

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, September 21, 2010
12:45 PM

ZONING COMMISSIONERS

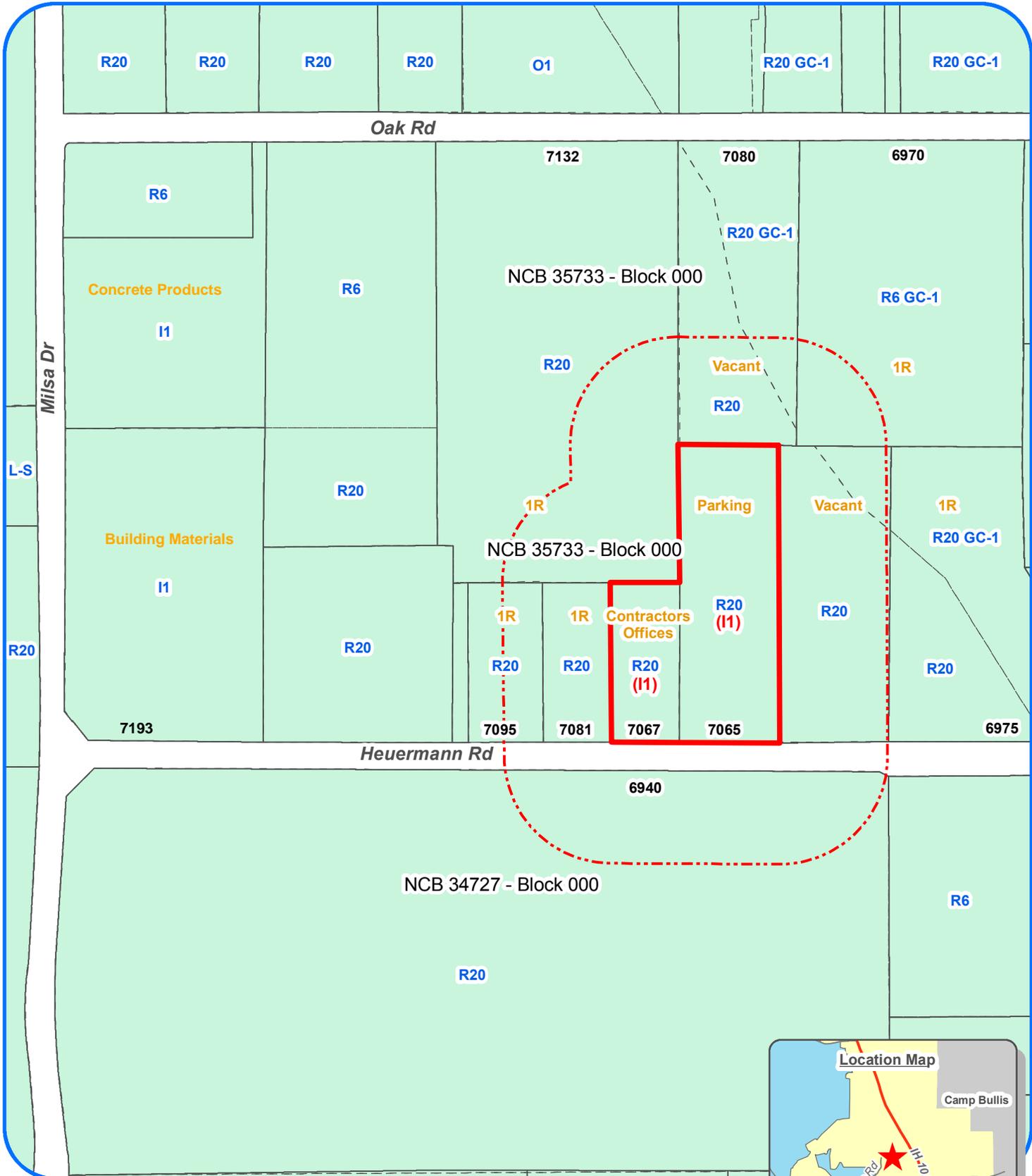
Ralph Medina – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Joe Valadez – District 5	Brenna Nava– District Mayor
Susan Wright – District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

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for September 21, 2010.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of September 7, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010140:** A request for a change in zoning from “R-20 MLOD-1” Residential Single-Family Military Lighting Overlay District to “I-1 MLOD-1” General Industrial Military Lighting Overlay District on a 3.222 acre tract out of NCB 35733, 7065 and 7067 Heuermann Road. (Council District 8)
7. **ZONING CASE NUMBER Z2010143:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 7A and Parcel 7C, NCB 17801(1.7824 Acres), 14839 Toepperwein Road. (Council District 10)
8. **ZONING CASE NUMBER Z2010144:** A request for a change in zoning from “O-2 AHOD” Office Airport Hazard Overlay District to “O-1 IDZ AHOD” Office Infill Development Zone Airport Hazard Overlay District on Lot 4, Block 1, NCB 811, 315 East Euclid Avenue. (Council District 1)
9. **ZONING CASE NUMBER Z2010091 CD:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “RM-6 CD AHOD” Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Boarding House (Rooming House) on Lots 6, 7 and 8, Block A-1 or 25, NCB 500, 1306 North Hackberry. (Council District 2)

10. **ZONING CASE NUMBER Z2010139:** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District, “I-1 AHOD MAOZ-1” General Industrial Airport Hazard Overlay Military Airport Overlay Zone, and “I-1 AHOD MAOZ-2” General Industrial Airport Hazard Overlay Military Airport Overlay Zone to “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3 AHOD MAOZ-1” General Commercial Airport Hazard Overlay Military Airport Overlay Zone, and “C-3 AHOD MAOZ-2” General Commercial Airport Hazard Overlay Military Airport Overlay Zone on Lots 2, 3, 4A, 21, 22, 23A, the west 91.7 feet of Lot 1 and the west 84.4 feet of Lot 20, Block 3, NCB 11263; Lots 7 through 9 and the east 85.45 feet of Lot 10, Block 6, NCB 11266; Lot 1A, CB 11297, 3418 Pitluk Avenue. (Council District 4)
11. **ZONING CASE NUMBER Z2010145:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 39, Block 76, NCB 11051, 8600 South Zarzamora. (Council District 4)
12. **ZONING CASE NUMBER Z2010146:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Multi-Family Airport Hazard Overlay District on Lot 22, Block 2, NCB 1988, 1806 West Craig Place. (Council District 7)
13. **ZONING CASE NUMBER Z2010148 CD:** A request for a change in zoning from “MF-33 NCD-6 AHOD” Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to “RM-4 CD NCD-6 AHOD” Residential Mixed Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for an Art Studio on Lot 14, Block 6, NCB 6094, 200 and 202 Queen Anne Court. (Council District 9)
14. **ZONING CASE NUMBER Z2010149:** A request for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on Lots 4 and 14, NCB 18009, 11006 Bandera Road. (Council District 8)
15. **ZONING CASE NUMBER Z2010150:** A request for a change in zoning from “R-4 NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District to “MF-18 NCD-6” Multi-Family Mahncke Park Neighborhood Conservation District on Lot 13, Block 2, NCB 6090, 246 Pershing Avenue. (Council District 9)
16. **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.
17. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2010-140

Council District 8
 Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 35733 - Block 000 - SE Irr 125 ft of Tract TR-13 Arb 13B and W Irr 187.27 ft of S Irr 552.68 ft of Tract TR-12

Legend

- Subject Property ——— (3.222 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain ———
- Single Family Residential 1R



Planning & Development Services Dept
 City of San Antonio
 (08/19/2010 - E Hart)

CASE NO: Z2010140

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Continuance (applicant's request) from September 7, 2010

Council District: 8

Ferguson Map: 480 A6

Applicant Name:
Jerry Arredondo

Owner Name:
Lawrence Conn and Laura Herlocker

Zoning Request: From "R-20 MLOD-1" Residential Single-Family Military Lighting Overlay District to "I-1 MLOD-1" General Industrial Military Lighting Overlay District.

Property Location: A 3.222 acre tract out of NCB 35733

7065 and 7067 Heuermann Road

On the north side of Heuermann Road, east of Milsa Drive

Proposal: To bring the existing concrete facility into compliance (Texas Concrete Construction Company)

Neigh. Assoc.: Friends of Friedrich Wilderness Park

Neigh. Plan: None

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

Staff Recommendation:
Approval.

The subject properties are located in northwest San Antonio, on the north side of Heuermann Road, east of Milsa Drive. The properties were annexed in December of 1998, total 3.222 acres and are currently occupied by Texas Concrete Construction Company. The subject properties were zoned Temporary "R-1" Single Family Residence District at annexation. In February of 1999, the 3.222 acre sites were part of a larger acre site that was granted a zoning change from Temporary "R-1" Single Family Residence District to "R-8" Large Lot Home District. Upon adoption of the 2001 Unified Development Code, the existing "R-20" Residential Single-Family District zoning converted from the previous "R-8" Large Lot Home District. Surrounding zoning includes "R-20 MLOD-1" Residential Single-Family Military Lighting Overlay District to the north, west and east and across Heuermann Road to the south. The "MLOD-1" Camp Bullis Military Lighting Overlay District was applied to the subject properties on April 2, 2009.

The applicant is attempting to bring the current use (Texas Concrete Construction Company) into compliance by rezoning the properties to "I-1 MLOD-1" Industrial Military Lighting Overlay District. The existing business does not comply with the current residential zoning district of "R-20 MLOD-1" Residential Single-Family Military Lighting Overlay District and are now nonconforming. Texas Concrete Construction Company is a concrete pouring company and currently employs approximately 400 workers, most of who travel straight to the job sites and not to the Heuermann Road location. The location is also used to house company trucks and outside storage of equipment. This zoning request will bring the current use into conformity with today's zoning regulations and will result in the elimination of the nonconforming status. Staff finds the requested zoning to be appropriate. The Zoning Commission considered Zoning Case Z2010050 S located at 21120, 21105 Milsa Drive and 7193 Heuermann Road on May 4, 2010 and recommended Approval of "I-1 MLOD-1" General Industrial Military Lighting Overlay District and "L MLOD-1 S" Light Industrial Military Lighting Overlay District with a Specific Use Authorization for a Contractor's Facility.

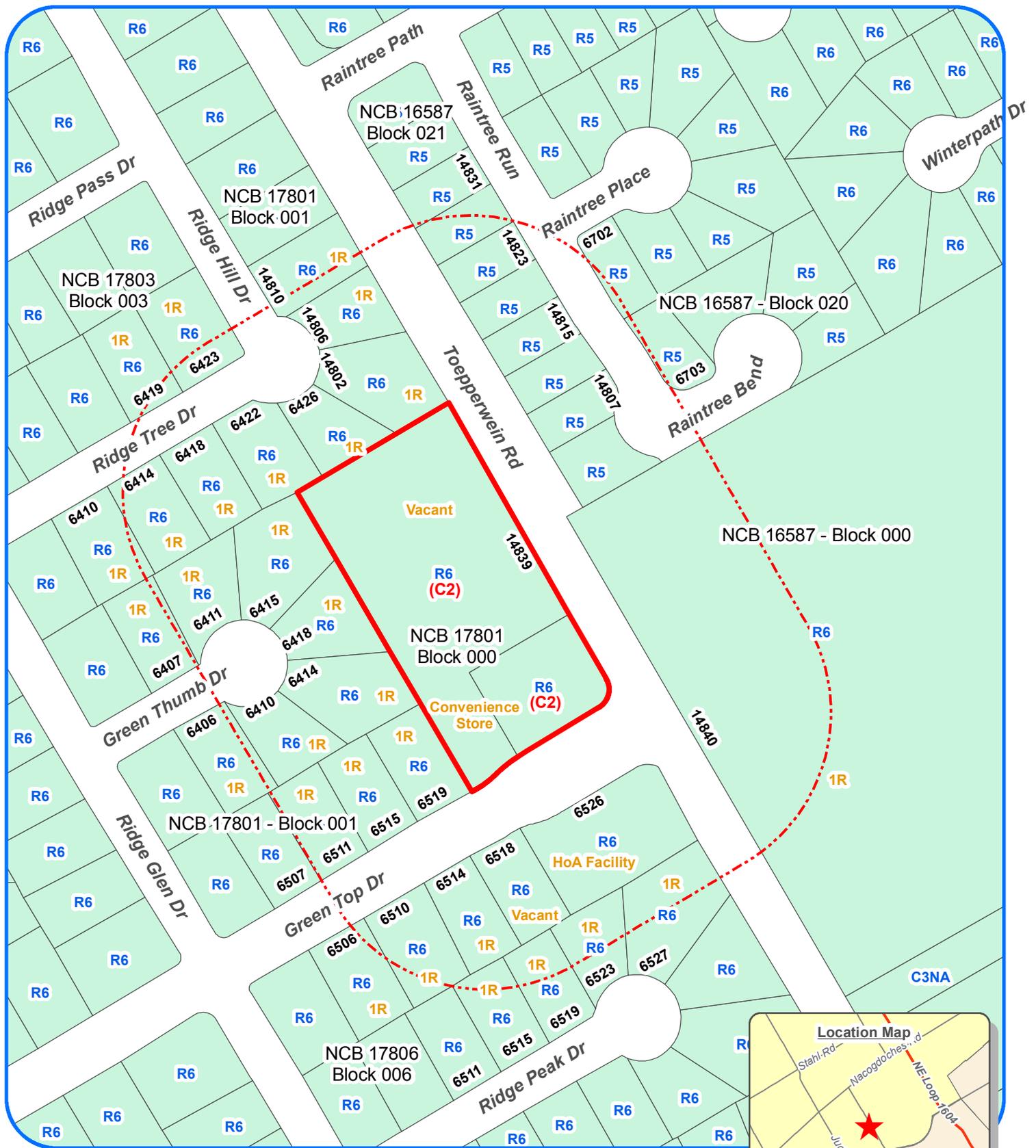
New development in an "I-1" district would be subject to the updated development standards when abutting residential uses or residential zoning districts, such as 30-foot side and rear setbacks and a 30-foot landscape buffer. The purpose of these landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the community.

CASE NO: Z2010140

Final Staff Recommendation - Zoning Commission

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2010-143

Council District 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 17801 - Block 000 - Parcels P-7A and P-7C

Legend

- Subject Property (1.7824 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Planning & Development Services Dept
City of San Antonio
(08/20/2010 - E Hart)

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

CASE NO: Z2010143

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Continuance (applicant's request) from September 7, 2010

Council District: 10

Ferguson Map: 519 D7

Applicant Name:
E-Z Mart Stores, Inc. (c/o Mike Ingram)

Owner Name:
E-Z Mart Stores, Inc.

Zoning Request: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: Parcel 7A and Parcel 7C, NCB 17801(1.7824 Acres)

14839 Toepperwein Road

On the corner of Toepperwein Road and Green Top Drive

Proposal: To allow for expansion of existing convenience store (E-Z Mart Store)

Neigh. Assoc.: None within 200 feet; Feather Ridge Neighborhood Association is nearest to the subject property.

Neigh. Plan: None

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

Staff Recommendation:
Approval.

The subject properties are located in northeast San Antonio, on the corner of Toepperwein Road and Green Top Drive. The properties were annexed in December of 1985, total 1.78 acres and are currently occupied by a commercial structure constructed in 1986 and undeveloped land. The subject properties were zoned Temporary "R-1" Single Family Residence District at annexation. Upon adoption of the 2001 Unified Development Code, the existing "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District converted from the previous Temporary "R-1" Single Family Residence District. Surrounding zoning includes "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to the northwest, southwest and across Green Top Drive to the southeast and across Toepperwein Road to the northeast.

The zoning change will allow for the expansion and bring the existing convenience store (E-Z Mart Store) into compliance by rezoning the properties to "C-2 AHOD" Commercial Airport Hazard Overlay District. The existing business does not comply with the current residential zoning district of "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and is now nonconforming. This zoning request will bring the current use into conformity with today's zoning regulations and will result in the elimination of nonconforming use. Staff finds the requested zoning to be appropriate and will not adversely affect the area.

New development in a "C-2" district would be subject to development standards when abutting residential uses or residential zoning districts, such as 10-foot side and 30-foot rear setbacks and a 15-foot landscape buffer. The purpose of these landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the neighborhood.

"C-2" districts accommodate community commercial uses, with unlimited building size. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks, dry cleaning, and pawn shop . No outdoor storage or display of goods shall be permitted except for outdoor dining.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2010-144

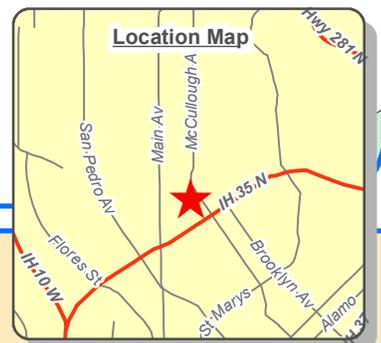
Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00811 - Block 001 - Lot 4

Legend

- Subject Property (0.2006 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Planning & Development Services Dept
City of San Antonio
(08/20/2010 - E Hart)

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

CASE NO: Z2010144

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Continuance (applicant's request) from September 7, 2010

Council District: 1

Ferguson Map: 616 E3

Applicant Name:

Zapata & Associates, Inc. (Ramiro O. Zapata, AIA)

Owner Name:

Abelardo A. Juarez (Abeco Contracting)

Zoning Request: From "O-2 AHOD" Office Airport Hazard Overlay District to "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District.

Property Location: Lot 4, Block 1, NCB 811

315 East Euclid Avenue

On the northwest side of East Euclid Avenue between McCullough Avenue and Baltimore Street

Proposal: To allow for expansion of existing office facility (Abeco Contracting)

Neigh. Assoc.: Downtown Residents Association is the nearest neighborhood association.

Neigh. Plan: Tobin Hill Neighborhood Plan

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

Staff Recommendation:

Approval.

The subject property is located within the Tobin Hill Neighborhood Plan. The plan designates the future land use of the subject property as "High Density Mixed Use". High Density Mixed Use includes a mix of well planned and integrated blend of higher density residential with retail, office, entertainment, or other land uses. "RM-4", "RM-5", "RM-6", "MF-25", "MF-33", "MF-40", "NC", "C-1", "C-2-P", "C-2", "IDZ", "TOD", "MXD", "UD", "O-1", "O-2", "FBZD".

The subject property is located north of Downtown, on the northwest side of East Euclid Avenue between McCullough Avenue and Baltimore Street. The subject property is occupied by an office building that measures approximately 1,416 square feet with ingress/egress on East Euclid Avenue. The property consists of 0.2006 of an acre and the existing structure was constructed in 1940. The surrounding zoning includes "O-2 AHOD" Office Airport Hazard Overlay District to the northeast, northwest and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to the southwest with "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District across East Euclid Avenue to the southeast. The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "F" Local Retail. In December of 1995, the parcel was part of a large area rezoning that changed the zoning to "O-1 AHOD" Office Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2 AHOD" Office Airport Hazard Overlay District. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

The owner is requesting "O-1 AHOD" Office Airport Hazard Overlay District with IDZ Infill Development Zone District because under the current "O-2 AHOD" Office Airport Hazard Overlay District restrictions, his company (Abeco Contracting) would not be able to expand their facility. Staff finds the requested "O-1 AHOD" Office Airport Hazard Overlay District with IDZ Infill Development Zone District is consistent with the Tobin Hill Neighborhood Plan and would not alter the character of the neighborhood. The proposed rezoning would allow the applicant to make improvements to the subject property and meet the company's needs. The subject property is included in the original 36 square mile city limit boundary and is therefore eligible for a rezone to "IDZ", either as a base district or as an overlay zone. The applicant has requested "IDZ" as an overlay zone, to the existing zoning district. Additionally, the applicant also seeks the relaxation of the development standards offered by the "IDZ" designation.

CASE NO: Z2010144

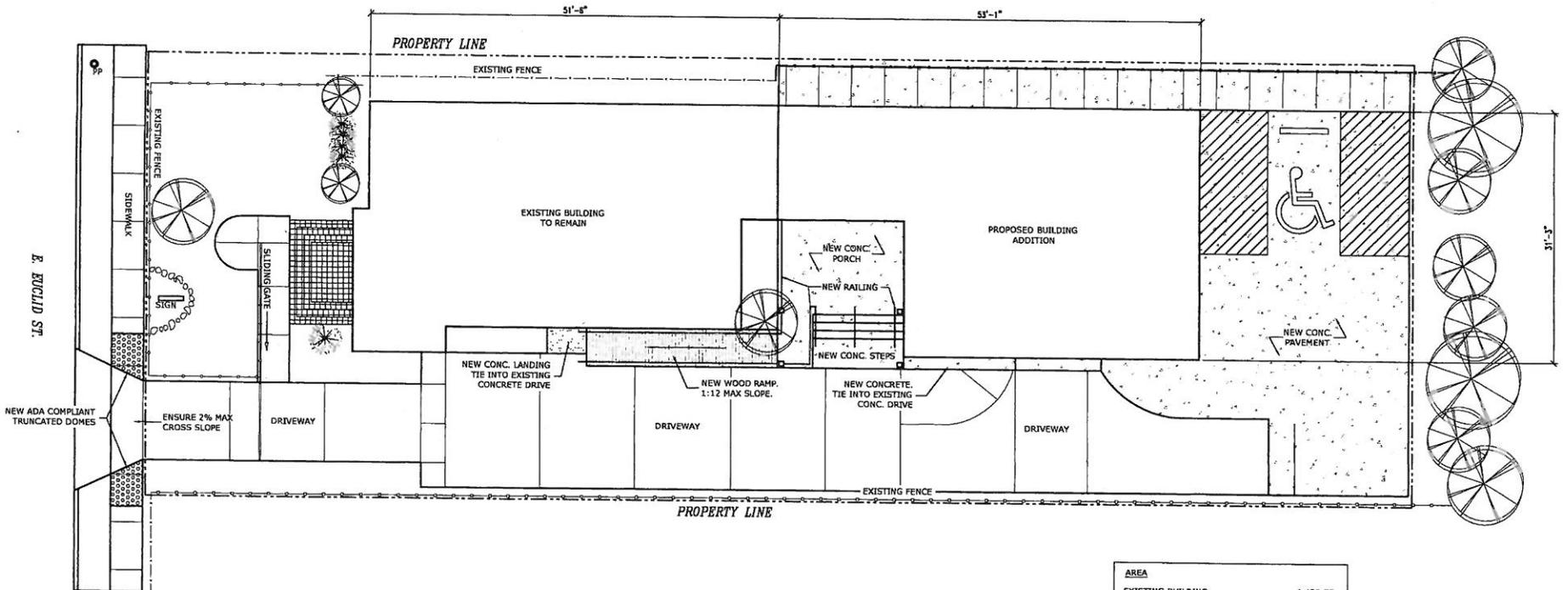
Final Staff Recommendation - Zoning Commission

The "O-1" district restricts uses primarily to offices and ancillary uses (for the purposes of this subsection, 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 intensive uses. "O-1" districts provide for the establishment of low to mid-rise office buildings. Uses within an "O-1" district are limited to uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

Where an "O-2" district or use abuts an area either developed with residential uses or zoned as a residential zoning district, a minimum buffer of sixty-five (65) feet zoned "NC", "C-1" or "O-1" shall be provided. Existing areas zoned "NC", "C-1" or "O-1" may be considered in computing the width of this buffer. The outdoor display or sale of merchandise is prohibited in the "O-2" district.

CASE MANAGER: Pedro Vega 207-7980

72010144



AREA	
EXISTING BUILDING:	1,429 SF
PROPOSED BUILDING ADDITION:	2,556 SF
PAVED AREA:	3,706 SF



REVISED SITE PLAN
 SCALE : 1/16" = 1'-0"

ZAPATA ARCHITECTURE

CASE NO: Z2010091 CD

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Council District: 2

Ferguson Map: 617 B3

Applicant Name:
Eddie Bravenec

Owner Name:
Jeffrey J. Collins

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-6 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Boarding House (Rooming House).

Property Location: Lots 6, 7 and 8, Block A-1 or 25, NCB 500

1306 North Hackberry

On the northeast corner of Milam and North Hackberry Street

Proposal: To allow a Boarding House (Rooming House).

Neigh. Assoc.: The Government Hill Alliance Neighborhood Association

Neigh. Plan: Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:
Approval.

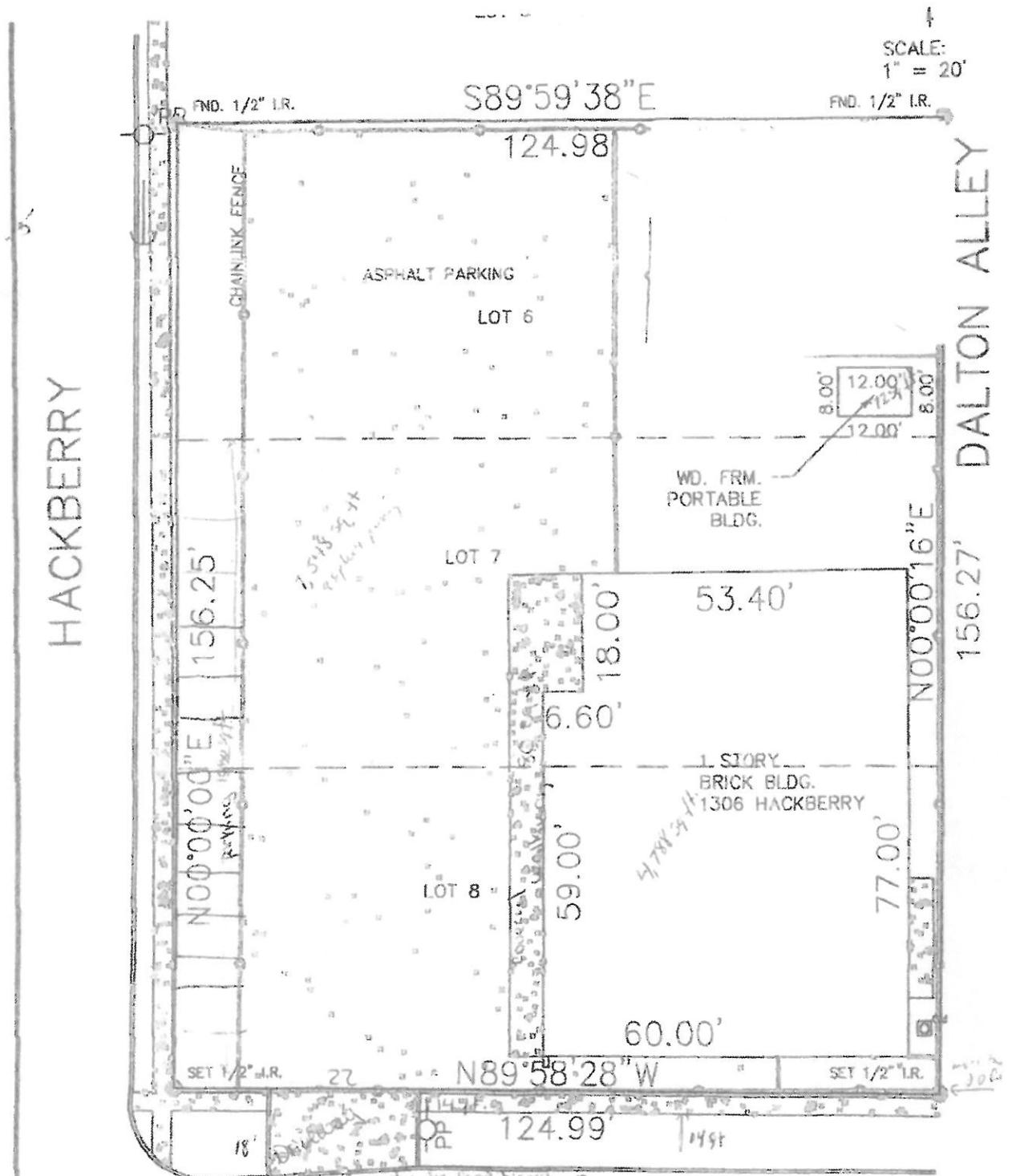
The subject property contains a 4,400 square-foot, commercial building that was constructed in 1959. The property is located on the northeast corner of North Hackberry Street and Milam Street and surrounded by "I-1" zoning districts. The character of the general area is predominantly industrial, with some residential uses and a bar to the immediate east. However, these surrounding uses are also zoned "I-1". The single-family residences were likely constructed prior to the adoption of the 1965 zoning code. This inconsistency is a result of cumulative zoning, a zoning practice utilized in San Antonio's original 1938 zoning code.

The applicant has applied to rezone the property for use as a Boarding House. A Boarding House, according to Appendix A Definitions and Rules of Interpretation of the UDC, is "a building other than a hotel where lodging is provided for definite periods for compensation pursuant to previous arrangements." According to the applicant, the Boarding House will provide accommodations for men and women through a residential outreach ministry known as the Living Stones Ministry. The applicant's request of a Boarding House in the RM-6 zone requires a conditional use and is consistent with Table 311-2: Non-Residential Use Matrix.

The subject property is located within the Arena District/Eastside Community Plan which designates the property as Medium Density Residential. The proposed zoning is consistent with the future land use designation identified in the community plan. One of the goals of the Arena District/Eastside Community Plan is to "undergo a rezoning effort so that zoning classifications are consistent with the proposed land use plan" which is a key implementation step to help facilitate revitalization in the area. This zoning change is in accordance with the Arena District/Eastside Community Plan vision.

CASE MANAGER: Brenda Valadez 207-7945

SCALE:
1" = 20'



Parking

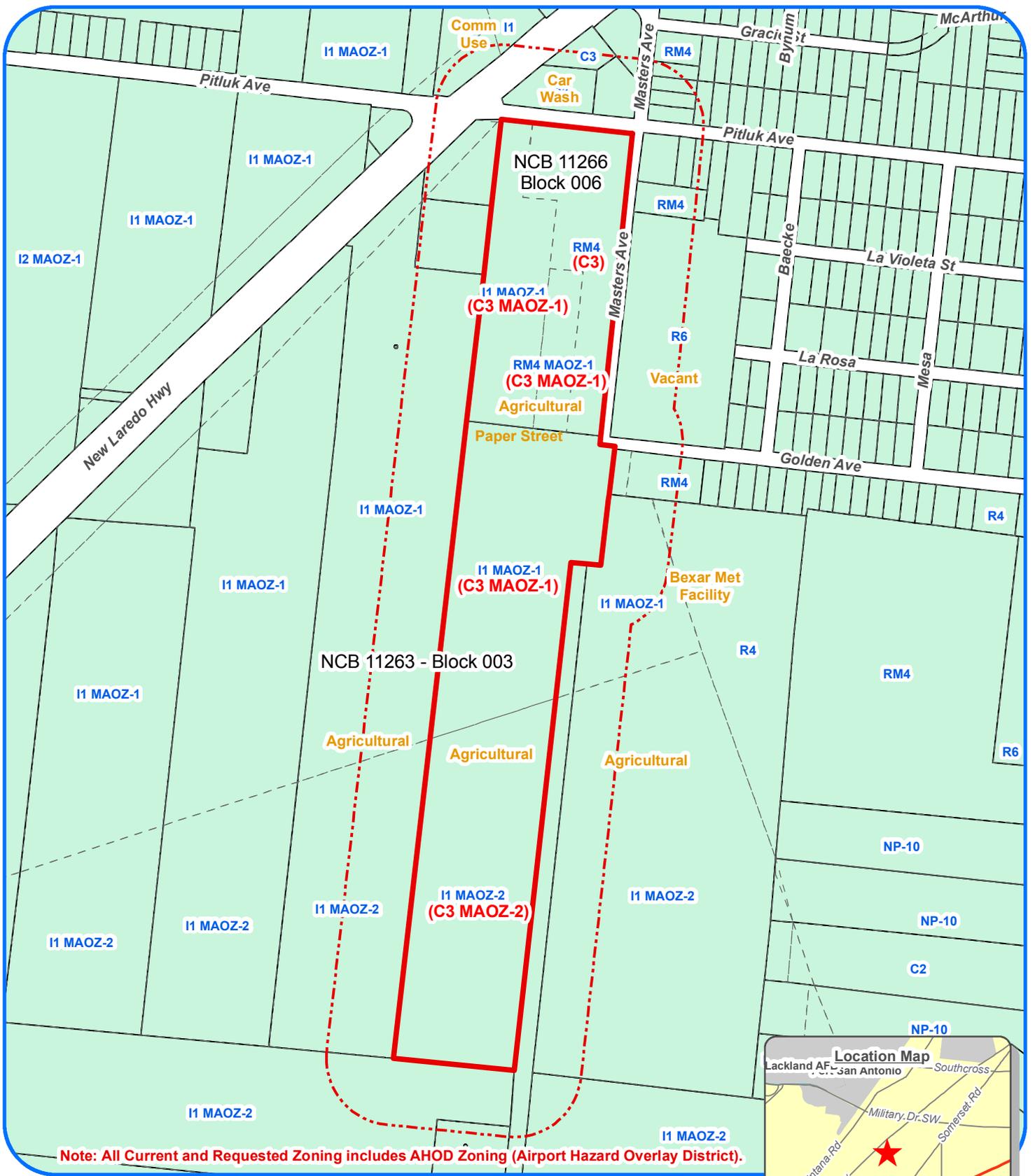
Uses: Residence
min reqs: 1 per guest unit
2 per owner's section
max allowed: 11
Parking Provided: 13
7' x 12' min

Improvements relate to storage for climate gear - those that need shelter.
Driveway is 22ft wide sides are 14' and 18', respectively

Living Synopsis
Level Area: 14,530 sq ft
Building Area: 4,788 sq ft
Floor Surface: 1,515 sq ft
Open Area:
Landscape: 80 sq ft

Decks
Front: 60'
Sides: 14', 80'
Back: 20'

I, Jeffrey Collins, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any all City-adopted codes at the time of plan submitted for building permits.



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



Zoning Case Notification Plan

Case Z-2010-139

Council District 4
 Scale: 1" approx. = 400 Feet
 Subject Property Legal Description(s): NCB 11266 - Block 006 - Lots 7 thru 9 & E 85.45 ft of Lot 10, CB 11297 - Block 000 - Lot 1A and NCB 11263 - Block 003 - Lots 2, 3, 4A, 21, 22, 23A, W 91.7' of Lot 1 & W 84.4 ft of Lot 20

Legend

- Subject Property (Red Solid Line) (24.8856 Acres)
- 200' Notification Area (Red Dashed Line)
- Current Zoning (Blue Text)
- Requested Zoning Change (Red Text)
- 100-Year DFIRM Floodplain (Blue Shaded Area)
- Single Family Residential (1R)



Planning & Development Services Dept
 City of San Antonio
 (08/17/2010 - E Hart)

CASE NO: Z2010139

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Council District: 4

Ferguson Map: 649 B8

Applicant Name:
Joe H. Rios

Owner Name:
Edmund L. & Clara V. Persyn (c/o Kenneth G. Persyn and
Edmund L. Persyn, Jr., Co-Independent Executors of the
Estate of Edmund L. Persyn)

Zoning Request: From "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "I-1 AHOD MAOZ-1 " General Industrial Airport Hazard Overlay Military Airport Overlay Zone, and "I-1 AHOD MAOZ-2" General Industrial Airport Hazard Overlay Military Airport Overlay Zone to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 AHOD MAOZ-1" General Commercial Airport Hazard Overlay Military Airport Overlay Zone, and "C-3 AHOD MAOZ-2" General Commercial Airport Hazard Overlay Military Airport Overlay Zone.

Property Location: Lots 2, 3, 4A, 21, 22, 23A, the west 91.7 feet of Lot 1 and the west 84.4 feet of Lot 20, Block 3, NCB 11263; Lots 7 through 9 and the east 85.45 feet of Lot 10, Block 6, NCB 11266; Lot 1A, CB 11297

3418 Pitluk Avenue

Located southeast of the intersection of New Laredo Highway and Pitluk Avenue.

Proposal: To allow commercial athletic fields.

Neigh. Assoc.: Quintana Community Neighborhood Association

Neigh. Plan: None

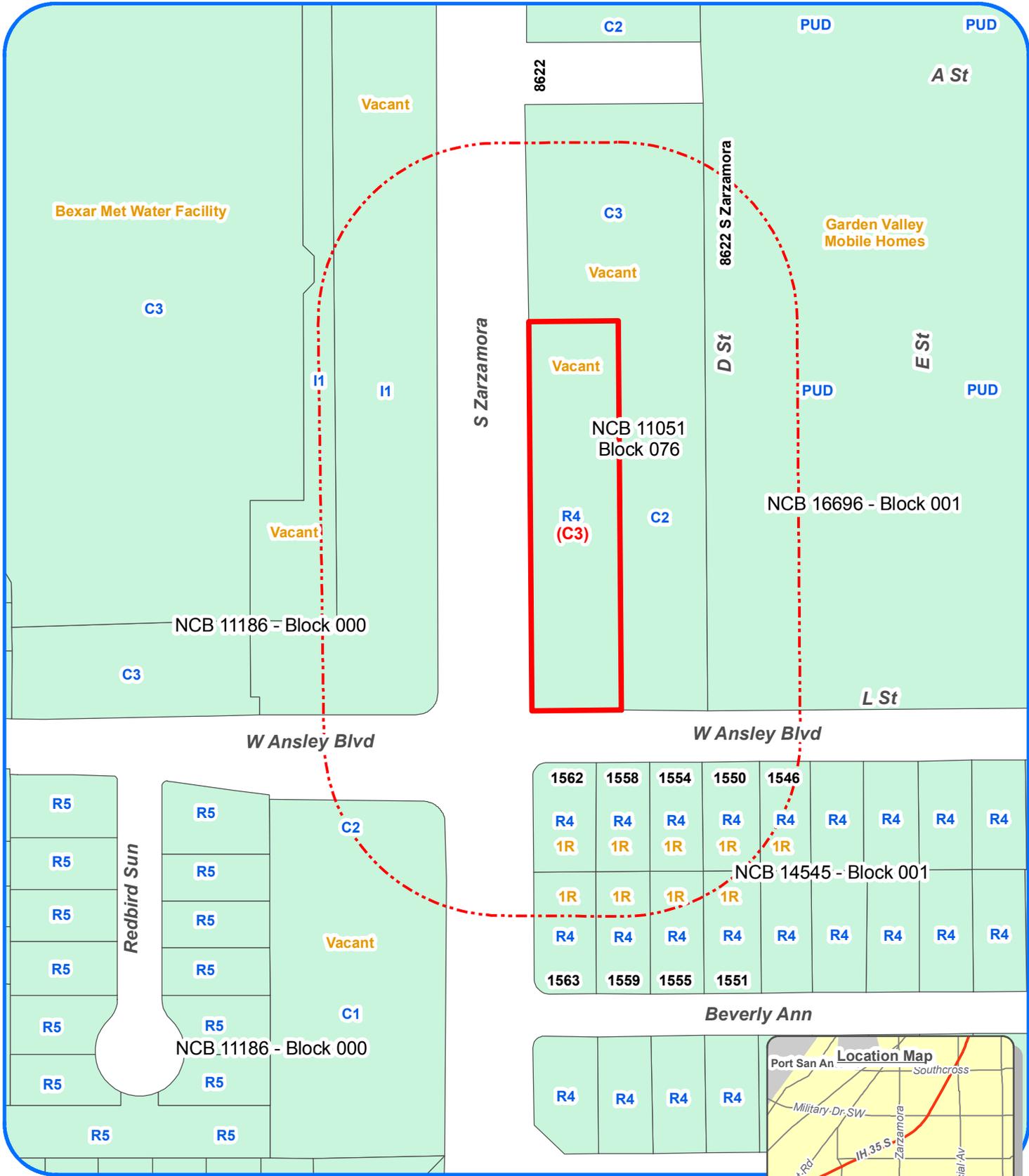
TIA Statement: A Traffic Impact Analysis is required.

Staff Recommendation:
Approval.

The subject property consists of approximately 25 acres of undeveloped land, located on the south side of Pitluk Avenue, east of New Laredo Highway. The property is adjacent to "I-1" zoning to the west, northwest and southeast, "C-3" zoning to the north, and "RM-4" and "R-6" zoning to the east. The surrounding land uses consist of residential dwellings and vacant land to the east; undeveloped land to the west, a car wash to the north, a Bexar Met facility to the southeast.

Staff finds the requested zoning to be appropriate for the subject property, as "C-3" is consistent with the surrounding industrial and intense commercial zoning. The requested rezoning is a reduction in intensity from "I-1" to "C-3" and would be appropriate at this location. Further, although the primary frontage of the subject property is along Pitluk Avenue, the property is within 100 feet from New Laredo Highway (a Secondary Arterial "Type A" Street); bound by "I-1" industrial zoning to the west and south. Commercial districts are generally encouraged in the immediate vicinity of major roadways. Additionally, the proposed zoning district and use of the property is consistent with the current development pattern along this portion of Pitluk Avenue, as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they have existing industrial and commercial zoning districts. Since the property is located within the "MAOZ" overlay, staff provided the Military with a copy of the rezoning request for review and comment. The "MAOZ" overlay prohibits certain uses incompatible with military runway operations. Commercial athletic fields are permitted within the "MAOZ" overlay.

CASE MANAGER: Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2010-145

Council District 4
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 11051 - Block 076 - Lot 39

Legend

- Subject Property (Red solid line) (1.00 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Orange shaded area)
- Single Family Residential (R4)



Planning & Development Services Dept
 City of San Antonio
 (08/30/2010 - E Hart)

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

CASE NO: Z2010145

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Council District: 4

Ferguson Map: 681 F2

Applicant Name:
Sam Stranathan

Owner Name:
Barbara A. Durbon, Ronald L. Durbon, and Lynda K. Escobedo

Zoning Request: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Property Location: Lot 39, Block 76, NCB 11051

8600 South Zarzamora

At the northeast corner of South Zarzamora and West Ansley Boulevard

Proposal: To allow commercial development

Neigh. Assoc.: Gillette Area Neighborhood Association is within 200 feet.

Neigh. Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Staff Recommendation:

Denial, with an alternate recommendation of "C-2" Commercial District.

The subject property, located on the northeast corner of South Zarzamora and Ansley Boulevard, consists of 1 acre of undeveloped land. The subject property was annexed in 1952, per Ordinance 18115, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Single-Family Residential District. Surrounding zoning includes "C-3" General Commercial District abutting to the north; "C-2" Commercial District abutting to the east and "PUD MH" Planned Unit Development Manufactured Home District farther to the east; "R-4" to the south across Ansley Boulevard; "C-1" Light Commercial District and "C-2" to the southwest; with "I-1" General Industrial District and "C-3" to the west across Zarzamora. Surrounding land uses include undeveloped land abutting to the north and east, as well as to the west and south on adjacent properties. Additionally, there is a retail store farther to the north, a manufactured home park farther to the east, and single-family residences to the south. The applicant requests "C-3 AHOD" General Commercial Airport Hazard Overlay District to allow commercial development on the site.

Staff finds the requested "C-3" zoning district inappropriate for the subject property due to its location and proximity to single-family residential uses. Uses permitted in the "C-3" district are typically considered Regional Commercial land uses, which are most appropriately located on large-acreage lots at the intersections of expressways and major arterial thoroughfares. Although the City's Major Thoroughfare Plan identifies Zarzamora as a Secondary Arterial "Type A" roadway, West Ansley Boulevard is a local road. The range of uses permitted in the "C-3" district includes many uses that are too intense to be located adjacent to a residential neighborhood because the uses often generate increased noise and traffic levels.

While the requested zoning is not suitable for the subject property, staff recognizes that the property is not likely to be developed for residential uses as it has frontage on a major arterial thoroughfare and is surrounded by commercially zoned properties. Therefore, staff recommends approval of "C-2 AHOD" Commercial Airport Hazard Overlay District which would permit commercial development more appropriate for the location.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2010-146

Council District 7

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01988 - Block 002 - Lot 22

Legend

- Subject Property (0.191 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Planning & Development Services Dept
City of San Antonio
(08/30/2010 - E Hart)

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

CASE NO: Z2010146

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Council District: 7

Ferguson Map: 616 A1

Applicant Name:
Marek Sieczynski

Owner Name:
Jerzy F. Sieczynski

Zoning Request: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District.

Property Location: Lot 22, Block 2, NCB 1988

1806 West Craig Place

On the south side of West Craig Place, west of North Elmendorf

Proposal: To bring four existing dwelling units into compliance

Neigh. Assoc.: Woodlawn Lake Community Association

Neigh. Plan: Near Northwest Community Plan

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

Staff Recommendation:
Approval.

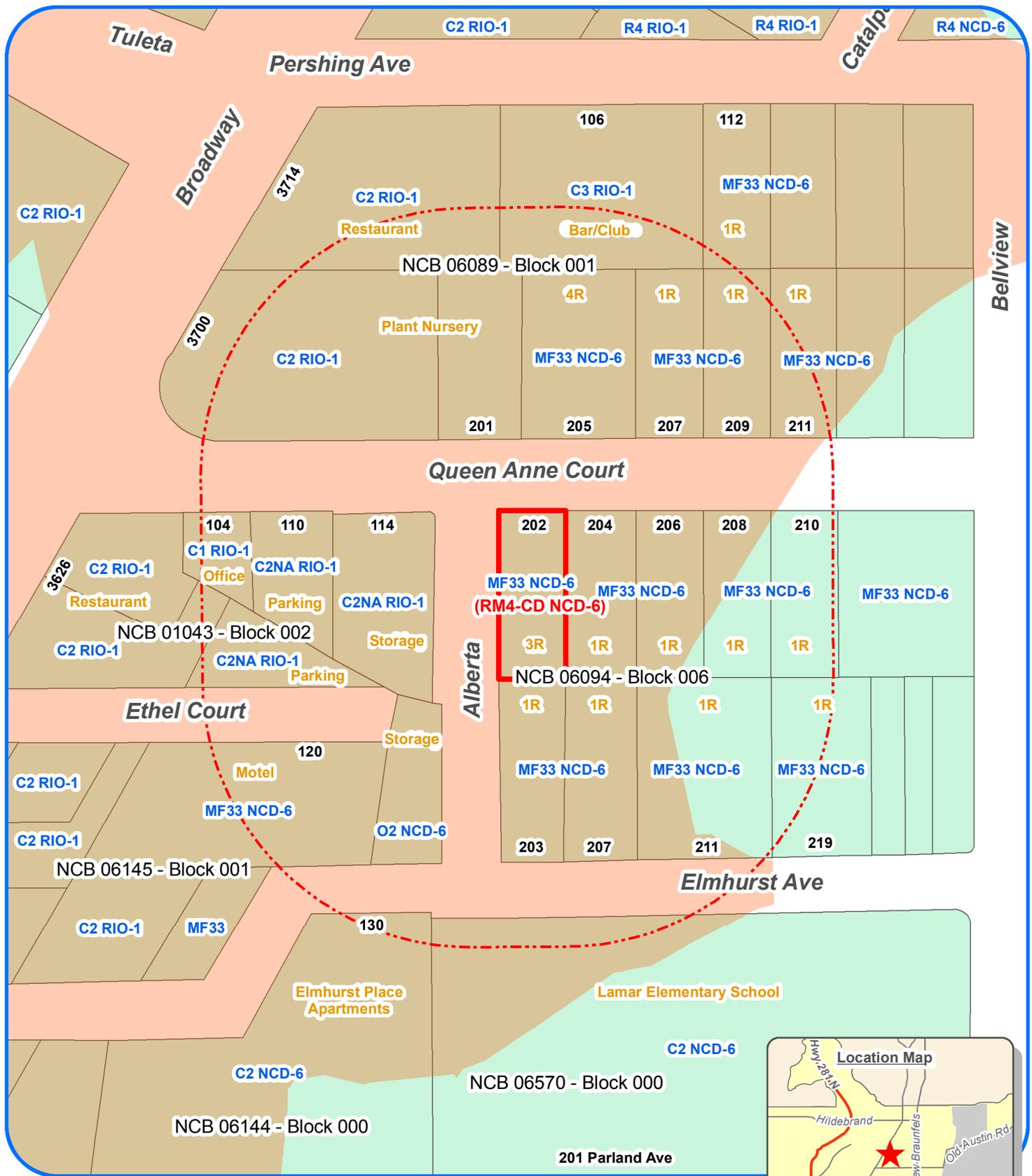
The Near Northwest Community Plan designates the Future Land Use of the subject property as Medium-Density Residential. The zoning request of "MF-18 AHOD" Multi-Family Airport Hazard Overlay District is consistent with the Near Northwest Community Plan. Medium-Density Residential includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwelling units. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

The subject property is located on the south side of West Craig Place, west of North Elmendorf, consists of four-family dwellings. The subject property is 0.0953 of an acre and is occupied by a two story structure that measures approximately 1,792 square feet and was constructed in 2005. The property is adjacent to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to the east, west, south and across West Craig Place to the north. The parcel was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to "R-4" Residential Single-Family District.

The applicant is requesting a zoning change to bring the four existing dwelling units into compliance with the UDC. The subject site contains a four-family dwelling that is intended for remodel and lease. Although the general area is primarily zoned "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, there is an existing mix of residential use types in the general area. The current zoning of "R-4 AHOD" permits only single-family dwelling with a minimum lot size of 4,000 square feet. The "MF-18 AHOD" permits multi-family dwellings, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, with a maximum density of 18 units per acre, but due to the lot's size, would allow only three units maximum.

Staff finds the requested "MF-18" Multi-Family District to be appropriate for the subject property as it is consistent with the Near Northwest Community Plan. The land use plan identifies the preferred land development pattern for the Near Northwest Community.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z2010148 CD

Council District 9

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06094 - Block 006 - Lot 14

Legend

- Subject Property (0.145 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Planning & Development Services Dept
City of San Antonio
(08/31/2010 - E Hart)

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

CASE NO: Z2010148 CD

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Council District: 9

Ferguson Map: 583 B8

Applicant Name:

Susan Montagna for Inspire Community Fine Arts Center

Owner Name:

Collen Sorenson Frost

Zoning Request: From "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "RM-4 CD NCD-6 AHOD" Residential Mixed Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for an Art Studio.

Property Location: Lot 14, Block 6, NCB 6094

200 and 202 Queen Anne Court

At the southwest corner of Queen Anne Court and Alberta

Proposal: To allow an art studio

Neigh. Assoc.: Mahncke Park Neighborhood Association

Neigh. Plan: Mahncke Park Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Staff Recommendation:

The property is located within the Mahncke Park Neighborhood Plan, which designates the Future Land Use of the property as Urban Single Family Residential. While this land use designation is typically consistent with single-family residential zoning districts, it also permits a limited number of two-family dwellings. Therefore, the requested base zoning district is consistent with the plan.

Approval with conditions.

The subject property, located on the southeast corner Queen Anne Court and Alberta, is 0.145 of an acre in size and is currently developed with three dwelling units. The subject property is located in the City Limits as they were recognized in 1938, and was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. Surrounding zoning includes "MF-33" to the northeast, east, and south; "C-2" Commercial District farther to the south; a mix of "MF-33", "O-2" High-Rise Office District, "C-2" and "C-2 NA" Commercial Nonalcoholic Sales District, and "C-1" Light Commercial District to the west and northwest. Many of the surrounding properties also carry either the "RIO-1" River Improvement Overlay District or the "NCD-6" Mahncke Park Neighborhood Conservation District. Surrounding land uses include a mix of single-family and mixed residential uses to the northeast, east, and south; an elementary school and apartments farther to the south; a mix of outdoor storage, parking, a restaurant and a motel to the west; with a nursery, restaurant, and bar to the northwest and farther north. The applicant requests "RM-4 CD NCD-6 AHOD" Residential Mixed Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization for an Art Studio.

Staff finds the requested base zoning district appropriate for the subject property as it will limit the possibility of multiple dwellings and because it bring the zoning into conformance with the adopted Neighborhood Plan. Additionally, staff finds the requested conditional use appropriate for the subject property if the conditions specified below can be met. The requisite site plan indicates no new construction and no changes from the property's current configuration. Staff feels the proposed use will be compatible with the surrounding land uses and overall character of the community. Goal 2 of the Mahncke Park Neighborhood Plan includes encouraging "the commercial redevelopment of Broadway with particular attention to a transition from commercial to residential uses which does not damage the character of the

CASE NO: Z2010148 CD

Final Staff Recommendation - Zoning Commission

neighborhood." The current pattern of development has created a commercial corridor along Broadway, with very little transition between commercial residential uses. Although the subject property is located on a residential block-face that is separated from commercial uses by a local street, Queen Anne Court's northern block-face does not have such a break. The adjacent commercial uses include a significant amount of outdoor storage with only a chain-link fence as a buffer for the surrounding residences. Staff feels that the proposed residential zoning and conditional use would provide a suitable transition between the two distinct areas of the neighborhood.

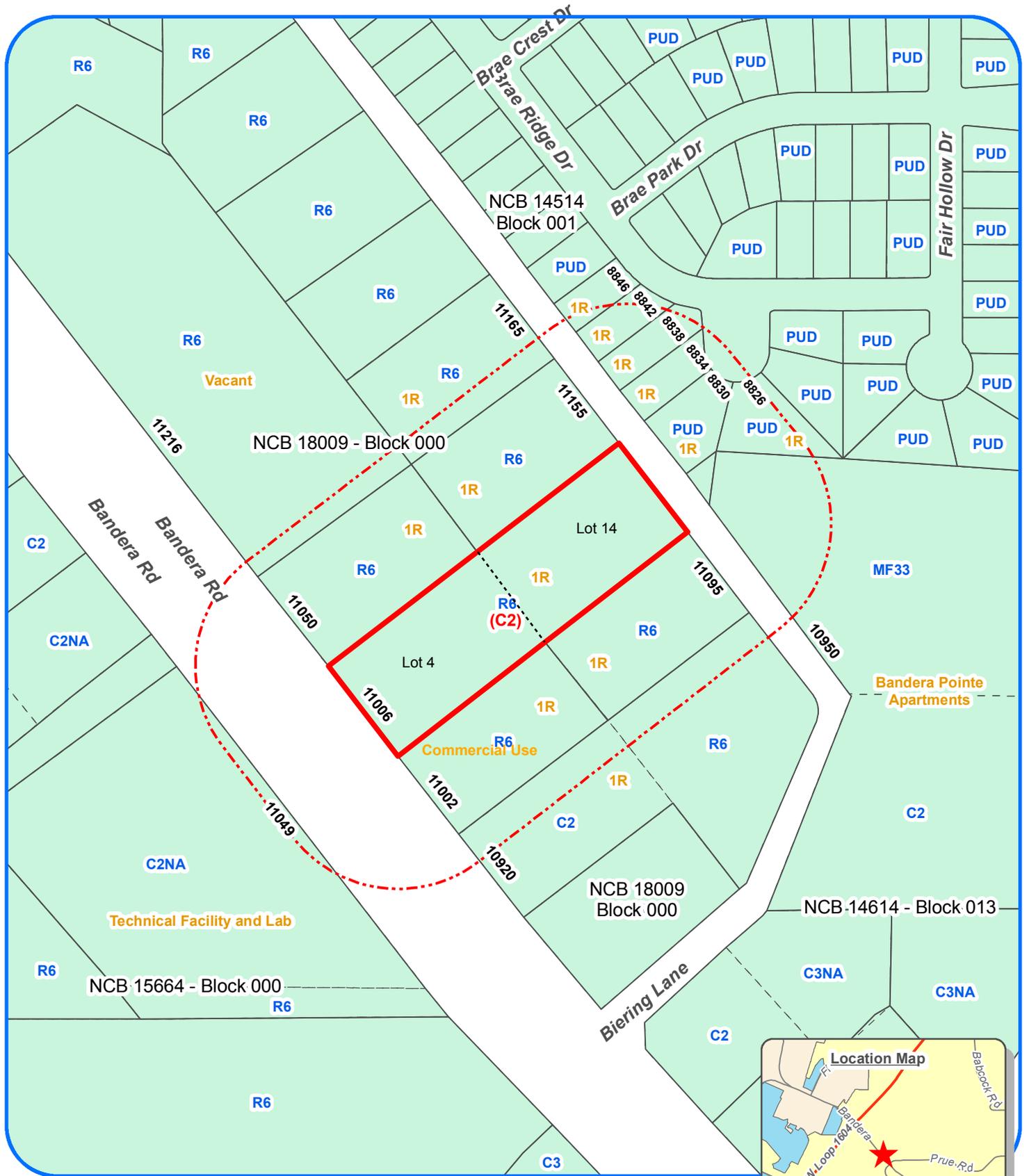
The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed. If approved, the following conditions are applicable per the Unified Development Code, unless otherwise modified by City Council:

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

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

- 1. An art studio use shall be permitted to include instruction space and administrative offices.
- 2. Permitted hours of operation shall be between 9:00 a.m. and 9:00 p.m., Monday through Saturday.
- 3. On-site parking shall be limited, as indicated on the attached site plan. The remaining parking requirements shall be met through a cooperative parking agreement with an adjacent business owner.
- 4. Outdoor classes shall not be permitted after sun-down.
- 5. A six-foot tall, solid-screen fence shall be maintained along the property line of the side and rear yards where the subject property abuts residential uses.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2010-149

Council District 8

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 18009 - Block 000 - Lots 4 and 14

Legend

- Subject Property (Red outline) (2.15 Acres)
- 200' Notification Area (Dashed red line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Orange shading)
- Single Family Residential (1R text)



Planning & Development Services Dept
City of San Antonio
(08/31/2010 - E Hart)

CASE NO: Z2010149

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Council District: 8

Ferguson Map: 547 B3

Applicant Name:
Gudy Properties, LLC

Owner Name:
Robert E. Hyatt Sr. and Waldrop Kathy Hyatt

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

Property Location: Lots 4 and 14, NCB 18009

11006 Bandera Road

On the northeast side of Bandera Road, northwest of Biering Lane

Proposal: To allow a professional office (Civil Engineering Consulting Office)

Neigh. Assoc.: Stonefield Association, Inc. is the nearest registered neighborhood association.

Neigh. Plan: None

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

Staff Recommendation:

Approval of "C-2" Commercial District on Lot 4 and Denial of "C-2" Commercial District on Lot 14.

The subject property was annexed in December of 1993 and totals approximately 2.00 acres. There is an existing single-family dwelling on the subject property. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous "R-1" Single-Family Residence District. "C-2" Commercial District zoning currently exists to the south east of the subject property and across Bandera Road. Property to the north west and south east is zoned "R-6" Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of a commercial use to the southeast with single-family dwellings to the northwest and southeast.

Staff supports the request for Lot 4 being that the requested zoning is appropriate for the subject property location since it fronts Bandera Road. The applicant has applied for "C-2" in order to allow for engineering and architectural services on the subject property. This requested zoning would be appropriate at this location (Lot 4) considering the commercial character of Bandera Road, a Primary Arterial Type "A" road. Some of the properties in the immediate area have commercial zoning and uses. Although the requested rezoning is an increase in intensity from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 4, staff believes that the existing "R-6" zoning classification is not compatible with the commercial character of Bandera Road. The proposed "C-2" Commercial District is consistent with the zoning and use pattern of the area and conforms to the general development pattern of Bandera Road. Staff also believes "C-2" Commercial zoning on Lot 14 would not be compatible with the adjacent residential uses and zoning along Biering Lane.

"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. Any proposed development located in a "C-2" Commercial District and adjoining a zoning district zoned "R-6" Residential Single-Family District, will require the applicant to install a 15 foot type B buffer.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2010-150

Council District 9

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06090 - Block 002 - Lot 13

Legend

- Subject Property (0.1389 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Planning & Development Services Dept
 City of San Antonio
 (08/31/2010 - E Hart)

CASE NO: Z2010150

Final Staff Recommendation - Zoning Commission

Date: September 21, 2010

Council District: 9

Ferguson Map: 583 C8

Applicant Name:
Susan M. Hubbard

Owner Name:
Susan M. Hubbard

Zoning Request: From "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "MF-18 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District.

Property Location: Lot 13, Block 2, NCB 6090

246 Pershing Avenue

On the southwest corner of Pershing Avenue and Northview Street

Proposal: To bring two detached dwelling units into compliance

Neigh. Assoc.: Mahncke Park Neighborhood Association

Neigh. Plan: Mahncke Park Neighborhood Plan

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

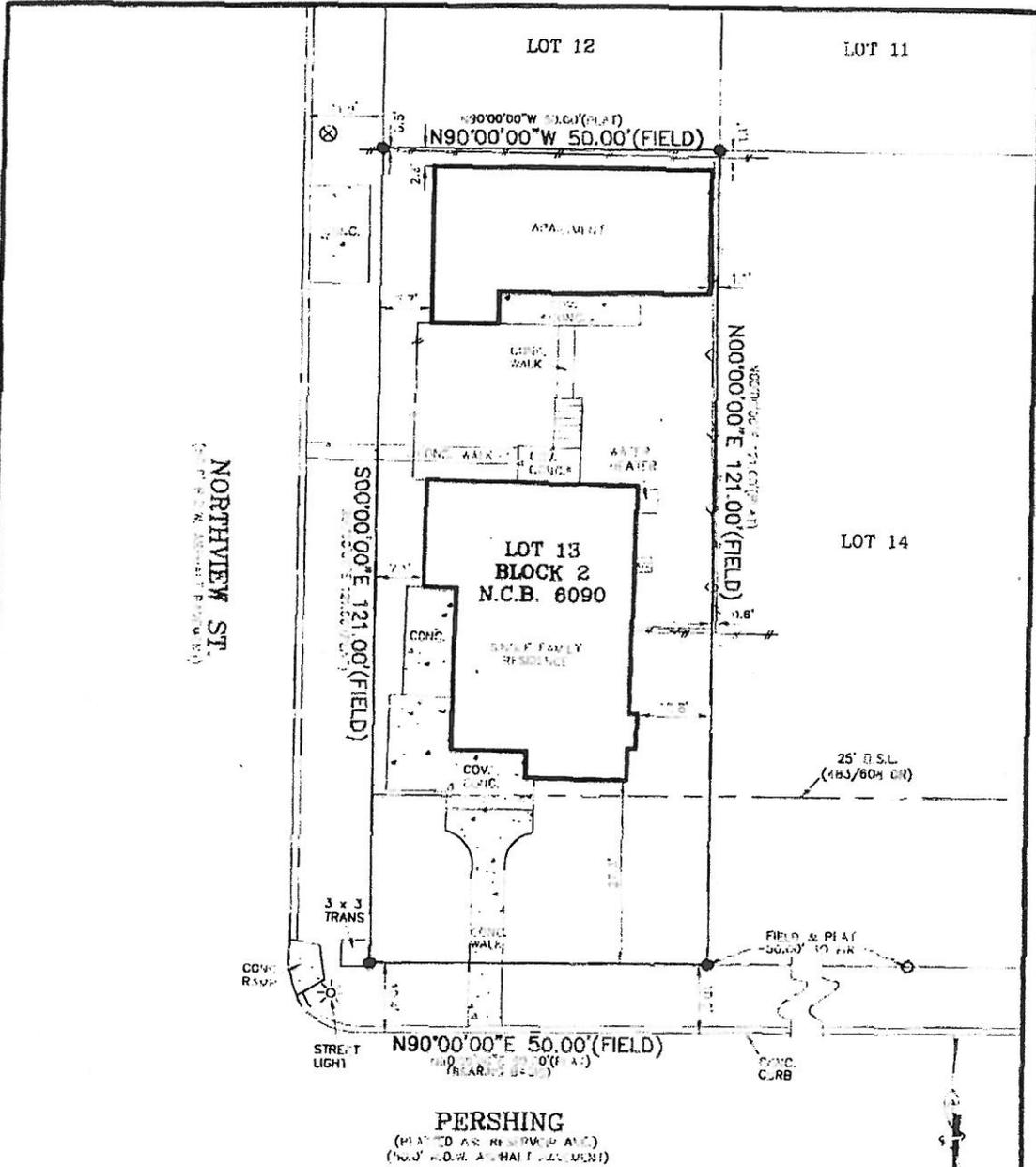
Staff Recommendation:
Denial.

The Mahncke Park Neighborhood Plan designates the Future Land Use of the subject property as Urban Single-Family Residential. The zoning request of "MF-18 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District is inconsistent with the Mahncke Park Neighborhood Plan.

The subject property, located on the southwest corner of Pershing Avenue and Northview Street, consists of two detached dwelling units on 0.1389 of an acre. The structures were originally built in 1928 (square footage 575.0) and 1947 (square footage 1205.0) and measure approximately 1,780 square feet total. The rear dwelling unit has been a single-family rental unit. The subject property was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. Surrounding zoning includes "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to the west, south, across Pershing Avenue to the north and across Northview Street to the east. Surrounding land uses include mainly single-family dwellings, with a small number of duplexes, guest houses and cottages scattered throughout the neighborhood. The applicant is seeking a zoning change to "MF-18 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District to bring two existing detached single-family dwelling into compliance with the UDC.

Because of UDC standards not being met, the second structure must be classified as a second dwelling unit and is therefore not permitted in the existing single-family residential zoning district. The least intense residential zoning district that can accommodate both dwellings on the subject property is the "MF-18" district. Although, with this multi-family district the subject property would be limited to a maximum of two units, the "MF-18 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District would continue to be at odds with the density patterns within the surrounding neighborhood as well as the density advocated by the Mahncke Park Neighborhood Plan. The Neighborhood Plan includes language supporting maintaining the neighborhood's historical pattern of single-family structures with one accessory dwelling (such as a granny-flat or garage apartment).

CASE MANAGER: Pedro Vega 207-7980



LEGEND

--- WOOD FENCE	⊙ - POWER POLE
--- CHAIN LINK FENCE	⊕ - FIRE HYDRANT
--- HARBOR WIRE FENCE	○ - END OF CONCRETE
--- STEEL WIRE FENCE	⊙ - SET 1\"/>

BUYER: SUSAN HUBBARD		ADDRESS: 246 PERSHING	
TITLE COMPANY: SERVICE TITLE		G.F. NO.: 0708014	
LOT: 13	BLOCK: 2	N.C.B.: 6090	

SUPERVISION: QUINN BORD PLACE			
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE: TEXAS	

PLAT RECORDED IN: VOLUME 308 PAGE 50 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
 VOL. 150, PG. 608 DEED RECORDS OF BEXAR COUNTY, TEXAS
 VOL. 285, PG. 608 DEED RECORDS OF BEXAR COUNTY, TEXAS

SOUTH CENTRAL SURVEYORS OF TEXAS

P.O. BOX 100432
 SAN ANTONIO, TEXAS 78201
 PHONE: 210-344-6700
 FAX: 210-344-6573

1) UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
 2) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREIN. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
 4) ALL FEES TO BE COMPLETED AND REPORT OF FEES PAID.



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACQUAINTANCE MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VIOLATIONS, ENCROACHMENTS OR BUILDINGS ON ADJOINING PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.

THIS 20th DAY OF AUGUST 2007 A.D.

Peter Aguirre
 PETER A. AGUIRRE, R.L.S. 5464