

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

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

**September 18, 2007**  
**Tuesday, 12:00 Noon**

**ZONING COMMISSIONERS**

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Rolando H. Briones, Jr. – 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	

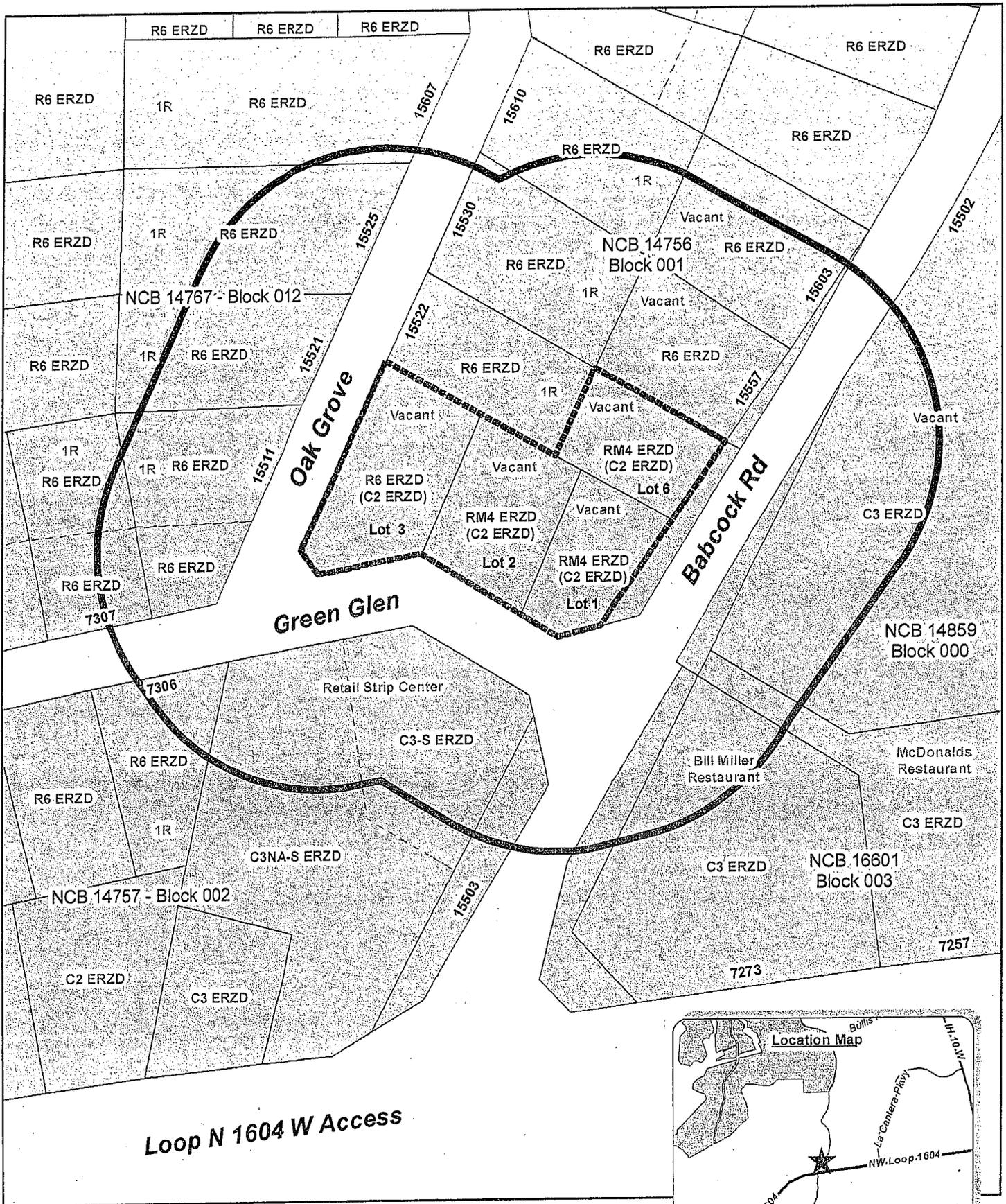
1. **12:00 Noon – Work Session presentation by staff to discuss zoning case recommendations and all other items for consideration on agenda for September 18, 2007, in the Tobin Room, 1901 S. Alamo, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of September 4, 2007 Minutes.
7. **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. 4
8. **ZONING CASE NUMBER Z2007277 ERZD:** The request of Kaufman and Associates, Inc., Applicant, for Capital Foresight Limited Partnership, Owner(s), for a change in zoning from "R-6" ERZD Single Family Residential Edwards Recharge Zone District to "C-3" ERZD General Commercial Edwards Recharge Zone District on 20.167 acres out of NCB 14867, 8631 West Loop 1604.  
(Council District 8) Pg. 14
9. **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

10. **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 acre tract of land out of CB 4191, 3000 Block of West Jett Road. (Council District 4) Pg. 28
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2007258 CD:** The request of Brad Sand, Applicant, for Brad Sand, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "R-4" (CD - Multi-Family Dwellings) Residential Single Family District with a Conditional Use for Multi-Family Dwellings not exceeding 39 units per acre or a total of 6 units on South 132.5 Feet of Lot 10, Block 59, NCB 7193, 1102 and 1104 Fresno. (Council District 1) Pg. 34
12. **ZONING CASE NUMBER Z2007279:** The request of R. L. Worth & Associates, Ltd., Applicant, for 4040 Broadway, LTD, Owner(s), for a change in zoning from "R-6" Single-Family Residential District to "C-2NA" Commercial, Nonalcoholic Sales District and "O-2" Office District on 35.368 acres out of NCB 17504, 12302 and 12303 Silicon Drive. (Council District 8) Pg. 38
13. **ZONING CASE NUMBER Z2007197:** The request of Jay Khadem, Applicant, for Jay Khadem, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "C-3" General Commercial District (17.59 acres) and "MF-33" Multi-Family District (10.34 acres) on 27.75 acres out of NCB 17639, 9936 Culebra Road. (Council District 6) Pg. 42
14. **ZONING CASE NUMBER Z2007267 CD:** The request of Laura E. Gonzalez, Applicant, for Arnolando 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. 46
15. **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. 50
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
16. **ZONING CASE NUMBER Z2007286 S:** The request of The Francis Law Firm, P. C., Applicant, for Apostolic Assembly of the Faith in Christ Jesus, A California Corp., Owner(s), for a change in zoning from "R-5" Single Family Residential District to "R-5" S Single Family Residential District with a Specific Use Permit for a Wireless Communication System on 0.028 acres out of NCB 3736, 512 and 514 Gladstone Street. (Council District 5) Pg. 54
17. **ZONING CASE NUMBER Z2007288 CD:** The request of Heather Wright, Applicant, for C. H. Roman, Owner(s), for a change in zoning from "C-2" "RIO-1" Commercial River Improvement Overlay District-1 to "C-2" "RIO-1" [CD-Small Animal Clinic) Commercial River Improvement Overlay District-1 with a Conditional Use for a Small Animal Clinic (No Outside Runs, Pens or Paddocks Permitted) on Lot 23, Block 3, NCB 3081, 137 Catalpa Avenue. (Council District 9) Pg. 60

18. **ZONING CASE NUMBER Z2007272:** The request of Oscar Garcia, Jr., Applicant, for Oscar Garcia, Jr., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "O-1" Office District on Lot 92, Block 67, NCB 15910, 810 Fillmore Drive. (Council District 4) Pg. 64
19. **ZONING CASE NUMBER Z2007281:** The request of Paula Martinez For Mobile Sol, Inc. and We-Roosevelt, LP, Applicant, for Mobile Sol, Inc. and We-Roosevelt, LP, Owner(s), for a change in zoning from "I-1" General Industrial District, "C-3NA" General Commercial, Nonalcoholic Sales District and "C-3" General Commercial District to "C-3" General Commercial District on Lot 1, Block 1, NCB 15847 (.981 acres) and 0.521 acres out of NCB 11156, 5345 Roosevelt Avenue. (Council District 3) Pg. 66
20. **ZONING CASE NUMBER Z2007283 CD:** The request of Stephen J. Kramer, Applicant, for Bryan Sharp, DVM, Owner(s), for a change in zoning from "C-2" Commercial District to "C-2" (CD-Small Animal Clinic) Commercial District with a Conditional Use for a Small Animal Clinic (No Outside Runs, Pens or Paddocks Permitted) on 0.5 acres out of NCB 19300, 9900 Block of Westover Bluff (Potranco Road). (Council District 6) Pg. 68
21. **ZONING CASE NUMBER Z2007284:** The request of Gerardo Menchaca, Applicant, for Ithaca Investments, Ltd., Owner(s), for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on 11.398 acres out of Lot 1, Block 9, NCB 17259, 8600 Block of Huebner Road. (Council District 8) Pg. 70
22. 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.
23. **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

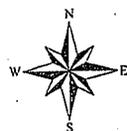


**Zoning Case Notification Plan**

**Case Z2007246**

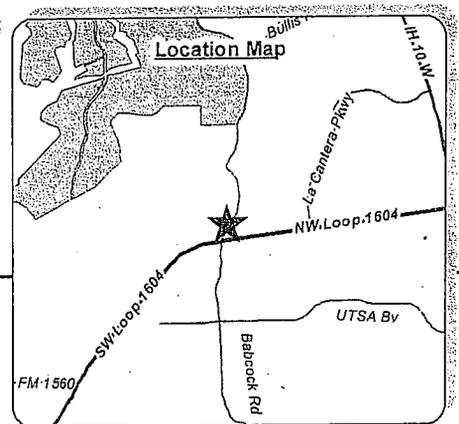
Council District 8

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

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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.

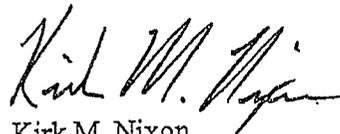
7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, 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



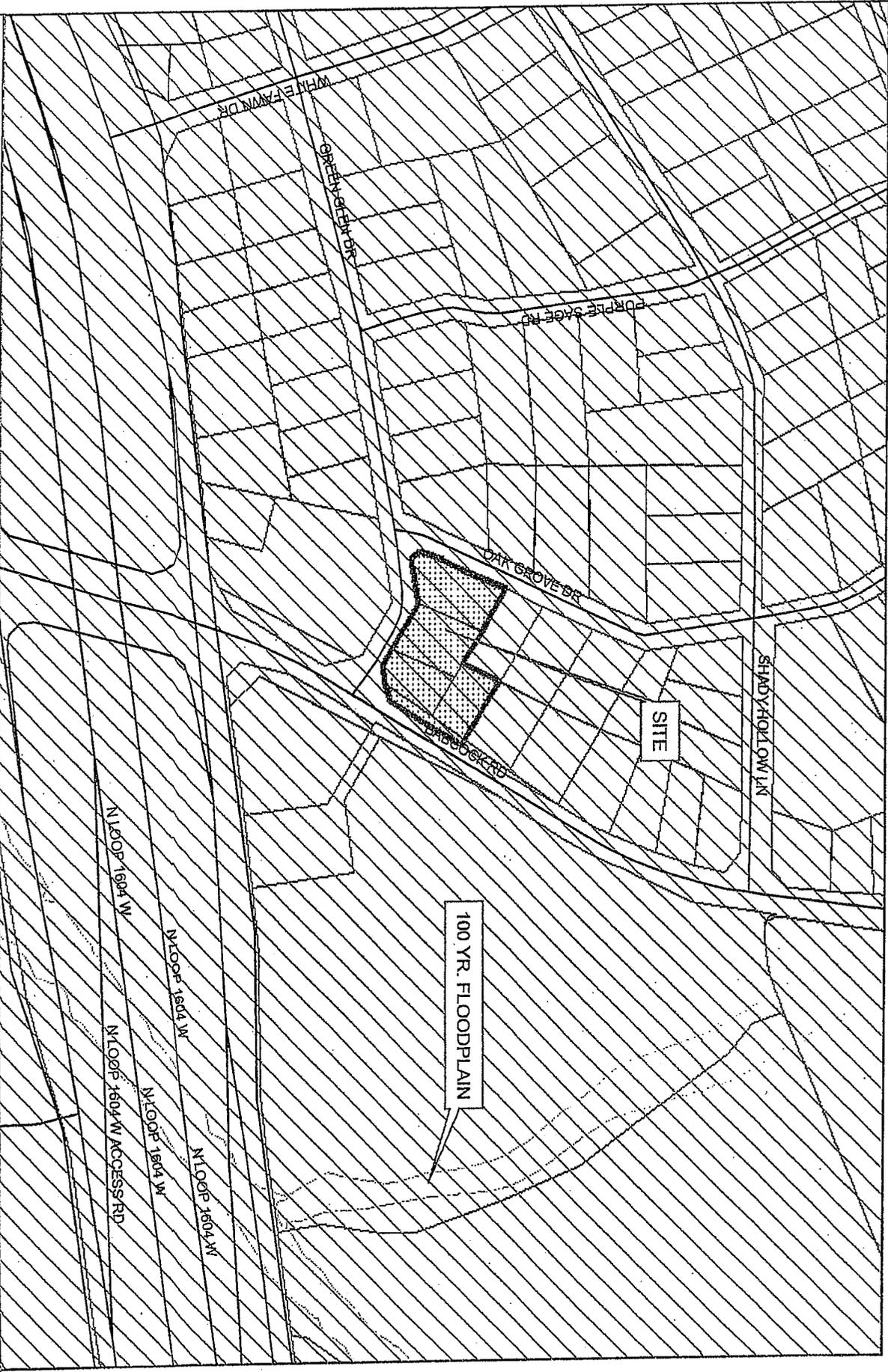


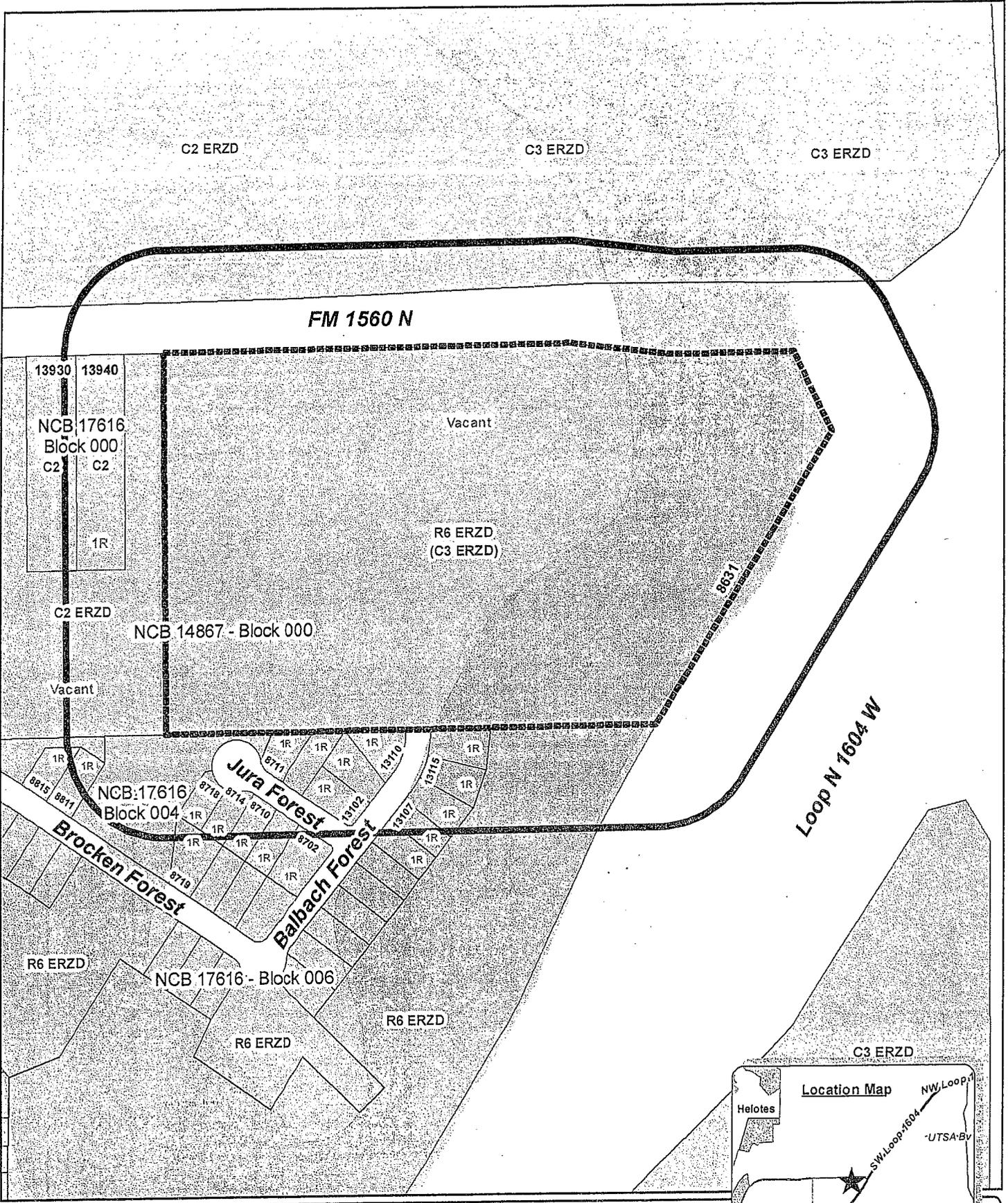
FIGURE 2

ZONING: 7203 Green Glen

ZONING CASE ID: Z2007246

MAP PAGE 513 ES/ES X=2085839 Y=13761959

Map Prepared by Aquifer Protection & Evaluation PMG 07/5/07



**Zoning Case Notification Plan**

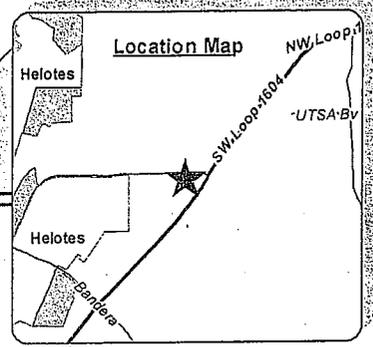
**Case Z-2007-277**

Council District 8  
 Scale: 1" approx. = 250'  
 Subject Property Legal Description(s): Lot P-14 - NCB 14867 - Block 000



**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain



Produced by the City of San Antonio  
 Development Services Department  
 (08/28/2007)

# CASE NO: Z2007277 ERZD

## Final Staff Recommendation - Zoning Commission

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**Date:** September 18, 2007

**Council District:** 8

**Ferguson Map:** 513 B8 / C8

**Applicant Name:**

**Owner Name:**

Kaufman and Associates, Inc.

Capital Foresight Limited Partnership

**Zoning Request:** From "R-6" ERZD Single Family Residential Edwards Recharge Zone District to "C-3" ERZD General Commercial Edwards Recharge Zone District.

**Property Location:** 20.167 acres out of NCB 14867

8631 West Loop 1604

Southwest Corner of West Loop 1604 and West Hausman Road (FM 1560 North)

**Proposal:** To Allow Commercial Development

**Neigh. Assoc.** None

**Neigh. Plan** None

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

### Staff Recommendation:

Approval

The requested commercial district is a regional district most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and expressways. Given the property's location, the amount of existing commercial zoning in place and the development trends in the vicinity, the uses allowed by this district would be consistent and compatible with the existing and likely future uses along the Loop 1604 corridor. Additionally, the scope and potentially negative impact of potential uses on nearby residential development will be restricted further since the property is located within the Edwards Recharge Zone District. Although uses such as automobile and light truck repair, full service motor vehicle sales centers, commercial parking lots, dry cleaning plants, commercial gasoline filling stations, or convenience stores with gasoline sales are allowed by right in the requested C-3 zoning district, these uses are prohibited outright within the recharge zone district.

The subject property is located at the intersection of Hausman Road, a Type A Secondary Arterial, and Loop 1604, an Expressway, as identified in the city's Major Thoroughfare Plan. The property was annexed into the city in February of 1971 and totals just over 20 acres, a significant portion of which being located within the 100-year flood plain. The property has remained undeveloped with R-6 zoning, a conversion from the previous Temporary R-1 zoning district. The proposal is to develop the site as a commercial center with a hotel. A previous zoning application was filed for this property in 2006 (Zoning Case Z2006239) but was withdrawn prior to being heard by the Zoning Commission or City Council.

The property to the north currently has an existing homestead with split C-3 and C-2 zoning, the C-3 dating to February of 1975 and the C-2 recently approved by the City Council in June of 2007. Most of this property was also annexed in 1971, but the westernmost portion was annexed in 2005 along with the Sonoma Ranch residential development further to the west. The property immediately to the west of the subject property along the south side of Hausman Road has C-2 zoning also approved by the City Council in June of 2007, and there are existing residences and a small commercial business in place on the site. To the south is a platted

# CASE NO: Z2007277 ERZD

## Final Staff Recommendation - Zoning Commission

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but as yet undeveloped single family residential development with R-6 zoning. There is existing C-3 zoning at the northeast and southeast corners of Hausman Road and Loop 1604 that dates to 1990, and many of the undeveloped lands in the vicinity of this intersection and the subject property are undergoing commercially-oriented development at this time.

### SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 55.5% on the site.

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

SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES  
RECEIVED

2007 AUG 27 PM 2: 50

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 Z2007277 (Commercial Development)

Date: August 23, 2007

#### SUMMARY

A request for a change in zoning has been made for an approximate 20.164-acre tract located on the city's northwest side. A change in zoning from R-6 ERZD to C-3 ERZD is being requested by the applicant, Kaufman & Associates, Inc. The change in zoning has been requested to allow for the development of 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, near the intersection of Loop 1604 and Hausman Road. 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 to C-3 ERZD and will allow for the development of a commercial development. An abandoned water well was discovered. Dense vegetation is prevalent on the site.

### 2. Surrounding Land Uses:

Hausman Road and undeveloped land is located to the north of the property. Loop 1604 is located to the east of the property. The Enclave at Hausman Subdivision is located to the west and 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 18, 2006, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Mr. Gregory James, P.G., was present during the site evaluation.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Cyclic and Marine Members of the Edwards Aquifer.

The Cyclic and Marine Member is characterized by both fabric and non-fabric permeability. It is 80 to 90 feet thick in full section. No bedrock was observed on the project site. Float rock was present, but could not be classified due to heavy weathering.

No Geologic Assessment was available for the project site. No significant features were observed during the site evaluation.

## **ENVIRONMENTAL CONCERNS**

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

### **Site Specific Concerns**

1. A portion of the property lies within the 100-year floodplain, along the eastern portion, where recharge may occur.
2. One abandoned well was observed on the site and 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 impervious cover shall not exceed 55.5% on the site.
2. A floodplain buffer shall be provided along the eastern portion of the property as required in Ordinance No. 81491, Section 34-913.
3. The abandoned well, along with any additional 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 project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that

use. If the land use is listed as not allowed, that land use will not be permitted on the project site.

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

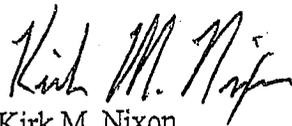
#### General Recommendations

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

- B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
  - D. A copy of the approved Water Pollution Abatement Plan.
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) 233-3526 to schedule a site inspection.
  - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - 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 Resource Protection Division of SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

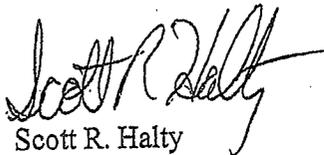
Zoning Commission Members  
Zoning Case Z2007277 (Commercial Development)  
Page 6

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



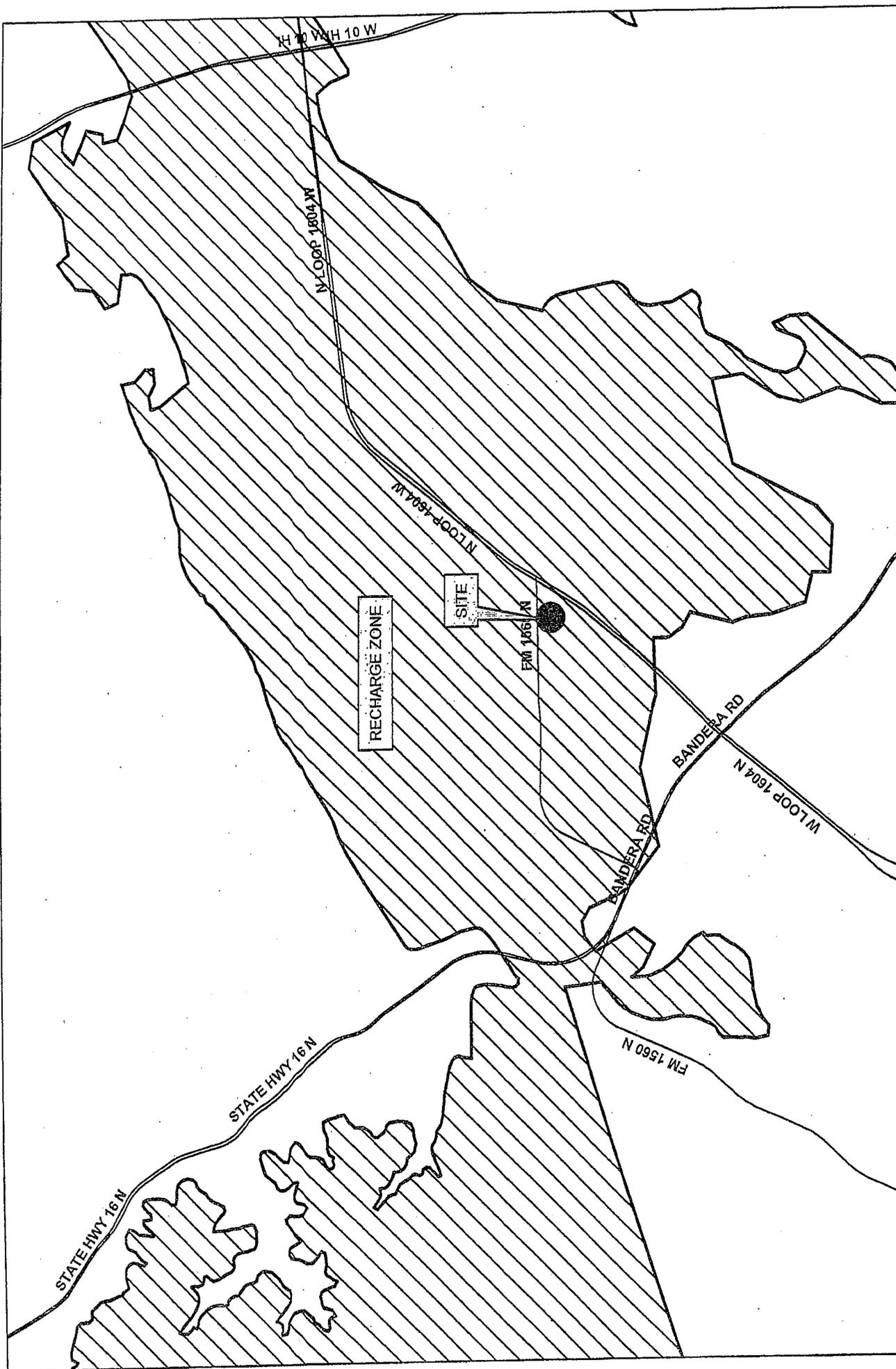
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:

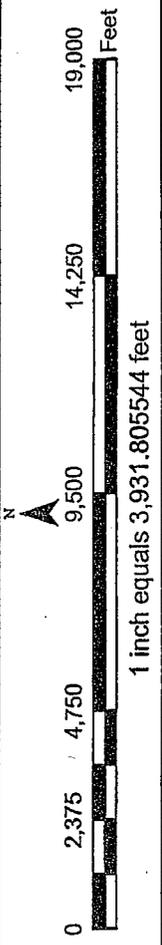


Scott R. Halty  
Director,  
Resource Protection & Compliance Department

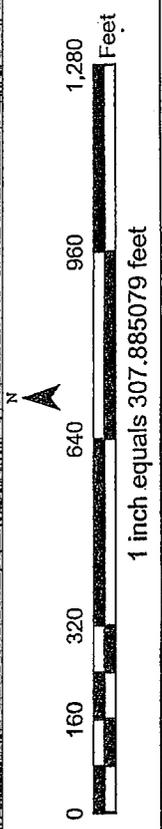
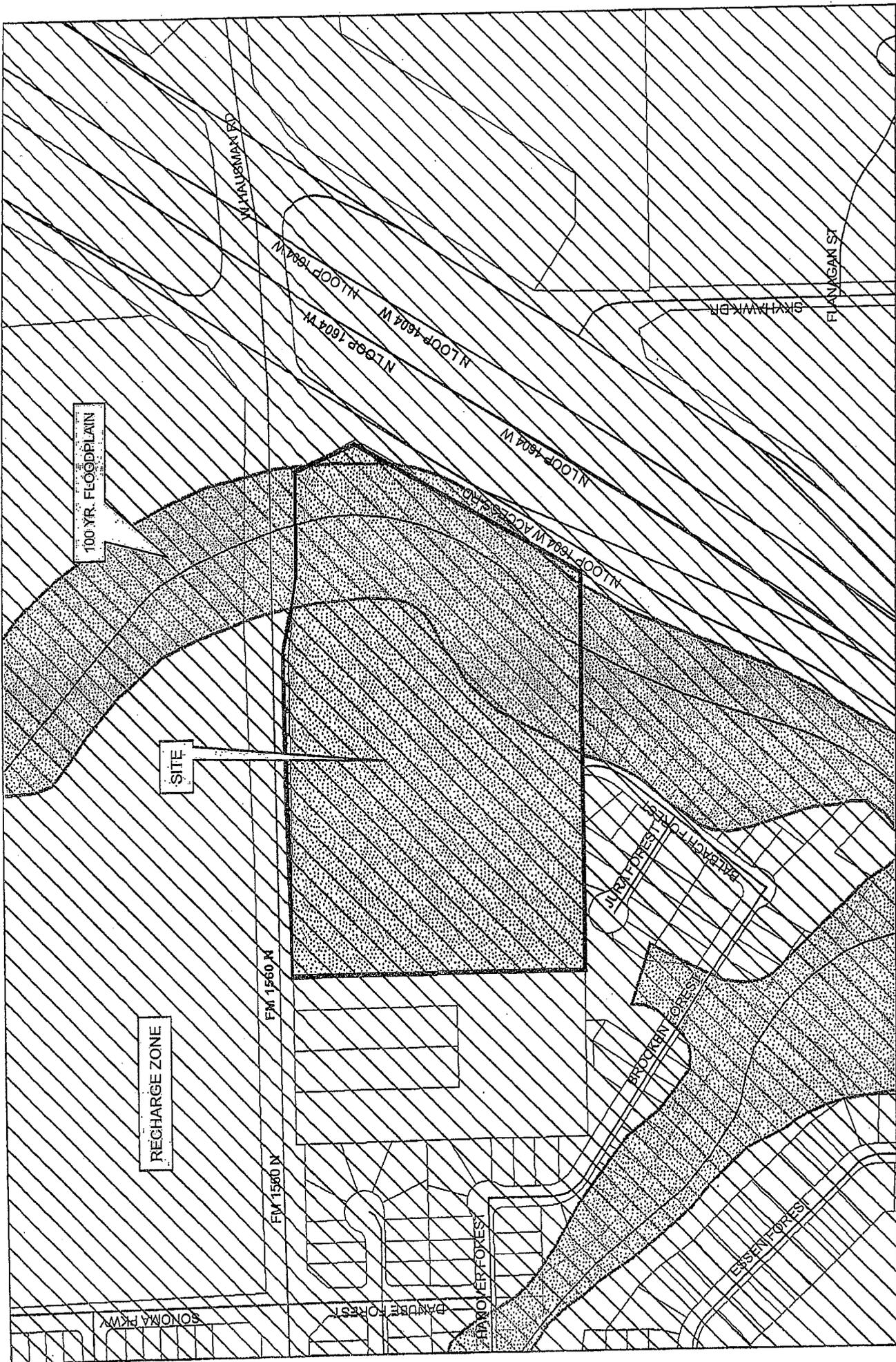
KMN:MAE



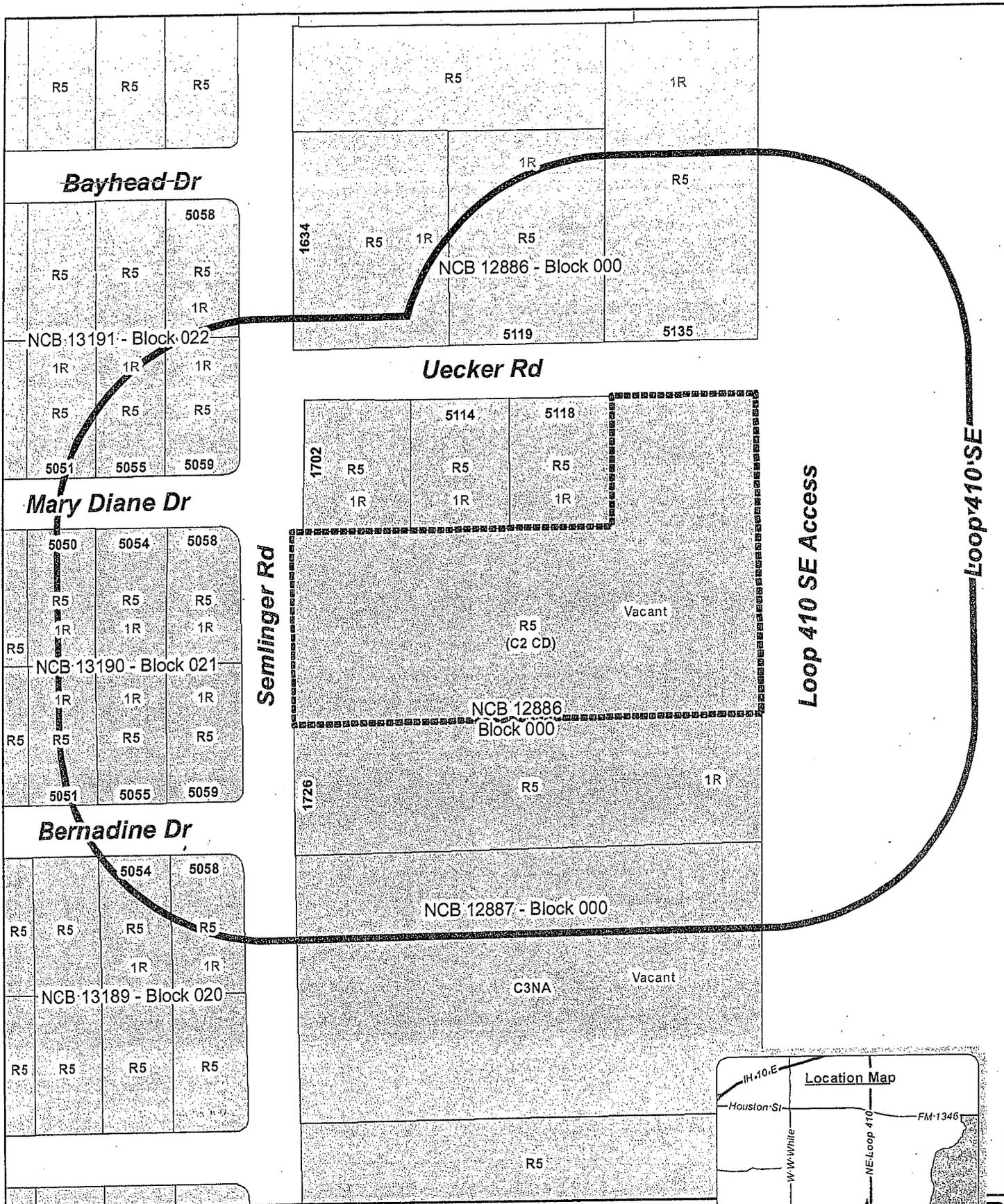
ZONING CASE: Z2007277 FIGURE 1  
 COMMERCIAL TRACT  
 MAP PAGE 513 B8 X = 2077841 Y = 13754584  
 Map Prepared by Aquifer Protection & Evaluation MAE 8/20/07







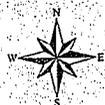
ZONING CASE: Z2007277 FIGURE 2  
 COMMERCIAL TRACT  
 MAP PAGE 513 B8 X = 2077841 Y = 13754584  
 Map Prepared by Aquifer Protection & Evaluation MAE 8/20/07



**Zoning Case Notification Plan**

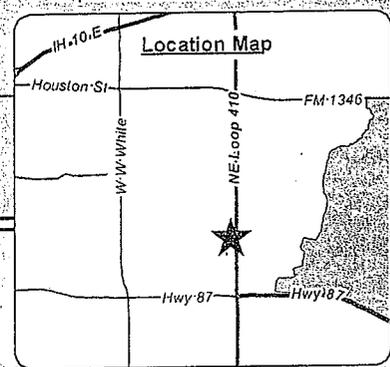
**Case Z2007270 CD**

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
- 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:** September 18, 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) and September 4, 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

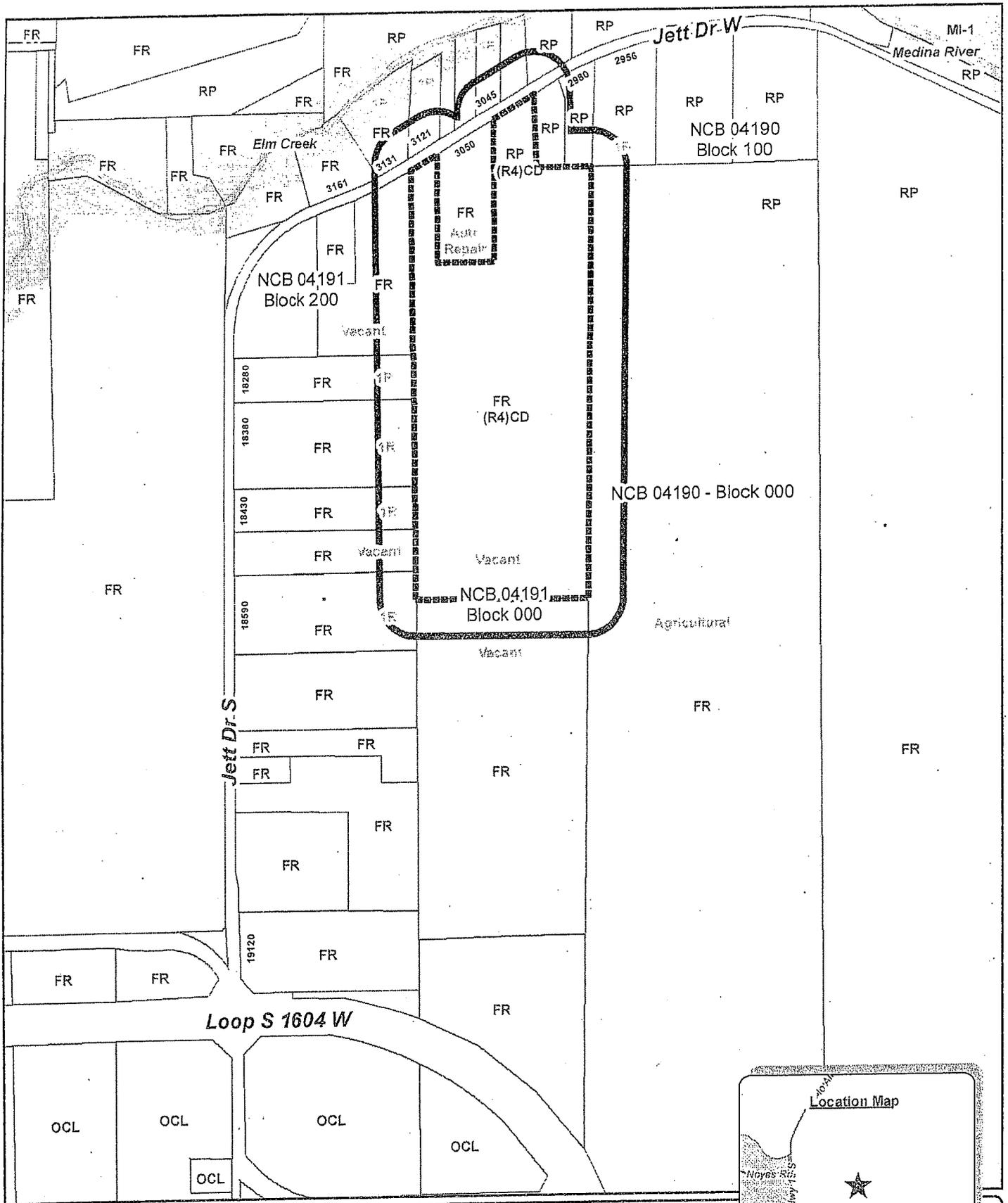
The subject property was annexed in 1957, totals approximately 2.227 acres, and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing R-5 zoning converted from the previous A zoning. Property to the north and south of the subject property is zoned "R-5" 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 East 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.

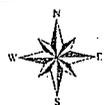
**CASE MANAGER :** Leslie Zavala 207-0215



**Zoning Case Notification Plan**

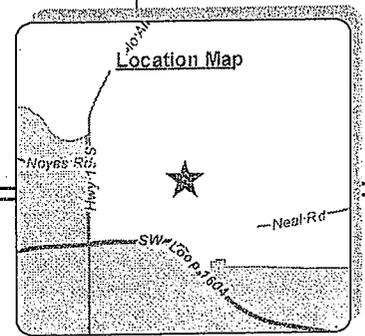
**Case Z-2007-256CD**

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  
 (08/23/2007)





# CASE NO: Z2007256 CD

## Final Staff Recommendation - Zoning Commission

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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

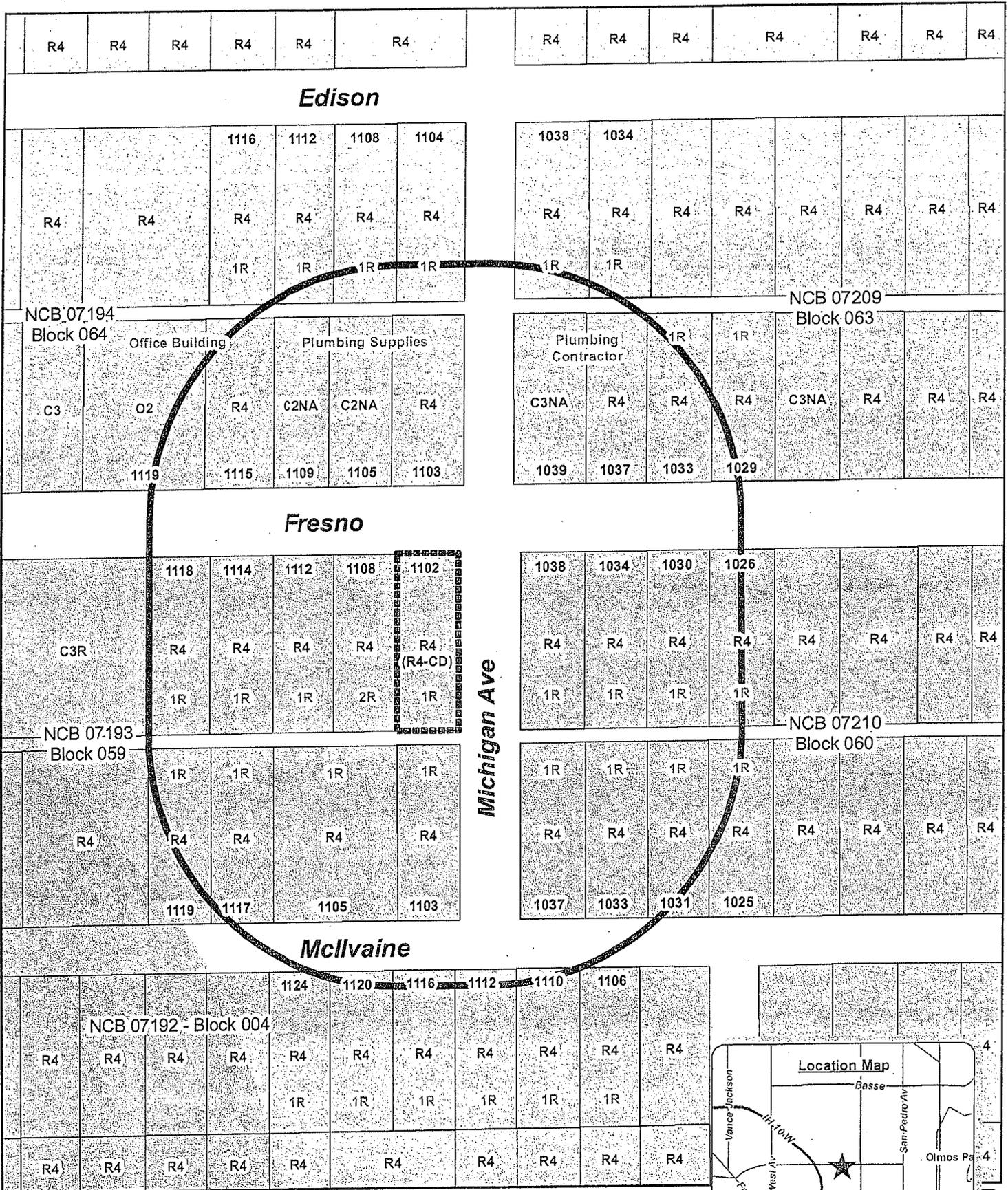
Title: Planner II

Date: 07/25/2007

Manager Review:

Date:





**Zoning Case Notification Plan**

**Case Z2007258 CD**

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): S 132.5 ft of Lot 10 - NCB 07193 - Block 059.



**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  
(07/31/2007)

# CASE NO: Z2007258 CD

## Final Staff Recommendation - Zoning Commission

**Date:** September 18, 2007  
**Council District:** 1  
**Ferguson Map:** 582 C6  
**Applicant Name:** Brad Sand  
**Owner Name:** Brad Sand  
**Zoning Request:** From "R-4" Residential Single-Family District to "R-4" (CD - Multi-Family Dwellings) Residential Single Family District with a Conditional Use for Multi-Family Dwellings not exceeding 39 units per acre or a total of 6 units.  
**Property Location:** South 132.5 Feet of Lot 10, Block 59, NCB 7193  
1102 and 1104 Fresno  
Southwest Corner of Fresno and Michigan Avenue  
**Proposal:** To Allow for 6 Residential Units  
**Neigh. Assoc.:** Northwest Los Angeles Heights Neighborhood Association  
**Neigh. Plan:** Greater Dellview Neighborhood Plan  
**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

### Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Greater Dellview Community Plan designates the subject property as Low Density Residential. Low Density Residential uses mainly include single-family houses on individual lots.

Denial as requested with an alternate recommendation of R-4 (CD-Three Dwellings) Single-Family Residential District with a Conditional Use for three dwelling units.

The subject property was annexed in 1940 and totals approximately .1515 acres. There is an existing single-family residence on the subject property that measures approximately 1568 square feet and was constructed in 1947, as well as an existing garage apartment that measures approximately 896 square feet. In 2002 following the adoption of the Unified Development Code, the existing R-4 zoning converted from the previous B zoning.

Property to the north across Fresno is zoned R-4 Single-Family Residential District and C-2NA Commercial, Nonalcoholic Sales District. Property to the west and to the east across Michigan Avenue is zoned R-4 Single-Family Residential District. R-4 Single-Family Residential District zoning exists to the south of the subject property. Land uses immediately adjacent to the proposed development consist of a duplex to the west and a single-family residence to the east across Michigan Avenue. There is a plumbing supplies facility to the north across Fresno and a single-family residence to the south.

The applicant has applied for the R-4 (CD - Multi-Family Dwelling) zoning in order to bring an existing fourplex and duplex use into compliance. The requested rezoning is an increase in density from the current R-4 Single-Family Residential designation and would not be appropriate at this location. The subject property, which is 6600 square feet, is one parcel occupied by a one-story single-family home and an apartment garage. The applicant wishes to allow for the existing single-family home to operate as a fourplex and to allow for a duplex in the garage apartment structure.

The alternate recommendation would allow for a total of three dwelling units on the subject property. The single-family residence would be allowed to operate as a duplex, consistent with the existing duplex to the

# CASE NO: Z2007258 CD

## Final Staff Recommendation - Zoning Commission

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west of the subject property at 1108 Fresno. The apartment garage would serve as the third dwelling unit. Seeing as there is an existing mix of uses and zoning districts in the general area, a conditional use for three dwelling units would be compatible with the surrounding neighborhood. Three dwelling units would be an appropriate use for the subject property.

Medium density residential uses are most appropriately placed at the perimeter of a neighborhood's low-density core, and are recommended on roads designated as collectors or higher. Medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. Fresno is considered a Secondary Arterial Type B road and various commercial facilities are available along Fresno between IH10 and Blanco Road. Public transportation (VIA Metropolitan Transit stop) is available for use by the potential residents at the intersection of Fresno and Michigan Avenue.

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

# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007258

Address: 1102/1104 Fresno

Existing Zoning: R-4

Requested Zoning: R-4C

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: Greater Dellview Community Plan

Future Land Use for the site: Low Density Residential

This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Additionally, the community recognizes and appreciates varying degrees of density that currently exist within predominantly single-family districts. However, if there are existing multi-family uses that were built as single family structures, the preference is that the structure return to a low density residential use whenever feasible. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

## Other Comments:

While the existing base zoning does not conflict with the Land Use Plan found in the Greater Dellview; the requested conditional use conflicts with the community's preference of reducing density by returning single-family residential structures being used as multi-family structures to their original intended use. This requested conditional use is contrary to that concept discussed in the Land Use Plan, and is noted in the Low Density Residential category description (p. 40).

## 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:

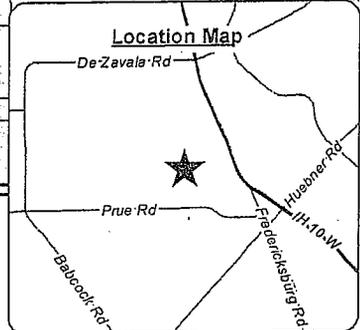
- Approval                       Denial
- Alternate Recommendation

Reviewer: Christopher J. Garcia, AICP Title: Sr. Planner

Date: 07/10/2007

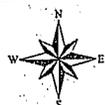
Manager Review: Nina Nixon-Mendez, AICP

Date: 07/17/07



**Zoning Case Notification Plan**  
**Case Z-2007-279**

Council District 8  
 Scale: 1" approx. = 300'  
 Subject Property Legal Description(s): Lots P-82C, P-82D, P-83A, P-83B, P-85 and Pt of P-83 - NCB 14862 - Block 000  
 Lots 2 and 4 - NCB 17504 - Block 002 (Bethel Acres Subd)



- Legend**
- Subject Property [Dotted Pattern]
  - 200' Notification Buffer [Thick Solid Line]
  - Current Zoning R6
  - Requested Zoning Change (R6)
  - 100-Year FEMA Floodplain [Dashed Line]

Produced by the City of San Antonio  
 Development Services Department  
 (08/16/2007)



# CASE NO: Z2007279

## Final Staff Recommendation - Zoning Commission

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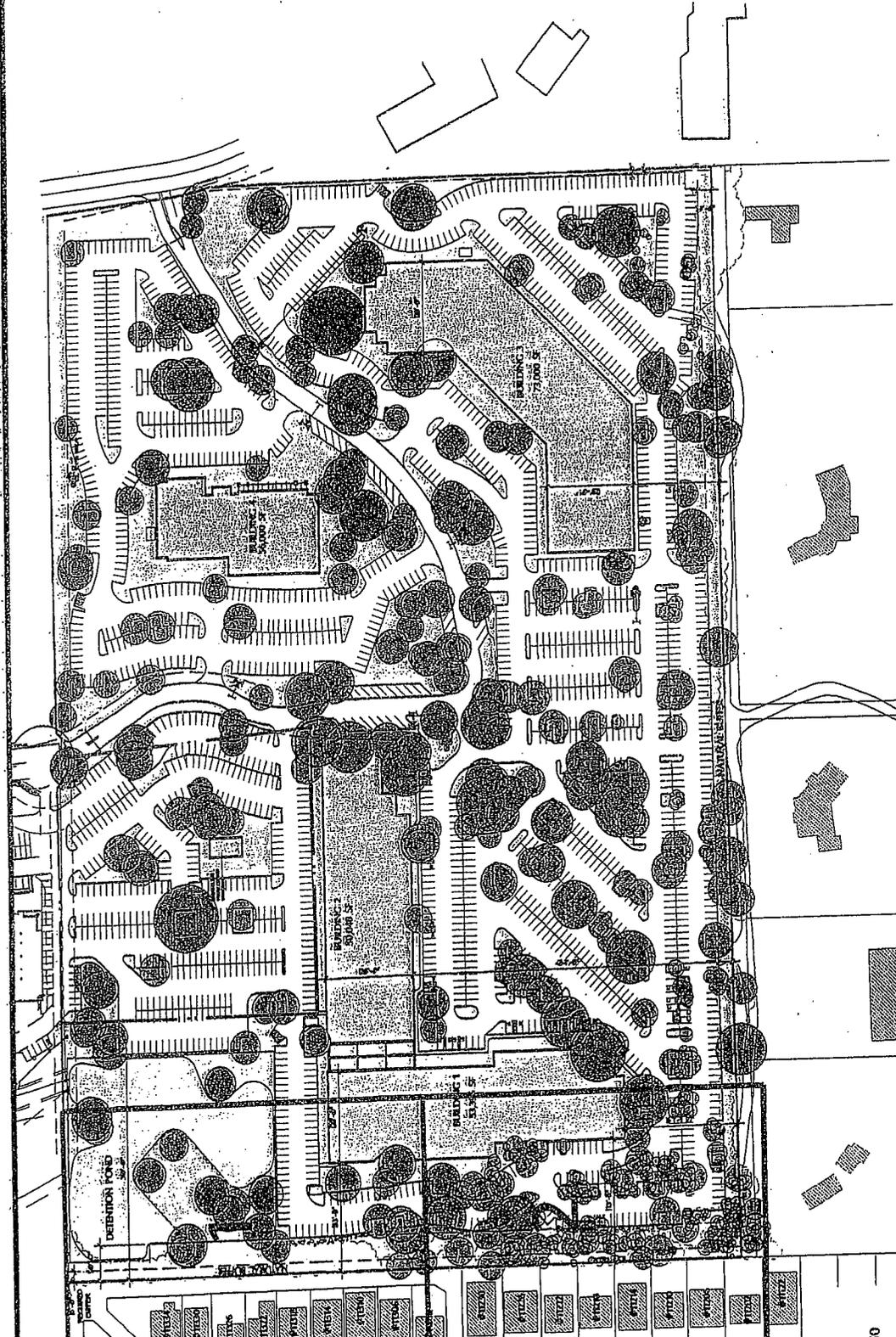
support of the building's primary office tenants in order to promote mixed uses and the internal capture of vehicular trips, while facilitating economic development. "O-2" districts provide for the establishment of low to high-rise office buildings. The outdoor display or sale of merchandise is prohibited in the "O-2" district. Uses within an "O-2" district may serve a regional market area.

"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. The purpose of the "O-2" district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses. The district regulations within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

A previous application was filed for this property, requesting a change to "BP" Business Park District. Staff recommended approval of the request the Zoning Commission recommended denial by a vote of 8-0 on October 17, 2006. The applicant failed to present the application for rezoning to the City Council within the prescribed period.

The subject property was annexed into the city in December of 1972. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous Temporary "R-1" Single-Family Residence District.

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



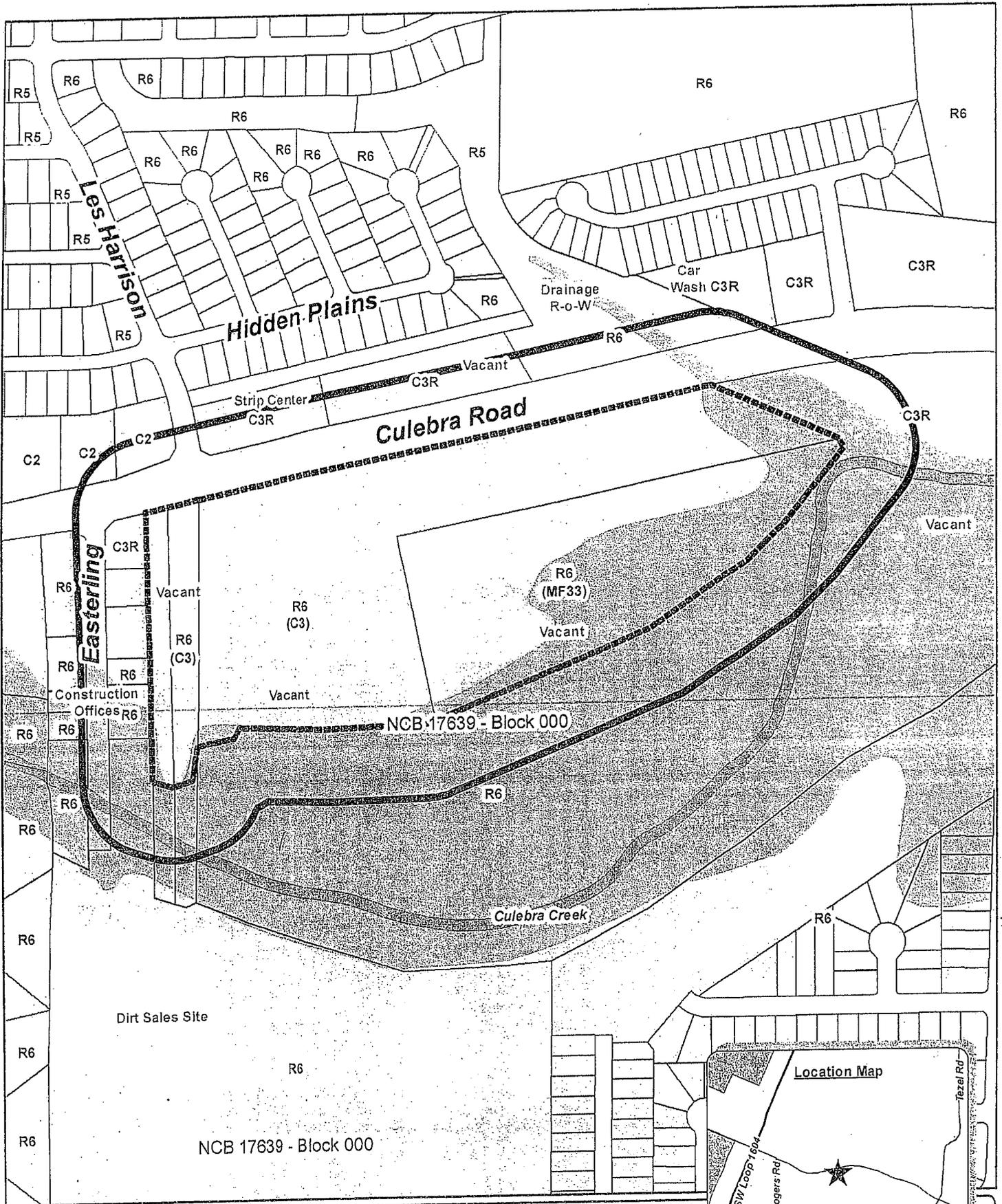
Chesney  
 Morales Architects/Planners  
 & Associates, Inc.  
10000 West 10th Street, Suite 100  
 Denver, Colorado 80202  
 Phone: 303.755.1000  
 Fax: 303.755.1001

Site Plan  
 8-1-07



DEVELOPED BY

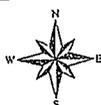
**R.L. FORT**  
**WORTH**  
 ASSOCIATES



**Zoning Case Notification Plan**

**Case Z-2007-197**

Council District 6  
 Scale: 1" approx. = 350'  
 Subject Property Legal Description(s): Part of Lots P-6, P-10, and P-11 - NCB 17639 - Block 000



**Legend**

- Subject Property [Thick Dashed Line]
- 200' Notification Buffer [Dotted Line]
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain [Stippled Area]

Produced by the City of San Antonio  
 Development Services Department  
 (08/06/2007)

# CASE NO: Z2007197

## Final Staff Recommendation - Zoning Commission

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**Date:** September 18, 2007

Zoning Commission Continuance (Commissioner Request)  
from August 21, 2007

**Council District:** 6

**Ferguson Map:** 578 D4

**Applicant Name:**

**Owner Name:**

Jay Khadem

Jay Khadem

**Zoning Request:** From "R-6" Residential Single Family District to "C-3" General Commercial District (17.59 acres) and "MF-33" Multi-Family District (10.34 acres).

**Property Location:** 27.75 acres out of NCB 17639

9936 Culebra Road

Southside of Culebra Road

**Proposal:** Commercial and Multi-Family development

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Level-3 Traffic Impact Analysis (TIA) will be required at platting/permitting.

### Staff Recommendation:

#### Approval

The 27.75 acre project site is currently undeveloped and located on the southside of Culebra Road. Culebra Road is shown within the City of San Antonio Major Thoroughfare Plan as an arterial street which accepts traffic flow from collector streets and Type A and Type B residential streets. The proposed 27.75 acre tract will be developed with commercial and multi-family dwellings and consists of 17.59 acres of "C-3" General Commercial District and 10.16 acres of "MF-33" Multi Family District. The remaining acreage will remain as "R-6" Residential Single Family District and is predominantly of floodplain area.

The surrounding land uses are predominantly undeveloped land with the exception of tracts fronting Easterling which are commercial use. The intersecting roadway across from the site is Les Harrison Drive, which is proposed to be extended as part of the 27.75 acre development. Given the existing mixed-use development pattern in the area, and the location of the subject property, the requested zoning is appropriate and suitable to the area. The subject property was annexed in 1989 and totals approximately 27.75 acres. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single Family District converted from the previous Temporary "R-1" Single-Family Residence District.

Multi-family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to 33 units per acre, depending on unit size. 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. An "MF-33" district may be used as a transition between a single family and higher intensity uses.

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



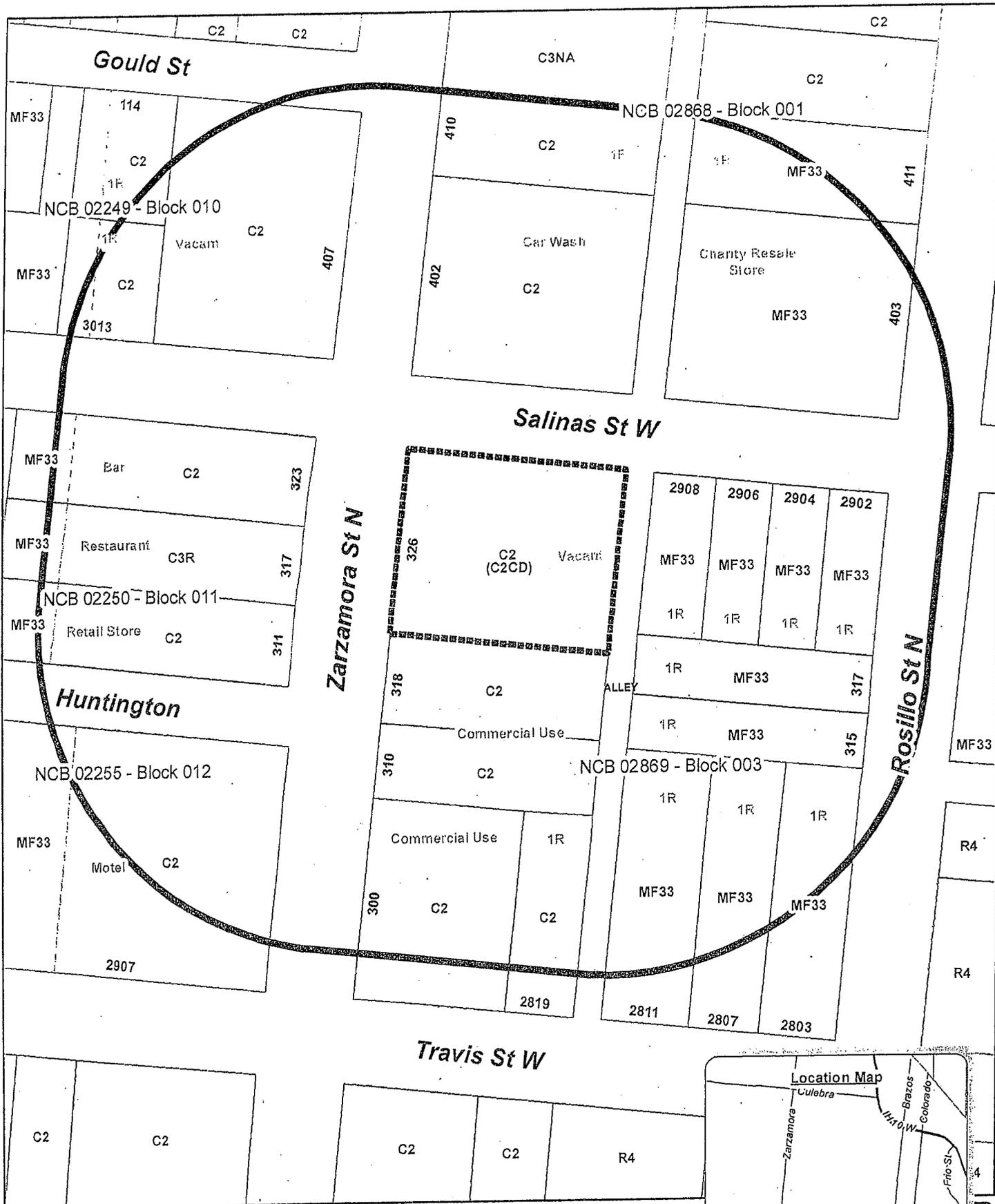
# CASE NO: Z2007197

Final Staff Recommendation - Zoning Commission

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shared internal circulation and limited curb cuts to arterial streets.

CASE MANAGER : Pedro G. Vega 207-7980



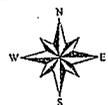
**Zoning Case Notification Plan**

**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

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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



# CASE NO: Z2007278

## Final Staff Recommendation - Zoning Commission

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**Date:** September 18, 2007

**Council District:** 10

**Ferguson Map:** 583 D4 / E4

**Applicant Name:**

Kaufman and Associates, Inc.

**Owner Name:**

Bhakta, Karsan and Bhakta, Jashuben / Bentwood Apartments, LLC / See, Sian-Tock

**Zoning Request:** From "C-2" Commercial District to "MF-50" Multi-Family District.

**Property Location:** 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

Austin Highway, West of Mt. Calvary

**Proposal:** To Allow a Multi-Family Residential Community

**Neigh. Assoc.** Terrell Heights Neighborhood Association / Wilshire Village Neighborhood Association is within 200 feet

**Neigh. Plan** Northeast Inner Loop Neighborhood Plan

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

### **Staff Recommendation:**

Inconsistent

The requested multi-family zoning district is inconsistent with the land use designation identified in the Northeast Inner Loop Neighborhood Plan. The Plan identifies future land uses as Neighborhood Commercial and an amendment to High Density Residential land use is required.

Approval, pending plan amendment

The requested multi-family district is appropriate, as the subject property fronts on a heavily commercialized primary arterial street. Multi-family land uses are encouraged in areas where supporting transportation, commercial facilities and major institutional and employment centers are in place. Additionally, medium and high density residential districts also serve as transitional districts between non-residential and single family residential land uses.

The subject property was annexed in September of 1946 and totals about 6.5 acres on multiple lots. The largest parcel, located at 1111 Austin Highway, consists of just over 4 acres and has an existing apartment community (The Bentwood Place Apartments). This use dates to 1965 and has about 120 units. The parcel at 1107 Austin Highway totals about 1.5 acres and has an existing motel (The Dunes Motel) with about 26 units. Lastly, the parcel at 1125, totals just under 2 acres and also has an existing motel (The Silver Dollar), this one having 25 units. The Dunes Motel dates to about 1946 and the Silver Dollar dates to about 1942. There are currently more than 170 units on the site and the proposal is to comprehensively redevelop the site for a multi-family community of about 360 units.

The existing C-2 zoning on the subject properties converted from the previous "F" Local Retail district identified in the 1938 zoning code. The subject properties are bound by the Terrell Heights neighborhood, a single family residential development to the north and west. The current R-4 zoning in this area converted

# CASE NO: Z2007278

## Final Staff Recommendation - Zoning Commission

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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



# CASE NO: Z2007286 S

## Final Staff Recommendation - Zoning Commission

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**Date:** September 18, 2007

**Council District:** 5

**Ferguson Map:** 650 A3

**Applicant Name:**

**Owner Name:**

The Francis Law Firm, P. C.

Apostolic Assembly of the Faith in Christ Jesus, A  
California Corp.

**Zoning Request:** From "R-5" Single Family Residential District to "R-5" S Single Family Residential District with a Specific Use Permit for a Wireless Communication System.

**Property Location:** 0.028 acres out of NCB 3736

512 and 514 Gladstone Street

West of the Intersection of IH-35 South and Gladstone Street

**Proposal:** To Allow a Wireless Communication System

**Neigh. Assoc.** None

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

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

### Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Nogalitos/South Zarzamora Community Plan designates the subject property as Mixed Use. This classification allows for a mix of uses in the same building or in the same development.

### Approval

The subject property consists of a church and existing wireless tower and shelter located on Gladstone Avenue. The property is adjacent to R-5 zoning to the north and west; I-1 zoning to the east and C-3 zoning to the south. The surrounding land uses consist of a residential dwelling to the west; a church to the north; a transmission shop, auto parts retail and outside storage to the east and car sales and a cemetery to the south.

The applicant is requesting a rezoning to allow a wireless communication system on 0.028 acres or 1,200 square feet on the southeast corner of the subject property. Staff finds the request for a Specific Use Permit to be appropriate at this location given the fact that an existing wireless tower and shelter is already located on the premises. Staff also encourages the co-location or clustering of wireless communication systems. The applicant has opted to cluster the systems. Furthermore, no residential uses are adjacent to the proposed wireless communication system site to the east and south. Therefore, an additional wireless communication system will not be out of character with the surrounding neighborhood or land uses.

Section 35-385(d) of the Unified Development Code identifies wireless communications systems as permitted uses with a specific use permit provided all conditions outlined in subsection 1 of this section are met. Subsection 2 requires support structures be located a minimum of 200 feet from all residential districts. However, for structures located on property with residential zoning, these provisions do not apply if the property is undeveloped, unplatted and located at least 200 feet from the base of the structure to the nearest residential land use. The proposal meets these requirements and the nearest residential land use is a residential structure approximately 370 feet to the northwest. Towers located in residential zoning districts are restricted to the monopole type and limited to 199 feet in height while equipment buildings are limited to 750



# **CASE NO: Z2007286 S**

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

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square feet and a height of 12 feet. The site plan submitted by the applicant will be reviewed at the permit stage for compliance with all development standards applicable to the proposed use.

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

# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007286

Existing Zoning: R5

Requested Zoning: R5-SUP

Registered Neighborhood Association(s):  
Palm Heights

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

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

Although, the current community plan does not specifically address wireless towers, it does identify the future land use as mixed use. This classification allows for a mix of uses in the same building or in the same development.

**Other Comments:**

Current zoning is an R-5 with an existing wireless tower and shelter on the premise. The Nogalitos/S. Zarzamora Community Plan analysis does not indicate a neighborhood concern of appropriately located wireless towers. The location of the tower will abut an Industrial and Regional Commercial zoned Land Use Properties.

**Analysis:**

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

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

Consistency Recommendation is not required

**Staff Recommendation:**

Approval     Denial  
 Alternate Recommendation

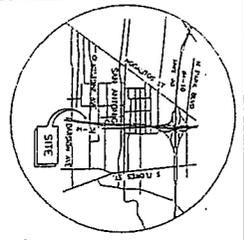
Reviewer: Irene Avina

Title: Planner II

Date: 08/31/07

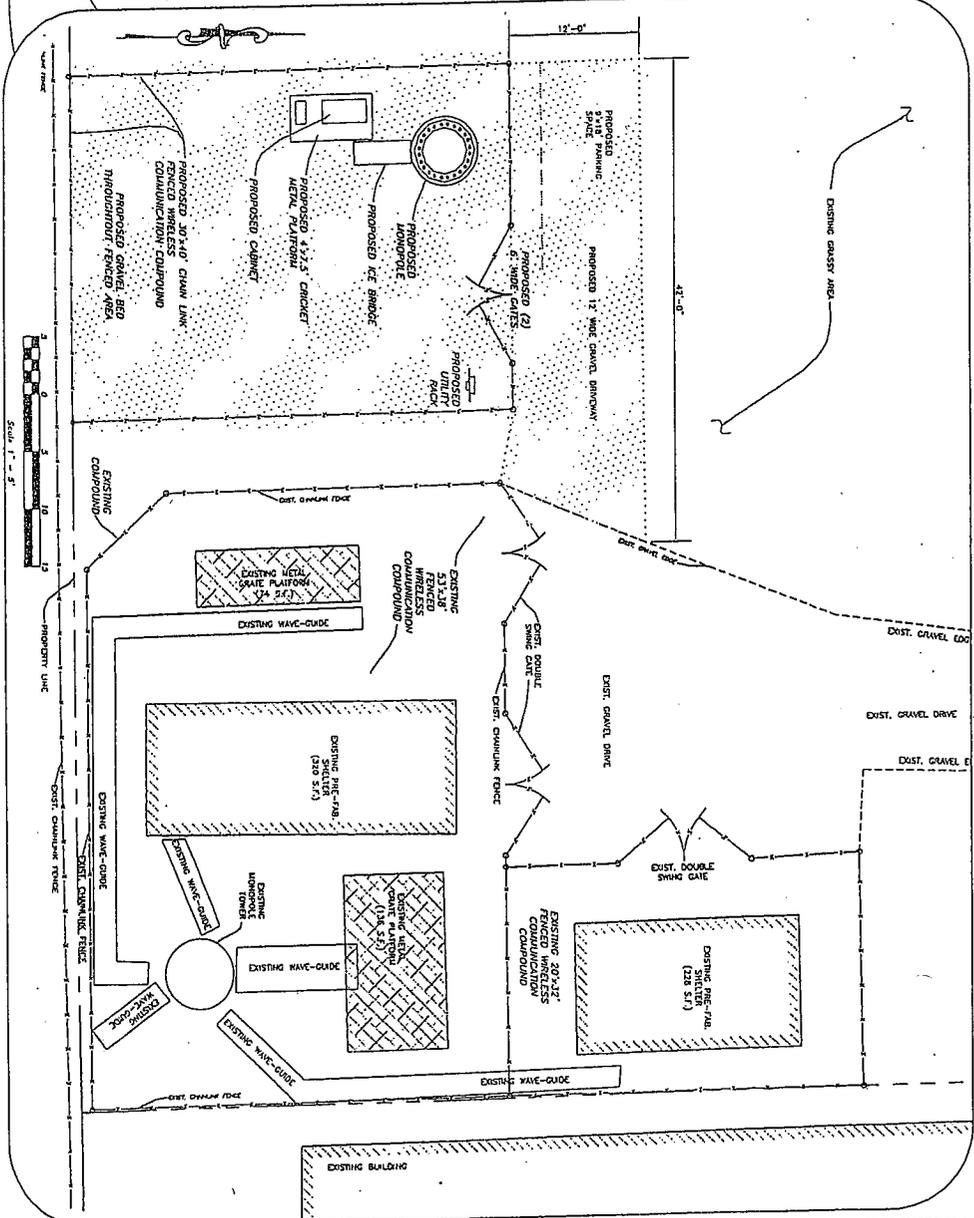
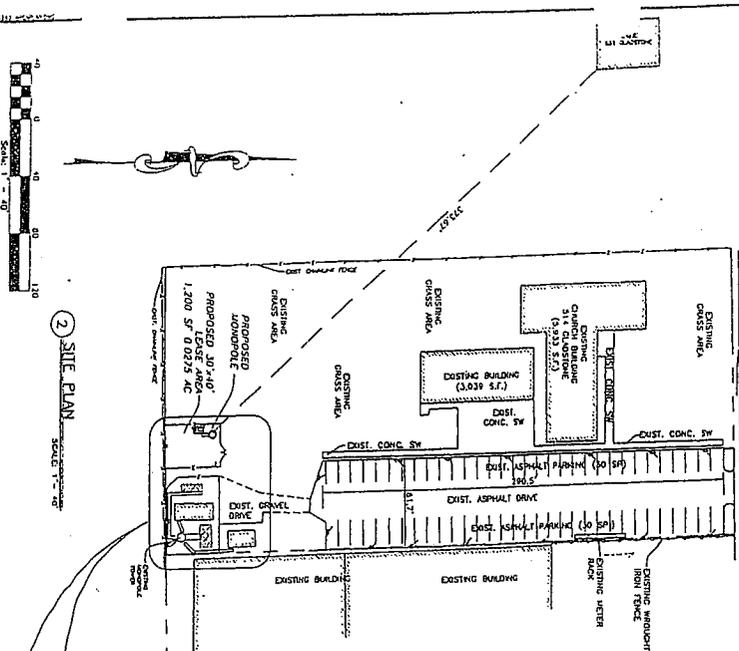
Manager Review: Nina Nixon-Mendez

Date: 08/31/07



VICINITY MAP  
NOT TO SCALE

GLADSTONE AVENUE  
(50' ROW)



- PRODUCT DATA: WIRELESS COMMUNICATION COMPOUND TO BE
1. LOCATED NEXT TO EXISTING WIRELESS COMMUNICATION
  2. PROPOSED COMPOUND IS OUTSIDE OF THE FENCE.
- SCALE: 1" = 100' TOO SMALL FOR SITE PLAN.

IRG, INC.  
17314 SR. 249 SUITE 230  
HOUSTON, TEXAS 77064  
PHONE: 281.807.1441  
FAX: 281.807.4108



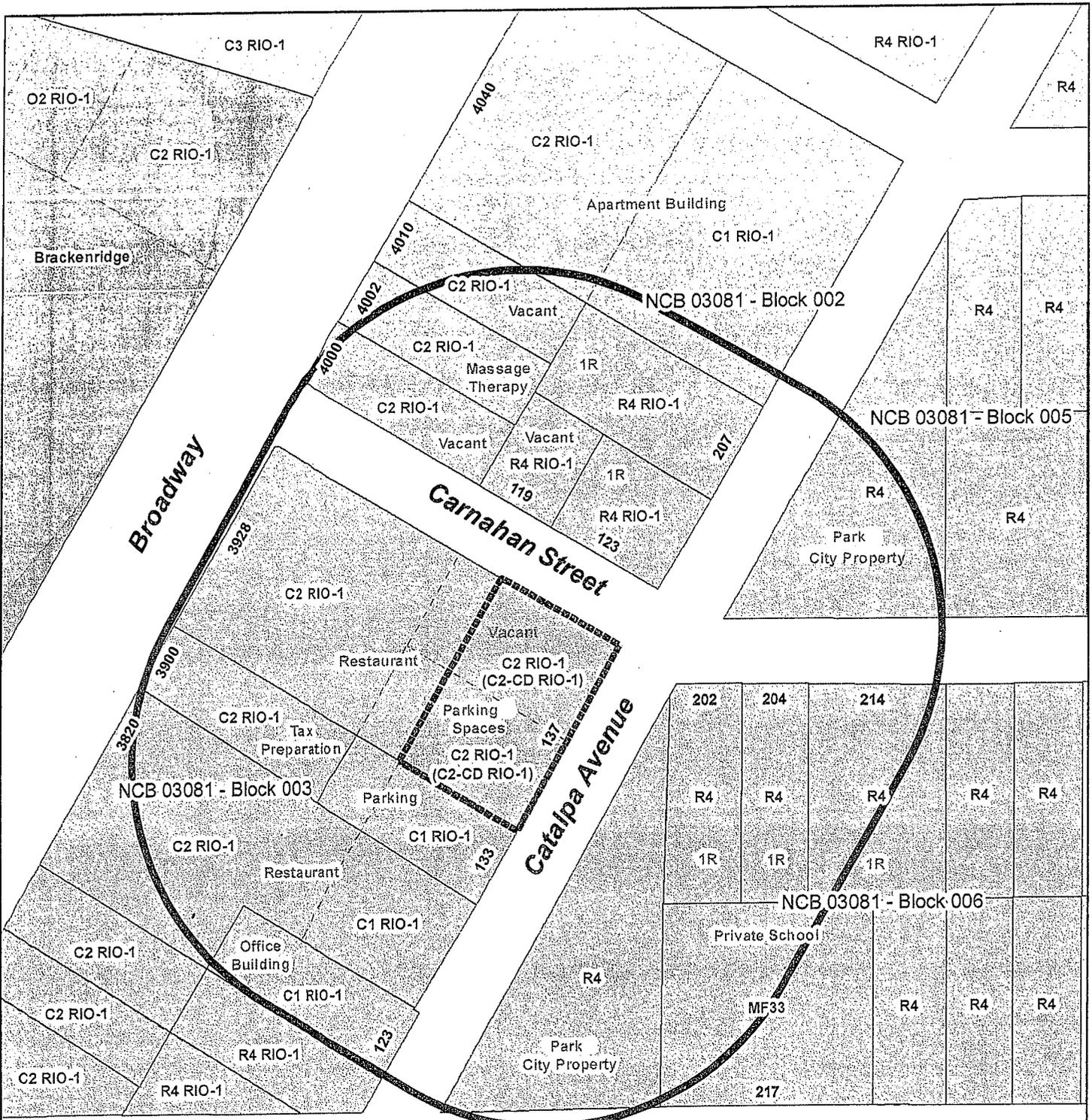
SITE # SAT-032-C  
SITE NAME, GLADSTONE  
512 GLADSTONE  
SAN ANTONIO, TEXAS 78225

NO.	DATE	REVISION

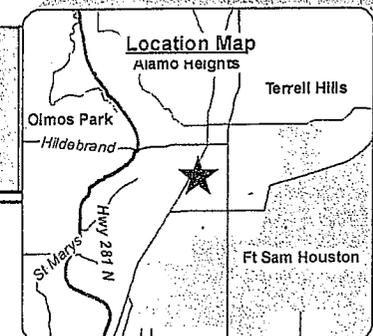


JOM Consulting, Inc.  
CONSULTING ENGINEERS  
11000 DALLAS ROAD SUITE 2000  
DALLAS, TEXAS 75224  
(972) 251-1038

22007286



C3 RIO-1	MF33	MF33	MF33	MF33	R4	R4	R4
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### Zoning Case Notification Plan

## Case Z-2007-288CD

Council District 9  
 Scale: 1" approx. = 100'  
 Subject Property Legal Description(s): Lot 23 - NCB 03081 - Block 003 (Romans Center Subd)



**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  
 (08/22/2007)

# CASE NO: Z2007288 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** September 18, 2007

**Council District:** 9

**Ferguson Map:** 583 C7

**Applicant Name:**

**Owner Name:**

Heather Wright

C. H. Romian

**Zoning Request:** From "C-2" RIO-1 Commercial River Improvement Overlay District-1 to "C-2" RIO-1 [CD-Small Animal Clinic) Commercial River Improvement Overlay District-1 with a Conditional Use for a Small Animal Clinic (No Outside Runs, Pens or Paddocks Permitted).

**Property Location:** Lot 23, Block 3, NCB 3081

137 Catalpa Avenue

Southwest Corner of Catalpa Avenue and Carnahan Street

**Proposal:** To allow a Small Animal Clinic

**Neigh. Assoc.** Mahncke Park Neighborhood Association

**Neigh. Plan** Mahncke Park Neighborhood Plan

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

### Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. Currently the base zoning is C-2, which conforms to the Proposed Land Use Plan.

### Approval

The developer of this project proposes to construct a Small Animal Clinic (No Outside Runs, Pens or Paddocks Permitted). The proposed project will be located on a vacant tract of land with existing parking spaces approximating 0.361 acres on Carnahan Street approximately 180 feet southeast of the intersection of Broadway and Carnahan Street. The proposed site will consist of a 3500 square foot building located within the Mahncke Park Neighborhood Plan. Land uses adjacent to the proposed project are commercial and residential. Surrounding area consists of "C-2" RIO-1 Commercial River Improvement Overlay District-1 to the northwest, "C-1" RIO-1 Light Commercial River Improvement Overlay District-1 to the southwest, "R-4" RIO-1 Residential Single-Family River Improvement Overlay District-1 across Carnahan Street to the northeast and "R-4" Residential Single-Family River District across Catalpa Avenue to the southeast. The base commercial zoning will not be changed; the property may at any time be developed for commercial uses.

The applicant will have to comply with all current "RIO-1" River Improvement Overlay District-1 design standards and guidelines to receive a Certificate of Occupancy. 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. The subject parcel was rezoned from "B" Residence District to "B-2" Business District by ordinance 48145 approved June 16 of 1977. This district converted to the "C-2" Commercial District following the 2001 adoption of the 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

# CASE NO: Z2007288 CD

## Final Staff Recommendation - Zoning Commission

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classification shall not be for all of the uses permitted in a given district but shall be only for the conditional use (bookkeeping office, photography studio, etc.) named in the ordinance approving the conditional zoning district. In considering a request for a conditional zoning classification, the zoning commission shall make a recommendation to the city council with reference to the use and development conditions which insure compatibility with surrounding properties.

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

# Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2007288

Existing Zoning: C2-CD, RIO-1

Requested Zoning: C2-CD Allowing a small animal  
veterinary clinic as a conditional use

Registered Neighborhood Association(s):  
Mahncke Park Neighborhood Association

Neighborhood/Community/Perimeter Plan:  
Mahncke Park Neighborhood Plan

Future Land Use for the site:  
Neighborhood Commercial Land Use

### Other Comments:

A consistency review is not required because the base zoning is not changing. Currently the base zoning is C-2, which conforms to the Proposed Land Use Plan. The property also falls within the RIO-1 district and compliance with all regulations of that overlay district will be required. The proposed zoning change appears to conform to the Neighborhood Commercial designation contained in the Mahncke Park Neighborhood Plan by serving the immediate area. It also appears to potentially address one of the major action steps contained in Goal 6: Safety. The major action step calls for making spay/neuter services more available to lower income groups.

### Analysis:

- Request conforms to Land Use Plan                       Request does not conform to Land Use Plan  
 Not applicable because base zoning is not being altered

### Staff Recommendation:

- Supports                       Recommends Denial

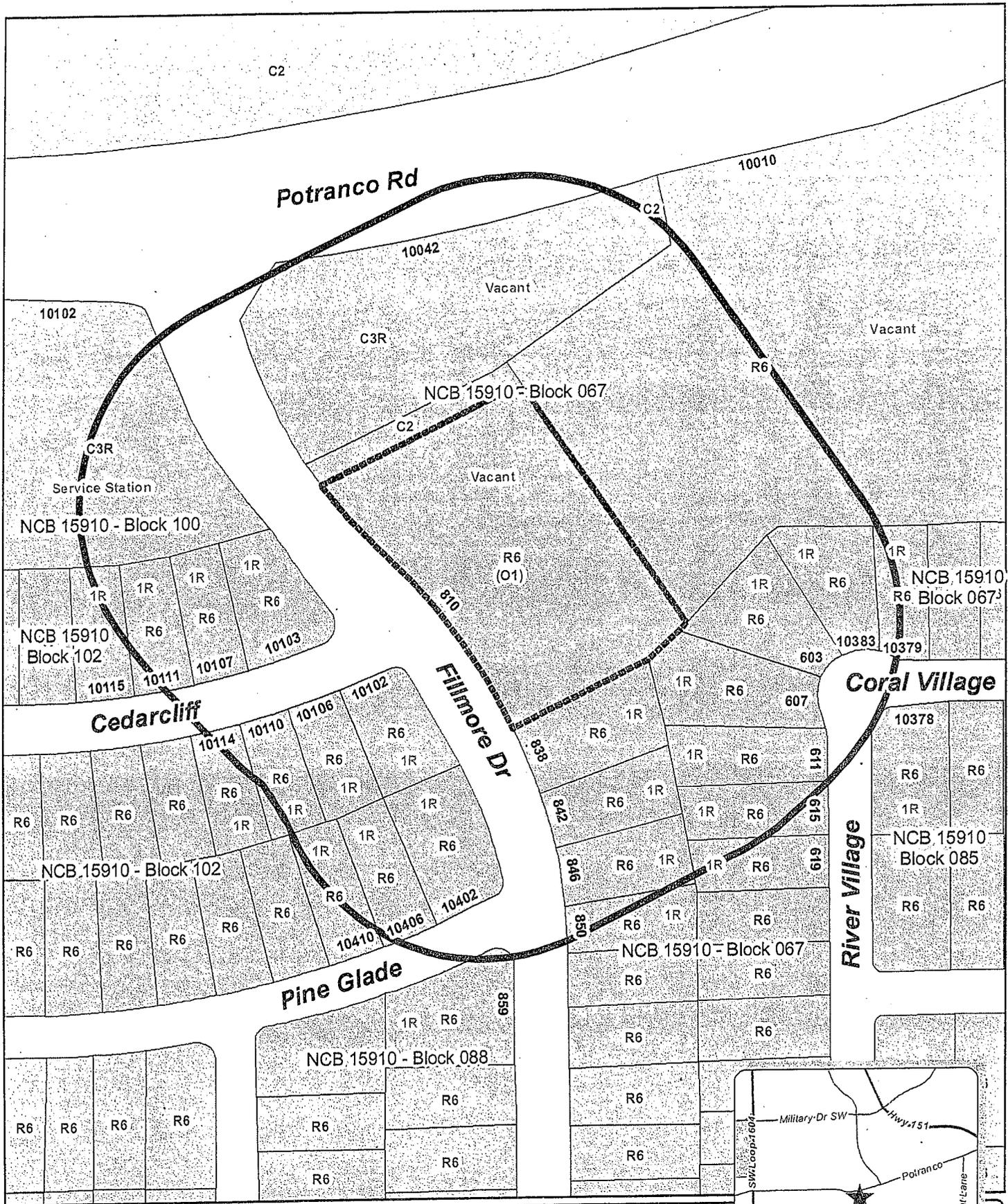
Reviewer: Tyler Sorrells

Title: Planner II

Date: 9/11/07

Manager Review: Nina Nixon-Mendez

Date: 9/12/07



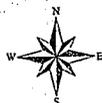
**Zoning Case Notification Plan**

**Case Z-2007-272**

Council District 4

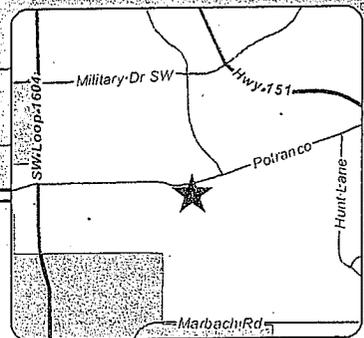
Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 92 - NCB 15910 - Block 067



**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  
(08/28/2007)

# CASE NO: Z2007272

## Final Staff Recommendation - Zoning Commission

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**Date:** September 18, 2007

**Council District:** 4

**Ferguson Map:** 612 D4

**Applicant Name:**

Oscar Garcia, Jr.

**Owner Name:**

Oscar Garcia, Jr.

**Zoning Request:** From "R-6" Residential Single-Family District to "O-1" Office District.

**Property Location:** Lot 92, Block 67, NCB 15910

810 Fillmore Drive

East of the Intersection of Fillmore Drive and Cedarcliff

**Proposal:** To allow professional offices

**Neigh. Assoc.** Heritage Neighborhood Association

**Neigh. Plan** None

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

### Staff Recommendation:

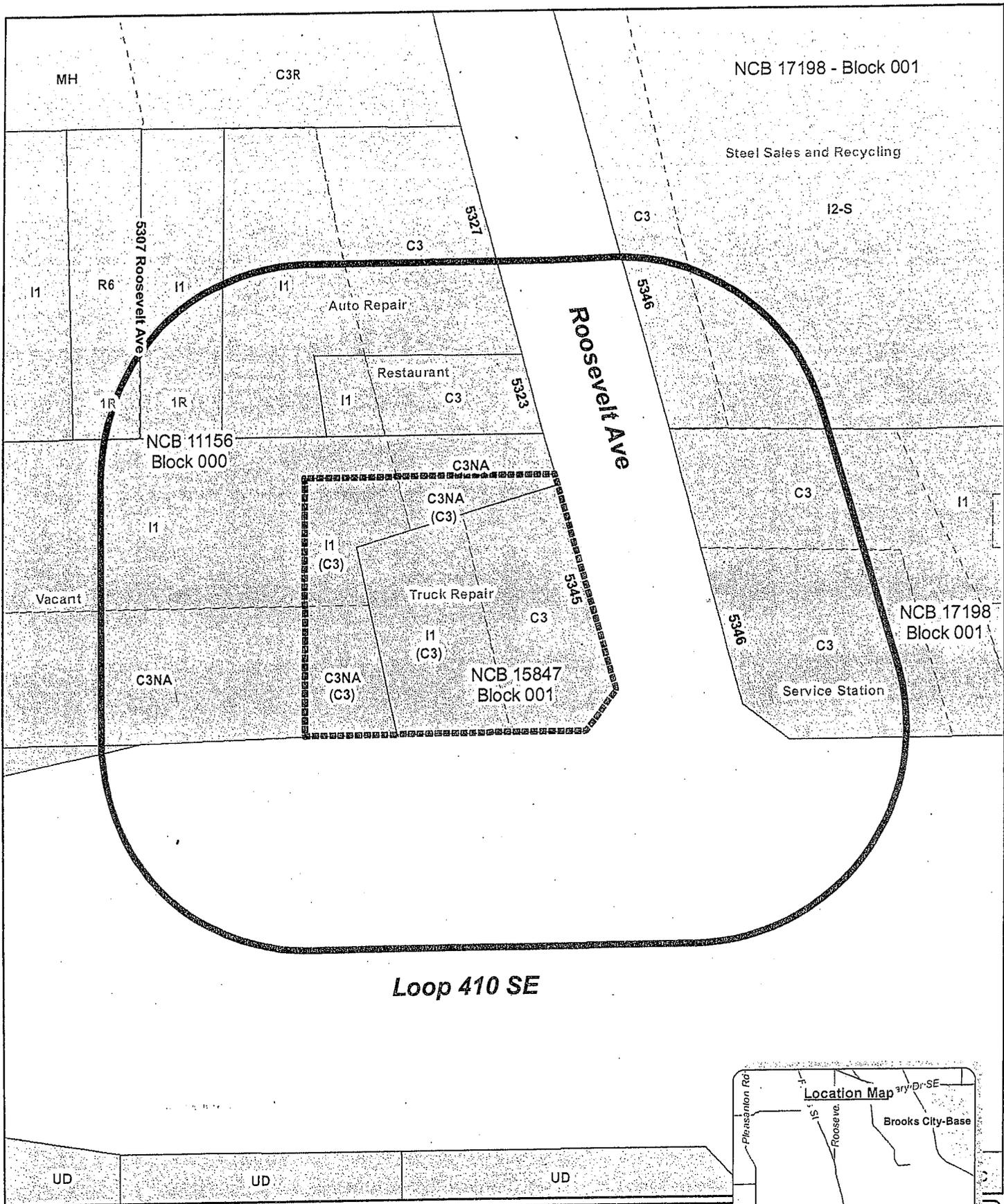
Approval

The subject property is a vacant 1.321-acre parcel located on the City's far west side. This property is situated on the east side of Fillmore Drive, south of the intersection of Potranco Road and Fillmore Drive. This area was annexed by the City of San Antonio on May 31, 1995. The subject parcel was rezoned from "Temp R-1" to "R-1" by ordinance 85420 approved January 9, 1997. The zoning on this parcel converted to "R-6" following the adoption of the current zoning districts in 2002. This lot is part of the 3-unit Church Community Development Subdivision. The southern portion of Lot 93, which abuts the subject parcel to the north, was recently rezoned from "R-6" to "C-2" and is to be the ingress/egress point for a proposed commercial development to be built on the balance of the lot. The parcel to the east is zoned "R-6", is currently vacant and is the proposed location of a church. The lots to the south and to the west (across Fillmore Drive) are zoned "R-6" and are occupied by single-family residences.

The applicant is requesting this zoning change so that the subject property may be utilized for (a) professional office(s). The maximum building size within an O-1 zoning district is 10,000 square feet for a single building or 90,000 square feet of aggregate building size. However, conditions on this site and development standard requirements may further limit the size of any building(s). If this zoning change request is approved, a Type B buffer will be required along the east and south property lines to screen and separate the proposed use from adjoining single-family residential zoning districts

The "O-1" district restricts uses primarily to offices and ancillary uses (ancillary uses are those provided for the convenience of on-site tenants and which do not provide services or products to the general public) which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intense uses. "O-1" zoning at this location will serve as an appropriate transition between the higher intensity commercial zoning to the north and the lower intensity single-family residential zoning to the south. Professional offices may provide beneficial services to the surrounding community and provide additional employment opportunities in this primarily residential area.

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



**Zoning Case Notification Plan**  
**Case Z2007281**

Council District 3

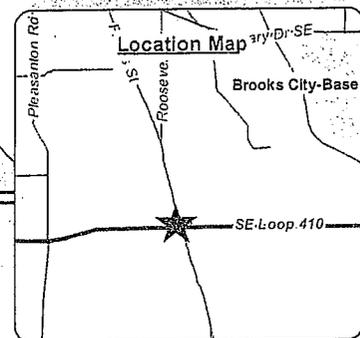
Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 1 - NCB 15847 - Block 001 & Part of NE Irr 1723.07 ft of Lot M - NCB 11156 - 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  
 (08/20/2007)

# CASE NO: Z2007281

## Final Staff Recommendation - Zoning Commission

**Date:** September 18, 2007

**Council District:** 3

**Ferguson Map:** 683 A4

**Applicant Name:**

Paula Martinez For Mobile Sol, Inc. and We-Roosevelt, LP

**Owner Name:**

Mobile Sol, Inc. and We-Roosevelt, LP

**Zoning Request:** From "I-1" General Industrial District, "C-3NA" General Commercial, Nonalcoholic Sales District, and "C-3" General Commercial District to "C-3" General Commercial District.

**Property Location:** Lot 1, Block 1, NCB 15847 (.981 acres) and .521 acres out of NCB 11156

5345 Roosevelt Avenue

Northwest corner of Roosevelt Avenue and Southeast Loop 410 Access Road

**Proposal:**

To Allow for a Convenience Store with Gasoline Sales

**Neigh. Assoc.**

Kingsborough Ridge Neighborhood Association

**Neigh. Plan**

None

**TIA Statement:**

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

**Staff Recommendation:**

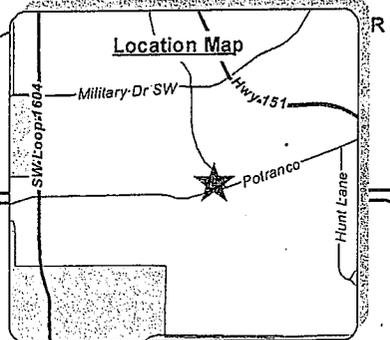
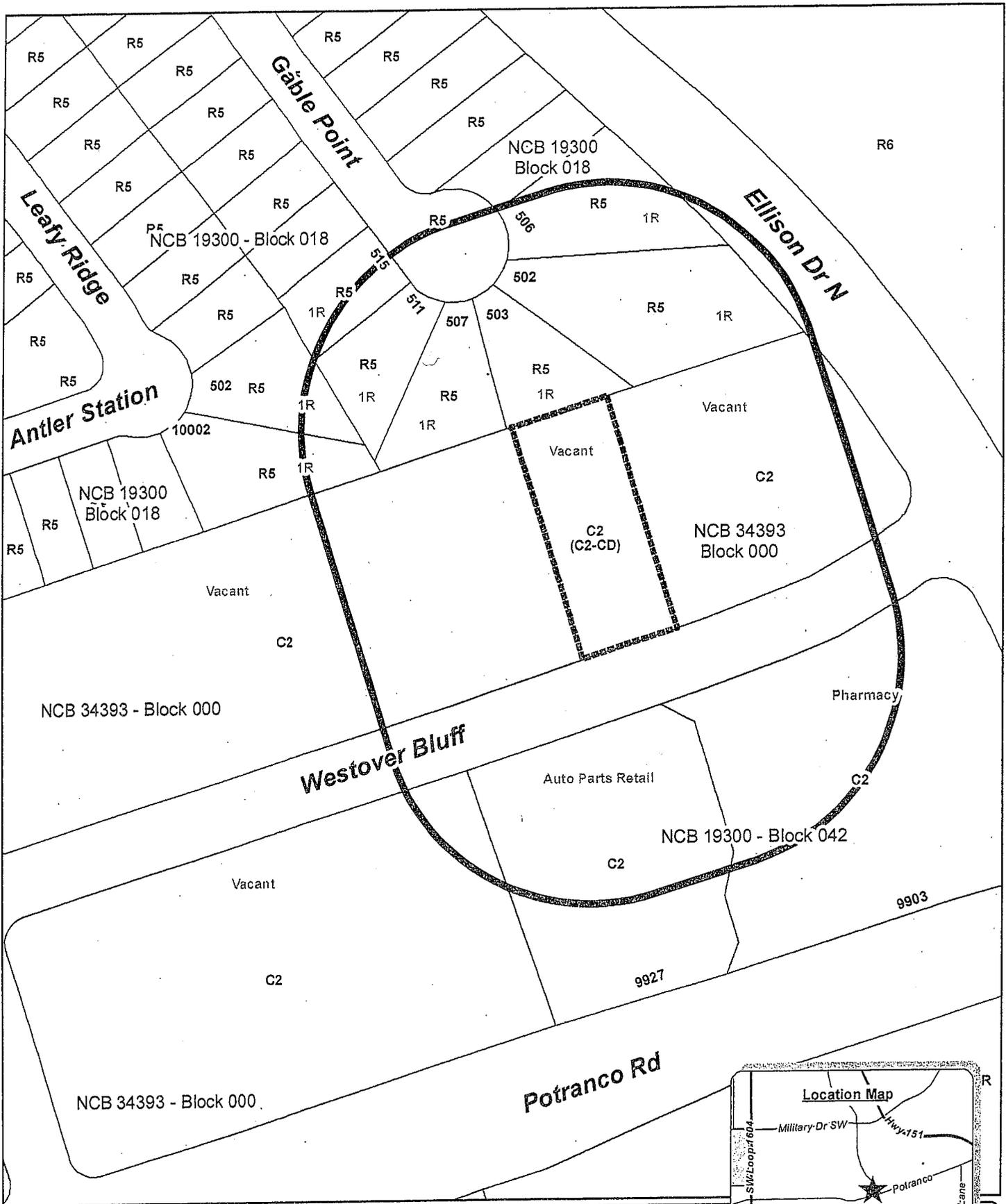
Approval

The subject properties were annexed in 1952, and consist of two parcels; one parcel that is approximately .981 acres and one parcel that is approximately .521 acres. There is an existing commercial garage on the .981 parcel that measures approximately 3200 square feet and was constructed in 1979. The .521 acre parcel is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing "C-3" and "I-1" zoning on the .981 parcel was converted from the previous "B-3" and "I-1" passed by City Council on January 9, 1986 (Ordinance #62153). The .521 parcel was zoned "B-3NA" and "I-1" by City Council on January 9, 1986 (Ordinance #62153), converting to "C-3NA" and "I-1" in 2002.

"C-3NA" General Commercial, Nonalcoholic Sales District and "I-1" General Industrial District zoning currently exists to the north and west of the subject properties. Property to the east across Roosevelt Avenue is zoned "C-3" General Commercial District. Property to the south across Southwest Loop 410 is zoned "UD" Urban Development. Land uses immediately adjacent to the proposed development consist of a restaurant to the north and undeveloped property to the west. There is a convenience store with gasoline sales located to the east across Roosevelt Avenue. There is a hotel to the south across Southwest Loop 410.

The applicant has applied for C-3 in order to develop a convenience store with gasoline sales. The subject property is located with direct access to Roosevelt Avenue (a Primary Arterial "Type A") and secondary access to Southwest Loop 410 (a freeway). The requested zoning would be appropriate at this location in order to provide commercial and retail uses that would compliment and serve the rapidly developing single-family and multi-family residential uses to the south. The requested C-3 zoning is a regional commercial district and is most appropriate along the frontage or at the intersections of major thoroughfares; consequently allowing land uses that rely on a high traffic count and major visibility in order to remain viable. Staff would consider this location, the intersection of Roosevelt Avenue (a Primary Arterial "Type A") and Southwest Loop 410 (a freeway) appropriate for regional commercial uses.

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

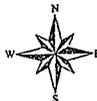


**Zoning Case Notification Plan**  
**Case Z-2007-283**

Council District 6

Scale: 1" approx. = 120'

Subject Property Legal Description(s): 0.50 Acres out of Lot P-9 - NCB 34393 - 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  
 (09/12/2007)

# CASE NO: Z2007283 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** September 18, 2007

**Council District:** 6

**Ferguson Map:** 612 D5

**Applicant Name:**

Stephen J. Kramer

**Owner Name:**

Bryan Sharp, DVM

**Zoning Request:** From "C-2" Commercial District to "C-2" (CD-Small Animal Clinic) Commercial District with a Conditional Use for a Small Animal Clinic (No Outside Runs, Pens or Paddocks Permitted).

**Property Location:** 0.5 acres out of NCB 19300

9900 Block of Westover Bluff (Potranco Road)

West of the intersection of North Ellison Drive and Westover Bluff

**Proposal:** To Allow a Small Animal Clinic

**Neigh. Assoc.** None

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval

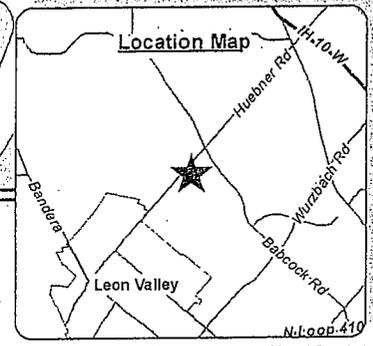
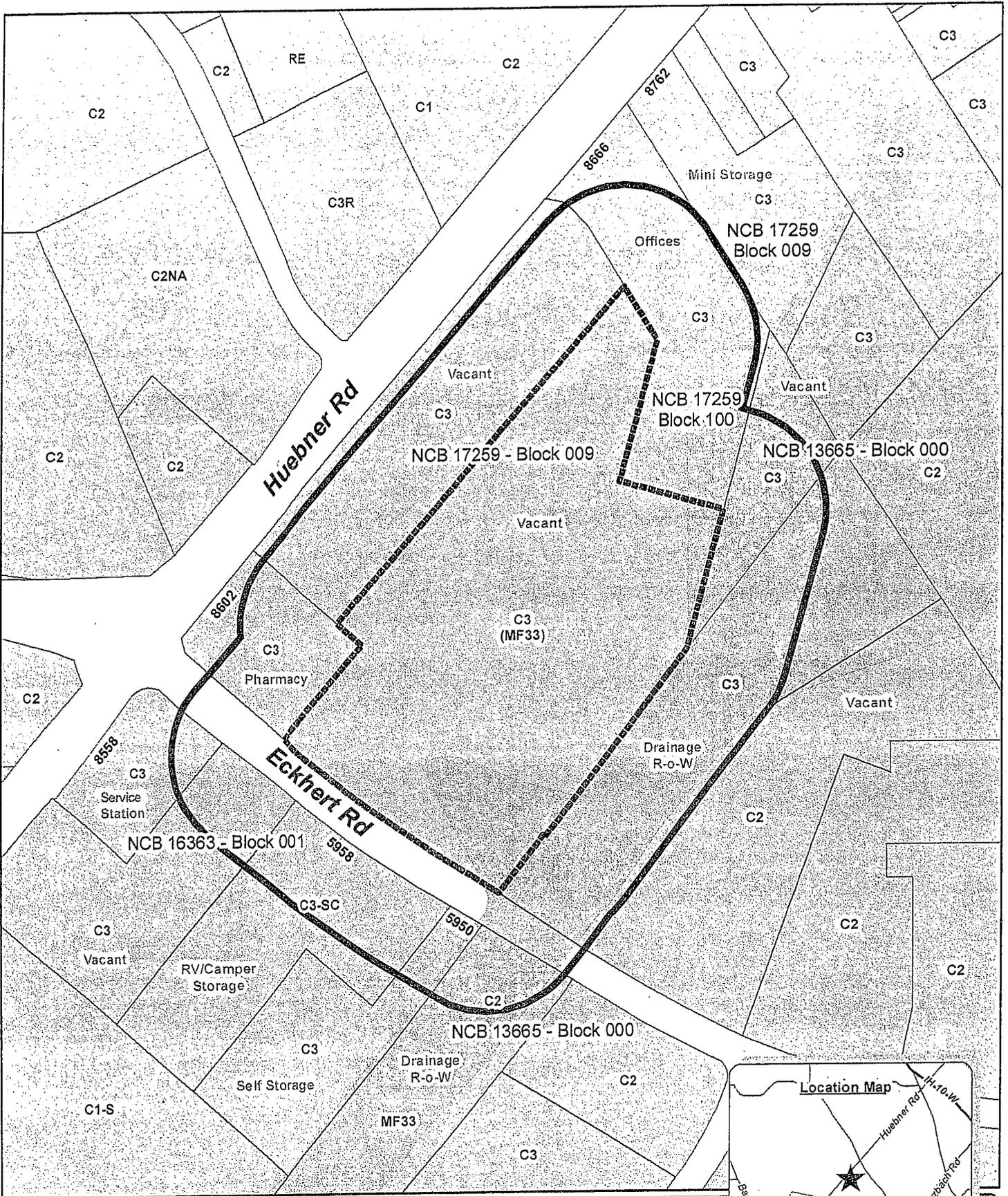
The subject property consists of undeveloped land located with frontage on Westover Bluff. The property is adjacent to R-5 zoning to the north; C-2 zoning to the south, west and east. The surrounding land uses consist of residential dwellings to the north; undeveloped land to the east and west and an auto parts retail store and pharmacy to the south.

The applicant is requesting a rezoning to allow a veterinary clinic for small animals with no outside runs, pens or paddocks. A significant amount of C-2 zoning exists within the vicinity of the subject property. Therefore, the requested commercial use would be appropriate at this location and will not be out of character with the neighboring properties. Furthermore, the base commercial zoning will not be changed and the property may at any time be developed for commercial uses in the future.

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

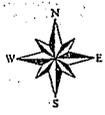
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent lands uses under given conditions. The granting 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 named in the ordinance approving the conditional zoning district

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



**Zoning Case Notification Plan**  
**Case Z-2007-284**

Council District 8  
 Scale: 1" approx. = 250'  
 Subject Property Legal Description(s): 11.398 Acres out of Lot 1, Block 9, NCB 17259



Legend	
Subject Property	▣ (dotted pattern)
200' Notification Buffer	▬ (thick dashed line)
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	▬ (dashed line)

Produced by the City of San Antonio  
 Development Services Department  
 (09/21/2007)

# CASE NO: Z2007284

## Final Staff Recommendation - Zoning Commission

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**Date:** September 18, 2007

**Council District:** 8

**Ferguson Map:** 548 C7

**Applicant Name:**

Gerardo Menchaca

**Owner Name:**

Ithaca Investments, Ltd.

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

**Property Location:** 11.398 acres out of Lot 1, Block 9, NCB 17259

8600 Block of Huebner Road

East of the Intersection of Huebner Road and Eckhert Road

**Proposal:** To allow an apartment complex

**Neigh. Assoc.** None

**Neigh. Plan** None

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

### Staff Recommendation:

#### Approval

The subject property is located on the City's northwest side. This parcel is situated northeast of the intersection of Eckhert and Huebner Roads. The area proposed for rezoning has frontage on Eckhert Road and is separated from Huebner Road by an approximately 230-foot wide parcel that is to retain the existing "C-3" zoning designation. Abutting and adjacent properties are zoned "C-3." The property to the northeast is occupied by office space. The property to the west is occupied by a retail pharmacy. There is a drainage right-of-way immediately to the southeast. The area including the subject lot was annexed December 26, 1972 by ordinance 41425. The subject property was rezoned to "B-3" by ordinance 57076 adopted June 2, 1983. Prior to this 1983 zoning change, the subject property was zoned for multi-family residential use. The existing "C-3" zoning on the subject lot converted from "B-3" with the adoption of the current zoning classification system in 2002.

The applicant is requesting "MF-33" zoning to allow a multi-family residential development on the subject property. According to the preliminary massing plan, this development would include 16 two/three and three-story buildings and a clubhouse. The proposed development would include 344 dwelling units, although the requested "MF-33" zoning district would allow up to 376 units based on the maximum allowed density. The applicant is proposing to provide vehicular access from Huebner Road through the abutting property with a secondary gated entry along Eckhert Road.

The requested "MF-33" zoning is appropriate at this location. "MF-33" uses are to be located near supporting transportation and commercial facilities in a centrally located area or in an area where medium density multi-family use is desired. There is an existing mix of commercial and multi-family residential development in the vicinity. This undeveloped parcel is in an area that has existing transportation, public safety and utility infrastructure. There are nearby commercial establishments to serve the needs of future residents. This location is also in close proximity to a major employment center - the South Texas Medical Center.

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