

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

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

**March 18, 2008
Tuesday, 11:30 AM**

ZONING COMMISSIONERS

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

1. **11:30 AM – Work Session presentation by zoning staff to discuss zoning case recommendations, policies and procedures, future UDC Amendments, the River Commission and all other items for consideration on the agenda for March 18, 2008, in the Tobin Room, 1901 S. Alamo Street, 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 March 4, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008059 CD S ERZD:** The request of Kyle Seale Crossing, Ltd., Applicant, for Vernon and Maria Griffith, Owner(s), for a change in zoning from “R-6” ERZD Residential Single-Family Edwards Recharge Zone District to “O-1” S ERZD Office Edwards Recharge Zone District with a Specific Use Authorization for a Non-Commercial Parking Lot and “R-6” CD S ERZD (CD-Non-Commercial Parking Lot) Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Non-Commercial Parking Lot and a Specific Use Authorization for a Non-Commercial Parking Lot within the Edwards Recharge Zone on Lots 6 and 8, Block 4, NCB 14759, 7535 West Loop 1604 and 999 Red Robin Road. (Council District 8)

8. **ZONING CASE NUMBER Z2008085 CD S ERZD:** The request of RAD Investments, Inc., Applicant, for RAD Investments, Inc., Owner(s), for a change in zoning from “C-1” ERZD Light Commercial Edwards Recharge Zone District to “C-2” CD S ERZD [CD-Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted)] Commercial Edwards Recharge Zone District with a Conditional Use for a Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted) and a Specific Use Authorization for a Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted) within the Edwards Recharge Zone on 0.5869 acres out of Parcel 25B, NCB 18218, Stone Oak Parkway between U.S. Highway 281 and Bulverde Road. (Council District 9)
9. **ZONING CASE NUMBER Z2008061 S:** The request of Kaufman & Associates, Inc., Applicant, for T & K Young Partners, Ltd., Owner(s), for a change in zoning from “O-2” Office District to “O-2” S Office District with a Specific Use Authorization for a Day Care Facility and “O-1” Office District on 0.853 acres out of NCB 14714, 12200, 12210, 12226 Huebner Road. (Council District 8)
10. **ZONING CASE NUMBER Z2008090:** The request of Jaime & Adela Ramirez, Applicant, for Jaime & Adela Ramirez, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on Lot 21, Block 2, NCB 18287, 7600 Block of Potranco Road. (Council District 6)
11. **ZONING CASE NUMBER Z2008076:** The request of Pulman, Cappuccio & Pullen, LLP, Applicant, for Texas EZ Pawn, L. P., Owner(s), for a change in zoning from “I-1” General Industrial District to “C-2” Commercial District on Lots 1A, 1B, 2A, 2B, 3A, 3B, 13A, 13B, 14A, 14B, 15A 15B, 16A, 16B , Block 4, NCB 6338 and the north 75 feet of Lots 13A, 14A, 15A, and 16A and the north 75 feet of Lots 13B, 14B, 15B and 16B, Block 3, NCB 6337, 316 and 410 North New Braunfels Avenue and 314 Canton. (Council District 2)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
12. **ZONING CASE NUMBER Z2008098 CD:** The request of Salah Diab, Applicant, for Merida & La Chapelle, Ltd., Owner(s), for a change in zoning from “I-2” Heavy Industrial District to “C-2” CD (CD-Auto Paint and Body) Commercial District with a Conditional Use for an Auto Paint and Body Facility on 0.311 acres out of NCB 2524, 514 Merida Street. (Council District 5)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2008102:** The request of Bobby J. Perez, Applicant, for NRP Group, LLC, Owner(s), for a change in zoning from “IDZ” Infill Development Zone District with uses permitted in “MF-33” Multi-Family District and “C-2” Commercial District to “IDZ” Infill Development Zone District with uses permitted in “MF-50” Multi-Family District and “C-2” Commercial District on 10.06 acres out of NCB A-14, 1334 S. Flores Street and 243, 249, 301, 305, 311, 315 and 319 E. Cevallos Street. (Council District 5)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

14. **ZONING CASE NUMBER Z2008104:** The request of Robert Villarreal, Applicant, for Eric Morales, Owner(s), for a change in zoning from “I-2” Heavy Industrial District to “C-3” General Commercial District on a 0.4028 acre tract of land out of Lot 6, Block 4, NCB 8780, 3441 S. W. Military Drive. (Council District 4)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

15. **ZONING CASE NUMBER Z2008106 CD:** The request of Salah H. Diab, Applicant, for Milton Zaiontz, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” CD (CD- Mini-Warehouse - over 2.5 acres) Commercial District with a Conditional Use for a Mini-Warehouse - over 2.5 acres on Parcel 3, NCB 15228, Ray Ellison Boulevard, east of Southwest Loop 410. (Council District 4)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

16. **ZONING CASE NUMBER Z2008087 CD:** The request of Brown, P. C., Attorney at Law, Applicant, for Bulverde Industrial Partners, Ltd., Owner(s), for a change in zoning from “C-3” General Commercial District to “C-3” CD (CD-Warehouse) General Commercial District with a Conditional Use for a Warehouse on 1.486 acres out of NCB 18890, 14803 Bulverde Road. (Council District 10)

17. **ZONING CASE NUMBER Z2008097:** The request of M. F. H. Inc., Applicant, for M. F. H. Inc., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MF-33” Multi-Family District on Lot 23, Block 5, NCB 15414, 505 Tarasco Street. (Council District 4)

18. **ZONING CASE NUMBER Z2008099:** The request of B & C Conner Group, L. L. C., Applicant, for B & C Conner Group, L. L. C., Owner(s), for a change in zoning from “I-1” General Industrial District to “C-3” General Commercial District on the north 80.8 feet of Lot 1C, Block 3, NCB 2807, 1601 North Zarzamora. (Council District 1)

19. **ZONING CASE NUMBER Z2008100:** The request of Brown, P. C. Attorneys at Law, Applicant, for Hill Country Resort Estates Joint Venture, Owner(s), for a change in zoning from PUD “R-6” Planned Unit Development Residential Single-Family District to “C-3” General Commercial District on 4.168 acres out of NCB 17673, 9800 Block of West Military Drive. (Council District 6)

20. **ZONING CASE NUMBER Z2008101:** The request of Kimberly Smith, Applicant, for Jim and Kimberly Smith, Owner(s), for a change in zoning from “O-1” Office District to “I-1” General Industrial District on Lot 52, Block 1, NCB 12048, 927 Clydeville Road. (Council District 9)

21. **ZONING CASE NUMBER Z2008103:** The request of Benjamin G. Lopez, Sr., Applicant, for Benjamin G. Lopez, Sr., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “I-1” General Industrial District on Lots 11 and 12, Block 1, NCB 15732, 140 and 144 Remount Drive. (Council District 2)

22. **ZONING CASE NUMBER Z2008105:** The request of Westover Hills Development Partners, L. P., Applicant, for Westover Hills Development Partners, L. P., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on P-4, P-5, P-7, and P-7A, NCB 18820, 9600 Block of Westover Hills Boulevard. (Council District 6)

23. 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.
24. **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 at least 48 hours prior to the meeting by calling (210) 207-7245.



Zoning Case Notification Plan

Case Z-2008-059

Council District 8

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lots 6 and 8 - NCB 14759 - Block 004

Legend

- Subject Property (1.097 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(02/27/2008)

CASE NO: Z2008059 CD S E

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 8

Ferguson Map: 513 D6

Applicant Name:

Owner Name:

Kyle Seale Crossing, Ltd.

Vernon and Maria Griffith

Zoning Request: From "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "O-1 S ERZD" Office Edwards Recharge Zone District with a Specific Use Authorization for a Non-Commercial Parking Lot and "R-6 CD S ERZD" (CD-Non-Commercial Parking Lot) Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Non-Commercial Parking Lot and a Specific Use Authorization for a Non-Commercial Parking Lot within the Edwards Recharge Zone.

Property Location: Lots 6 and 8, Block 4, NCB 14759

7535 West Loop 1604 and 999 Red Robin Road

Northeast corner of Red Robin Road and North Loop 1604 West

Proposal: To Provide Additional Parking for Health Clinic

Neigh. Assoc. Hills and Dales Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property consists of undeveloped land with frontage on Loop 1604 (a freeway) and Red Robin Road (a local street). The property is adjacent to R-6 zoning to the north and C-2 zoning to the east and west. The surrounding land uses consist of residential dwellings to the north, vacant land and real estate offices to the east, and vacant land, a commercial strip center and the Bandera Family Health Care Clinic to the west.

The applicant is requesting a zoning change to allow a non-commercial parking lot that would provide additional parking for employees of the Bandera Health Care Clinic, which is located at 7579 North Loop 1604 West. Although the subject property is located within the Hills and Dales residential subdivision, it is located at the periphery of this development and in a part of the subdivision that is heavily impacted by surrounding commercial development. This general area was developed with lots intended for commercial uses fronting on Loop 1604. This is a common development pattern for contemporary subdivisions.

Staff generally prefers to limit the expansion of existing commercial nodes into established residential areas; however, a low intensity office or neighborhood commercial use on the subject property with lesser zoning districts as buffers to the existing residential development may be the most appropriate use of the property.

Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures,

CASE NO: Z2008059 CD S E

Final Staff Recommendation - Zoning Commission

2. Parking spaces shall be parallel to the north property line of Lot 8, and
3. No Ingress/Egress onto Red Robin Road

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 2 property.
3. The impervious cover shall not exceed 30% on site.

CASE MANAGER : Brenda Valadez 207-7945

DEVELOPMENT SERVICES
RECEIVED

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

2008 MAR 13 PM 2: 34

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, Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008059 (Bandera Family Health Care-Employee Parking)

Date: March 13, 2008

SUMMARY

A request for a change in zoning has been made for an approximate 1.08-acre tract located on the city's northwest side. A change in zoning for Lot 8 (0.631 acre) from **R-6 ERZD** to **R-6 S CD ERZD** and Lot 6 (0.445 acre) from **R-6 ERZD** to **O-1 S ERZD** is being requested by the applicant, Kyle Seale Crossing, Ltd, by Andrew C. Guerrero. The change in zoning has been requested to allow for the development of a non-commercial parking lot.

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 Red Robin Rd. and North Loop 1604 West. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is for Lot 8 (0.631 acre) from R-6 ERZD to R-6 S CD ERZD and Lot 6 (0.445 acre) from R-6 ERZD to O-1 S ERZD will allow for the development of a non-commercial parking lot. Currently the site is undeveloped with undisturbed vegetation.

2. Surrounding Land Uses:

The Hills and Dales subdivision is located to the north side of the property. D' Ann Harper Development Corporation is located to the east side of the property. Red Robin Rd. and a vacant corner lot bound the western portion of the property. North Loop 1604 West borders the south side of the property.

3. Water Pollution Abatement Plan:

As of the date of this report, a Water Pollution Abatement Plan (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 December 20, 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.

A. The subject site was observed as an undeveloped, "L" shaped lot, heavily vegetated with native trees, approximately 1.0974 acres in area. Moderate exposure of bedrock was observed throughout the subject site. The native soil located on the subject site was observed to be approximately 6 to 8 inches thick, and consisted of dark soils containing a high content of swelling clays. The exposed limestone observed on the subject property included light to medium gray moderately weathered limestone with some small vugs and other minor surficial dissolution features. The site appeared to slope slightly to the southwest. Stormwater occurring on the subject site would drain to the southwest towards a tributary of Huesta Creek.

B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the southern portion of the subject site is underlain by the Cyclic and

Marine Member of the Person Formation of the Edwards Aquifer. The northern portion of the subject property was determined to be underlain by the Undivided Upper Confining Unit. Exposed limestone observed throughout the property was consistent with characteristics of the Cyclic and Marine Member.

Based on a review of previously conducted Geologic Assessments on adjacent properties, the subject site is located primarily on the Cyclic and Marine Member, with significant soil cover and low to moderate exposure of bedrock.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick.

The Undivided Upper Confining Unit is characterized by the presence of massively bedded gray to light tan limestone with relatively low porosity and permeability. This unit is considered to be the upper confining member of the Edwards Aquifer and tends to prevent subsurface migration of fluids.

- C. Small areas of vuggy rocks were observed on the property; however, no evidence was observed of subsurface connections that would allow significant infiltration of surface water. These features do not appear to be sensitive. No visual evidence of faults or other sensitive or significant features were observed on the subject site. No creekways cross the subject site.

No evidence is noted of any sensitive or significant recharge features were found on the site or within the immediate vicinity of the subject site.

ENVIRONMENTAL CONCERNS

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

1. Standard Pollution/Abatement Concerns:

- A. 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.
- B. 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 to not exceed 30% impervious cover for the subject property.
2. The subject property shall not exceed 35 parking spaces as proposed by the applicant.
3. 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.
4. 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.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

Zoning Commission Members

Zoning Case Z2008059 (Bandera Family Health Care-Employee Parking)

Page 5

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.

Zoning Commission Members

Zoning Case Z2008059 (Bandera Family Health Care-Employee Parking)

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5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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



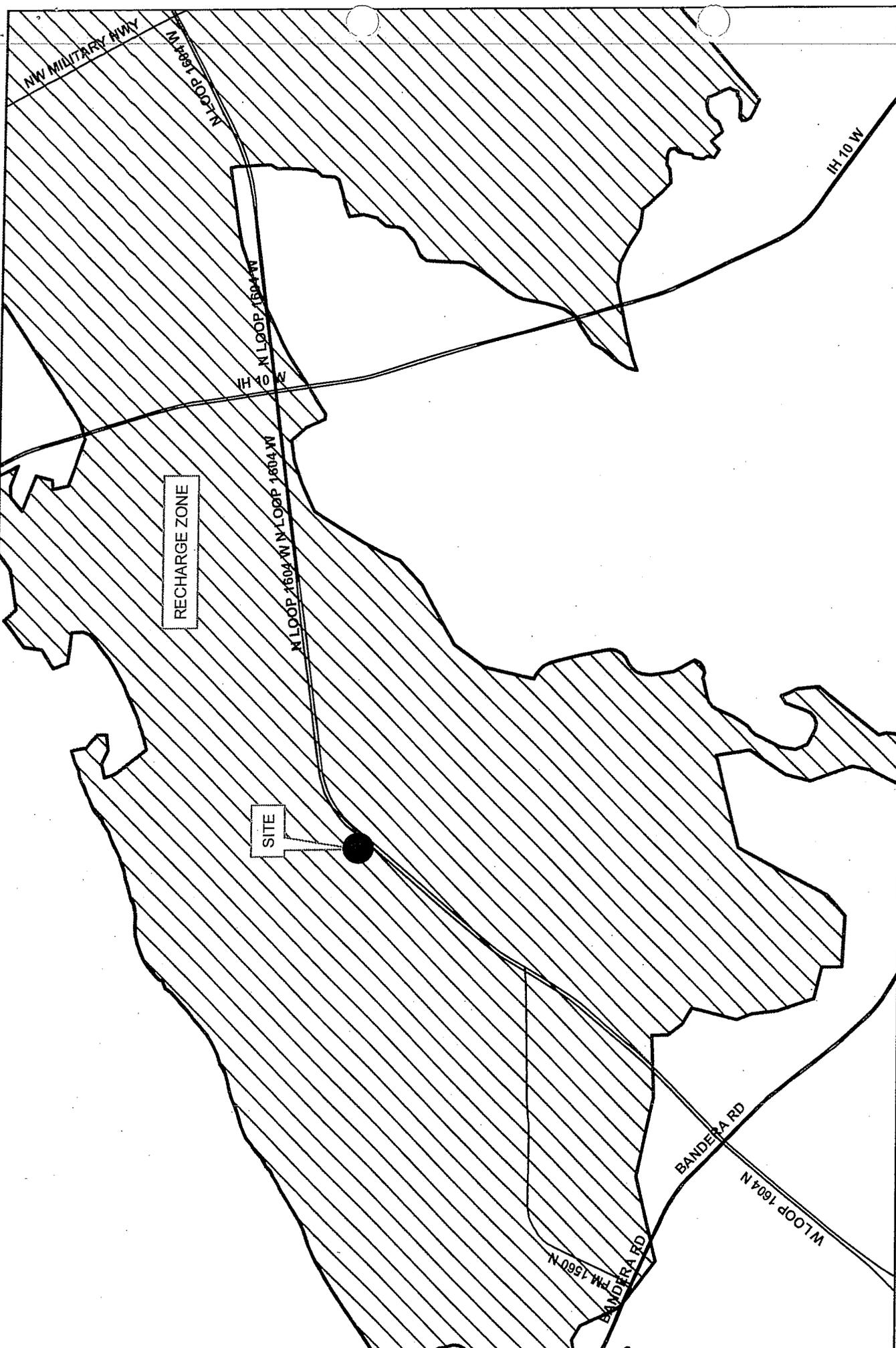
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director
Resource Protection & Compliance Department

KMN:MAE

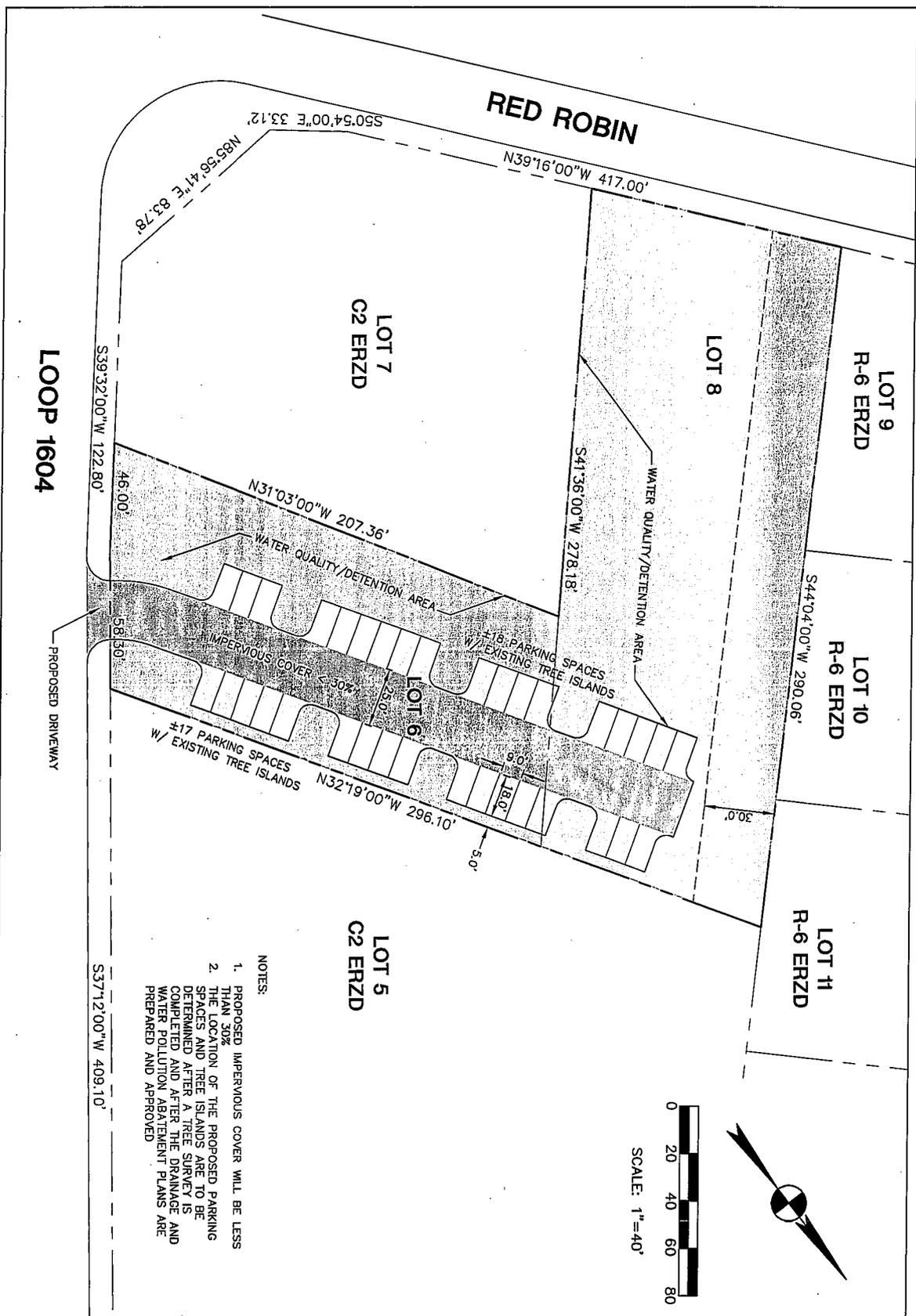


ZONING FILE: Z2008059 **FIGURE 1**
ZONING: BANDERA FAMILY HEALTH CARE
MAP PAGE: 513, D6 **X= 2082905** **Y= 13760139**
 Map Prepared by Aquifer Protection & Evaluation MAE 12/21/2007

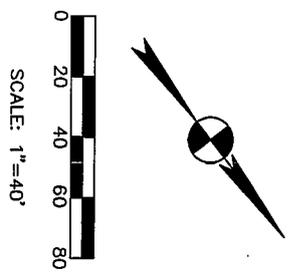


0 3,125 6,250 12,500 18,750 25,000
 Feet

1 inch equals 3,621.801133 feet



- NOTES:
1. PROPOSED IMPERVIOUS COVER WILL BE LESS THAN 50%
 2. THE LOCATION OF THE PROPOSED PARKING SPACES AND TREE ISLANDS ARE TO BE DETERMINED AFTER A TREE SURVEY IS COMPLETED AND AFTER THE DRAINAGE AND WATER POLLUTION ABATEMENT PLANS ARE PREPARED AND APPROVED

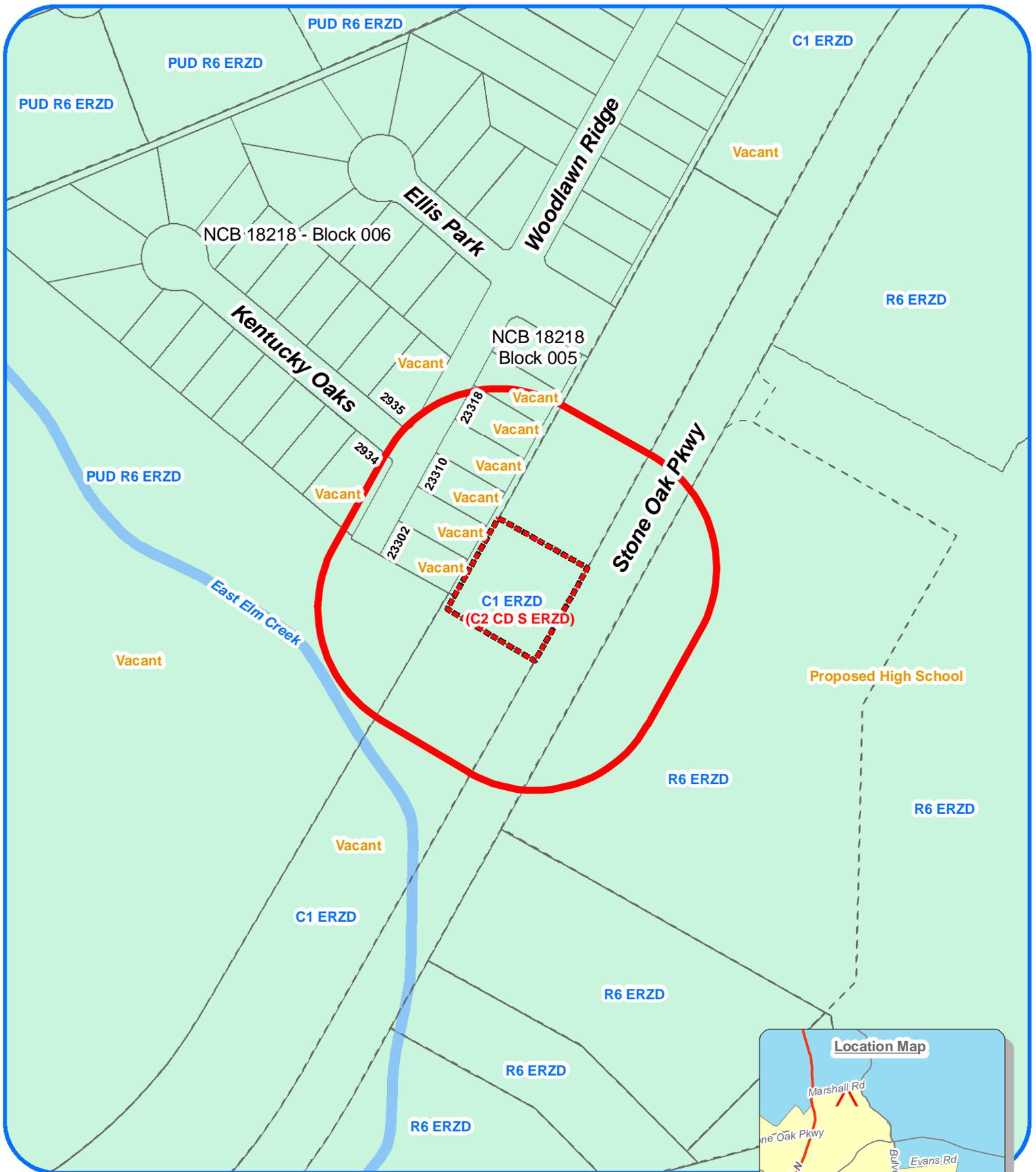


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 ENGINEERING SOLUTIONS
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SITE PLAN EXHIBIT

BANDERA FAMILY HEALTHCARE
SAN ANTONIO, TEXAS

DATE: Feb-11-2008 SCALE: 1"=40'
 DRAWN BY: ENW FILE: G:\499\03\EXHIBITS\EX-SITE-PLAN.DWG PROJECT No.: 499-03.00



Zoning Case Notification Plan

Case Z-2008-085

Council District 9

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Parcel P-25B - NCB 18218 - Block 000

Legend

- Subject Property (0.5869 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(02/27/2008)

CASE NO: Z2008085 CD S E

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 9

Ferguson Map: 483 F3

Applicant Name:

Owner Name:

RAD Investments, Inc.

RAD Investments, Inc.

Zoning Request: From "C-1 ERZD" Light Commercial Edwards Recharge Zone District to "C-2 CD S ERZD" [CD-Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted)] Commercial Edwards Recharge Zone District with a Conditional Use for a Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted) and a Specific Use Authorization for a Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted) within the Edwards Recharge Zone.

Property Location: 0.5869 acres out of Parcel 25B, NCB 18218

On the west side of Stone Oak Parkway between U.S. Highway 281 and Bulverde Road

Proposal: To allow a Small Animal Veterinary Clinic

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

Approval.

The subject property is located on the west side of the newly extended portion of Stone Oak Parkway, between US Highway 281 and Bulverde Road, and is currently undeveloped. The subject property was annexed in December 1985 per Ordinance 61608, and is approximately 0.5869 acres out of a 20.03 acre lot. Upon annexation, the 20.03 acre lot was zoned "TempR-1 ERZD" Temporary Single-Family Residence Edwards Recharge Zone District. Following the adoption of the Unified Development Code in 2002, the original zoning converted to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District. In 2007, 9.3 acres of the original 20.03 acre lot were rezoned to "C-1 ERZD" Light Commercial Edwards Recharge Zone District. Currently, the surrounding properties are zoned "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District to the north, "R-6 ERZD" to the south across Stone Oak Parkway, and "C-1 ERZD" to the east and west. "C-3R ERZD" Restricted Commercial Edwards Recharge Zone District zoning exists further southwest along Stone Oak Parkway; while "C-2 ERZD" Commercial Edwards Recharge Zone District zoning exists further northeast. All of the surrounding properties are currently either undeveloped or are being developed (including single-family homes to the northwest, a high school to the east, and commercial uses fronting Stone Oak Parkway).

Stone Oak Parkway is identified as a Secondary Arterial "Type A" in the city's Major Thoroughfare Plan. The requested commercial district is appropriate given the location of the subject property along Stone Oak Parkway. Commercial uses are generally encouraged along arterial streets, however due to traffic congestion and sustainability concerns, not in a strip development fashion. In this case, the proposed zoning classification would provide an appropriate transitional buffer between the major thoroughfare and the single family residential development to the north. The subject property is only one small lot out of a much larger area that is already zoned and planned for future commercial development. A "Type B" Landscape Buffer will

CASE NO: Z2008085 CD S E

Final Staff Recommendation - Zoning Commission

be required along the rear property line, where the subject property abuts residential zoning.

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50% on the site.

CASE MANAGER : Micah Diaz 207-5876

Z2008085

DEVELOPMENT SERVICES
RECEIVED

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

2008 FEB 27 PM 1:22

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, Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008085 (Veterinary Hospital)

Date: February 26, 2008

SUMMARY

A request for a change in zoning has been made for an approximate 0.5869-acre tract located on the city's north side. A change in zoning from **C-1 ERZD to C-2 CD ERZD** is being requested by the applicant, RAD Investments, Inc. The change in zoning has been requested to allow for the development of a veterinary hospital.

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 9, near the intersection of Stone Oak Pkwy and Bulverde Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-1 ERZD to C-2 CD ERZD and will allow for the construction of a veterinary hospital. The tract is a vacant parcel of land. The site has dense vegetation and is undisturbed.

2. Surrounding Land Uses:

Roan Forest Elementary School and Lady Bird Johnson High School is located to the east of the site. North Pointe Subdivision which is currently under construction is located to the west of the site. Future commercial development is located north and south of the site.

3. Water Pollution Abatement Plan:

The GVH-281-Encino Subdivision Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on January 31, 2002. According to the geologic assessment in the WPAP, there were no naturally occurring, sensitive geologic features located on the site.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on January 25, 2008, 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.

- A. The subject site was observed as a single undeveloped lot, heavily vegetated with native trees, approximately 0.5869 acres in area. The property abuts vacant undeveloped property to the northeast and southwest, a partially cleared but undeveloped property to the northwest, and a drainage easement to the southeast with Stone Oak Parkway beyond.

Moderate exposure of bedrock and float rock was observed throughout the property. The isolated exposed limestone observed on the subject property included medium to dark gray moderately weathered limestone with sparse to moderate vugs visible in some areas. Chert nodules were observed in relative abundance throughout the site. Some apparent fracturing of bedrock was observed in some areas.

The site appeared to slope to the southeast. Stormwater occurring on the subject site would drain to the southeast into the adjacent drainage easement.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. The exposed limestone observed on the subject site was consistent with characteristics of the Dolomitic Member.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick.

Review of a Geologic Assessment conducted in 2001 of an adjacent property indicated that the adjacent property is generally underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. In addition, this Geologic Assessment indicated a "...notable lack of features were noted within this member."

- C. No creekways were observed to cross the site. An apparent animal burrow was observed on the eastern edge of the subject site. This feature appears to be non-sensitive.

No evidence of faults or other sensitive or significant recharge features were observed on the site or within the immediate vicinity of the subject site.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. Any biological or hazardous waste that is generated on site which needs to be disposed of properly.
2. The proper storage of any biological, hazardous, or medical chemicals and disposal of waste from the requested use.

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 50% for the overall development site (9.273 acres).
2. The SAWS recommendation of 50% maximum impervious cover for the overall 9.273 acres is based on the fact that the subject property (0.5869 acres) falls within a larger site that was previously rezoned and given a limit of 50% impervious cover.
3. Any biological or hazardous waste that is generated on site shall be disposed of in accordance with federal, state, and local guidelines.
4. All biological, hazardous, or medical chemicals on site shall be stored in accordance with federal, state, and local guidelines.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.

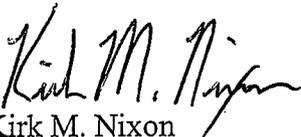
General Recommendations

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 the State of 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. Below grade basins shall not be allowed to be constructed on the site.
 - B. 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.
 - C. 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 Section.

- D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division 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.

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.

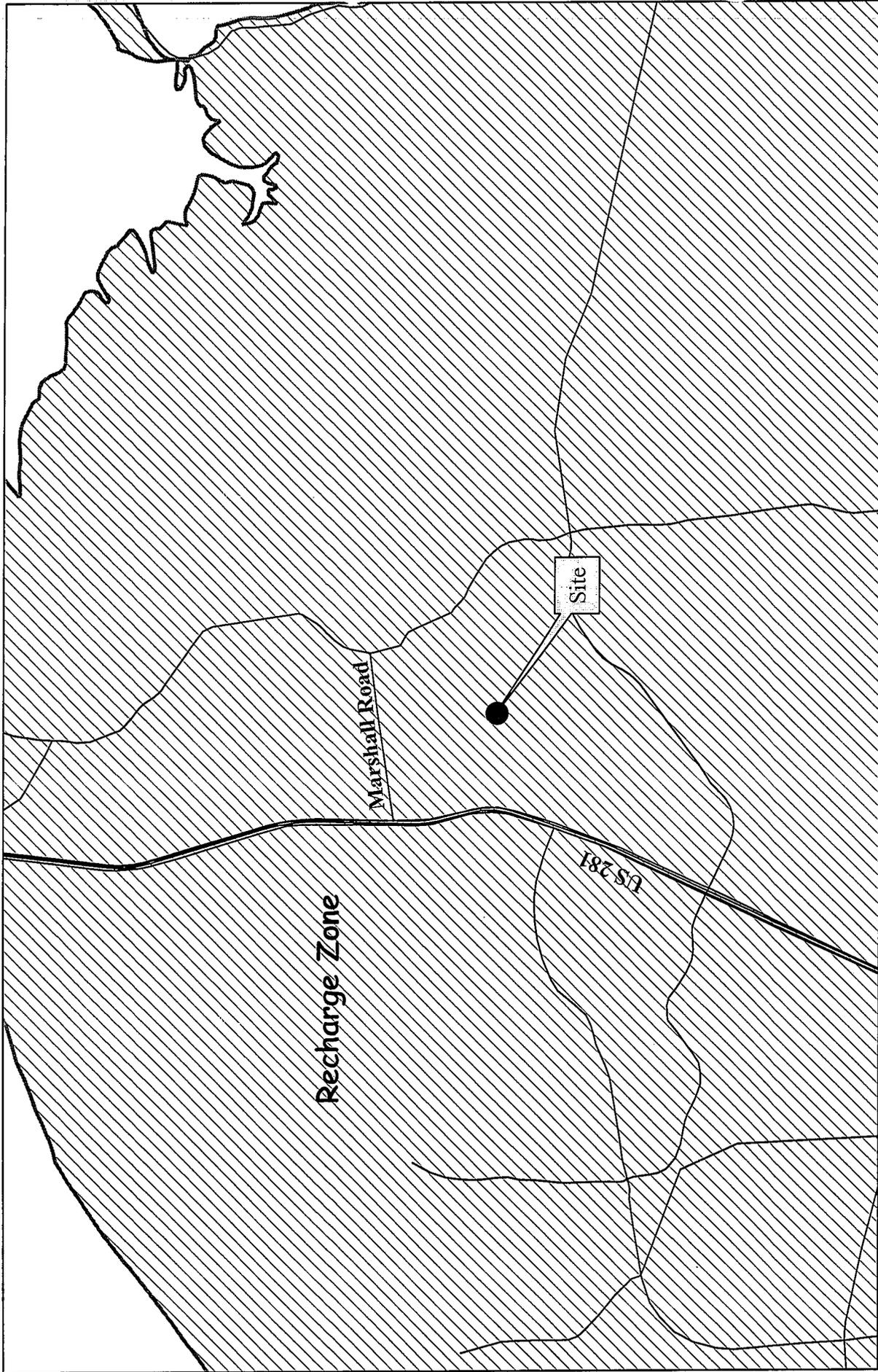

Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



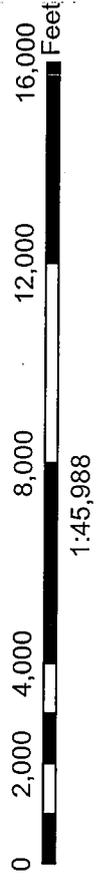
Zoning Case No. Z2008085 Figure 1

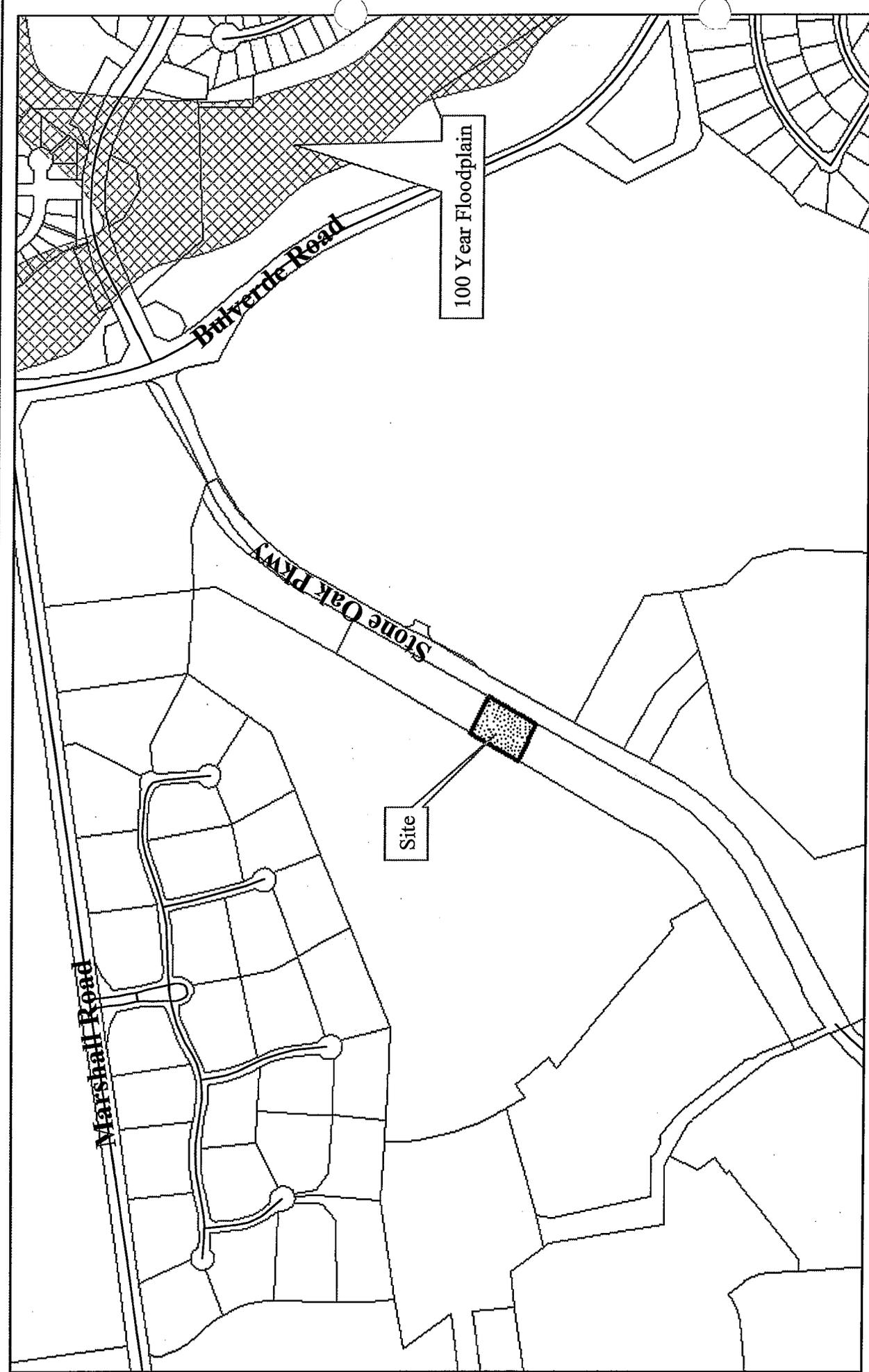
Veterinary Hospital

Map Page 483 F5

X=2146473 Y=13786889

Map Prepared by Aquifer Protection and Evaluation MJB 1/29/2008





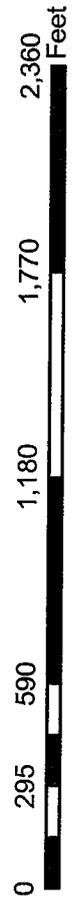
Zoning Case No. Z2008085 Figure 2

Veterinary Hospital

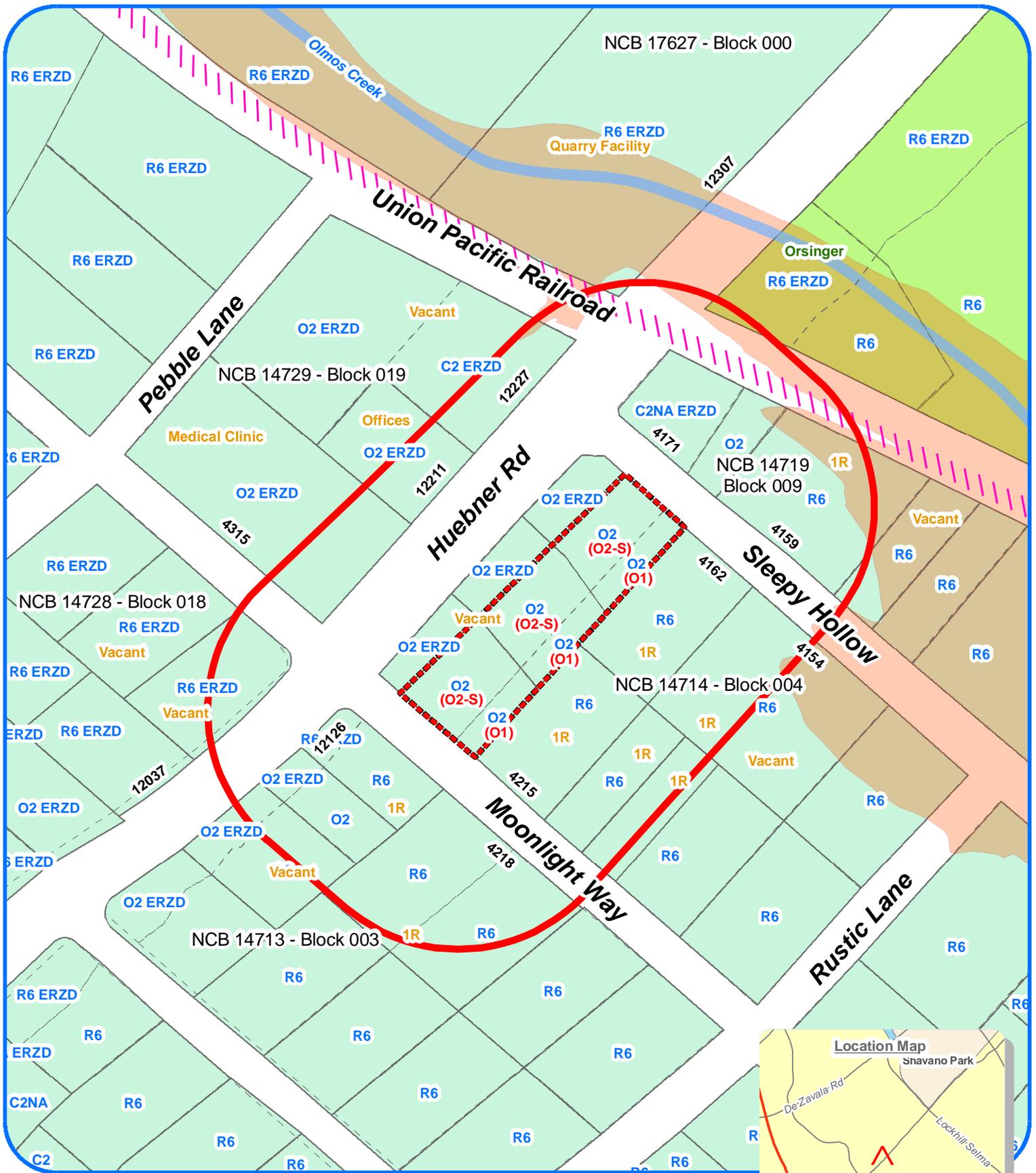
Map Page 483 F3

X=2146473 Y=13786889

Map Prepared by Aquifer Protection and Evaluation MJB 1/29/2008



1:6,623



Zoning Case Notification Plan

Case Z2008061

Council District 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A Portion of SE 126.16 ft of Lot 1, a Portion of SE 145.24 ft of Lot 2, and a Portion of SE 126.16 ft of Lot 3
NCB 14714 - Block 004

Legend

- Subject Property (0.853 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/05/2008)

CASE NO: Z2008061 S

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008 Zoning Commission Continuance (Applicant Request) from March 4, 2008.

Council District: 8

Ferguson Map: 549 B2

Applicant Name: Kaufman & Associates, Inc. **Owner Name:** T & K Young Partners, Ltd.

Zoning Request: From "O-2" Office District to "O-2 S" Office District with a Specific Use Authorization for a Day Care Facility and "O-1" Office District.

Property Location: .853 acres out of NCB 14714
12200, 12210, 12226 Huebner Road
Huebner Road between Sleepy Hollow and Moonlight Way

Proposal: To Allow for a Daycare Center

Neigh. Assoc. Vance Jackson Neighborhood Association, Inc.

Neigh. Plan None

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

Staff Recommendation:

Approval with condition for 25-foot height restriction.

The subject property was annexed in 1972, totals approximately .853 of an acre and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing O-2 zoning converted from the previous O-1 zoning, which was approved by City Council in 1985 and 1993 (Ordinances #61900 and #77566.) The O-2 district does not allow a day care use by right.

"R-6" Residential Single-Family District zoning currently exists to the southeast of the subject property and to the southwest across Moonlight Way. Property to the northeast across Sleepy Hollow is zoned "C-2 NA ERZD" Commercial, Nonalcoholic Sales, Edwards Recharge Zone District and "O-2" Office District. Property to the northwest across Huebner Road is zoned "C-2 ERZD" Commercial, Edwards Recharge Zone District and "O-2 ERZD" Office, Edwards Recharge Zone District. Land uses immediately adjacent to the proposed development consist of single-family homes to the southeast and to the southwest of the subject property across Moonlight Way. There is a swimming pool company to the northeast across Sleepy Hollow. Land use to the northwest across Huebner Road includes a small strip center, as well as professional and medical offices.

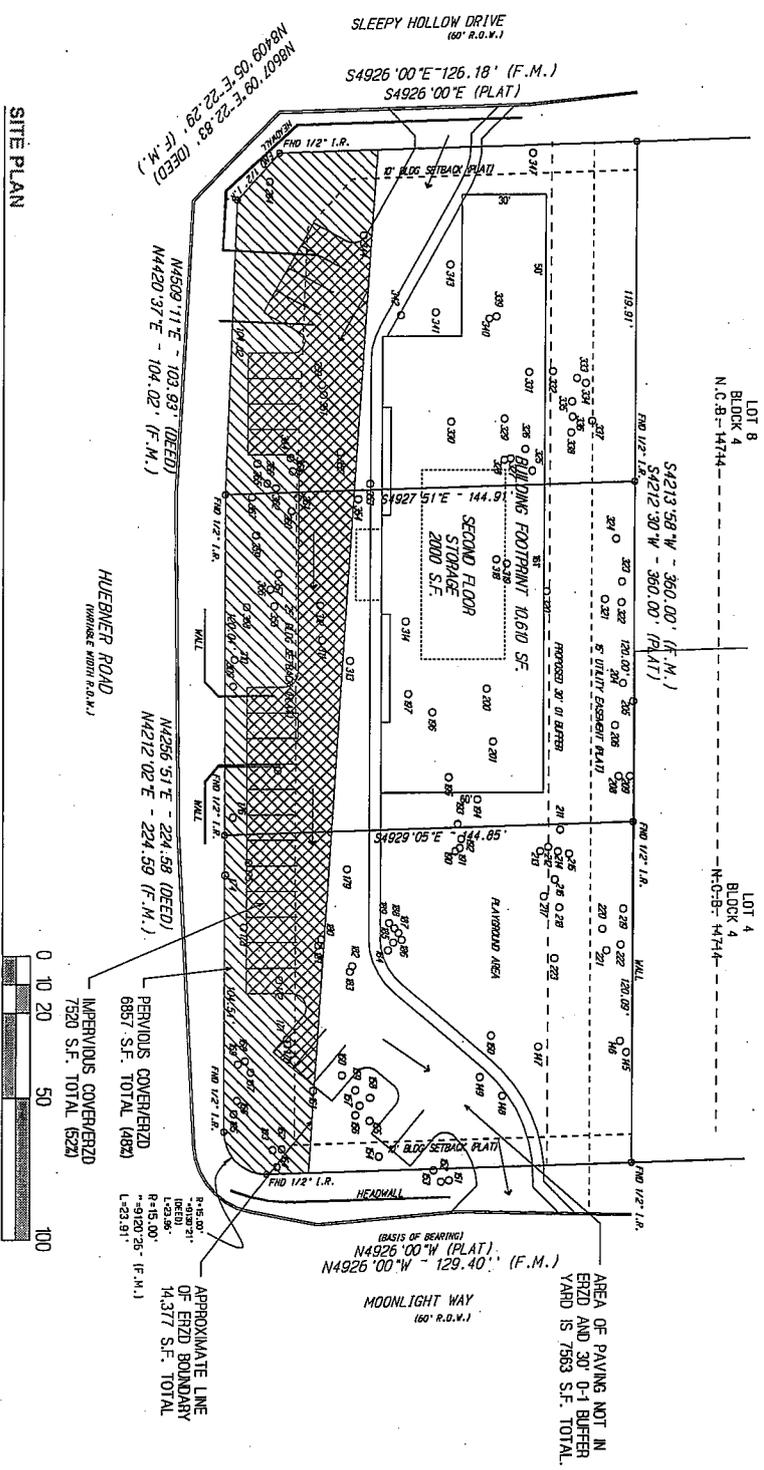
The applicant has applied for O-2 S and a 30-foot wide O-1 in order to allow for a day care facility on the subject property. This proposed use is appropriate for this location as it is on the periphery of, rather than the interior of a neighborhood and would provide convenient child care for the existing residential neighborhoods in the immediate area. The requested zoning would be appropriate at this location considering the emerging commercial character of Huebner Road, a Primary Arterial Type A. Most of the properties that have frontage on this stretch of Huebner Road are characterized by office and commercial zoning and uses. The proposed zoning district and use of the property is consistent with the zoning and use pattern of the area and conforms to the general development pattern along this portion of Huebner Road. In addition to the 30-foot O-1 buffer, staff recommends a height limitation of 25 feet as added protection for the adjacent residences.

CASE NO: Z2008061 S

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Leslie Zavala 207-0215

12,690 S.F. BUILDING AREA
 MAX PARKING = 14375 S.F. = 34 SPACES
 MIN. PARKING = 151375 S.F. = 23 SPACES
 24 SPACES PROVIDED



AREA OF PAVING NOT IN ERZD AND 30' 0-1 BUFFER YARD IS 7563 S.F. TOTAL.

PERVIOUS COVEREDZD 6857 S.F. TOTAL (462)

IMPERVIOUS COVEREDZD 7520 S.F. TOTAL (522)

APPROXIMATE LINE OF ERZD BOUNDARY 14,377 S.F. TOTAL

REVISIONS:

DATE: JUNE 2008

SCALE: 1/8" = 1'-0"

DRAWN BY: S.K.

DESIGNED BY: J.M.

DATE: JUNE 2008

REVISIONS:

NO. DATE BY

1 11/15/07 S.K.

2 12/23/07 S.K.

3 1/10/08 S.K.

4 1/23/08 S.K.

5 2/11/08 S.K.

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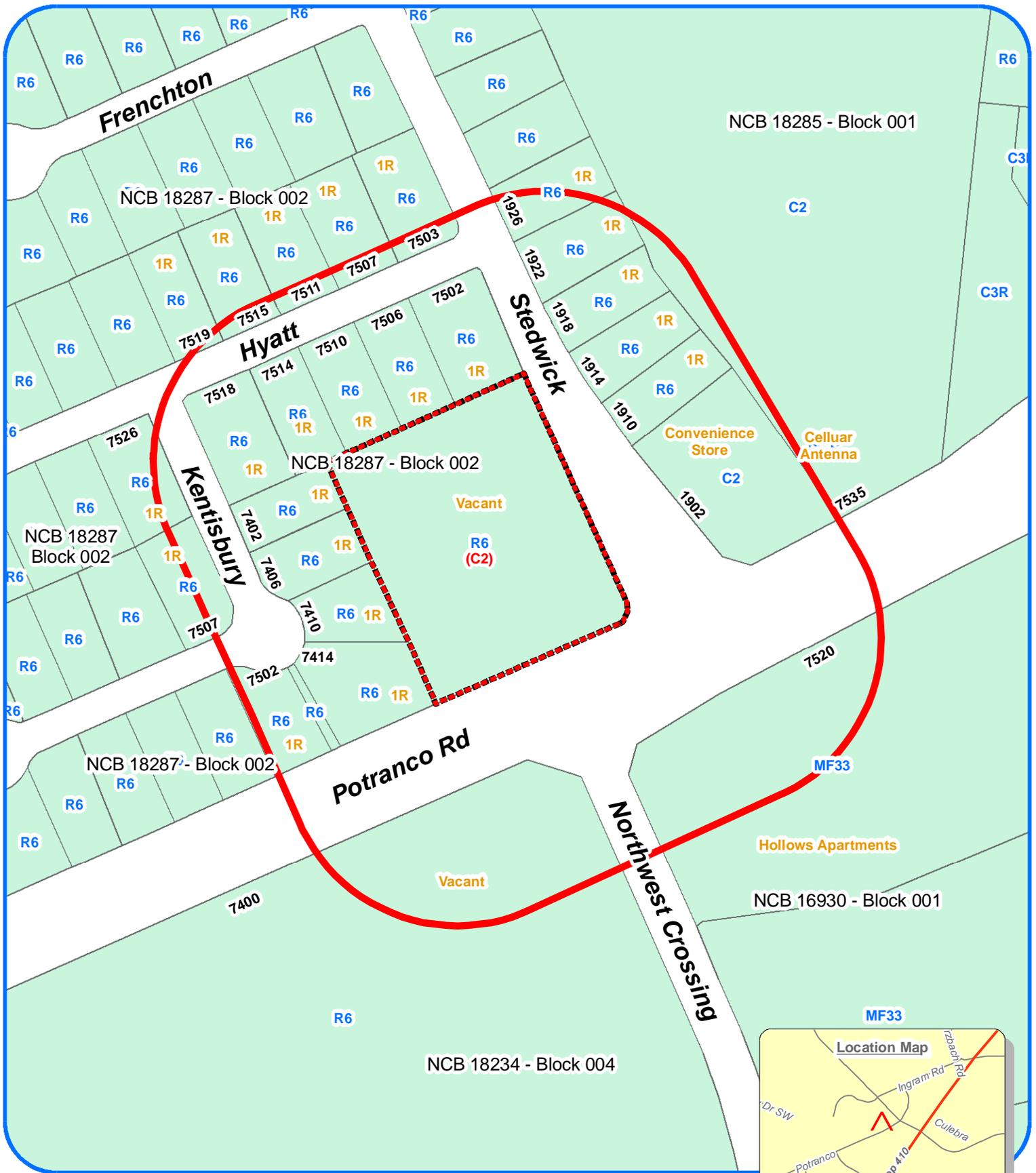
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Zoning Case Notification Plan

Case Z-2008-090

Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 21 - NCB 18287 - Block 002

Legend

- Subject Property (1.774 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(02/19/2008)

CASE NO: Z2008090

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008 Zoning Commission Continuance From March 04, 2008

Council District: 6

Ferguson Map: 613 E1

Applicant Name:

Owner Name:

Jaime & Adela Ramirez

Jaime & Adela Ramirez

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

Property Location: Lot 21, Block 2, NCB 18287

7600 Block of Potranco Road

At the northwest corner of Potranco Road and Stedwick Drive

Proposal: To allow for a commercial development.

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

Approval

The subject property is an undeveloped 1.774 acre parcel located on the west side of San Antonio. This property is situated on the north side of Potranco Road, west of the intersection of Potranco Road and Stedwick Drive. This area was annexed by the City of San Antonio on December 31, 1986 and this lot is part of Doral Subdivision. The subject parcel was zoned Temp R-1 and converted to R-6 following the adoption of the current zoning districts in 2002. The subject property is adjacent to R-6 zoning to the west and north. R-6 and C-2 zoning is located across Stedwick Drive. MF-33 and C-2 zoning is located to the south across Potranco Road. Land uses consist of single-family dwellings to the west and north. There are single-family dwellings and a convenience store to the east across Stedwick. There are apartments and undeveloped land to the south across Potranco Road.

The applicant is requesting this zone change so that the subject property may be utilized for commercial development. Commercial developments are encouraged at intersections of major thoroughfares in order to accommodate increased volumes of traffic. Given the property's location on Potranco Road, a Primary Arterial Type A, as well as the amount of existing commercial zoning in the vicinity, the requested zone change would be appropriate for the subject property. If this zoning change request is approved, a Type B buffer will be required along the west and north property lines to screen and separate the proposed use from adjoining single-family residential zoning districts.

"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 : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-076

Council District 2

Scale: 1" approx. = 120'

Subject Property Legal Description(s): N 75 ft of Lots 13A thru 16A and N 75 ft of Lots 13B thru 16B - NCB 06337 - Block 003

Lots 1A, 1B, 2A, 2B, 3A, 3B, 13A, 13B, 14A, 14B, 15A, 15B, 16A and 16B - NCB 06338 - Block 004

Legend

- Subject Property (1.351 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/10/2008)

CASE NO: Z2008076

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 2

Ferguson Map: 617 C5

Applicant Name:

Owner Name:

Pulman, Cappuccio & Pullen, LLP

Texas EZ Pawn, L. P.

Zoning Request: From "I-1" General Industrial District to "C-2" Commercial District.

Property Location: Lots 1A, 1B, 2A, 2B, 3A, 3B, 13A, 13B, 14A, 14B, 15A 15B, 16A, 16B , Block 4, NCB 6338 and the North 75 Feet of Lots 13A, 14A, 15A, and 16A and the North 75 Feet of Lots 13B, 14B, 15B and 16B, Block 3, NCB 6337

316 and 410 North New Braunfels Avenue, 314 Canton

The northeast and southeast corners of North New Braunfels Avenue and East Crockett Street

Proposal: To make zoning consistent with existing use and to allow for a bank

Neigh. Assoc. None

Neigh. Plan Arena District and Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The Arena District/ Eastside Community Plan calls for Mixed Use land use at this location. The requested C-2 zoning classification is considered consistent with the plan.

Approval

The subject property consists of two developed lots; one lot is utilized as a parking lot and the other lot is occupied by a structure dating back to 1955. The subject property totals 1.351 acres and is located on the east side of San Antonio within the original city limits. The zoning on these lots was converted to I-1 Industrial District from the previous J district following the adoption of the current zoning districts in 2002. The southern lot abuts I-1 zoning, which is occupied by an automobile parts retail shop. The property east of this lot is a R-4 zoned parcel and it is occupied by a single family residential structure. The northern lot of the subject property abuts single family residences to the east. The adjacent parcel to the north is also zoned I-1 and is occupied by a pharmacy. Parcels across from North New Braunfels Avenue, to the west of the subject property, are zoned C-3 and occupied by various commercial uses.

The applicant is requesting this zoning change so that the subject property may be developed into various commercial uses, including a bank. This section of North New Braunfels Avenue is characterized by existing commercial uses. The existing I-1 industrial zoning district would not allow commercial development and is not appropriate for this area as it is too intense for the abutting residential neighborhood. Staff believes that the requested C-2 commercial zoning is appropriate for this location. If this zoning change request is approved, a Type B buffer will be required along the east property line and a Type E buffer will be required along the south property line of the southern lot of the subject property to screen and separate the requested zoning district from adjoining single-family residential and industrial zoning districts. Similarly, the southern portion of the

CASE NO: Z2008076

Final Staff Recommendation - Zoning Commission

northern lot of the subject property will require a Type E buffer along the east property line to screen and separate the requested zoning district from the adjacent industrial district while the northern portion of this lot will only require a Type B buffer.

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 : John Osten 207-2187

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008076

Existing Zoning: I-1

Requested Zoning: C-2

Registered Neighborhood Association(s):
Jefferson Heights Neighborhood Association

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

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

Other Comments:

The intent statement for Mixed Use land use categorization in the Arena District/Eastside Community Plan states that the Mixed Use category provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses. A land use, such as the bank being proposed for this site, would provide financial services to the local community and is consistent with the Plan.

Analysis:

- Request conforms to Land Use Plan Request does not conform to Land Use Plan
- Consistency determination not required because base zoning is not changing

Staff Recommendation:

- Supports Recommends Denial

Reviewer: Tyler Sorrells

Title: Planner

Date: 2/29/2008

Manager Review: Nina Nixon-Mendez

Date: 2/29/2008



Zoning Case Notification Plan

Case Z-2008-098

Council District 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): A Portion of Lots 25, 27 and E 239.23 ft of Lot 26 and E 129.49 ft of N 196 ft of Tract TR-B - NCB 02524 - Block B

Legend

- Subject Property (0.311 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(02/26/2008)

CASE NO: Z2008098 CD

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 5

Ferguson Map: 616 A7

Applicant Name:

Owner Name:

Salah Diab

Merida & La Chapelle, Ltd.

Zoning Request: From "I-2" Heavy Industrial District to "C-2 CD" (CD-Auto Paint and Body) Commercial District with a Conditional Use for an Auto Paint and Body Facility.

Property Location: 0.311 acres out of NCB 2524

514 Merida Street

The Northwest corner of the intersection of South Navidad Street and Hazel Avenue

Proposal: To make the zoning consistent with the existing use

Neigh. Assoc. None

Neigh. Plan Guadalupe Westside Community Plan

TIA Statement: A Traffic Impact Analysis not required.

Staff Recommendation:

Consistent

The Guadalupe Westside Community Plan designates the subject property as high density mixed use making the requested C-2 (CD Auto Paint and Body) Commercial District with a Conditional Use for an Auto Paint and Body facility consistent with the plan. High density mixed use is designed to integrate a blend of higher density residential with retail, office, entertainment, and other compatible uses.

Approval

The subject property is occupied by an existing auto paint and body facility located on the northwest corner of Hazel Avenue (a local street) and South Navidad Street (a local street). The property is adjacent to I-2 zoning to the north and west; I-2 and R-4 zoning to the south and R-4 zoning to the east. The surrounding land uses consist of residential dwellings to the east; commercial uses and residential dwellings to the south and a construction services facility to the north and west.

The applicant is requesting a zoning change in order to bring the current use of the property into compliance. The applicant indicated that they were not aware that I-2 zoning did not allow an auto paint and body facility and were made aware during the permitting process. A significant amount of I-2 zoning exists within the vicinity of the subject property. Staff finds the requested downzoning to be appropriate given the prevalence of industrial and commercial uses to the south and west. The subject property is within close proximity to South Zarzamora Street (a Secondary Arterial "Type B" Street); commercial districts are generally encouraged along or in the immediate vicinity of such major roadways. An auto paint and body facility is identified in the UDC as a use requiring a minimum zoning district of L to be allowed by right. The use may also be allowed in the C-3 district with the approval of a specific use authorization. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in L may be allowed as a conditional use in C-2. Additionally, the proposed zoning district and use of the property are consistent with the current development pattern along this portion of Hazel Avenue as there are parcels in the immediate vicinity which may be

CASE NO: Z2008098 CD

Final Staff Recommendation - Zoning Commission

developed with these types of uses in the future since they have existing industrial zoning districts.

The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The C-2 CD zoning classification would limit the scope of use allowed and restrict future occupancy should the use cease for an extended period of time.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008098

Existing Zoning: I-2

Requested Zoning: C-2 CD

Registered Neighborhood Association(s):

None

Neighborhood/Community/Perimeter Plan:

Guadalupe Westside Community Plan

Future Land Use for the site:

The subject property is approximately 0.311 acres located on the northwest corner Hazel Street and Navidad. The Future Land Use Map in the Guadalupe Westside Community Plan designates the property for High Density Mixed Use.

Other Comments:

Analysis:

The subject property is located in the southwestern portion of a parcel operated by Alamo Wood. The subject property is currently being used as a paint and body shop. Properties to the south are used for residential and commercial uses. Properties to the east are residential.

The Guadalupe Westside Community Plan designates the subject property for future high density mixed use development. High density mixed use is designed to integrate a blend of higher density residential with retail, office, entertainment, and other compatible uses. The community plan indicates that the neighborhood envisioned a transition from industrial uses to high density mixed use. A C-2 CD, commercial zone with a conditional use for a paint and body shop, is consistent with the community plan.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency determination not required because base zoning is not changing

Staff Recommendation:

Supports

Recommends Denial

Alternative Recommendation

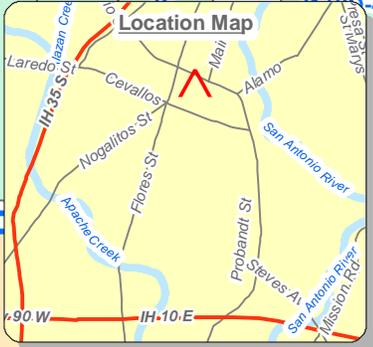
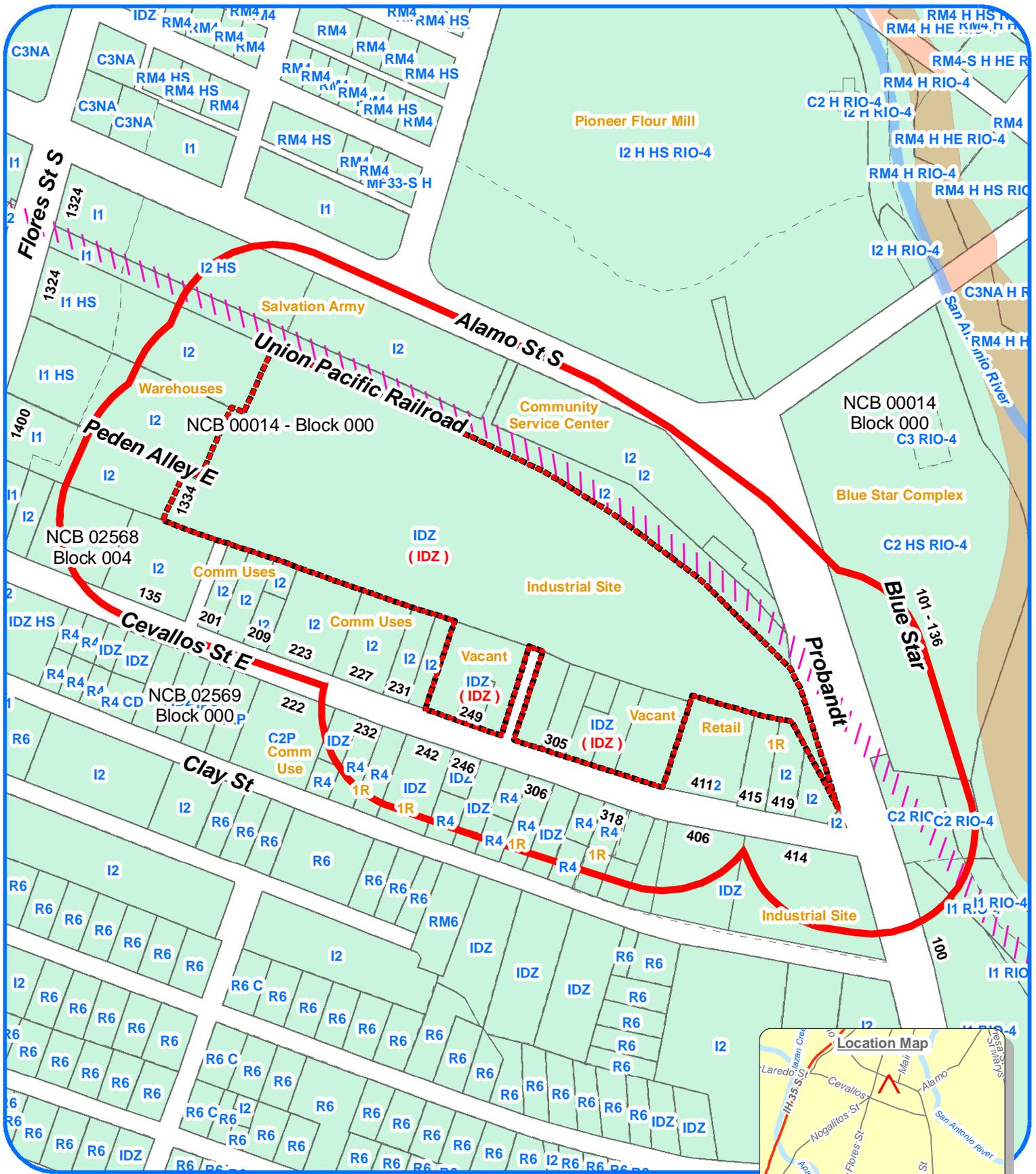
Reviewer: Rebecca Paskos

Title: Senior Planner

Date: 03/05/2008

Manager Review: Nina Nixon-Mendez

Date: 03/05/2008



Zoning Case Notification Plan

Case Z2008102

Council District 5

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Lots 11, 12, 13, 24, 25, and 26 - NCB 02567 - Block 003 and Lots 1 thru 6 and 15 thru 20 - NCB 02568 - Block 004 and A Portion of Tracts TR-E and TR-E5 - NCB A-14 - Block 000

Legend

- Subject Property (10.06 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/06/2008)

CASE NO: Z2008102

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 5

Ferguson Map: 616 D7

Applicant Name:

Owner Name:

Bobby J. Perez

NRP Group, LLC

Zoning Request: From "IDZ" Infill Development Zone District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District to "IDZ" Infill Development Zone District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District.

Property Location: 10.06 acres out of NCB A-14

1334 S. Flores Street and 243, 249, 301, 305, 311, 315 and 319 E. Cevallos Street

North side of E. Cevallos Street, west of the Probandt Street intersection

Proposal: To Allow for a Mixed Use Development

Neigh. Assoc. None

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required for IDZ per UDC Article III, Division 5, Section 35-343 (e).

Staff Recommendation:

Consistent

The South Central Community Plan calls for Mixed Use land use for the subject property. The Mixed Use classification allows all multifamily and commercial districts, except "C-3" General Commercial District zoning. Though the IDZ zoning designation currently on the property is proposed to remain in place, the uses allowed would change. This proposed change in allowed uses requires a consistency review.

Approval

The subject property is within the original city limits and totals approximately 10.06 acres. There are multiple existing office and warehouse structures of various sizes on the subject property, with most being constructed in 1950. The subject property is currently zoned IDZ with uses permitted in MF-33 and C-2, which was approved by the City Council on March 1, 2007 (Ordinance #2007-03-01-0255.)

"I-2" Heavy Industrial District and "IDZ" Infill Development Zone District zoning currently exists to the north of the subject property across the railroad right-of-way. Property to the east across Probandt Street is zoned "H C-2 RIO-4" Historic Commercial, River Improvement Overlay District 4. "I-2" Heavy Industrial District and "HS IDZ" Historic Significance Infill Development Zone District zoning exists to the west and property to the south is zoned "I-2" Heavy Industrial and "IDZ" Infill Development Zone. Land uses immediately adjacent to the proposed development consist of Salvation Army warehouse uses and the Say Si offices to the north of the subject property across the railroad right-of-way. There are residential uses and the Blue Star Arts Complex to the east across Probandt Street and warehouse/ office uses to the west. There are various commercial uses immediately south of the subject property, with some residential uses to the south across East Cevallos Street.

CASE NO: Z2008102

Final Staff Recommendation - Zoning Commission

The applicant has applied for IDZ with uses permitted in C-2 and MF-50 in order to allow for a mixed use commercial and condominium development. The requested rezoning is an increase in density from MF-33 to MF-50. Staff supports the request being that the requested zoning is appropriate for the subject property location. Multi-family dwellings are most appropriate along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. While various commercial facilities are available in the surrounding area, the requested C-2 zoning would provide additional commercial and neighborhood services for this increasingly populated area. Public transportation (VIA Metropolitan Transit stop) is available for use by the potential residents at the intersection of South Flores Street and South Alamo Street.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008102

Existing Zoning: IDZ

Requested Zoning: IDZ with MF-50 and
C-2 uses allowed

Registered Neighborhood Association(s): N/A

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

Future Land Use for the site:

Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or in the same development such as small offices, small retail establishments, and high-density residential uses. By indicating that an area is a candidate for Mixed-Use development the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. The Mixed Use classification allows all multifamily and commercial districts, excepting C-3.

The Future Land Use Plan designated the subject properties as light industrial. However, Plan Amendment 07002, amended the South Central San Antonio Community Plan Future Land Use map to show the subject properties as Mixed Use. This plan amendment was approved by the San Antonio City Council on February 15, 2007.

Other Comments:

Though the IDZ zoning designation currently on the property is remaining in place, the uses allowed are changing. This change in allowed uses requires a consistency review.

Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Staff Recommendation:

Approval Denial

Alternate Recommendation

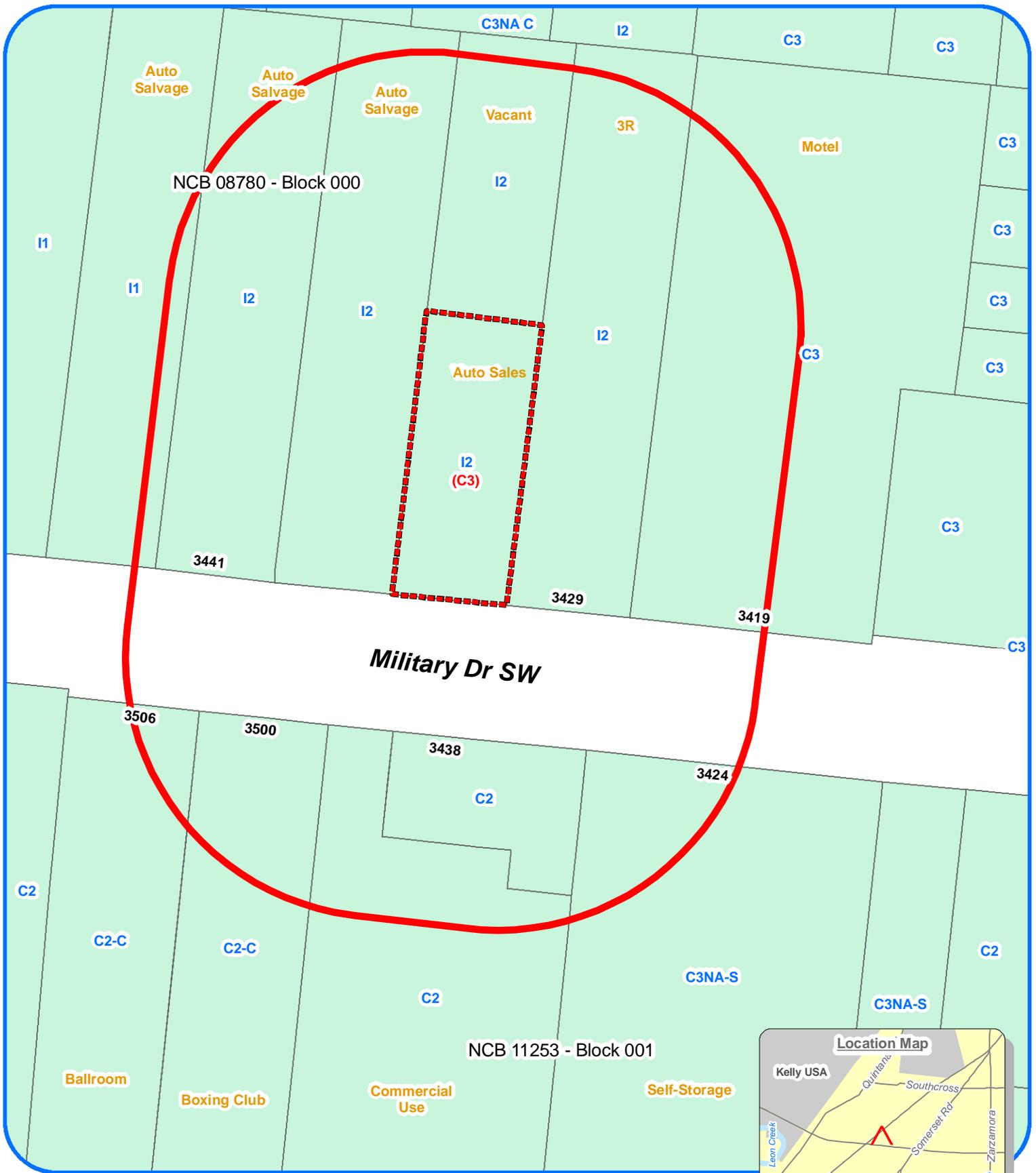
Reviewer: Tyler Sorrells

Title: Planner

Date: 2/29/2008

Manager Review: Nina Nixon-Mendez

Date: 2/29/2008



Zoning Case Notification Plan

Case Z-2008-104

Council District 4

Scale: 1" approx. = 100'

Subject Property Legal Description(s): A Portion of W 79.75 ft of N 440 ft of Lot 6 - NCB 08780 - Block 004

Legend

- Subject Property (0.4028 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/06/2008)

CASE NO: Z2008104

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 4

Ferguson Map: 649 C7

Applicant Name:

Owner Name:

Robert Villarreal

Eric Morales

Zoning Request: From "I-2" Heavy Industrial District to "C-3" General Commercial District.

Property Location: A 0.4028 acre tract of land out of Lot 6, Block 4, NCB 8780

3441 S. W. Military Drive

On the northside of S. W. Military Drive, east of New Laredo Highway

Proposal: Motor Vehicle Sales with Auto and Light Truck Repair

Neigh. Assoc. Quintana Community Neighborhood Association

Neigh. Plan Kelly/South San PUEBLO Community Plan

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

Staff Recommendation:

Inconsistent

The Kelly/South San PUEBLO Community Plan calls for Community Commercial in the Future Land Use Plan. The Community Commercial category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods.

Denial

The zoning request does not conform to the goals of Kelly/South San PUEBLO Community Plan. The subject property is occupied by an existing motor vehicle sales use located on the southside of the City of San Antonio. This property fronts on S.W. Military Drive, a primary arterial, and is near the intersection with New Laredo Highway, a secondary arterial. The subject property is within the Quintana Community Neighborhood Association and Kelly/South San PUEBLO Community Plan. The subject property totals 0.4028 acres and its current zoning of "I-2" Heavy Industrial District does not allow motor vehicle sales. Motor Vehicle Sales and Auto and Light Truck Repair are permitted in "C-3" General Commercial District and "L" Light Industrial District.

The applicant is requesting a rezoning in order to obtain a Certificate Of Occupancy and proper commercial zoning designation for the existing use. The property is adjacent to "I-2" Heavy Industrial District to the north, west and east. There are commercial and industrial establishments located along S. W. Military Drive. Downzoning to "C-3" General Commercial District would eliminate some uses, such as manufacturing of plastics or batching plants, which are not appropriate within this general business area. However, C-3 zoning is a regional commercial district most appropriate at the intersections of arterials and along the frontages of super arterials and freeways.

The subject property was annexed in 1944 and following the adoption of the Unified Development Code in 2002, the existing "I-2" Heavy Industrial District converted from the previous "I-2" Heavy Industry District. The "I-2" Heavy Industry District converted from the previous "LL" First Manufacturing District.

CASE NO: Z2008104

Final Staff Recommendation - Zoning Commission

"C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC", "C-1", "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in § 35-510(g) of this Code.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008104

Existing Zoning: I-2

Requested Zoning: C-3

Registered Neighborhood Association(s): Qunitana Community

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

Future Land Use for the site: Community Commercial

Other Comments:

The subject property is designated as Community Commercial in the Future Land Use Plan. The Community Commercial category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established. Examples of community commercial land uses include convenience stores with gasoline, *minor* auto repair and servicing, grocery stores up to 65,000 sf, plant nurseries, medium sized restaurants and community shopping centers.

The request for C-3 zoning would require amending the land use plan designation for the subject property to Regional Commercial. An amended request for C-2 (CD-Motor Vehicle Sales (Full Service) would be consistent with the land use plan designation for the subject property. However, Goals 3.2.1 and 3.2.4 detail the Community's concerns about auto-related uses in the planning area and should be specifically addressed. Goal 3.2.1 is to "discourage an overabundance of auto related businesses and bargain stores in the area and Goal 3.2.4 is to "discourage types of businesses that detract from the desired pedestrian quality of the street (e.g. day labor sites, pawn shops, tattoo parlors, and additional auto repair shops)".

Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Staff Recommendation:

Approval

Denial

Alternate Recommendation

Reviewer: Michael Taylor

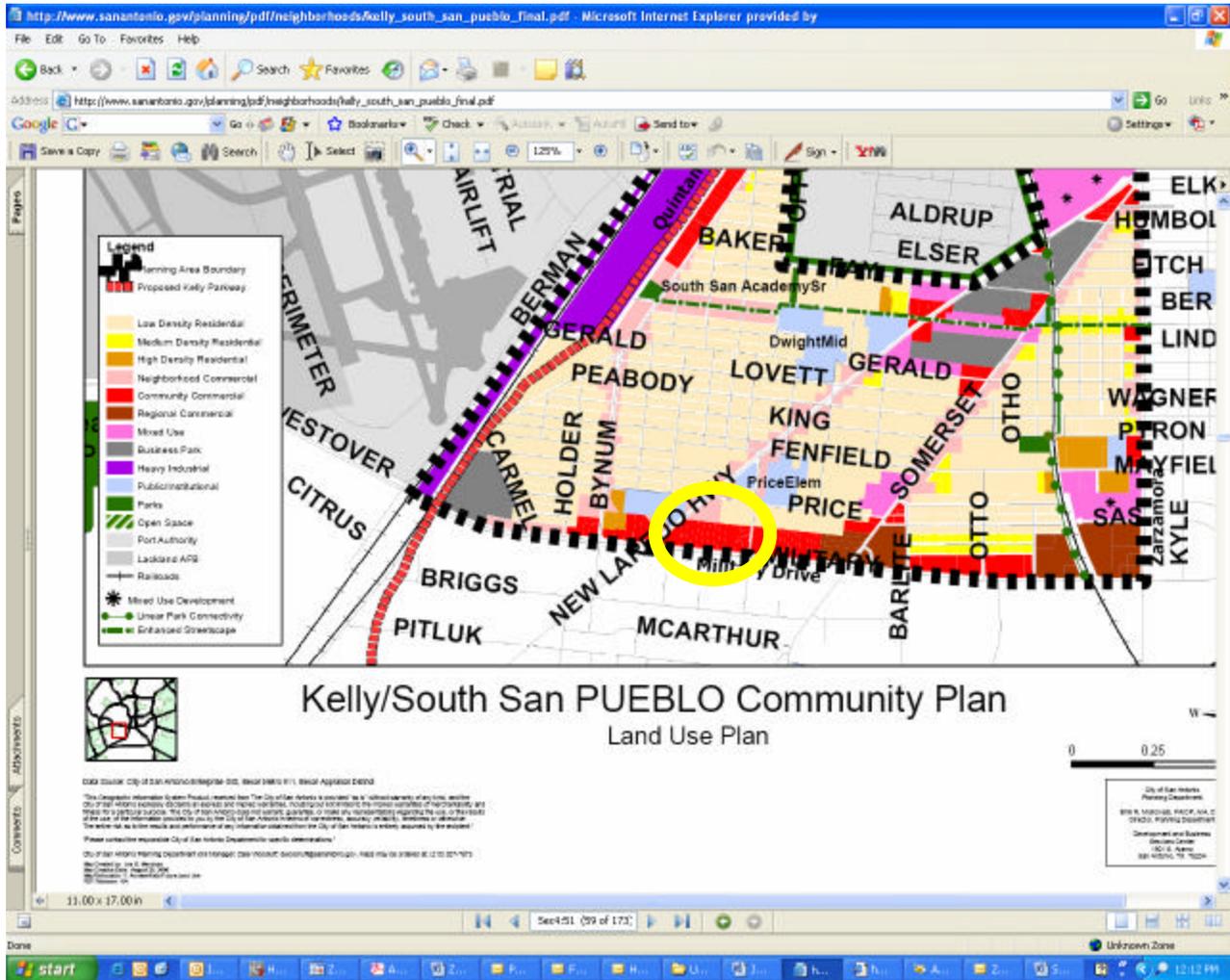
Title: Senior Planner

Date: 2/27/2008

Manager Review: Nina Nixon-Mendez

Date: 2/29/2008

Neighborhood and Urban Design Division Zoning Case Review



Neighborhood and Urban Design Division Zoning Case Review

City of San Antonio Online Mapping - Development Services Department

Identify Results

Coordinate Position
NAD_1983_StatePlane_Texas_South_Central_FPS_4204_Feet

Zoning

Zoning Commission
UDC Documents

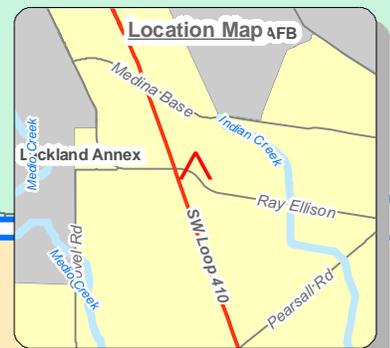
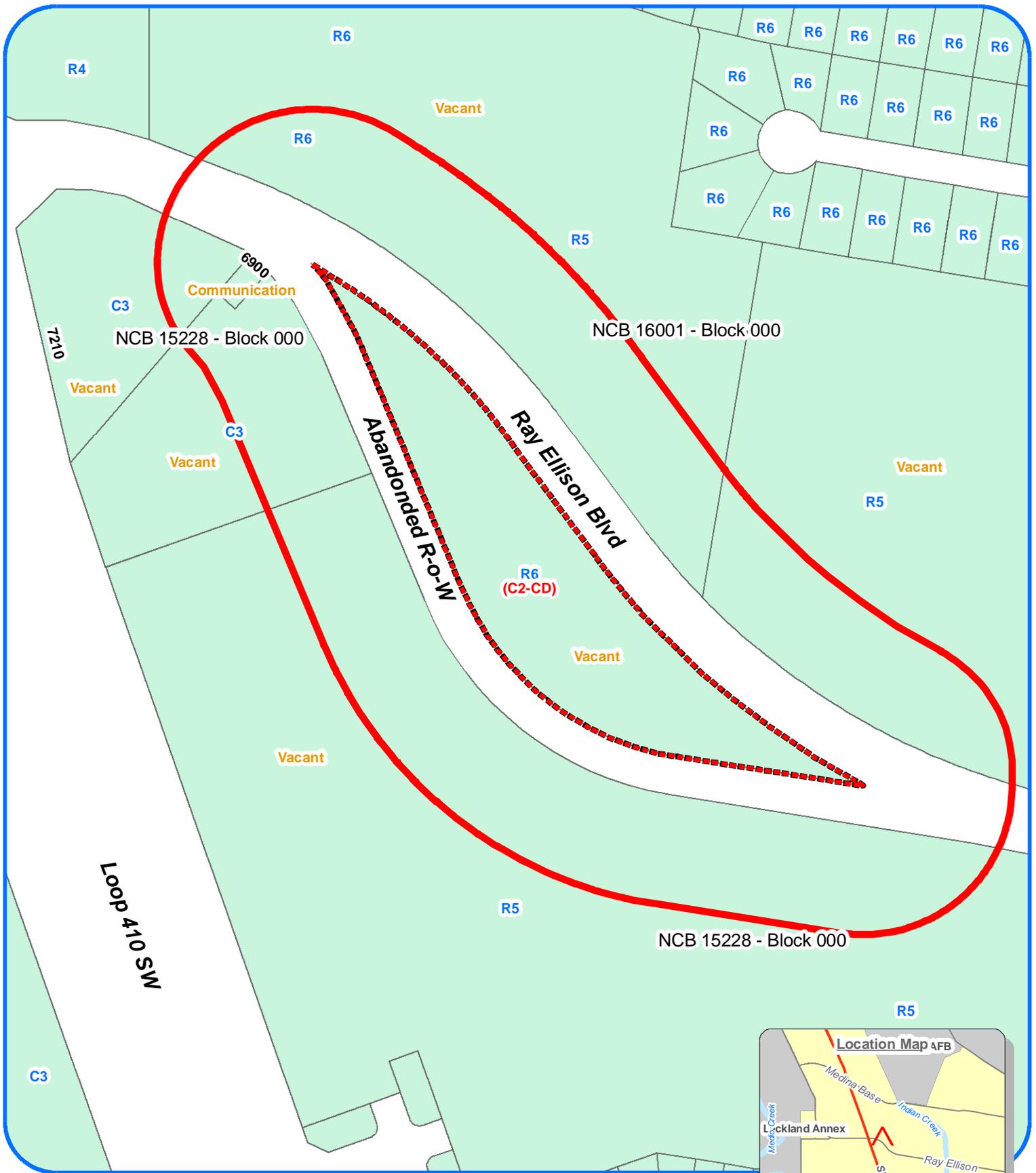
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Scale: 1:1,074

Map Tool: Identify Active Layer: Zoning

Cursor Location: NAD_1983_StatePlane_Texas_South_Central_FPS_4204_Feet: 2110081.1899016967, 12675215.489647137

12/30/04



Zoning Case Notification Plan

Case Z-2008-106

Council District 4

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Parcel P-3 - NCB 15228 - Block 000

Legend

- Subject Property (3.063 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/13/2008)

CASE NO: Z2008106 CD

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 4

Ferguson Map: 647 F7

Applicant Name:

Owner Name:

Salah H. Diab

Milton Zaiontz

Zoning Request: From "R-6" Residential Single-Family District to "C-2 CD" (CD- Mini-Warehouse - over 2.5 acres) Commercial District with a Conditional Use for a Mini-Warehouse - over 2.5 acres.

Property Location: Parcel 3, NCB 15228

Ray Ellison Boulevard, east of Southwest Loop 410

Proposal: To allow a Mini-Storage Facility

Neigh. Assoc. People Active in Community Effort (P.A.C.E.)

Neigh. Plan United Southwest Community Plan

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

Staff Recommendation:

Inconsistent.

The United Southwest Community Plan designates the subject property as Low Density Residential. A Plan Amendment is required in order to rezone the subject property to "C-2 CD". The applicant submitted a plan amendment to change the land use designation on March 6, 2008; the case is tentatively scheduled to be heard by the Planning Commission on April 9, 2008.

Approval, pending Plan Amendment.

The subject property, located on Ray Ellison Boulevard east of Southwest Loop 410, consists of approximately 3.063 acres of undeveloped land. The property was annexed in December 1972 as part of the Area 1B Valley-Hi & Lackland City annexation. Upon annexation, the subject property was zoned "R-1" Single Family Residence District. Following the adoption of the Unified Development Code in 2002, the original zoning converted to "R-6" Residential Single-Family District. Surrounding properties are zoned "R-5" Residential Single-Family District to the north, south and east. Properties to the west include "R-6" and "R-4" Residential Single-Family Districts and "C-3" General Commercial District zoning. All lots immediately adjacent to the subject property are undeveloped, with the exception of a small utility station/communications tower. The surrounding areas include single-family homes to the north, south and east; with a church, fire station, elementary school and convenient store further to the east.

The applicant requests "C-2 CD" (CD-Mini-Warehouse - over 2.5 acres) Commercial District with a Conditional Use for a Mini-Warehouse - over 2.5 acres. While the request would constitute the first encroachment of commercial zoning into the residentially zoned properties along Ray Ellison Boulevard, the requested commercial district is appropriate given its close proximity to Southwest Loop 410. In this case, the request would provide a transition between the major thoroughfare and the single family residential development to the south.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008106

Existing Zoning: R-6

Requested Zoning: C3-S

Registered Neighborhood Association(s):

People Active in Community Effort

Neighborhood/Community/Perimeter Plan:

United Southwest Community Plan

Future Land Use for the site:

The subject property is approximately 3.063 acres of vacant land located near the intersection of Loop 410 and Ray Ellison and is designated Low Density Residential Land Use. The lot is located on a Secondary Arterial Type A roadway with an 86' ROW. The United Southwest Community Plan supports reinforcing the principals of Low Density Residential Land Uses in existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. Residential development should be oriented toward the center of the neighborhoods and away from traffic arterials.

Other Comments:

Analysis:

The subject property is a vacant parcel located along a major arterial; Ray Ellison Drive. The property is surrounded by vacant and undeveloped land designated Low Density Residential. There is an apartment complex to the northwest of the property; located on Loop 410. Existing single family residences are situated in neighborhoods located along the interior of Ray Ellison Drive.

A Land Use Plan Amendment is required to maintain consistency with the zoning change request of R-6 to C-3. The location of the property, the proximity to Loop 410, and the goals of the community plan appear to be compatible for commercial / retail opportunities at this location. A change to C-3 zoning would require a Plan Amendment to Regional Commercial land use. Examples of Regional Commercial uses include movie theaters, wholesale pant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area. The intensive uses permitted in Regional Commercial designated areas are not compatible with the subject property or the surrounding land use designation (Low Density Residential). Therefore, C-3 zoning is not a supported designation. However, staff would consider supporting a transition of this area to Community Commercial land uses.

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

Consistency determination not required because base zoning is not changing

Staff Recommendation:

Supports Recommends Denial

Alternative Recommendation: C-2 CD contingent upon a plan amendment to community commercial.

Reviewer: Gary Edenburn

Title: Senior Planner

Date: 02/29/2008

Manager Review: Nina Nixon-Mendez

Date: 02/29/2008

CASE NO: Z2008087 CD

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 10

Ferguson Map: 518 B7

Applicant Name:

Owner Name:

Brown, P. C., Attorney at Law

Bulverde Industrial Partners, Ltd.

Zoning Request: From "C-3" General Commercial District to "C-3 CD" (CD-Warehouse) General Commercial District with a Conditional Use for a Warehouse.

Property Location: 1.486 Acre Out Of NCB 18890

14803 Bulverde Road

Proposal: To allow for a warehouse

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 subject property is a developed 1.46 acre parcel located on the City's northeast side. This property is situated on the west side of Bulverde Road, south of the intersection of Bulverde Road and Chimney Springs. This area was annexed by the City of San Antonio on December 31, 1994. A portion of the subject parcel was rezoned from "B-3" Business District and "B-3NA" Non-Alcoholic Sales Business District to "I-1" Light Industrial by ordinance number 90138 approved by City Council on July 22, 1999. The remaining B-3 portion of the parcel, which is the subject property for this zoning case, was converted to "C-3" General Commercial District following the adoption of the current zoning districts in 2002. The adjacent parcels to the north and south have similar zoning characteristics; small portions to the west are zoned I-1 and major portions to the east where they front Bulverde Road are zoned C-3. This portion of Bulverde Road is predominantly occupied with non-residential properties. The lots to the east (across Bulverde Road) are zoned C-3NA, I-1 and O-2 CD.

The applicant is requesting this zone change so that the subject property, which is already developed with a commercial building, may be utilized for a warehouse. The requested zone change is appropriate seeing that the subject property has an access to a Primary Arterial "Type A" (Bulverde Road). Also, general characteristics of the area with similar uses enable us to support the requested zone change. Finally, considering the prevalence of I-1 zoning in the vicinity, since a change to the base zone is not proposed, the requested zone change with a conditional use is acceptable for this location.

C-3 districts are designed to provide for more intensive commercial uses than those located within the NC, C-1, C-2 or C-3 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. C-3 districts should incorporate shared internal circulation and limited curb cuts to arterial streets. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in subsection 35-510(g) of this chapter.

CASE NO: Z2008087 CD

Final Staff Recommendation - Zoning Commission

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-097

Council District 4

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 23 - NCB 15414 - Block 005

Legend

- Subject Property (11.29 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(02/27/2008)

CASE NO: Z2008097

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 4

Ferguson Map: 613 C8

Applicant Name:

Owner Name:

M. F. H. Inc.

M. F. H. Inc.

Zoning Request: From "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

Property Location: Lot 23, Block 5, NCB 15414

505 Tarasco Street

At the southwest corner of Tarasco Street and Zabra Drive

Proposal: To allow for a multi family development

Neigh. Assoc. Rainbow Hills Neighborhood Association

Neigh. Plan None

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

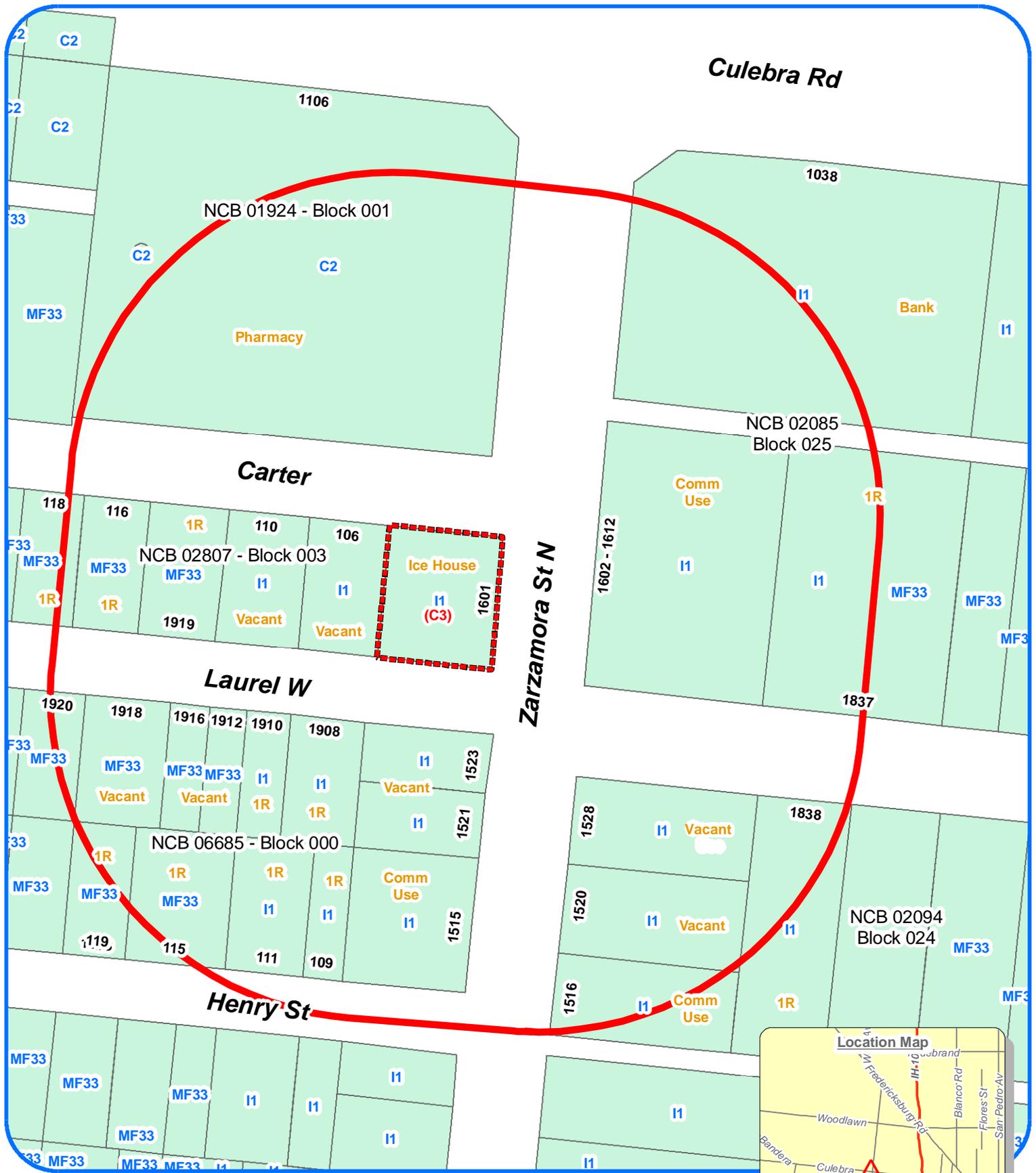
Staff Recommendation:

Approval

The subject property is located on the City's west side. The parcel is situated southwest of the intersection of Zabra Drive and Tarasco Street. The area proposed for rezoning has frontage on Tarasco Street and is separated from Southwest Loop 410 by an approximately 310 foot wide parcel that is to retain the existing "C-3R" zoning designation. The properties to the north and to the west are "R-6" Residential Single Family zoning and occupied by single family dwellings. The parcel to the south is "RM-4" Residential Mixed zoning district and occupied by multi-family dwellings. The parcel to the east is "C-3R" zoning and being used as Manufactured Home Sales site. The area including the subject lot was annexed December 31, 1993. The existing "R-6" zoning on the subject lot converted from "R-1" 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. The requested "MF-33" zoning district would allow up to 372 units based on the maximum allowed density. 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 multi-family residential development in the vicinity and the proposed zone change would serve as a transition between single residential uses and commercial uses along the highway. This undeveloped parcel is in an area that has existing transportation, public safety and utility infrastructure. This location also is in close proximity to the intersection of two major highways – Loop 410 and Highway 90, as well as to Lackland Air Force Base as a major employment center with temporary employees.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-099

Council District 1

Scale: 1" approx. = 80'

Subject Property Legal Description(s): N 80.8 ft of Lot 1 - NCB 02807 - Block 003

Legend

- Subject Property (0.1385 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(02/27/2008)

CASE NO: Z2008099

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 1

Ferguson Map: 616 A1

Applicant Name:

Owner Name:

B & C Conner Group, L. L. C.

B & C Conner Group, L. L. C.

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

Property Location: The North 80.8 Feet of Lot 1C, Block 3, NCB 2807

1601 North Zarzamora

West of the intersection of North Zarzamora and West Laurel

Proposal: To allow a Convenience Store and Tavern

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

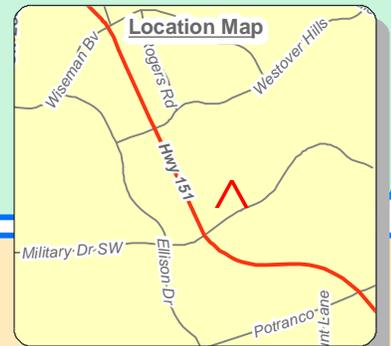
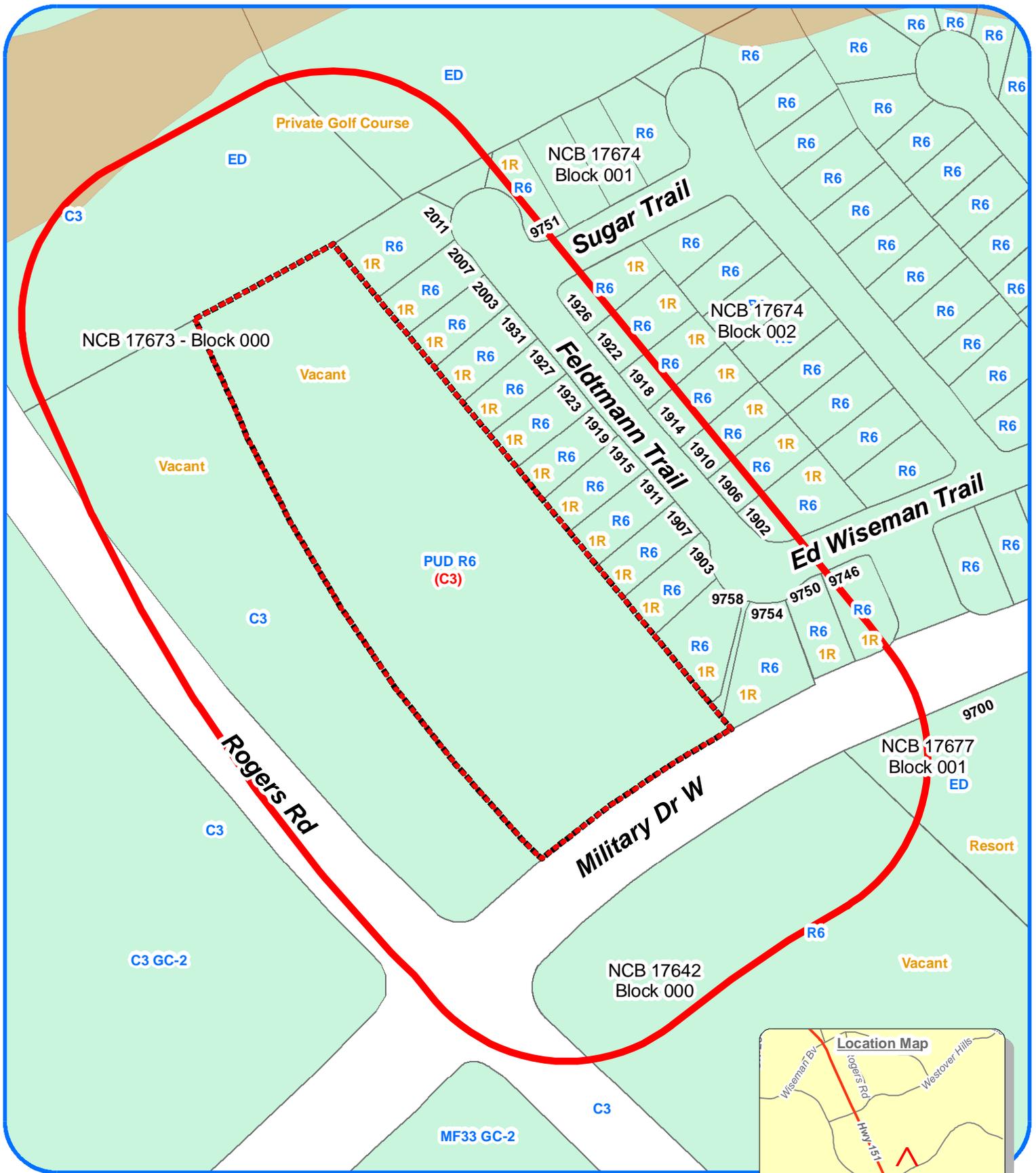
Staff Recommendation:

Approval

The subject property is occupied by a vacant 1800 square foot building with frontage on North Zarzamora Street (a Secondary Arterial "Type B" Street). The property is adjacent to C-2 zoning to the north; I-1 zoning to the east; I-1 and MF-33 zoning to the west and south. The surrounding land uses consist of vacant land and residential dwellings to the west; commercial uses and residential dwellings to the east and south and a pharmacy and bank to the north.

The applicant is requesting a zoning change to allow a convenience store and tavern. The general area surrounding the subject property is currently overzoned and would benefit from a comprehensive rezoning case to remedy the existing conditions. However, currently a request of C-3 would remove the I-1 zoning, which is far less compatible with the surrounding area. This area is composed mainly of commercial uses and vacant areas where similar commercial development seems likely to occur. Furthermore, the development pattern along North Zarzamora Street is predominantly commercial in character, and not industrial or residential.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z2008100

Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A Portion of Parcels P-3, P-19B, and P-20C - NCB 17673 - Block 000

Legend

- Subject Property (4.168 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/03/2008)

CASE NO: Z2008100

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 6

Ferguson Map: 612 E1

Applicant Name:

Owner Name:

Brown, P. C. Attorneys at Law

Hill Country Resort Estates Joint Venture

Zoning Request: From "PUD R-6" Planned Unit Development Residential Single-Family District to "C-3" General Commercial District.

Property Location: 4.168 acres out of NCB 17673

9800 Block of West Military Drive

North side of West Military Drive, east of the intersection of Rogers Road

Proposal: To Allow for a Hotel Development

Neigh. Assoc. None

Neigh. Plan None

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

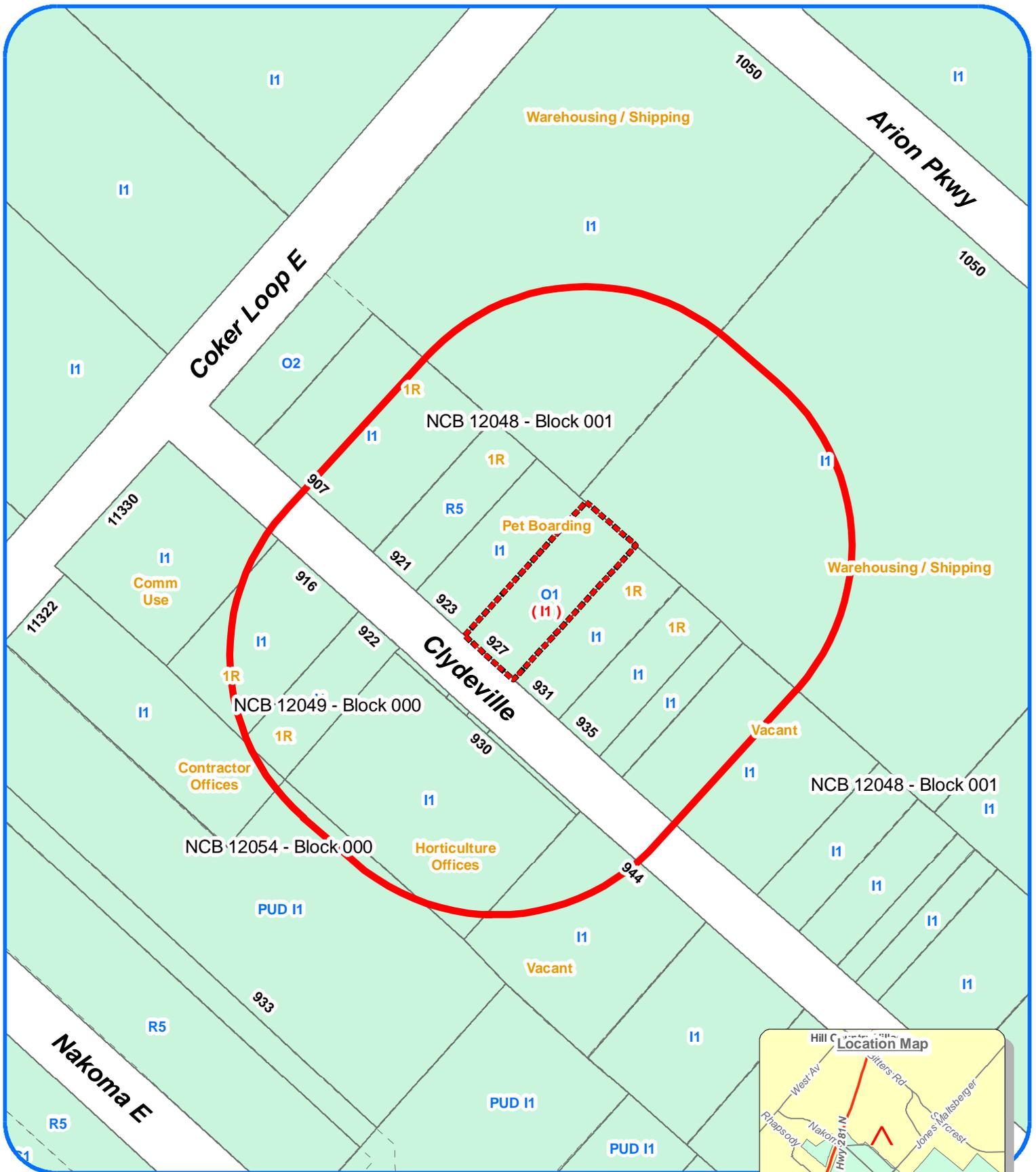
Staff Recommendation:

Denial

The subject property was annexed in 1994, is currently undeveloped and totals approximately 4.168 acres. In 2002 following the adoption of the Unified Development Code, the existing PUD R-6 zoning converted from the previous PUD R-1 zoning. "C-3" General Commercial District and "ED" Entertainment District zoning currently exists to the north of the subject property. Property to the west is zoned "C-3" General Commercial District and property to the east is zoned "PUD R-6" Planned Unit Development Residential Single-Family District. Property to the south across West Military Drive is zoned "C-3" General Commercial District and "R-6" Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of a private golf course north of the subject property and undeveloped land to the west. There are single-family homes to the east of the subject property and undeveloped land to the south across West Military Drive.

The applicant has applied for C-3 in order to allow for a hotel development. The proposed use of the subject property is consistent with the hotel development trends along Hwy 151 and its contributing arterials, which began as a result of the theme park and destination resort development in the area. However, the proposed C-3 zoning would not be compatible with the adjacent residential uses and would start the strip commercialization of West Military Drive between Rogers Road and Hunt Lane. Although the subject property is located on West Military Drive, which is identified as a Secondary Arterial Type A in the city's Major Thoroughfare Plan, the C-3 zoning district is a regional commercial district most appropriate at the intersections of arterials and along the frontages of super arterials and freeways. Staff would consider this location on West Military Drive inappropriate for "C-3" zoning and regional commercial uses. Staff believes the subject property should be restricted to a less intense commercial zoning district given its location.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z-2008-101

Council District 9

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 52 - NCB 12048 - Block 001

Legend

- Subject Property (0.237 Acres)
- 200' Notification Buffer
- Current Zoning I1
- Requested Zoning Change R6 (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/04/2008)

CASE NO: Z2008101

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 9

Ferguson Map: 551 A3

Applicant Name:

Owner Name:

Kimberly Smith

Jim and Kimberly Smith

Zoning Request: From "O-1" Office District to "I-1" General Industrial District.

Property Location: Lot 52, Block 1, NCB 12048

927 Clydeville Road

Northeast side of Clydeville Road between Gordon and East Coker Loop

Proposal: Dog Kennel Facility

Neigh. Assoc. None

Neigh. Plan None

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

Staff Recommendation:

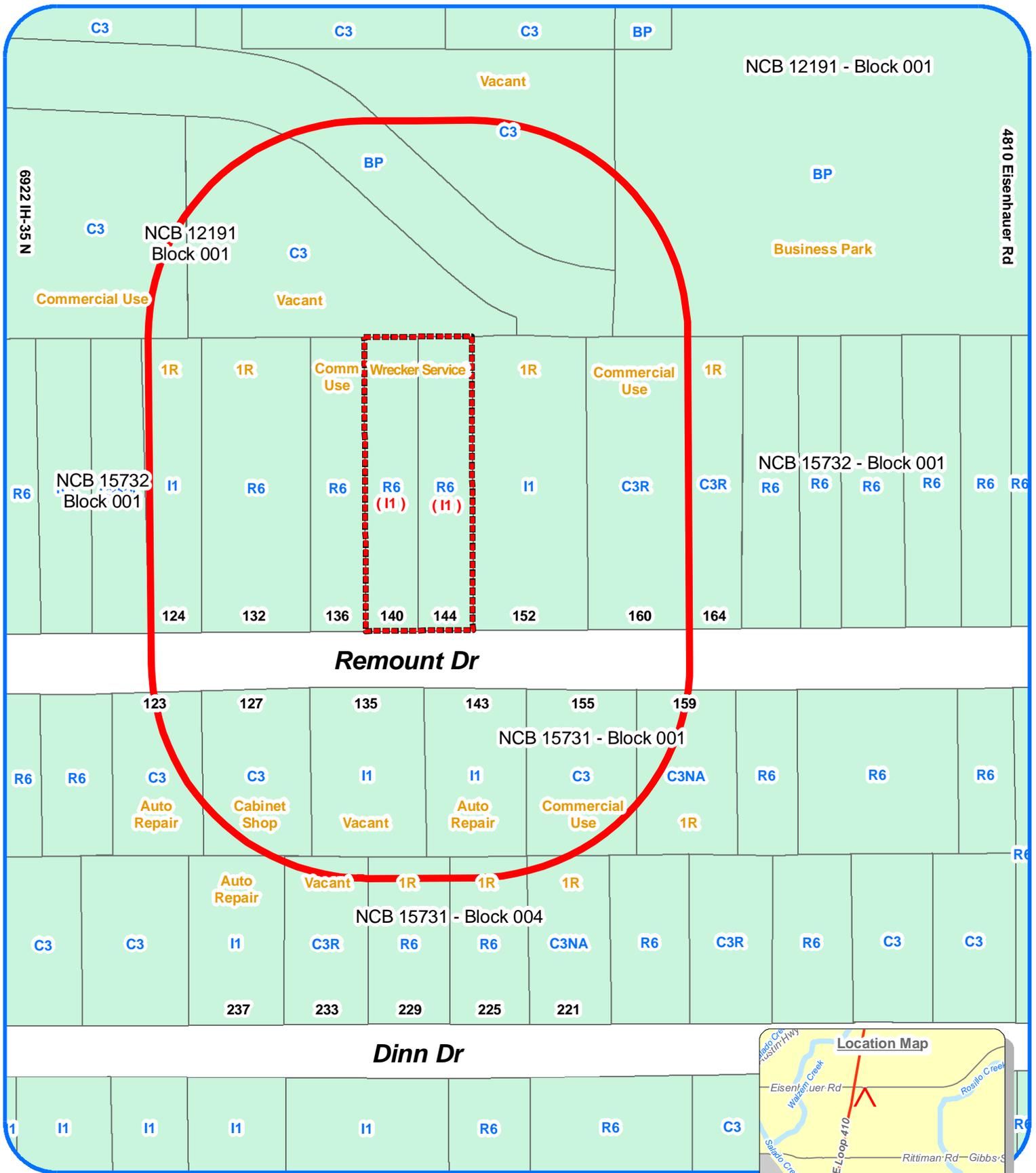
Approval

The proposed rezoning is located just north of the San Antonio Airport in an Industrial Business Park. The subject property is not within a Neighborhood Association or Neighborhood Plan. The subject property is occupied by an existing commercial building located on the north side of Clydeville Road. The property is adjacent to "I-1" General Industrial District to the northwest, northeast southeast and across Clydeville Road to the southwest. The subject property was previously zoned "I-1" General Industrial District and was changed to "O-1" Office District in August of 2005.

The applicant has applied for "I-1" zoning in order to allow the expansion of the existing Dog Kennel Facility located at 923 Clydeville Road. The requested "I-1" zoning, would be compatible with the surrounding zoning districts and current uses along Clydeville Road, which is transitioning into a more commercial and industrial area. The "I-1" General Industrial District is appropriate for this location and would provide a convenient Dog Kennel Facility to the area. Kennel-Boarding and Breeding is permitted in an "I-1" General Industrial District and "L" Light Industrial District with a Specific Use Authorization. The subject property was annexed in 1952 and totals approximately 0.237 of an acre.

The "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-1 must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. Any proposed development located in a I-1 Industrial District and adjoining a parcel zoned residential or that has residential uses will require a 30-foot setback.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2008-103

Council District 2

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lots 11 HS and 12 - NCB 15732 - Block 001

Legend

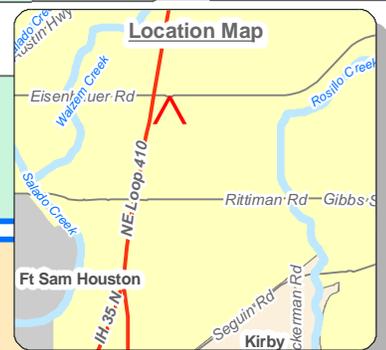
Subject Property (0.6198 Acres)

200' Notification Buffer

Current Zoning **R6**

Requested Zoning Change **(R6)**

100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/06/2008)

CASE NO: Z2008103

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 2

Ferguson Map: 584 E3

Applicant Name:

Owner Name:

Benjamin G. Lopez, Sr.

Benjamin G. Lopez, Sr.

Zoning Request: From "R-6" Residential Single-Family District to "I-1" General Industrial District.

Property Location: Lots 11 and 12, Block 1, NCB 15732

140 and 144 Remount Drive

East of IH-35 North and Remount Drive intersection

Proposal: To allow for a wrecker facility

Neigh. Assoc. Park Village Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is a developed 0.6198 acre parcel located on the City's northeast side. This property is situated on the north side of Remount Drive, east of the intersection of Remount Drive and IH-35 North Access Road. This area was annexed by the City of San Antonio on December 26, 1972. The subject parcel was rezoned from "R1" to "R6" Residential Single-Family district following the adoption of the current zoning districts in 2002. The lots to the east and to the south are I-1, the adjacent parcel to the west is R-6 and the parcel immediately to the north is zoned C-3. A large scale business park is also located just northeast of the subject property. Remount Drive has mixture of single-family residences and industrial (automotive) oriented uses. This area is in a transition from its original single-family residential uses to more industrial nature businesses.

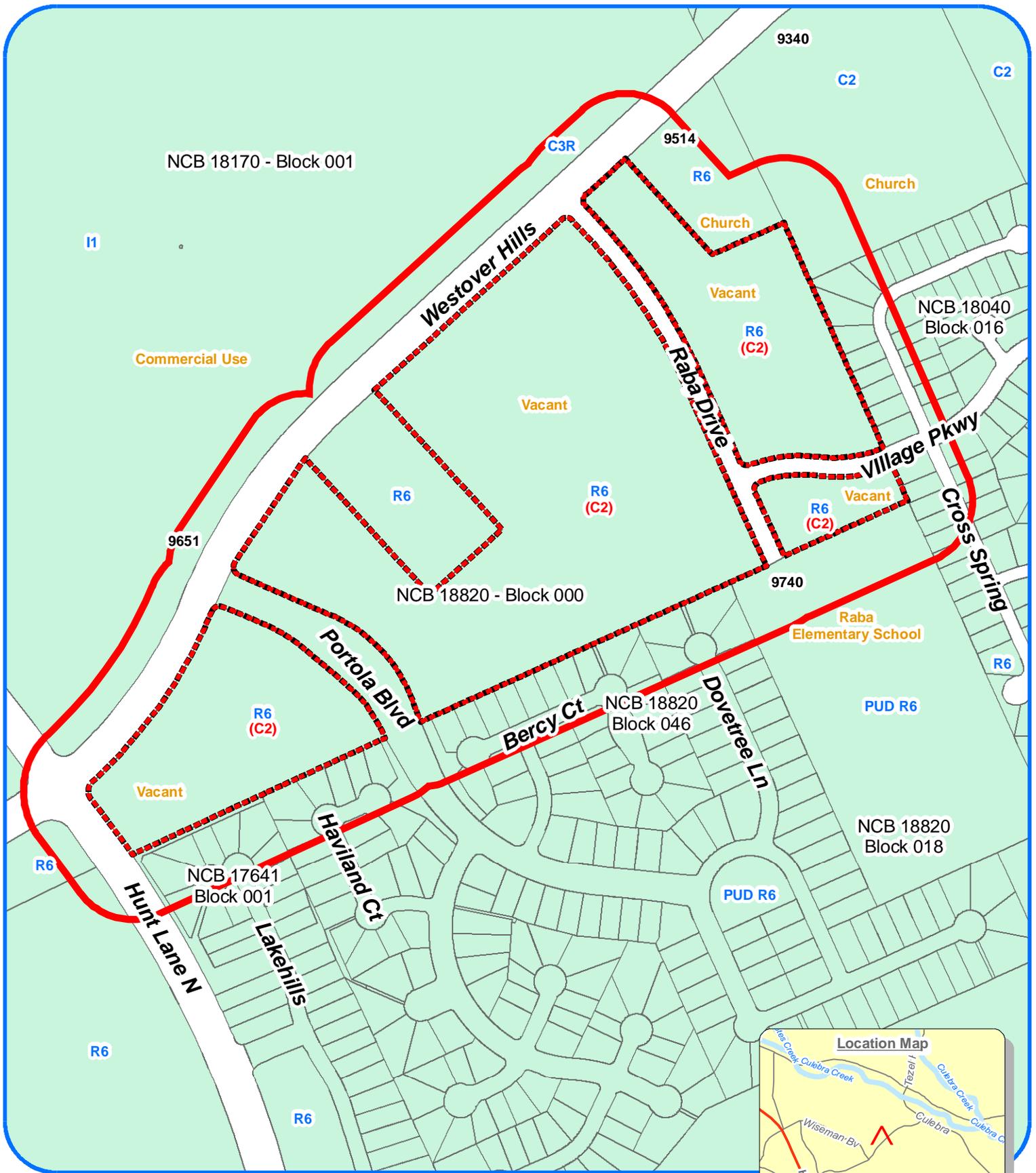
The applicant is requesting this zoning change so that the subject property, serving as a wrecker service currently, can be developed further as for a wrecker service. Considering the amount of similar uses existing in the vicinity and close proximity of this property's location to IH-35 North, this request is acceptable for this location. If this zoning change request is approved, a Type D buffer will be required along the west property lines to screen and separate the proposed use from adjoining single-family residential zoning district.

I-1 zoning district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

CASE NO: Z2008103

Final Staff Recommendation - Zoning Commission

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z2008105

Council District 6

Scale: 1" approx. = 400'

Subject Property Legal Description(s): Parcels P-4, P-5, P-7, and P-7A - NCB 18820 - Block 000

Legend

- Subject Property (45.744 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/07/2008)

CASE NO: Z2008105

Final Staff Recommendation - Zoning Commission

Date: March 18, 2008

Council District: 6

Ferguson Map: 578 F6

Applicant Name:

Owner Name:

Westover Hills Development Partners, L. P.

Westover Hills Development Partners, L. P.

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

Property Location: P-4, P-5, P-7, and P-7A, NCB 18820

9600 Block of Westover Hills Boulevard

Westover Hills Boulevard, east of the Hunt Lane intersection

Proposal: To Allow for a Commercial Development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 3 Traffic Impact Analysis will be required.

Staff Recommendation:

Denial as requested with an alternate recommendation of "C-2" Commercial District for Parcel 7, Parcel 7A and Parcel 4, and "C-1" Light Commercial District for Parcel 5.

The subject property was annexed in 1994, is currently undeveloped and totals approximately 45.744 acres. In 2002 following the adoption of the Unified Development Code, the existing R-6 zoning converted from the previous R-1 zoning. "C-3R" General Commercial, Restrictive Alcohol Sales District zoning currently exists to the north of the subject property across Westover Hills Boulevard. Property to the east is zoned "R-6" Residential Single-Family District and "C-2" Commercial District. Property to the west across Hunt Lane is zoned "R-6" Residential Single-Family District and property to the south is zoned "PUD R-6" Planned Unit Development Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of a microchip manufacturing facility to the north across Westover Hills Boulevard and undeveloped land to the west of the subject property across Hunt Lane. The Westover Hills Assembly of God facilities are located to the east and there are single-family residences and Raba Elementary School to the south of the subject property.

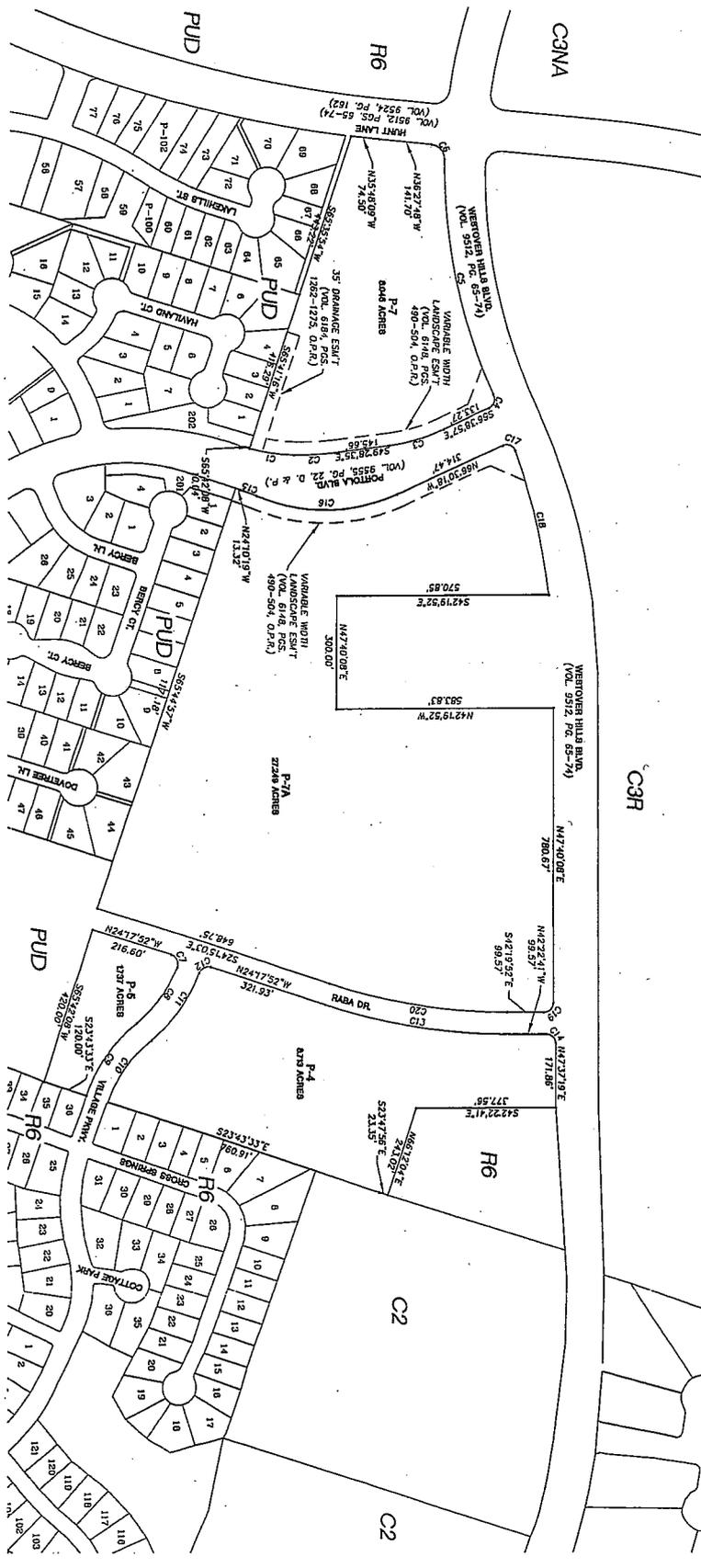
Staff supports the request being that the requested commercial zoning is appropriate for the subject property location. The applicant has applied for C-2 in order to allow for commercial/ retail uses on the subject property. Most of the properties along the south side of Westover Hills between Culebra Road and Hunt Lane have commercial zoning and uses. Currently, there are properties zoned C-3 at the intersection of Westover Hills Boulevard and Culebra Road. C-2 zoned properties are located along Westover Hills Boulevard traveling westward to Raba Drive. Rezoning the subject property would extend commercial zoning to Hunt Lane, a Secondary Arterial Type A. Although the requested rezoning is an increase in intensity from R-6 to C-2, staff believes that the existing R-6 zoning classification is not compatible with the development character of this segment of Westover Hills Boulevard, a Secondary Arterial Type A, and that the subject property is unlikely to be developed for residential uses. 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 Westover Hills Boulevard. Due to its location immediately adjacent to Raba Elementary School, staff recommends C-1 zoning for Parcel 5.

CASE NO: Z2008105

Final Staff Recommendation - Zoning Commission

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 residential, will require the applicant to install a type B buffer.

CASE MANAGER : Leslie Zavala 207-0215

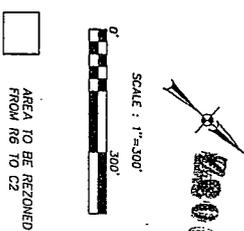


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	121.38'	488.00'	141°50'4"	121.07'	S33°51'29"E
C2	109.00'	738.00'	82°27'4"	108.90'	S45°14'42"E
C3	154.05'	513.00'	171°21'2"	153.47'	S58°04'46"E
C4	42.54'	25.00'	97°29'04"	37.59'	N65°39'04"E
C5	64.23'	1485.02'	24°53'41"	640.17'	N35°31'59"E
C6	59.13'	40.00'	84°41'59"	53.89'	N05°53'18"E
C7	41.08'	25.00'	94°06'32"	36.61'	N22°46'48"E
C8	180.66'	370.00'	27°58'33"	178.87'	N83°50'45"E
C9	236.85'	430.00'	31°33'34"	233.87'	N82°03'14"E
C10	203.80'	370.00'	31°33'34"	201.24'	S82°03'14"W
C11	217.51'	430.00'	28°58'54"	215.19'	S83°20'34"W
C12	37.90'	25.00'	88°51'01"	34.37'	N67°43'22"W
C13	505.31'	1601.31'	180°04'49"	503.22'	N33°20'16"W
C14	39.27'	25.00'	90°00'00"	35.36'	N02°37'19"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C15	46.35'	488.00'	05°26'30"	46.33'	N21°27'04"W
C16	385.23'	462.00'	47°46'32"	374.17'	N42°37'03"W
C17	41.00'	25.00'	93°58'07"	36.56'	N19°30'30"W
C18	392.85'	1710.03'	13°09'46"	391.99'	N34°01'22"E
C19	36.28'	25.00'	90°00'54"	35.36'	S87°19'52"E
C20	486.38'	1541.31'	180°04'49"	484.36'	S33°17'27"E



JOB NO. 785-00
 DATE FEBRUARY 2008
 DESIGNER ZP
 CHECKED JD, MAMU, ZP
 SHEET 1 OF 1

WESTOVER HILLS TRACT D
 SAN ANTONIO, TX
 ZONING EXHIBIT

PAPE-DAWSON ENGINEERS
 555 EAST PANZEE | SAN ANTONIO TEXAS 78216 | PHONE 210.775.9000
 FAX 210.775.9010

REVISIONS

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