existing medical clinic at the northeast corner of Huebner Road and Moonlight Way that dates to 1999.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 2 property.
3. SAWS recommends the applicant not exceed the existing 60% impervious cover for the entire site.

CASE MANAGER : Matthew Taylor 207-5876

2007 SEP 12 PM 1:20

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

To: Zoning Commission Members

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

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

Subject: Zoning Case Z2007260 (Carpet Source)

Date: September 11, 2007

SUMMARY

A request for a change in zoning has been made for an approximate 0.32-acre tract located on the city's northwest side. A change in zoning from **R6 ERZD** to **O1 ERZD** is being requested by the applicant, Express Permit Services, by Ms. Lori Orr. The change in zoning has been requested to allow office use.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

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

LOCATION

The subject property is located in City Council District 8, at 12027 Huebner Rd. A total of 0.32 acres of the property lies within the Edwards Aquifer Recharge Zone (Figure 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R6 ERZD to O1 ERZD and will allow an existing house to be used as an office. Currently the site is an existing single-family residential lot. An existing water well is currently in use.

2. Surrounding Land Uses:

An existing commercial office building is located to the west of the property. Undeveloped land bounds the northern and eastern portion of the property. Huebner Road is located to the south of the property.

3. Water Pollution Abatement Plan:

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

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on August 15, 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 previously developed single family residential lot, approximately 0.032 acres in area. The entire subject site was observed to be developed with a single family residence, a smaller outbuilding in the back, connected with concrete walkways, wooden decks, and concrete sidewalks and driveways. Nearly the entire subject site was covered by impervious concrete.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer. This could not be confirmed due to extensive coverage by concrete and landscaping.

The Cyclic and Marine Members of the Person Formation is characterized by the presence of extensive subsurface cave development throughout the formation, and by extensive fabric and non-fabric permeability. This member is approximately 80 to 90 feet thick, and is known to be a water bearing member of the Edwards Aquifer.

No significant recharge features were noted during the field visit. However, an active water well was identified adjacent to the outbuilding in the back of the subject site. This well was observed to be in use at the time of the site visit. The backyard of the subject site was observed with a moderate amount of exposed limestone with moderate fracturing. However, the joints and fractures were observed to have been sealed with cement.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. One well was observed on the site and is currently in operation. There is potential for contamination of the Edwards Aquifer via the wells.

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 applicant agrees not to exceed the existing 60% impervious cover for the entire site.
2. If the existing well is no longer in use it must be properly plugged according to the City Code Chapter 34, Division 2 Section 574 by a registered well driller.
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.

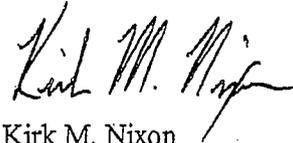
4. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.

- E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

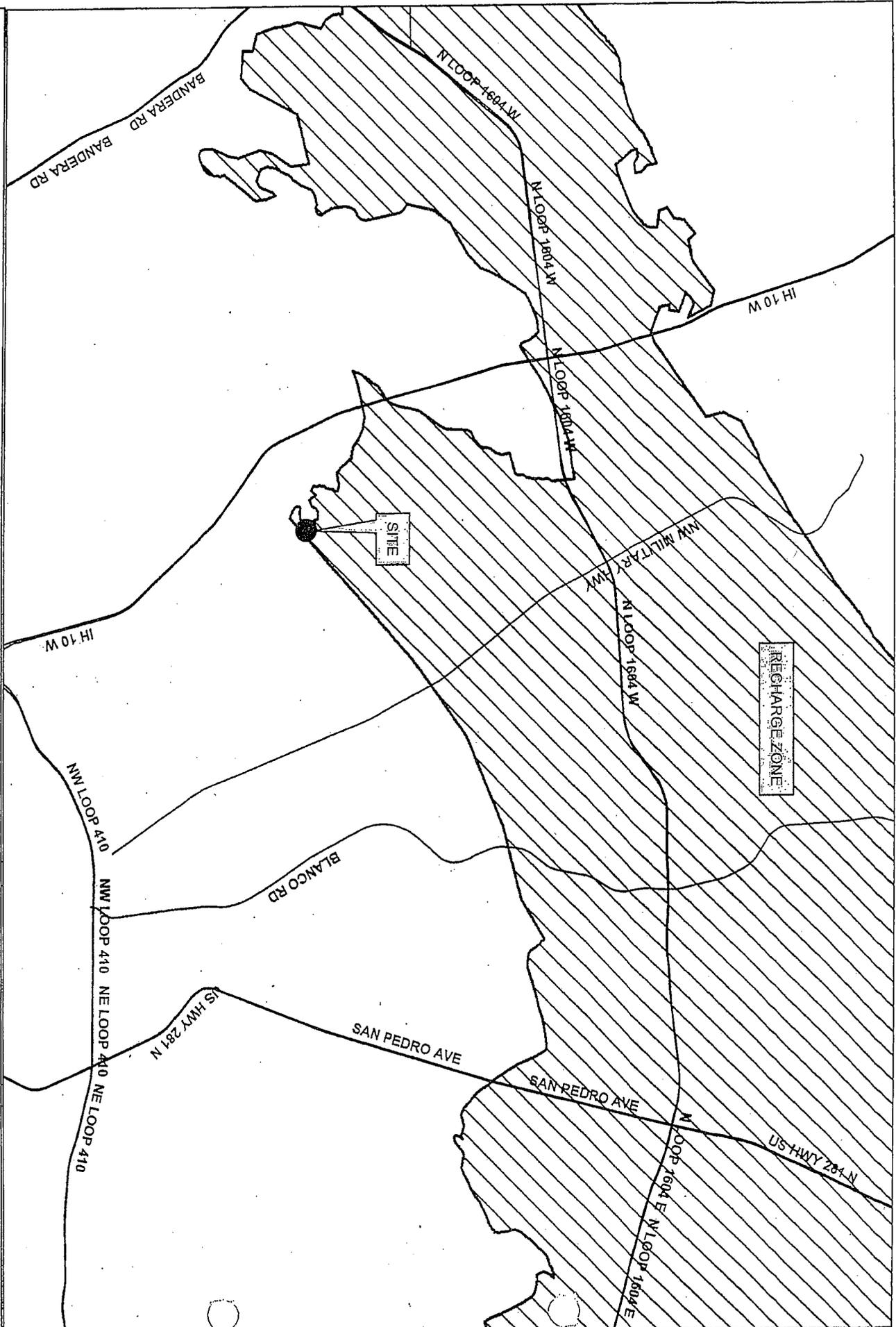
APPROVED:



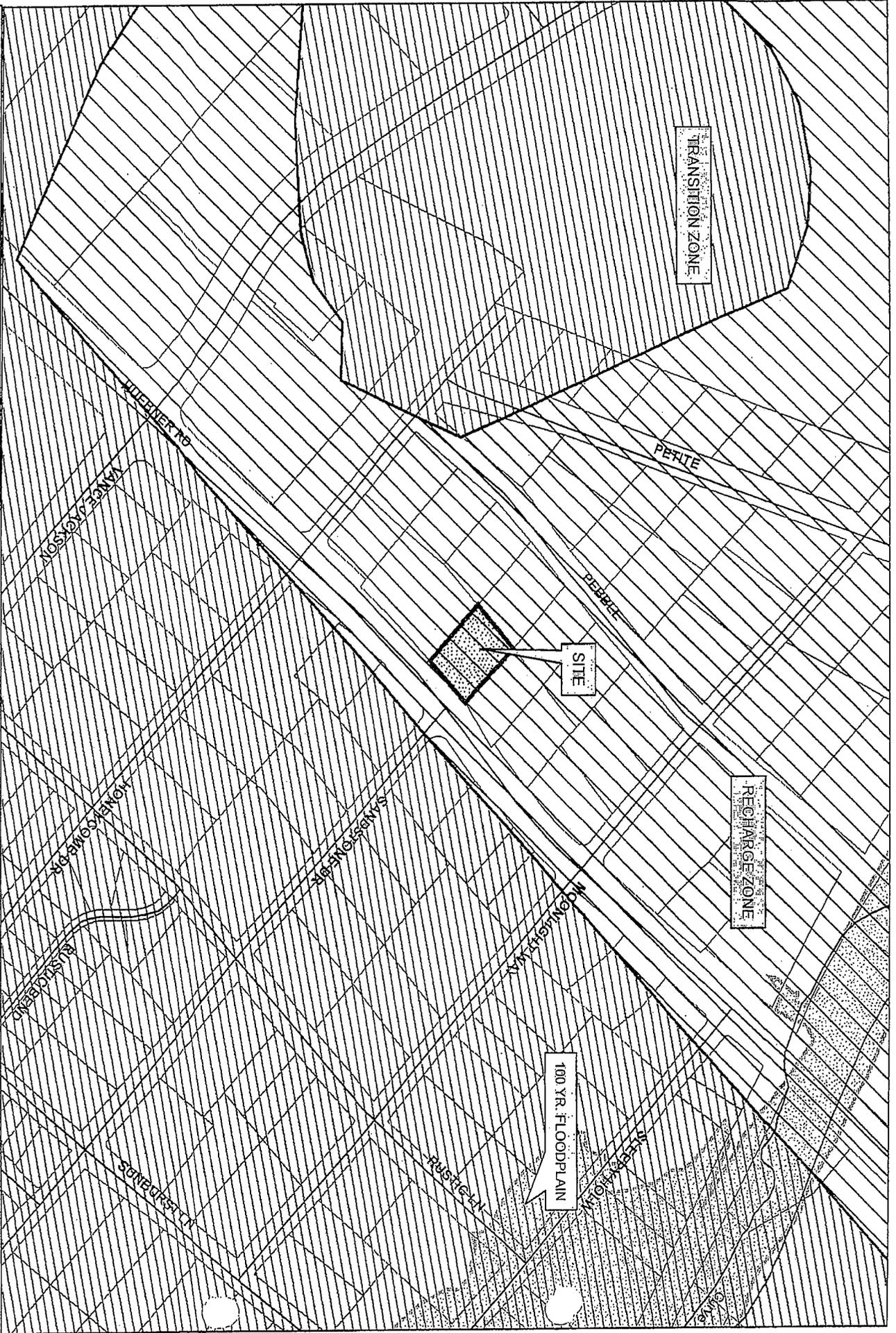
Scott R. Halty
Director,
Resource Protection & Compliance Department

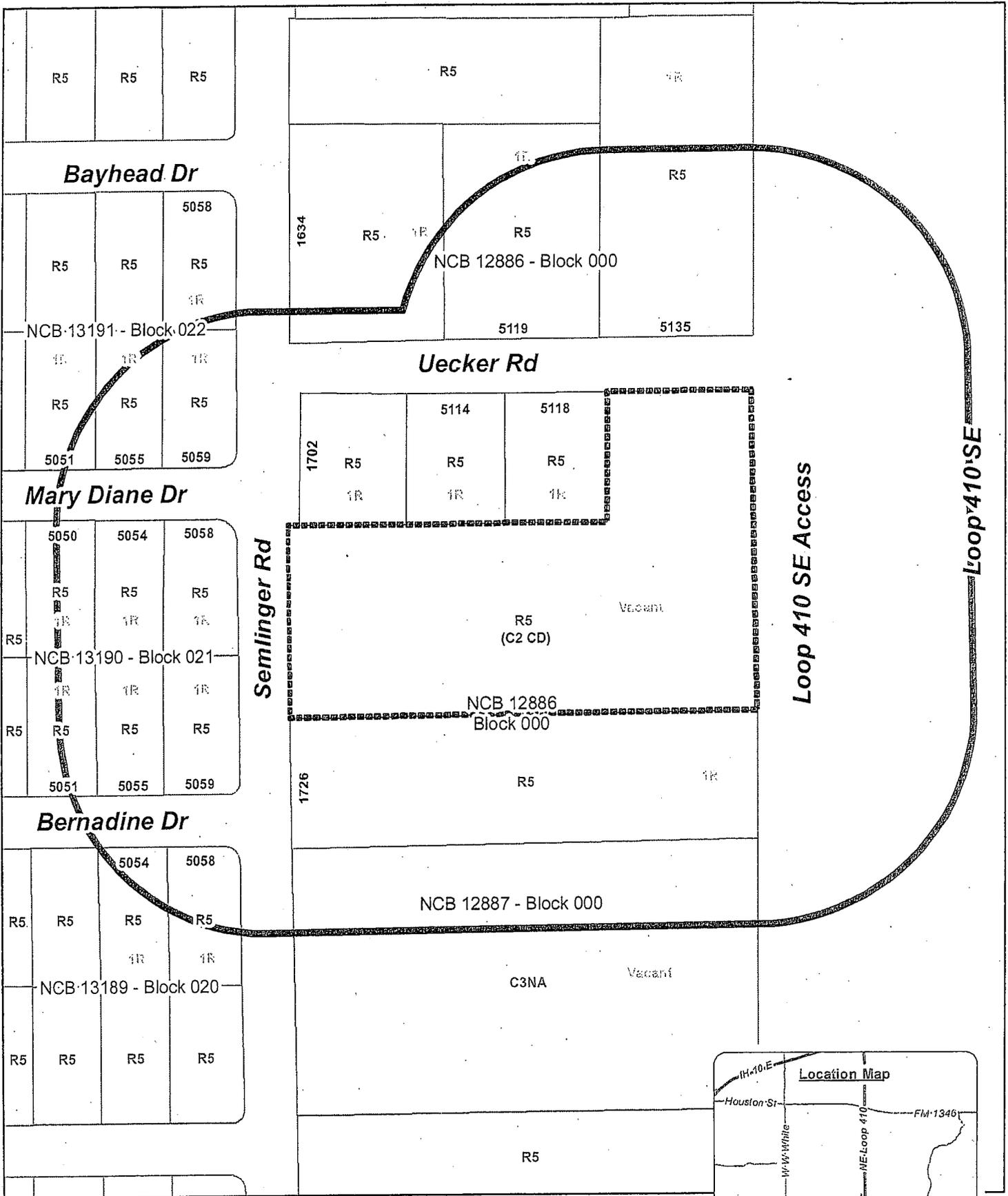
KMN:MAE

ZONING: 2007260 FIGURE 1
 CARPET SOURCE
 MAP PAGE 549 A2 X = 2105329 Y = 13749199
 Map Prepared by Aquifer Protection & Evaluation MAE 7/27/07



ZONING: 2007260 FIGURE 2
 CARPET SOURCE
 MAP PAGE 549 A2 X = 2105329 Y = 13749199
 Map Prepared by Aquifer Protection & Evaluation MAE 7/27/07





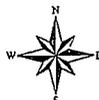
Zoning Case Notification Plan

Case Z2007270 CD

Council District 2

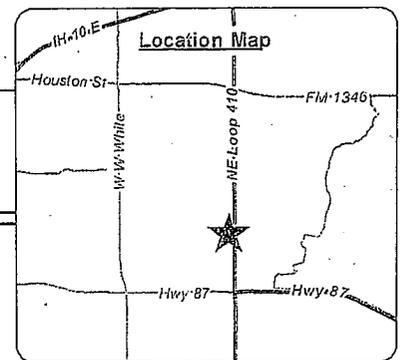
Scale: 1" approx. = 120'

Subject Property Legal Description(s): W 443.37 of Lot 4 Exc E 305 ft of N 123 ft - NCB 12886 - Block 000



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
(08/08/2007)

CASE NO: Z2007270 CD

Final Staff Recommendation - Zoning Commission

Date: October 02, 2007
Council District: 2
Ferguson Map: 618 F8
Applicant Name: United Bilt Homes, Inc.
Owner Name: United-Bilt Homes, Inc.

Zoning Commission Continuance from August 21, 2007 (Commissioner Request), September 4, 2007 (Commissioner Request) and September 18, 2007 (Commissioner Request)

Zoning Request: From "R-5" Residential Single Family District to "C-2" (CD-Modular Housing Sales) Commercial District with a Conditional Use for Modular Housing Sales.

Property Location: 2.227 acres out of NCB 12886

1722 Semlinger Road

Southwest Corner of Uecker Road and Southeast Loop 410 Access Road

Proposal: To Allow for Modular Housing Sales

Neigh. Assoc. Dellcrest Area

Neigh. Plan None

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

Staff Recommendation:

Approval with Conditions

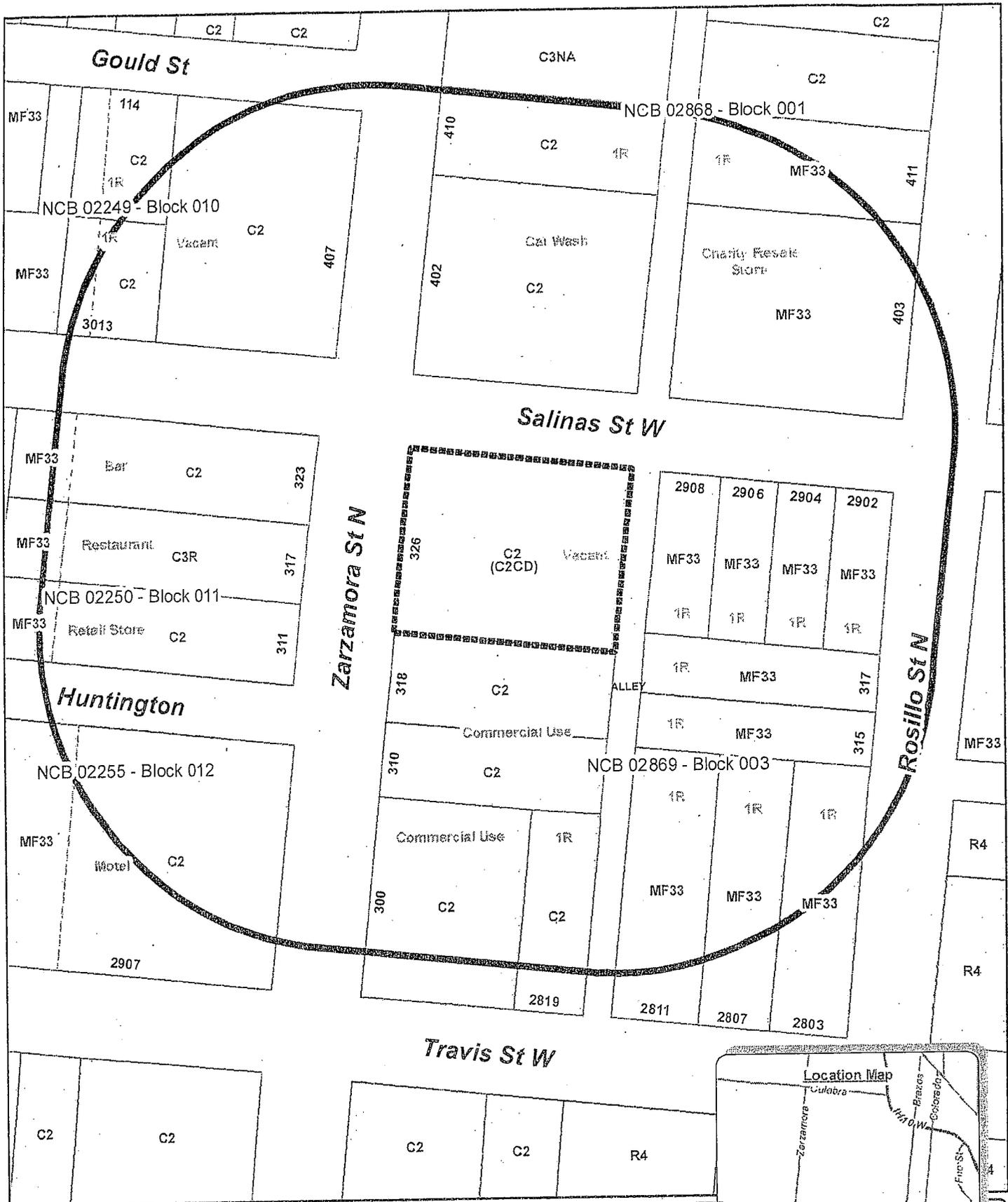
The subject property was annexed in 1957, totals approximately 2.227 acres, and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing R-5 zoning converted from the previous A zoning. Property to the north and south of the subject property is zoned "R-5" Residential Single-Family District. Property to the west across Semlinger Road is zoned "R-5" Residential Single-Family District. Southeast Loop 410 Access Road is to the east of the subject property. Land uses immediately adjacent to the proposed development consist of single-family residences to the north and south of the subject property and single-family residences to the west across Semlinger Road. Southeast Loop 410 Access Road is to the east of the subject property.

The applicant has applied for C-2 (CD-Modular Housing Sales) in order to allow for custom home models and a sales office on the subject property. The subject property has frontage on Southeast Loop 410 Access Road, Semlinger Road and Uecker Road. There are various residential, commercial and industrial developments along Southeast Loop 410 between Houston Street and Rigsby Avenue. Staff finds this request reasonable at this location given the frontage on a freeway access road and the nearby commercial node at Southeast Loop 410 and Rigsby Avenue (HWY 87).

Should Zoning Commission recommend approval of the requested zoning, Staff would recommend the following conditions:

1. A 25 foot Type D buffer shall be provided along the North, South and West property lines of the subject property, where the subject property abuts existing R-5 single family residential zoning.
2. Commercial access to the subject property shall be limited to the Southeast Loop 410 Access Road. No commercial access shall be allowed via Semlinger Road or Uecker Road.
3. Hours of Operation shall be limited to the hours between 6 a.m. and 8 p.m.

CASE MANAGER : Leslie Zavala 207-0215



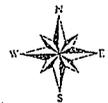
Zoning Case Notification Plan

Case Z-2007-267CD

Council District 5

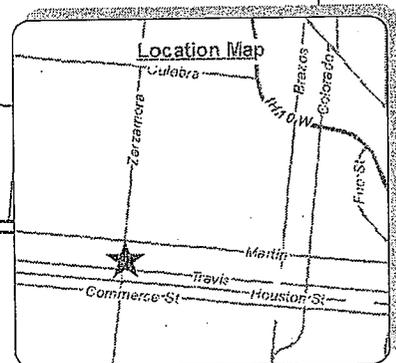
Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lots 1 and 2 - NCB 02869 - Block 003



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
(08/08/2007)

CASE NO: Z2007267 CD

Final Staff Recommendation - Zoning Commission

Date: October 02, 2007

Zoning Commission Continuance from September 4, 2007 and September 18, 2007 (Commissioner Request)

Council District: 5

Ferguson Map: 616 A4

Applicant Name:

Owner Name:

Laura E. Gonzalez.

Arnoldo Estrada LV/ITR

Zoning Request: From "C-2" Commercial District to "C-2" (CD-Auto and Light Truck Repair) Commercial District with Conditional Use for Auto and Light Truck Repair.

Property Location: Lot 1 and Lot 2, Block 3, NCB 2869

326 North Zarzamora Street

Southeast corner of North Zarzamora Street and West Salinas Street

Proposal: Auto and Light Truck Repair

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

Approval with conditions.

The subject property is currently undeveloped and located on North Zarzamora Street, which is identified as a Type A Primary Arterial in the city's Major Thoroughfare Plan. The subject property is adjacent to "C-2" Commercial District to the south, existing 20 foot alley separates the subject property from the single-family dwellings to the east., "C-2" Commercial District across West Salinas Street to the north with "C-2" Commercial District and C-3R General Commercial District, Restrictive Alcoholic Sales across North Zarzamora Street to the west. The "C-2" (CD-Auto and Light Truck Repair) Commercial District with Conditional Use for Auto and Light Truck Repair would be appropriate considering the location and surrounding uses. The "C-2" (CD-Auto and Light Truck Repair) zoning will provide a positive and convenient auto and light truck repair to the community and continue to serve his current customers. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. No change in the base zone is being requested. Whether this request is denied or approved and the use established, the base zoning will remain in effect and continue to allow commercial uses.

Should Zoning Commission recommend approval of the requested zoning, Staff would recommend the following conditions: 1. No storage of junk vehicles. 2. Vehicles must be licensed. 3. No vehicles shall be kept on premise for more than 2 months. 4. The property shall be maintained.

Mr. Torralva has been in the state inspection and minor auto repair business for 50 years and 35 years at 214 North San Marcos. Mr. Torralva has to vacate his present location because the County is buying land to build a new Probation Center.

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 subject property was zoned "G" Local Retail under the provisions of the 1938 zoning code and subsequently converted to "C-2"

CASE NO: Z2007267 CD

Final Staff Recommendation - Zoning Commission

Commercial District upon adoption of the 2001 Unified Development Code.

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. A conditional zoning classification shall run with the land until such time that the zoning is changed or the conditional use granted has been discontinued on the property for a period of twelve (12) months.

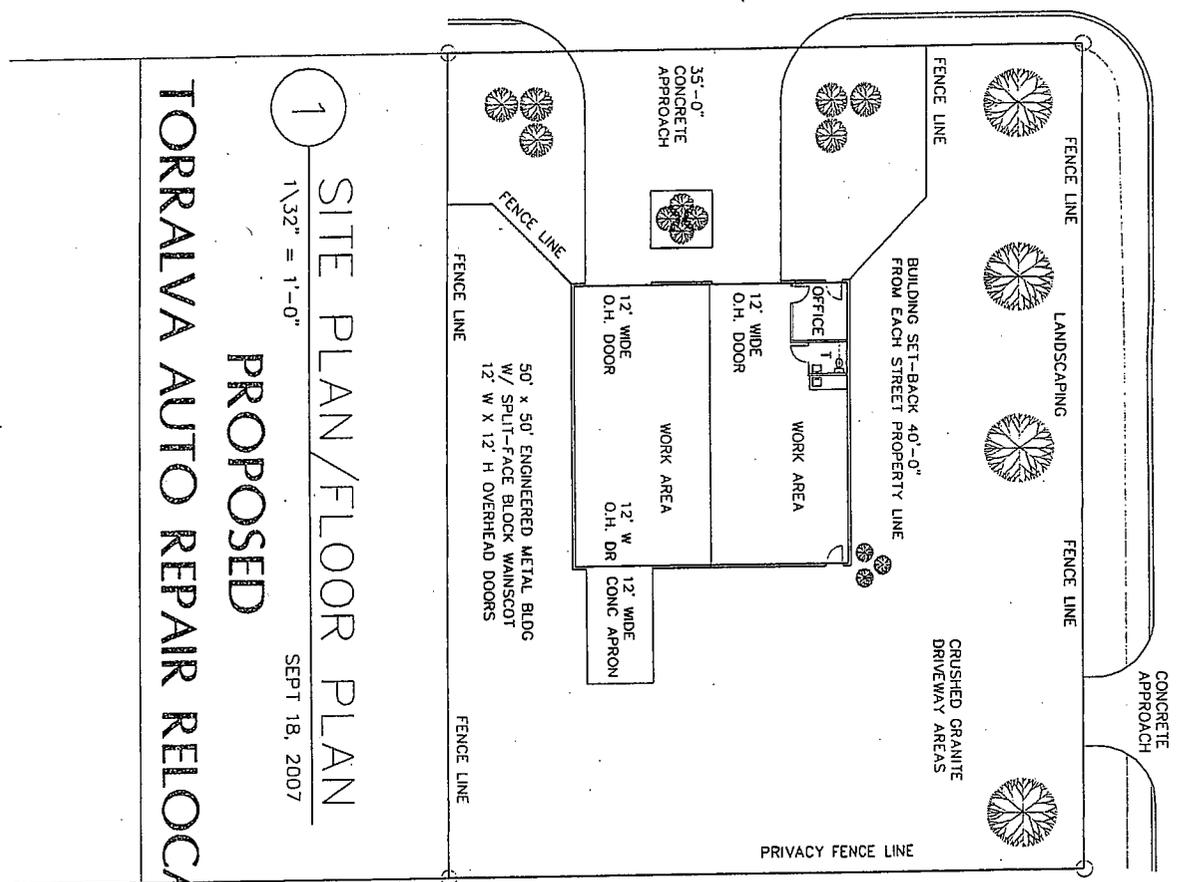
"C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. No outdoor storage or display of goods shall be permitted except for outdoor dining.

CASE MANAGER : Pedro Vega 207-7980

SALINAS ST.

ZARZAMORA ST.

20' ALLEY



1

SITE PLAN/FLOOR PLAN

1/32" = 1'-0"

SEPT 18, 2007

PROPOSED

TORRALVA AUTO REPAIR RELOCATION





Business At Its Best™

September 7, 2007

Mr. Carlos D. Torralva
Torralva Auto Repair
214 N. San Marcos St.
San Antonio, TX 78207-3568



Dear Mr. Carlos D. Torralva:

We know you're a trustworthy business, but does everyone else know?

If not, it's an easy fix. The #1 way to let everyone know you are a trustworthy business is by promoting your BBB membership.

How? Use the BBB seal in your advertising! Really, it's just that easy. As part of your membership, you can use the highly recognized BBB seal which is a sign of trust, reliability and leadership that your potential customers look for in the marketplace.

In addition, it tells consumers that you are voluntarily agreeing to resolve any disputes through BBB. This stresses the credibility of your company.

Use our seal in any of these mediums; if you have another idea and are unsure, call us!

- ◆ Business Cards
- ◆ Yellow Page Directories
- ◆ Invoices
- ◆ Bid Sheets
- ◆ Flyers or Brochures
- ◆ Newspaper and TV Ads
- ◆ Movie Theater Ad Sponsorship

Start using our seal by signing the enclosed licensing agreement and we will send you the approved seals beginning October 2007. There is no additional cost to participate. Fax (512.445.2096) or mail it to our office (1005 La Posada Dr., Austin, TX 78752) today!

We are thrilled that your affiliation with BBB can provide a bottom-line impact on your business! Please let me know if you have any questions regarding any of our other BBB benefits. You can reach me at 512.206.2817.

With appreciation,

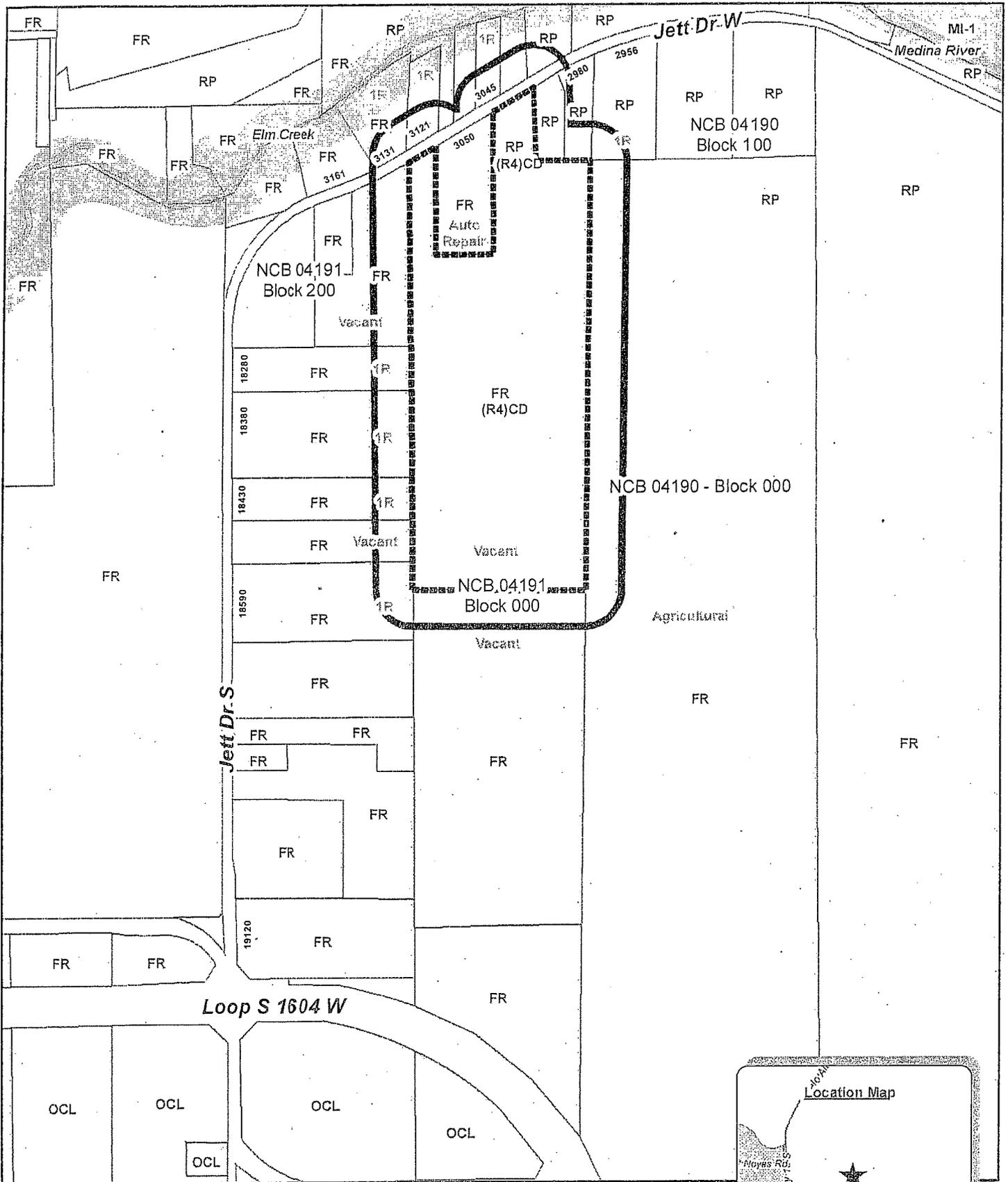
Lacey Menzies
Communications Coordinator

Austin Office
1005 La Posada Dr.
Austin, TX 78752
P 512.445.2911
F 512.445.2096
www.austin.bbb.org

Waco Office
2210 Washington Ave.
Waco, TX 76701
P 254.755.7772
F 254.755.7774
www.waco.bbb.org

Centroplex Office
445 E. Central TX Expwy, Ste.1
Harker Heights, TX 76548
P 254.699.0694
F 254.699.0746
www.centraltx.bbb.org

San Antonio Office
1800 Northeast Loop 410, Ste. 400
San Antonio, TX 78217
P 210.828.9441
F 210.828.3101
www.sanantonio.bbb.org



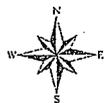
Zoning Case Notification Plan

Case Z-2007-256CD

Council District 4

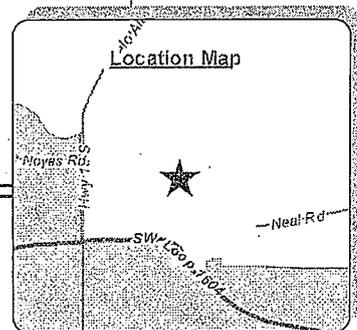
Scale: 1" approx. = 700'

Subject Property Legal Description(s): Lot P-32 - CB 04191 - Abstract 823



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
(08/22/07)

CASE NO: Z2007256 CD

Final Staff Recommendation - Zoning Commission

to city services may be limited. The subject property fronts on Jett Road and is located approximately one mile east of Highway 16.

The Farm and Ranch District "FR" is intended to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses. The "FR" district provides areas for agricultural operations and natural resource industries. These districts are composed primarily of large tracts of land that are vacant or in agricultural uses and may contain a minimal number of dwellings and accessory structures. "FR" zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, preserves rural areas, and identifies areas appropriate for agricultural preservation. The "FR" district may be used to establish and buffer low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

The "RP" Resource Protection District provides areas for agricultural operations and natural resource industries. These districts are composed mainly of unsubdivided lands that are vacant or in agricultural uses with some dwellings and some accessory uses. "RP" zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, and identifies areas appropriate for agricultural preservation. The "RP" district may be used to establish a buffer of low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007256 CD

Address: Jett Rd. and Loop 1604

Existing Zoning: FR and RP

Requested Zoning: R-4 CD and C-2

Registered Neighborhood Association(s): McCreless Meadows NA and South Southwest NA

Neighborhood/Community/Perimeter Plan: City South Community Plan

Future Land Use for the site: Agriculture and Resource Protection

Agriculture land use for the subject parcel which includes single family residential uses related to agricultural lands, limited commercial, ranching, and farming.

Resource Protection/Open Space land use includes both public and private lands, should preserve neighborhoods and promote economic vitality and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection and promote tourism opportunities.

Other Comments:

This proposal will encourage commercial strip development along Loop 1604; and is not in keeping with the desired commercial/light industrial node at Loop 1604 and Applewhite Road. The transportation infrastructure is inadequate for the proposed development and the area is not served by sewer and water infrastructure.

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

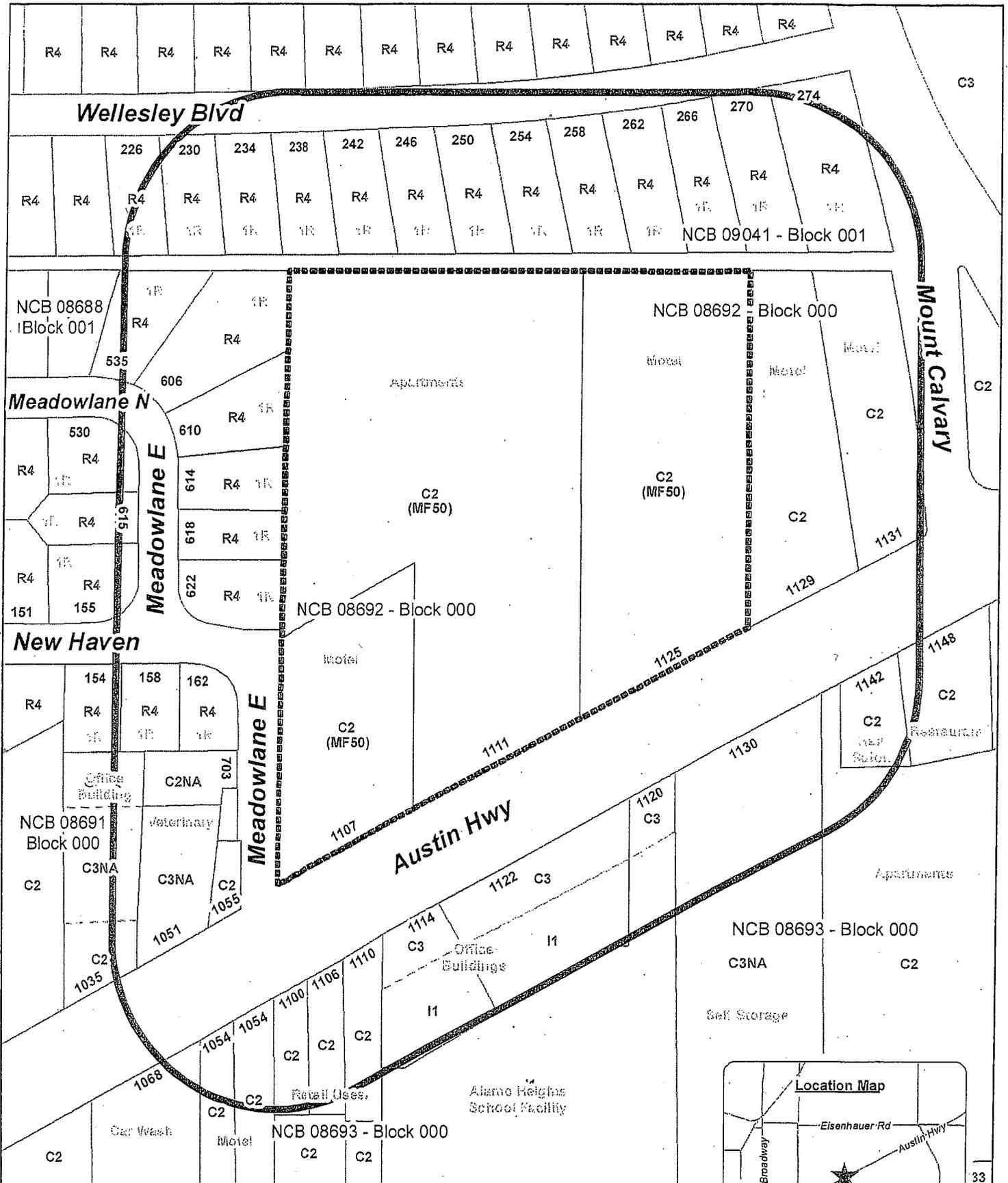
Reviewer: Tamara Palma

Title: Planner II

Date: 07/25/2007

Manager Review:

Date:



Zoning Case Notification Plan

Case Z-2007-278

Council District 10

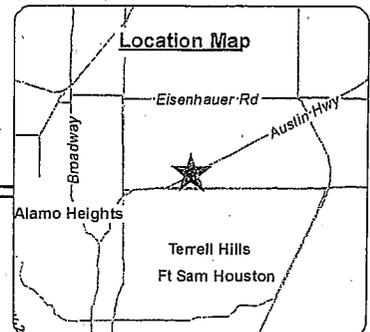
Scale: 1" approx. = 150'

Subject Property Legal Description(s): S Irrg 290 ft of Lot 9, Lots 12, 13, & W 22 ft of Lot 14, Lot 21 & S 293.32 ft of Lot 11
NCB 08692 - Block 000



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
(03/13/2007)

CASE NO: Z2007278

Final Staff Recommendation - Zoning Commission

single family residential development to the north and west. The current R-4 zoning in this area converted from the previous "B" zoning, a district identified in the 1938 zoning code, and the existing residences date to the mid-1940's. There are additional and long-established motel uses to the immediate east and further to the west on parcels zoned C-2, also having converted from the previous "F" zoning district. Almost all uses along this portion of the Austin Highway corridor are commercial in nature and include restaurants, salons, mini-storage facilities, offices, motels and multi-family complexes. Most of the existing C-2 and C-3 zoning districts are conversions from previous districts; however, the current I-1 zoning of the Alamo Heights school district facility immediately to the south dates to 1998.

Since the current C-2 zoning of the subject properties was a conversion from the previous "F" district, a complete redevelopment of the site for multi-family use would be permitted in accordance with Section 35-D101 of the Unified Development Code. A density of 33 units per acre is allowed but the height of new structures would be limited to 25 feet or a maximum of 2 stories, although an increase in setbacks from the minimum would allow additional height at a rate of 1 foot in height for every 2 feet of setback greater than the minimum requirement. The requested MF-50 district does not have a height limitation, but future buildings are proposed not to exceed a height of 4 to 5 stories.

CASE MANAGER : Matthew Taylor 207-5876

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007278

Existing Zoning: C-2

Requested Zoning: MF-50

Registered Neighborhood Association(s):

Terrell Heights Neighborhood Association

Neighborhood/Community/Perimeter Plan:

Northeast Inner Loop Neighborhood Plan

Future Land Use for the site:

Neighborhood Commercial land use

Other Comments:

Neighborhood commercial includes moderate-intensity convenience retail or service uses, generally serving the neighborhood area. Uses include those in the Mixed Use category as well as grocery stores, restaurants that serve alcohol, drive-in restaurants, dry cleaners, car washes, and small retail plant nurseries.

The only option available in the Plan for the applicant's request is High Density Residential land use which allows a maximum of 40 units per acre. A Plan Amendment would be required for the request. High-density residential uses include apartments and condominiums. Medium and low-density residential uses also can be found within this classification.

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: 8/06/2007

Manager Review: Nina Nixon-Mendez

Date: 8/21/07

R4	R4	R4	R4	R4	R4 EP-1	R4 EP-1	R4 EP-1						
			1P	1P	1R	1R	1R	1R	1R				
ICB 01420 - Block 002				R4	R4	R4 EP-1	NCB 01421 - Block 003		R4 EP-1				
			247	251	301	305	311	319	323				

Belmont

R4	238	240	244	250
	R4	R4	R4	R4
	1R	1R	1R	1R
NCB 01439 - Block 008				
	Parking	Retail	Retail	
H	H	H	H	
	2339	2343	2351	

Gevers St N

302	304	308	318	322	324	326		
R4 EP-1	R4 EP-1	R4 EP-1	R4 EP-1	R4 EP-1	R4 EP-1	R4 EP-1	R4 EP-1	R4 EP-1
Vacant	Vacant	1R	1R	1R	1R	1R		
Ice House					NCB 01436 - Block 009			
	Vacant	Vacant	1R	1R	1R	1R		
H EP-1 (C1-CD EP-1)	H EP-1 (C1-CD EP-1)	C2 EP-1	C2 EP-1	C2 EP-1	C2 EP-1	C2 EP-1	C2 EP-1	C2 EP-1
2403	2405	2411	2415	2419	2423	2427	2431	2435

Commerce St E

C3R	2338	2342	2346	2348
	C3R	C3R	C3R	C3R
	Auto Repair	1R	1R	Service Station / Beauty Salon
NCB 01438 - Block 014				
				1R
	RM4		RM4	RM4
				1545

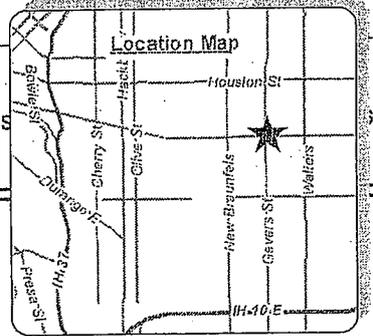
Gevers St S

		2402		2430
C2 EP-1		C2 EP-1	C2 EP-1	C2 EP-1
C2 EP-1	Church Parking			1R
NCB 01441 - Block 015				
	Church	1R	1R	
	RM4 EP-1	RM4 EP-1	RM4 EP-1	RM4 EP-1
	1603	1619	1625	

Montana

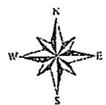
RM4		C2NA
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RM4-S EP-1		RM4 EP-1	RM4-S
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Zoning Case Notification Plan
Case Z-2007-290

Council District 2
Scale: 1" approx. = 100'
Subject Property Legal Description(s): Lots 14, 15, 16, and 17 - NCB 01436 - Block 009



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
(09/19/2007)

CASE NO: Z2007290 CD

Final Staff Recommendation - Zoning Commission

Date: October 02, 2007

Council District: 2

Ferguson Map: 617 D6

Applicant Name:

Owner Name:

Abdel-Hakim Taha

SparHawk, Inc.

Zoning Request: From "I-1" EP-1 General Industrial Event Parking Overlay District and "C-2" EP-1 Commercial Event Parking Overlay District-1 to "C-1" EP-1 (CD-Convenience Store with Gasoline and Carwash) Light Commercial Event Parking Overlay District-1 with a Conditional Use for a Convenience Store with Gasoline and Carwash.

Property Location: Lots 14, 15, 16, and 17, Block 9, NCB 1436
2403, 2405, 2411, and 2415 East Commerce Street
Northeast Corner of South Gevers Street and East Commerce Street

Proposal: To Allow a Convenience Store with Gasoline and Carwash

Neigh. Assoc. Jefferson Heights Neighborhood Association

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent

The "C-1" EP- (CD-Convenience Store with Gasoline and Carwash) Light Commercial Event Parking Overlay District-1 with a Conditional Use for a Convenience Store with Gasoline and Carwash is inconsistent with the Arena District/Eastside Community Plan. The plan designates the subject property for Medium Density Residential land use. The applicant has not filed a plan amendment.

Approval, pending plan amendment

The requested zoning is appropriate at this location. C-1 uses are to be located in areas that accommodate neighborhood commercial uses which require a greater volume of vehicular traffic than an NC district. The requested zoning is also a beneficial downzone from the current zoning. The subject property has primary frontage on East Commerce Street, which is identified as a secondary arterial in the City's Major Thoroughfare Plan. Additionally, C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 uses. There is an existing mix of both commercial and residential uses in the vicinity of the subject property. Per the San Antonio Unified Development Code (UDC IV: 6) uses authorized by right in C-2 districts may be permitted pursuant to a conditional zoning district in C-1 districts. A 15 foot Type B landscape buffer will be required along the north property line of the subject property where the subject property abuts existing R-4 EP-1 single family residential zoning.

The subject property is located on the City's east side. The area of the subject property proposed for rezoning has frontage on East Commerce Street only. The subject property lies within the original 1940 City boundary and contains 4 lots totaling approximately .61 acres. The applicant is proposing to rezone the existing property and to add a new carwash on the vacant portions (lots 16 and 17; 2411 and 2415 East Commerce Street) of the property. The current use includes a gas station at 2403 East Commerce Street, which dates to

CASE NO: Z2007290 CD

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1965. In 2002 following the adoption of the Unified Development Code, the existing I-1 EP-1 and C-2 EP-1 zoning converted from the previous "J" and "F" zoning, which were applied at annexation.

Retail property currently exists to the west of the subject property across North Gevers Street and is zoned I-1. One of the abutting properties to the north of the subject property is vacant and is zoned R-4 EP-1. The other is occupied by a single family residence and is also zoned R-4 EP-1. The abutting property to the east of the subject property consists of a single resident home and is zoned C-2 EP-1. The property to the south across East Commerce Street is a church parking lot and is zoned C-2 EP-1. The adjacent property to the southwest of the subject property is currently a vacant service station directly in front of a beauty salon, and is zoned C-3 R.

CASE MANAGER : Michael Farber 207-3074

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007290

Existing Zoning: I-1 & C-2 EP-1

Requested Zoning: C-1 CD EP-1

Registered Neighborhood Association(s):
Jefferson Heights Neighborhood Association

Neighborhood/Community/Perimeter Plan:
Arena District Community Plan

Future Land Use for the site: Medium Density Residential

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.

Neighborhood Commercial uses as defined by the plan: Small gasoline service stations, food stores, small neighborhood shopping centers, restaurants, medical clinics, day care centers, bed and breakfasts, office or bank buildings(stand alone), social assistance services, live/work units, businesses without drivethroughs, no outdoor storage or display of goods except for outdoor dining. A Neighborhood Commercial Node could be instituted here. **A Plan Amendment to Neighborhood Commercial would be required.**

Other Comments: These parcels are located in what the plan details as the "Commercial/Residential Core".

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:

Supports Recommends Denial

Alternate Recommendation:

Reviewer: Tamara Palma

Title: Planner II

Date: revised 09/10/2007

Manager Review: Nina Nixon-Mendez

Date: 08/28/2007

CASE NO: Z2007296

Final Staff Recommendation - Zoning Commission

Date: October 02, 2007

Council District: 1

Ferguson Map: 616 F4

Applicant Name:

Owner Name:

Andres Andujar

Alamo River Partners, Ltd

Zoning Request: From "I-1" RIO-2 General Industrial River Improvement Overlay District-2 to "D" RIO-2 Downtown River Improvement Overlay District-2.

Property Location: Lot 12, Block 273 (1.345 acres), NCB 449

103 West 9th Street

Intersection of West 9th Street and Arden Grove

Proposal: To Allow a Mixed Use Development

Neigh. Assoc. None

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Level-1 Traffic Impact Study has been submitted and approved.

Staff Recommendation:

Consistent

The requested downtown district is consistent with the land use designation identified in the Downtown Neighborhood Plan. The Plan envisions land use as a low and mid-rise mixed use/art neighborhood along the San Antonio River with active and passive recreational spaces.

Approval

The requested Downtown District is appropriate, as the subject property is in the downtown area. Mixed-use types of developments are encouraged in both downtown and RIO-2 overlay districts.

The subject property is located within the 1940 city boundary in the north part of downtown San Antonio. It is currently undeveloped and totals 1.352 acres on a single lot. Current "I-1" General Industrial District zoning converted from previous "J" district. The River Improvement Overlay District-2 (RIO-2) was applied in 2002, and there was a large area rezoning case to "D" Downtown District in 2003 including the area south of the subject site. River North Master Plan studies are currently taking place as an effort to develop and revitalize the north side of downtown.

The property fronts on 9th Street to the west and north and San Antonio River to the east. The adjacent parcel to the south is currently undeveloped and being used as a construction site for the river north development project. Providence High school is across the street on North St.Mary's. There are few office and light industrial type of businesses located to the north as well as commercial parking lots on the other side of the river across from the subject property.

The proposal is to develop the site with more than 116,000 square feet of hotel and restaurant uses and over 47,000 square feet of residential use with the structures totaling 5 stories high. Even though, the Downtown District zoning does not identify height limit, the RIO-2 overlay district has a height limit of 10 stories or 120

CASE NO: Z2007296

Final Staff Recommendation - Zoning Commission

feet.

Downtown District provides concentrated downtown retail, service, office and mixed uses in the existing central business districts. Major/regional shopping centers are permitted, but urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Large outdoor sales areas are not permitted. Pedestrian circulation is required as are common parking areas, and this district promotes the long-term vitality of the central business district.

The purpose of RIO districts is to establish regulations to protect preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. The San Antonio River is a unique and precious natural, cultural and historic resource that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007296

Existing Zoning: I-1

Requested Zoning: D

Registered Neighborhood Association(s): none

Neighborhood/Community/Perimeter Plan:

Downtown Neighborhood Plan

Future Land Use for the site:

North River Neighborhood- low and mid rise mixed use

Other Comments:

The Downtown Neighborhood Plan envisions that land use for the North River Neighborhood would have the "a low and mid-rise mixed use/art neighborhood along the San Antonio River with active and passive recreational spaces." The desired height for the buildings is between 3-5 stories with density of 40-50 units per acre. The requested zoning and submitted project description will allow for a 5 stories high building that will have a mix of uses including a restaurant, a hotel, and condos.

Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Staff Recommendation:

Approval

Denial

Alternate Recommendation

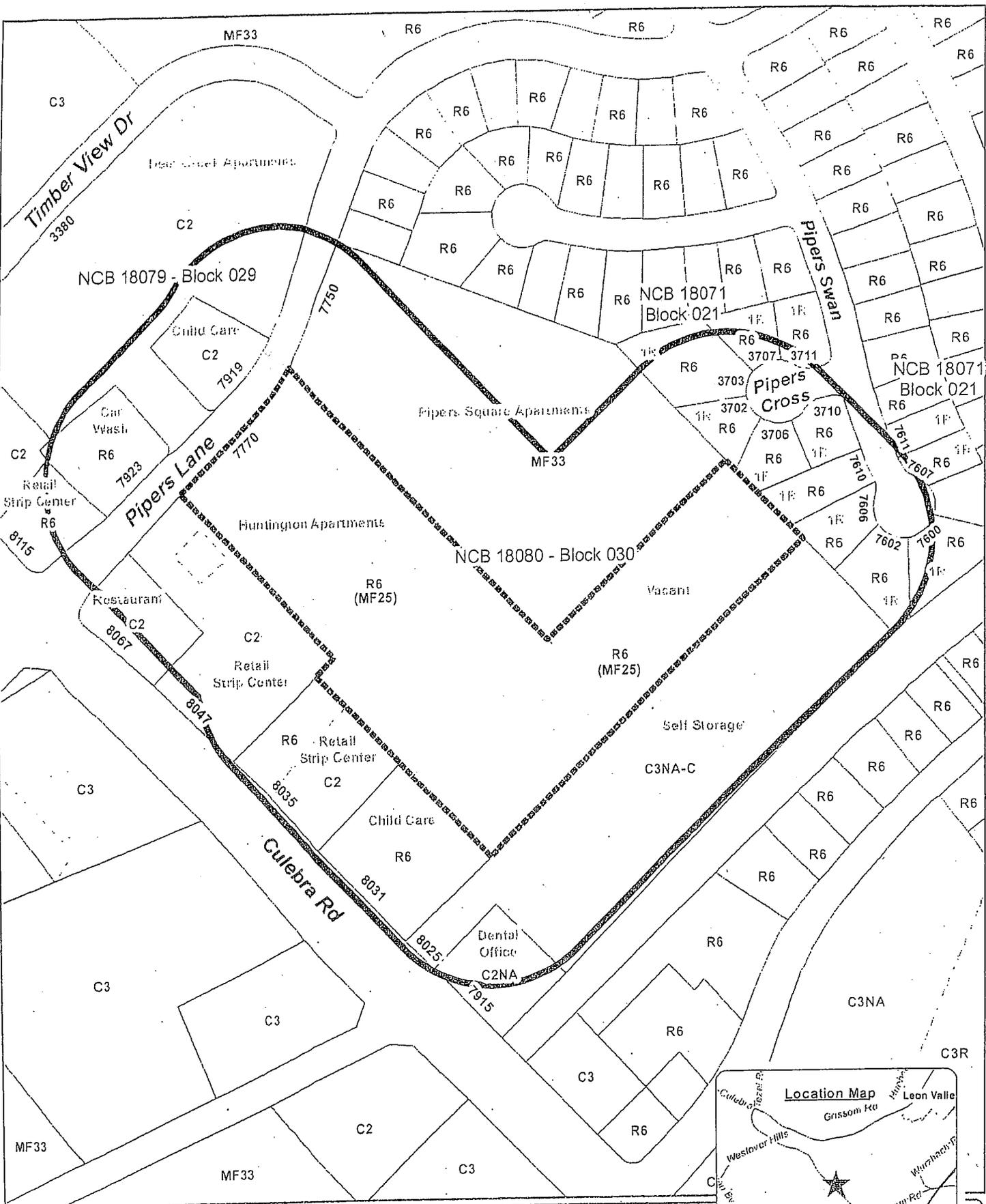
Reviewer: Beth Johnson

Title: Sr Planner

Date: September 7, 2007

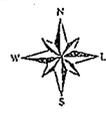
Manager Review: Nina Nixon-Mendez

Date:



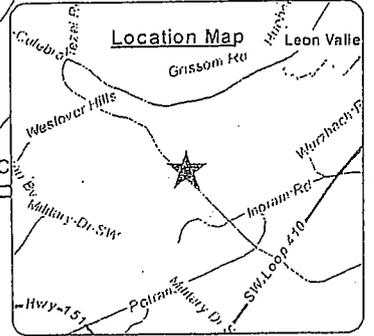
Zoning Case Notification Plan
Case Z2007295

Council District 6
 Scale: 1" approx. = 200'
 Subject Property Legal Description(s): Lot 8 - NCB 18080 - Block 030



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
 (09/07/2007)

CASE NO: Z2007295

Final Staff Recommendation - Zoning Commission

Date: October 02, 2007

Council District: 6

Ferguson Map: 579 D7

Applicant Name:

Huntington Apartments, LLC & 14339 Eastwood
Apartments L. P., D. B. A. Pipers Square Apartments

Owner Name:

Huntington Apartments, LLC & 14339 Eastwood
Apartments L. P., D. B. A. Pipers Square Apartments

Zoning Request: From "R-6" Residential Single Family District to "MF-25" Multi-Family District.

Property Location: Lot 8, Block 30, NCB 18080

7750 and 7770 Pipers Lane

Pipers Lane, Approximately 300 feet East of Culebra Road

Proposal: To Conform Zoning with Existing Land Use

Neigh. Assoc. Pipers Meadows Neighborhood Association

Neigh. Plan None

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

Staff Recommendation:

Approval

The subject property was annexed in 1985 and totals approximately 6.55 acres. There is an existing apartment complex on the subject property that measures approximately 60,720 square feet and was constructed in 1984, as well as an existing office that measures approximately 1344 square feet and was also constructed in 1984. In 2002 following the adoption of the Unified Development Code, the existing R-6 zoning converted from the previous Temporary R-1 zoning, which was approved by the City Council at annexation. The R-6 district does not allow a multi-family use by right.

"MF-33" Multi-Family District and "R-6" Single-Family Residential District zoning currently exists to the north of the subject property. Property to the east is zoned "C-3NA" S General Commercial Nonalcoholic Sales District. Property to the west across Pipers Lane is zoned "C-2" Commercial District and "R-6" Single-Family Residential District. Property to the south is zoned "C-2" Commercial District, "R-6" Single-Family Residential District and "C-2NA" Commercial Nonalcoholic Sales District. Land uses immediately adjacent to the proposed development consist of an apartment complex and single-family homes to the north and a mini-storage facility to the east. There is an apartment complex, day care facility and car wash to the west across Pipers Lane. South of the subject property is a retail shopping center and day care facility.

The applicant has applied for MF-25 in order to bring an existing multi-family use into compliance and to continue multi-family development on a vacant tract. The request of MF-25 zoning would limit the residential density to a maximum 25 units per acre and impose a building height limitation of 35 feet. Multi-Family Districts may be used as a transition between a single-family and higher intensity uses. The subject property and the existing apartment complex to the north serve as a transition between the Pipers Meadow single-family residential neighborhood and commercial property to the south. Multi-family dwellings are most appropriate along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. The subject property, with frontage on a local road, is approximately 300 feet east of Culebra Road, considered a Primary Arterial Type A road. Public transportation (VIA Metropolitan Transit stop) is available for use by the existing and potential residents at the intersection of Pipers Lane and Timber View.

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Final Staff Recommendation - Zoning Commission

An "MF-25" district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multi-family uses or in an area for which limited density multi-family use is desired. An "MF-25" district may be used as a transition between a single family and higher intensity uses.

CASE MANAGER : Leslie Zavala 207-0215

CASE NO: Z2007294

Final Staff Recommendation - Zoning Commission

Date: October 02, 2007

Council District: 9

Ferguson Map: 583 B1

Applicant Name:

Owner Name:

Sherfey Engineering SA, LLC

Mike Jermiz

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

Property Location: The East 72.6 Feet of Lot 74, and Lot 77, Lot 78 , Lot 82, NCB 11888
1607, 1615 and 1619 Terra Alta
West Terra Alta, East of Everest Avenue

Proposal: To Allow A Gated Community With Private Streets

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The project site is located on the north of San Antonio between Everest Avenue and Broadway. The subject property was annexed into the city on September 05, 1946 and totals 2.13 acres. The property was rezoned earlier this year (Zoning Case Z2006249) from "R-5" Residential Single-Family District, a conversion from the "A" District, to "MF-33" Multi-Family District. The property has four unoccupied residential buildings.

The requested PUD "MF-33" Planned Unit Development Multi-Family District for a gated townhouse community with private streets will not change the base zoning and is appropriate when developments in the area are taken into consideration. Even though the subject property is adjacent to "R-5" Residential Single-Family District dwellings immediately to the west and across West Terra Alta to the south, there are significant Multi-Family developments on Everest Avenue, just west side of the avenue. "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District and "C-1" Commercial District are located to the north, along W Sunset Road. There are also similar nonresidential uses on Broadway as well as a gated townhouse community at the southwest corner of Broadway and West Terra Alta.

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.

The "PUD" planned unit development district is established for the following purposes:

- 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.
- 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.
- To provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure.

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- To encourage infill projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.
- To allow for private streets and gated entrances for new subdivisions.

CASE MANAGER : John Osten 207-2187