

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, April 19, 2011**  
**12:45 PM**

### ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	David Christian – District 7
Andrew Anguiano – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Vacant – District 5	Brenna Nava – District Mayor

Billy J. Tiller – District 8  
Chairman

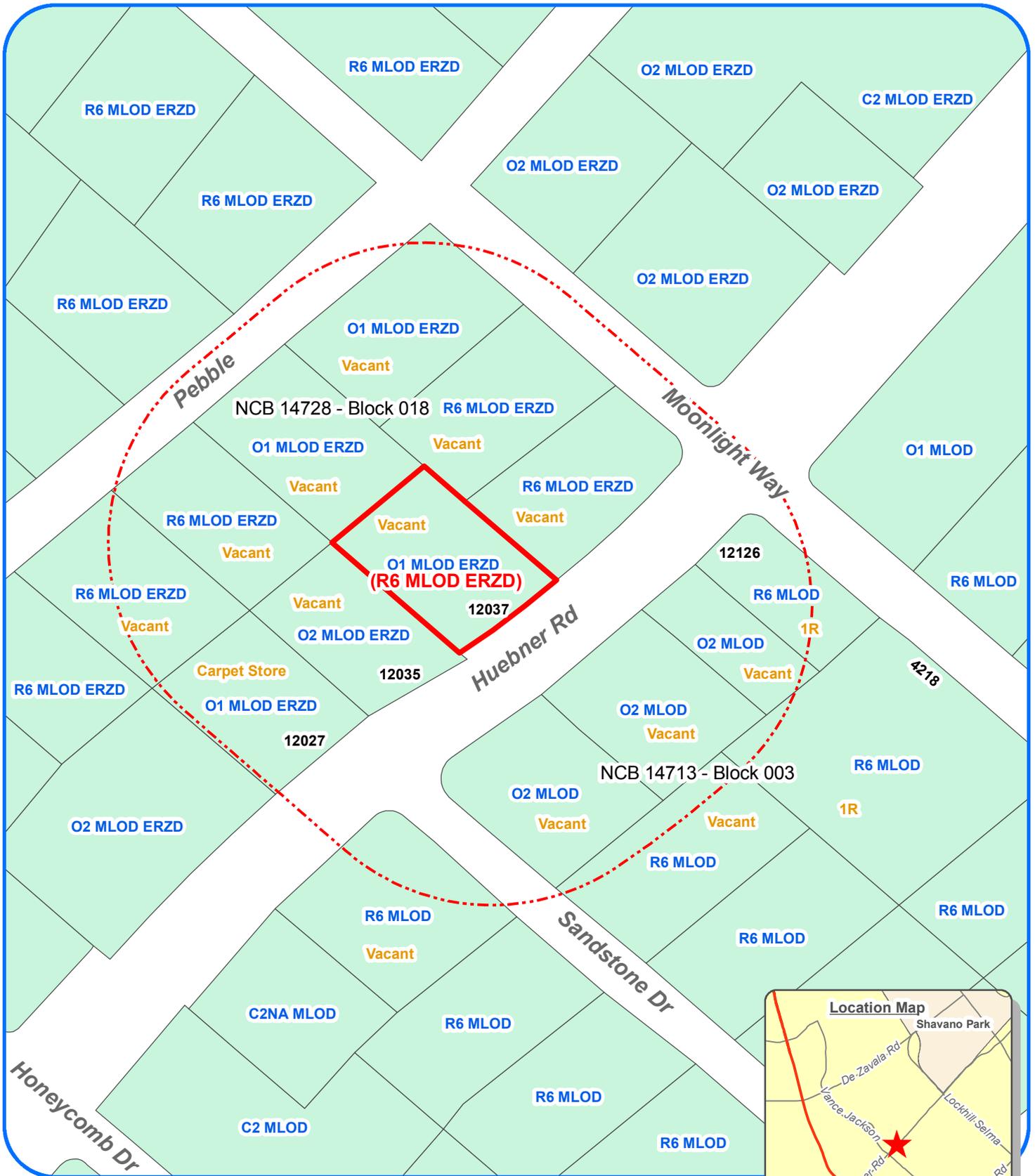
1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for April 19, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of April 5, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011089 ERZD:** A request for a change in zoning from “O-1 MLOD ERZD” Office Military Lighting Overlay Edwards Recharge Zone District to “R-6 MLOD ERZD” Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District on Lot 6, Block 18, NCB 14728, 12037 Huebner Road. (Council District 8)
7. **ZONING CASE NUMBER Z2011074:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 28, Lot 29, Lot 30, Lot 31 and Lot 32, Block 16, NCB 7522, 4040 Culebra Road. (Council District 7)
8. **ZONING CASE NUMBER Z2011075:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on Lot 29, Block 65, NCB 15859, 906 Rolling Rock. (Council District 4)
9. **ZONING CASE NUMBER Z2011081:** A request for a change in zoning from “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on Parcels 2B, 2C, 2D, 3, 3B, 4, 42, 42C and 43A, NCB 11166, 12100 and 12200 South US Highway 281. (Council District 3)

10. **ZONING CASE NUMBER Z2011068 S:** A request for a change in zoning from ‘C-3NA AHOD’ General Commercial Nonalcoholic Sales Airport Hazard Overlay District to ‘C-3NA S AHOD’ General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Screening from Public Right Of Way (ROW) and adjacent property required.) on 4.893 acres out of NCB 15172, 6600 Block of Southwest Loop 410. (Council District 4)
11. **ZONING CASE NUMBER Z2011090:** A request for a change in zoning from ‘C-2 AHOD’ Commercial Airport Hazard Overlay District to ‘C-2P IDZ AHOD’ Commercial Pedestrian Infill Development Zone Airport Hazard Overlay District on Lot 28B, Block B, NCB 2439, 1601 Guadalupe Street. (Council District 5)
12. **ZONING CASE NUMBER Z2011091:** A request for a change in zoning from ‘R-6 AHOD’ Residential Single-Family Airport Hazard Overlay District to ‘C-3 AHOD’ General Commercial Airport Hazard Overlay District on Lot 8, Block 29, NCB 18076, 8349 Culebra Road. (Council District 6)
13. **ZONING CASE NUMBER Z2011093:** A request for a change in zoning from ‘R-6’ Residential Single-Family District to ‘R-4’ Residential Single-Family District on Lot 11, Block 60, NCB 35132, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, Block 44, NCB 18279, Lot 35, Block 43, NCB 18279, Lots 17, 18, 19, 28, 29, 30, 31 and 32, Block 5, NCB 18279 and ‘R-5’ Residential Single-Family District on Lots 51, 52, 53, and 54, Block 16, NCB 18256, Lots 24, 33, 34, Block 56, NCB 35132, Lots 5 and 6, Block 57, NCB 35132, Lots 6, 7 and 8, Block 58, NCB 35132, Lots 3, 4, 5, 6, 10 and 11, Block 59, NCB 35132, Lots 10, 12, 13, 14 and 15, Block 60, NCB 35132, Lot 3, Block 61, NCB 35132, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 31, NCB 18270, Lots 16, 35, 36, 37, 38, 39, 40, 41 and 42, Block 44, NCB 18279, Lots 36, 37, 38, 39, 40, 41, 42, 43, 47, 53, 54, 57, 58, 59, 60, 61 and 62, Block 43, NCB 18279, Lots 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 4, NCB 18279, Lots 16, 20, 21, 22, 23, 24, 25, 26 and 27, Block 5, NCB 18279. on Lots 51, 52, 53, and 54, Block 16, NCB 18256, Lots 24, 33, 34, Block 56, NCB 35132, Lots 5 and 6, Block 57, NCB 35132, Lots 6, 7 and 8, Block 58, NCB 35132, Lots 3, 4, 5, 6, 10 and 11, Block 59, NCB 35132, Lots 10, 11, 12, 13, 14 and 15, Block 60, NCB 35132, Lot 3, Block 61, NCB 35132, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 31, NCB 18270, Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 35, 36, 37, 38, 39, 40, 41 and 42, Block 44, NCB 18279, Lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 47, 53, 54, 57, 58, 59, 60, 61 and 62, Block 43, NCB 18279, Lots 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 4, NCB 18279, Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block 5, NCB 18279 on multiple addresses on Sinclair Road, Still Meadow, Bear Meadow, Pleasant Meadow, Flower Meadow, Blind Meadow, Foster Meadow, Summer Meadow, Robin Meadow, Fall Meadow, Lake Victoria, Glacier Lake and Bear Branch. (Council District 2)
14. **ZONING CASE NUMBER Z2011096 CD:** A request for a change in zoning from ‘I-1 AHOD’ General Industrial Airport Hazard Overlay District and ‘C-3 AHOD’ General Commercial Airport Hazard Overlay District to ‘IDZ’ Infill Development District with uses permitted in ‘MF-18 AHOD’ Multi-Family Airport Hazard Overlay District and ‘C-2 CD AHOD’ Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on a 2.28 acre tract of land out Lot 19, NCB 2597, 2600 South Flores Street. (Council District 5)
15. **ZONING CASE NUMBER Z2011097 S:** A request for a change in zoning from ‘C-2 AHOD’ Commercial Airport Hazard Overlay District to ‘C-2 S AHOD’ Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 17, Block 83, NCB 3256, 1102 and 1104 Fredericksburg Road. (Council District 1)

16. **ZONING CASE NUMBER Z2011099 CD:** A request for a change in zoning from “R-20 GC-1 MSAO-1 MLOD-1” Residential Single Family Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District and “C-2CD GC-1 MSAO-1 MLOD-1” Commercial Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service to “C-2CD GC-1 MSAO-1 MLOD-1” Commercial Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service on 4.573 acres of land out of NCB 18337, 6925 and 6955 Oak Drive. (Council District 8)
17. **ZONING CASE NUMBER Z2011100:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 35 and 36, Block 2, NCB 6389 save and except the east 3.5 feet of Lot 36, 1934 West Poplar Street. (Council District 1)
18. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
19. **ADJOURNMENT.**

**Accessibility Statement**

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



**Zoning Case Notification Plan**

**Case Z-2011-089 ERZD**

Council District 8

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 14728 - Block 018 - Lot 6

**Legend**

- Subject Properties ——— (0.3758 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(03/24/2011 - E Hart)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011089 ERZD  
Hearing Date: April 19, 2011  
Property Owner: Alejandro Garcia, II  
Applicant: Alejandro Garcia, II  
Representative: Stephen Colley  
Location: 12037 Huebner Road; Located on the northwest side of Huebner Road between Moonlight Way to the north and Sandstone Drive to the southeast.  
Legal Description: Lot 6, Block 18, NCB 14728  
Total Acreage: 0.3758  
City Council District: 8  
Case Manager: Brenda Valadez, Planner  
Case History: This is the first public hearing for this zoning request.

#### **Proposed Zoning Change**

**Current Zoning:** "O-1 MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District

**Requested Zoning:** "R-6 MLOD ERZD" Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 9

**Neighborhood Associations:** Vance Jackson Neighborhood Association

**Planning Team Members:** 42 (North Sector Plan)

**Applicable Agencies:** SAWS staff recommends approval of the rezoning request.

SAWS identifies the subject property as a Category 2 property.

SAWS recommends that the impervious cover shall not exceed 30% on the site.

## Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	O-1, R-6	Vacant land
South	O-2, R-6	Vacant land, Single-family residences
East	O-2, R-6	Vacant land, Medical offices, Commercial uses
West	O-2, O-1, R-6	Vacant land, Commercial and Office uses

**Overlay and Special District Information:** All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

## Transportation

Thoroughfare	Existing Character	Proposed Changes
Huebner Road	Primary Arterial Type A; 2 lanes in each direction	None known.
Moonlight Way	Local Street; 1 lane in each direction	None known.
Sandstone Drive	Local Street; 1 lane in each direction	None known.

**Public Transit:** VIA buslines number 96, 97 and 603 operate along Huebner Road.

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

**Parking Information:** Single-family residences are required to provide one parking space per unit.

## Staff Analysis and Recommendation: Approval

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Property History:** The subject property is currently undeveloped. The property was annexed in 1972 and was originally zoned "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In a 2007 case, the property was rezoned to "O-1" Office District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The property is located within the North Sector Plan and is currently designated as "Suburban Tier" in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

### **2. Adverse Impacts on Neighboring Lands:**

None.

### **3. Suitability as Presently Zoned:**

The current office zoning and proposed residential zoning are both appropriate for the area. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request.

**5. Public Policy:**

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is south of Loop 1604.

**6. Size of Tract:**

The 16,369 square foot tract of land is of sufficient size to accommodate the requested zoning and use.

**7. Other Factors:**

None.

SAN ANTONIO WATER SYSTEM  
Interdepartmental Correspondence Sheet

RECEIVED  
11 MAR 31 PM 2: 27

**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, Joan B. Falkenberg, Geologist, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2011089 (12037 Huebner Road)

LAND DEVELOPMENT  
SERVICES DIVISION

**Date:** March 30, 2011

### SUMMARY

A request for a change in zoning has been made for an approximate 0.3758-acre tract located on the city's north side. A change in zoning from **O1 MLOD ERZD** to **R-6 MLOD ERZD** is being requested by the applicant, Mr. Stephen Colley. The change in zoning has been requested to allow for a change in land use from an office use development to a residential development, in particular a house.

**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.**

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 Moonlight Way and Pebble. The property lies entirely within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

### SITE EVALUATION

1. Development Description:

The proposed change is from O-1 MLOD ERZD to R-6 MLOD ERZD and will allow for the construction of a single family residential development. Currently the site is covered in native vegetation and undeveloped.

2. Surrounding Land Uses:

The property is located in the Woodland Manor Subdivision. Undeveloped land bounds the property on all sides with the exception of the southern boundary which is Huebner Road.

3. Water Pollution Abatement Plan:

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

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted an evaluation, on March 21, 2011 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Joan B. Falkenberg, P.G., was present during the site evaluation.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the site was underlain by the Cyclic and Marine Members of the Person Formation located within the Edwards Group. The thickness of this member is generally 80 to 90 feet. No significant geologic features were observed during the site visit; however the area was covered by limestone bedrock outcrops containing numerous vugs ranging in size from 0.25 to 4 inches in diameter. A thick covering of trees, tall grasses and brush covered portions of the tract. Prior to development of this lot, a geologic assessment will be required as part of the WPAP process and any features will be identified and re-evaluated at such time. According to the FEMA Flood Insurance Maps, the site is not located within a 100-year floodplain area.

## **ENVIRONMENTAL CONCERNS**

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

### **General Concerns**

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

## ENVIRONMENTAL RECOMMENDATIONS

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

### Site Specific Recommendations

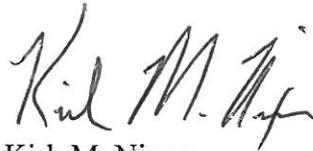
1. The applicant agrees not to exceed 30% impervious cover for the entire site.
2. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
3. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
4. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
5. 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.
6. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

### **General Recommendations**

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

6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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



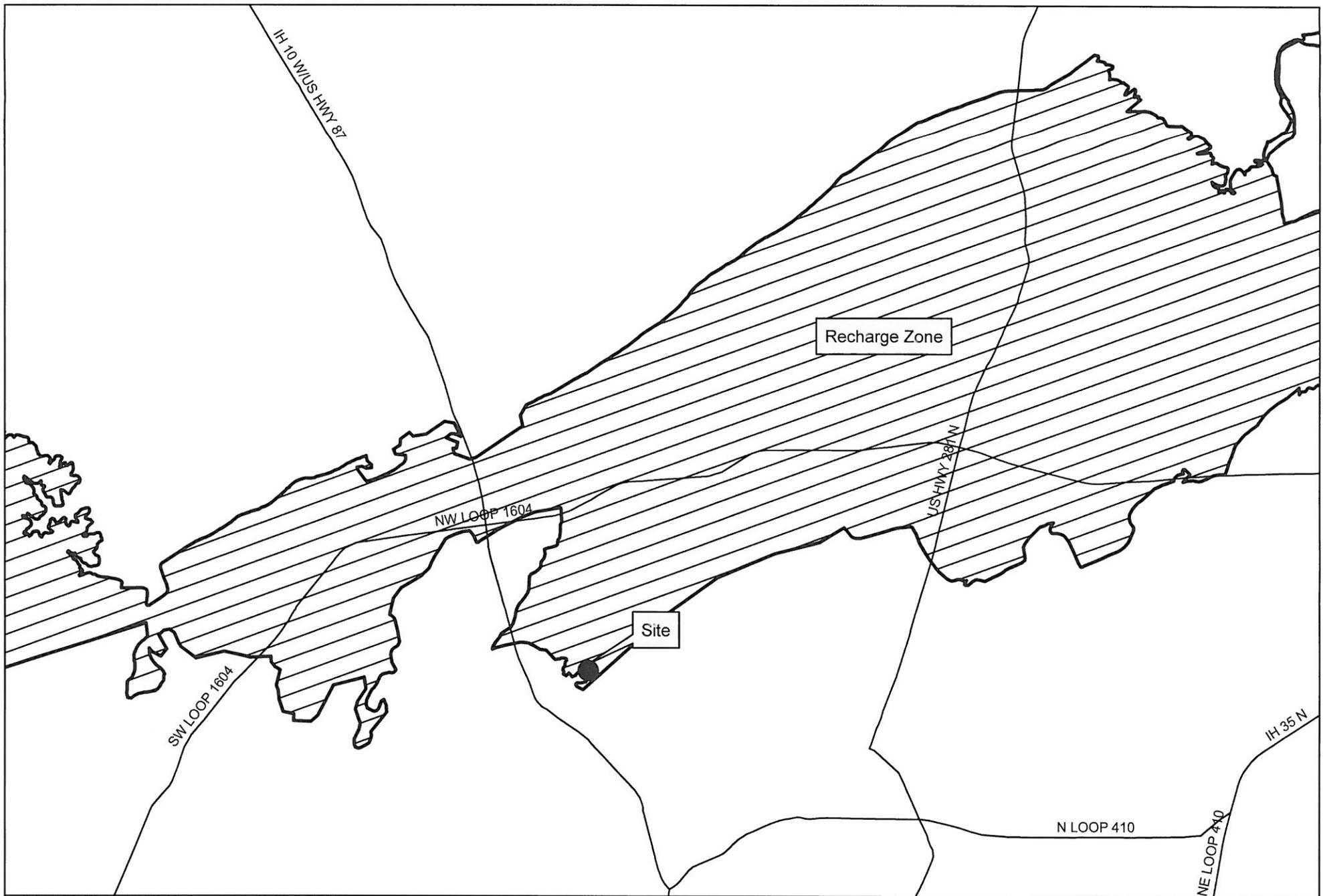
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:JBF



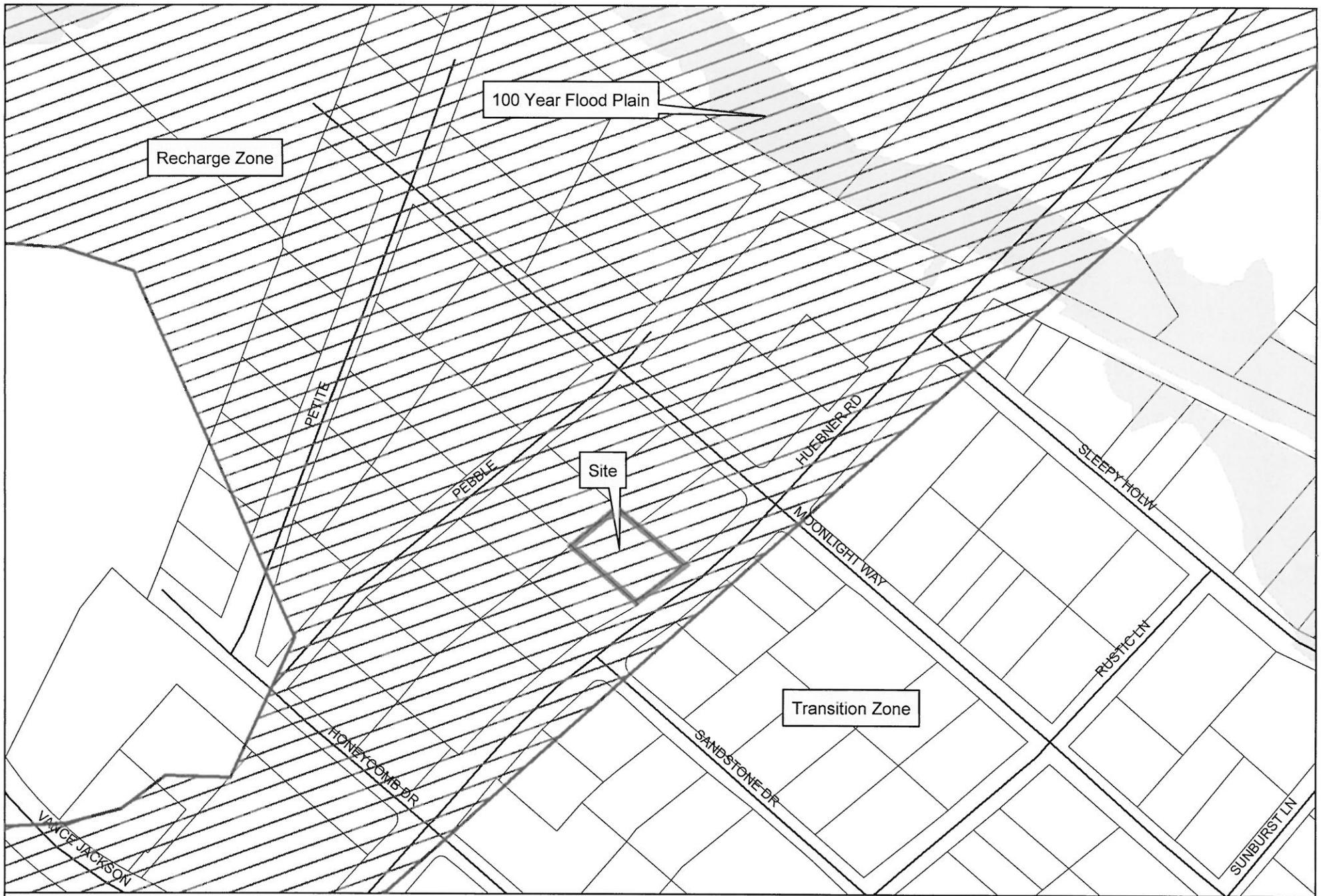
Zoning Case No. Z2011089 Figure 1

12037 Huebner Road

MAP PAGE 459 A2

Map Prepared by Aquifer Protection & Evaluation JBF 3/30/11



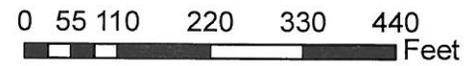


Zoning Case No. Z2011089 Figure 2

12037 Huebner Road

MAP PAGE 459 A2

Map Prepared by Aquifer Protection & Evaluation JBF 3/30/11





## Zoning Case Notification Plan

### Case Z-2011-074

Council District 6

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 07502 - Block 016 - Lots 28 thru 32

#### Legend

Subject Properties (0.449 Acres)

200' Notification Area

Current Zoning

Requested Zoning Change

100-Year DFIRM Floodplain

Single Family Residential

1R



Development Services Dept  
City of San Antonio  
(03/21/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011074  
Hearing Date: April 19, 2011  
Property Owner: Jaime R. Hernandez and Yolanda Hernandez  
Applicant: Raymundo Villarreal  
Representative: Raymundo Villarreal  
Location: 4040 Culebra Road  
Legal Description: Lot 28, Lot 29, Lot 30, Lot 31 and Lot 32, Block 16, NCB 7522  
Total Acreage: 0.449  
City Council District: 7  
Case Manager: Pedro Vega, Planner  
Case History: This is the second public hearing for this zoning request. Continuance (Applicant's Request) from April 5, 2011

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#### **Proposed Zoning Change**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**Requested Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 23, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 17, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 1, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 36

**Neighborhood Associations:** Loma Park Neighborhood Associations is within 200 feet.

**Planning Team Members:** None

**Applicable Agencies:** None

## Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
West	"MF-33 AHOD"	Single-Family Dwelling
South	"R-6 AHOD"	Single-Family Dwelling
East across Florencia Avenue	"MF-33 AHOD"	Vacant and Single-Family Dwelling
North across Culebra Road	"C-2 AHOD"	Vacant and Single-Family Dwellings

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

## Transportation

Thoroughfare	Existing Character	Proposed Changes
Culebra Road	Secondary arterial two lanes in each direction	None
Florencia Avenue	Local street one lane in each direction	None

**Public Transit:** VIA bus lines 82 and 282 operate along Culebra Road, with multiple bus stops in the vicinity of the subject property.

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

**Parking Information:** Minimum Parking Requirement: 1 per 300 sf of GFA. Maximum Parking Requirement: 1 per 140 sf of GFA.

## Staff Analysis and Recommendation: Approval.

**Topography:** The subject property is relatively flat and has no physical characteristics that are likely to affect the development.

**Property History:** The property was annexed in September of 1945. The subject property was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "MF-33 AHOD" Multi Family Airport Hazard Overlay District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### 1. Consistency:

The subject property is not located within a Neighborhood or Community Plan.

### 2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood because the development pattern along Culebra Road supports commercial uses.

### 3. Suitability as Presently Zoned:

The subject property is not likely to be developed for residential uses. Light intensity commercial zoning is most appropriate along arterials or major thoroughfares. Individual buildings shall not exceed the maximum 5,000 square footage.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. No external sound systems or live music would be allowed. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**5. Public Policy:**

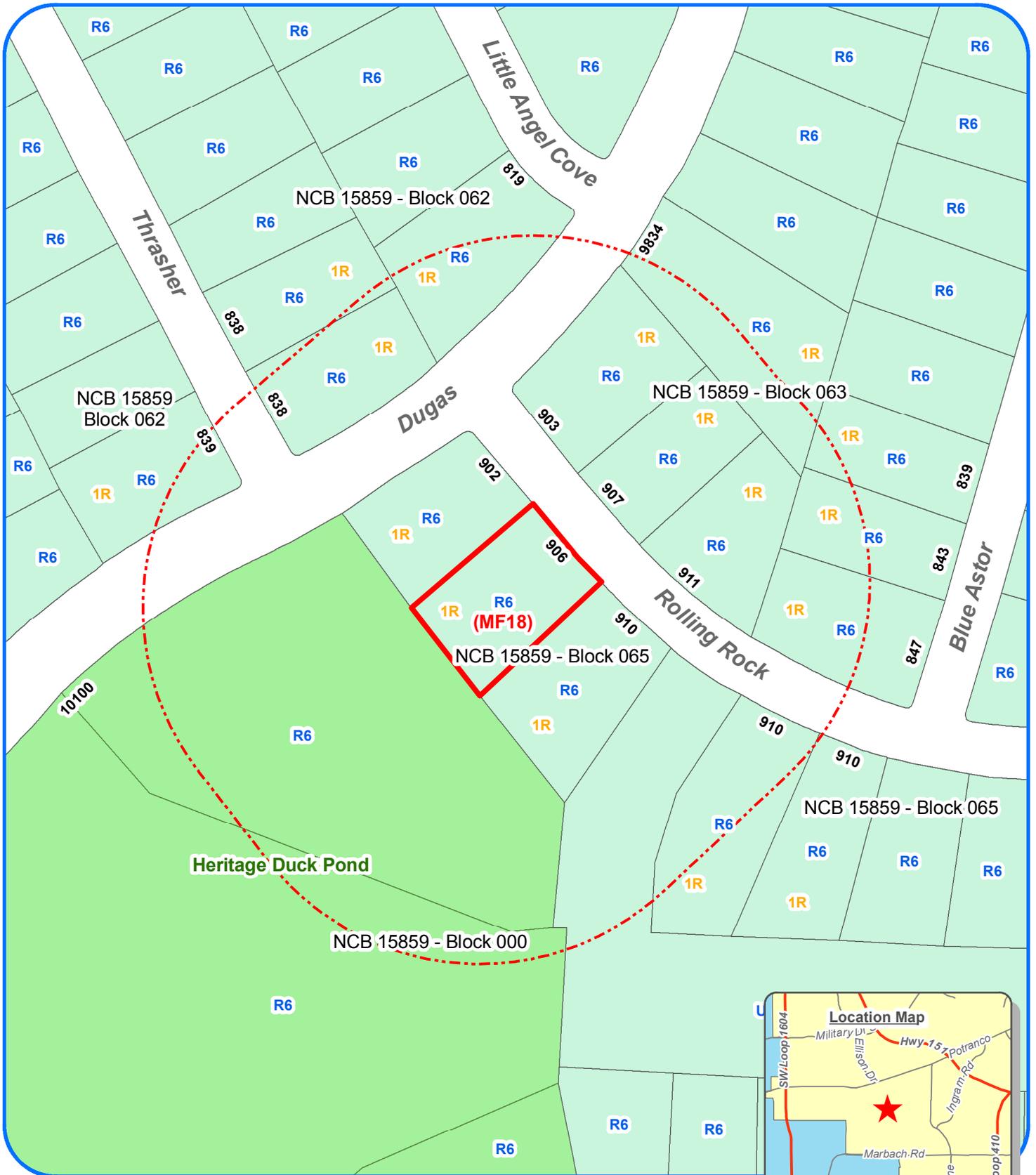
The request does not appear to conflict with any established public policy.

**6. Size of Tract:**

The 0.449 acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed office use.

**7. Other Factors:**

If this request is approved, the owner shall comply with all current site development standards in order to receive a Certificate of Occupancy, which include parking, landscaping and setbacks. "C-1" districts accommodate neighborhood commercial uses and are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses.



**Zoning Case Notification Plan**

**Case Z-2011-075**

Council District 4

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15859 - Block 065 - Lot 29

**Legend**

- Subject Properties (0.223 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(03/21/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011075  
Hearing Date: April 19, 2011  
Property Owner: John Nlemadim  
Applicant: John Nlemadim  
Representative: Peter Uwakwe  
Location: 906 Rolling Rock  
Legal Description: Lot 29, Block 65, NCB 15859  
Total Acreage: 0.2176  
City Council District: 4  
Case Manager: Micah Diaz, Planner  
Case History: This is the second public hearing for this zoning case. The case was previously continued from the April 5<sup>th</sup> meeting.

---

#### **Proposed Zoning Change**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 17, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 24, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 18

**Neighborhood Associations:** Heritage Neighborhood Association

**Planning Team Members:** None

**Applicable Agencies:** None

## Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
All directions	"R-6" Residential Single-Family District	Single-family residences and a public park

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

## Transportation

Thoroughfare	Existing Character	Proposed Changes
Rolling Rock	Local street; one lane in each direction	None known.
Dugan Drive	Local street; one lane in each direction	None known.
Thrasher	Local street; one lane in each direction	None known.

**Public Transit:** VIA bus line 613 operates along Potranco Road to the north, along Dugas Drive to the west, and along South Ellison Drive and Hayloft Lane to the south of the subject property.

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

**Parking Information:** Parking requirements for assisted living facilities are determined as follows:

Minimum Parking Requirement: 0.3 of a space per room

Maximum Parking Requirement: 1 space per room

The existing facility provides two parking spaces in the driveway. As the zoning request does not require submittal of a site plan, and the requested multi-family zoning district does not limit the permitted number of residents, staff cannot calculate future parking requirements for the subject property.

**Staff Analysis and Recommendation: Denial of “MF 18 AHOD”; with an alternate recommendation of “R-6 CD AHOD” Residential Single-Family District with a Conditional Use for an Assisted Living Facility with six or more residents.**

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Property History:** The subject property was annexed in 1995 (Ordinance 83136) and was originally zoned “Temp R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The surrounding neighborhood, including the subject property, was platted in 1981. The single-family residence was originally constructed in 1982, but currently is being used as an assisted living facility.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is not located within a Neighborhood or Community Plan area. However, the entire surrounding neighborhood is zoned for single-family residential uses. The only non-single-family use in the immediate vicinity is the public park that abuts the subject property. The requested multi-family zoning district is inconsistent with the surrounding zoning and uses.

**2. Adverse Impacts on Neighboring Lands:**

Approval of the requested zoning would allow up to three dwelling units on the subject property, and would create a precedent for increased density within the neighborhood.

**3. Suitability as Presently Zoned:**

The existing single-family zoning district permits assisted living facilities and community homes with five or fewer residents, such as the one currently operated on the subject property. The purpose of the requested zoning change is to allow six or more residents in the existing facility. However, the increased number of residents can be permitted through a conditional use in the existing “R-6” district.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Staff supports continued use of the subject property as an assisted living facility. Staff also does not object to allowing the facility to increase the number of residents; however, such an increase should be permitted in a way that does not upset the character of the surrounding neighborhood.

**5. Public Policy:**

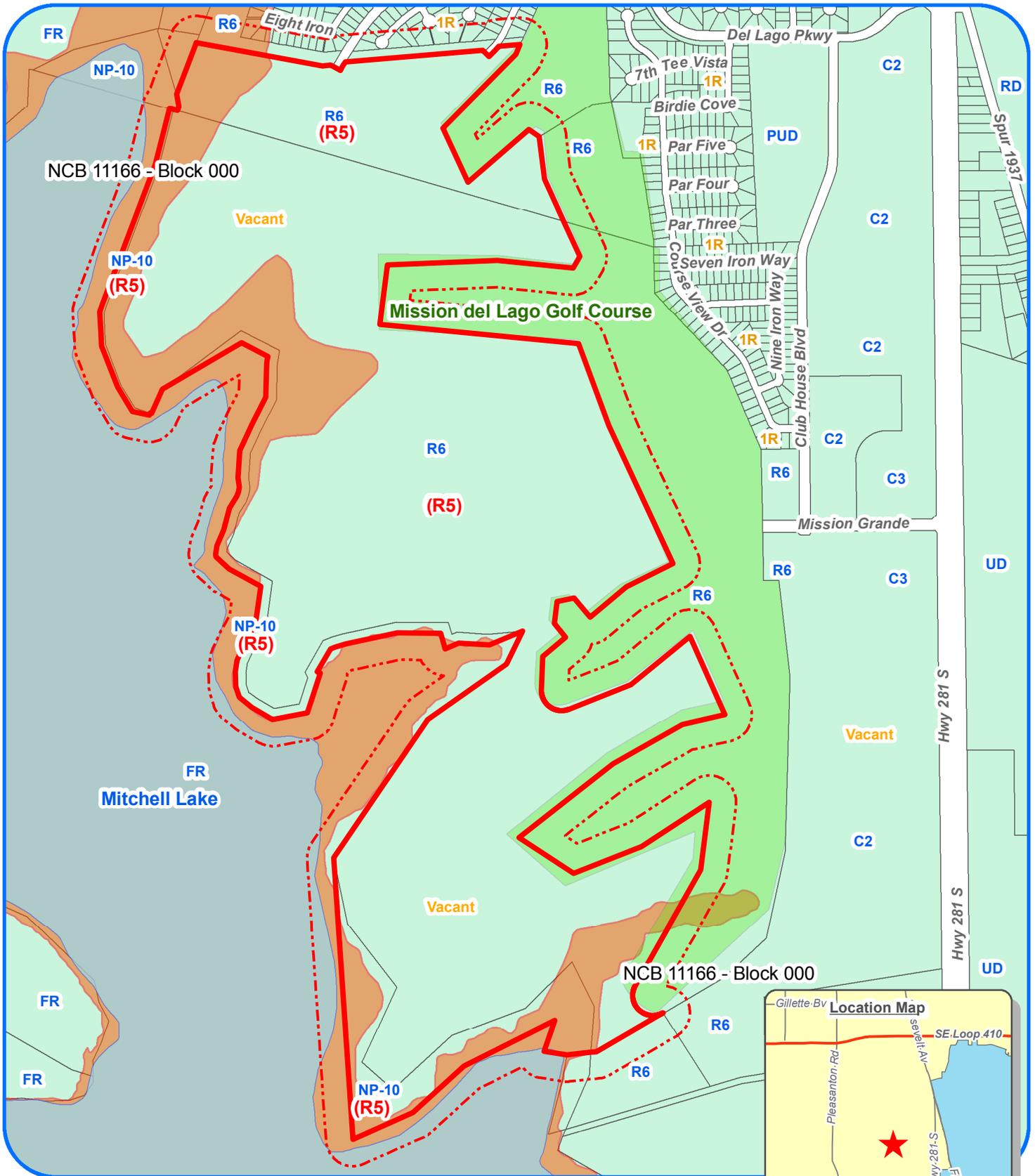
None.

**6. Size of Tract:**

Regardless of the base zoning district, if the facility is permitted to house six or more residents it will be obligated to meet international building code requirements for larger congregated living facilities. Ultimately, the number of residents will be limited by the improvements made (including available parking) and the State of Texas licensing requirements.

**7. Other Factors:**

None.



## Zoning Case Notification Plan

### Case Z-2011-081

Council District 3

Scale: 1" approx. = 1,000 Feet

Subject Property Legal Description(s): NCB 11166 - Block 000 - Parcels P-2B, P-2C, P-2D, P-3, P-3B, P-4, P-42, P-42C, and P-43A

#### Legend

- Subject Properties (422.347 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ———
- Single Family Residential 1R



Development Services Dept  
City of San Antonio  
(03/23/2011 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2011081  
Hearing Date: April 5, 2011  
Property Owner: Mission Del Lago, Ltd.  
Applicant: Mission Del Lago, Ltd.  
Representative: Earl & Associates (Michael DeNuccio, Bart Swider, David Earl)  
Location: 12100 and 12200 South US Highway 281, located between Mitchell Lake and Mission Del Lago Golf Course  
Legal Description: Parcels 2B, 2C, 2D, 3, 3B, 4, 42, 42C and 43A, NCB 11166  
Total Acreage: 422.347  
City Council District: 3  
Case Manager: Micah Diaz, Planner  
Case History: This is the first public hearing for this zoning case.

## **Proposed Zoning Change**

**Current Zoning:** "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 17, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 24, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 1, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 52

**Neighborhood Associations:** None

**Planning Team Members:** 35 – Heritage South Sector Plan

**Applicable Agencies:** None

## Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"R-6" Residential Single-Family District	Undeveloped, single-family residences
East	"R-6", "C-2" Commercial District, and "C-3" General Commercial District	Golf course, single-family residences, undeveloped land, apartments
South	"R-6", "NP-10" Neighborhood Preservation District, and "FR" Farm and Ranch District	SAWS facility, undeveloped land, Mitchell Lake
West	"NP-10" and "FR"	Mitchell Lake

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Some of the single-family residence parcels east of the subject property, along Course View Drive, are in a "PUD" Planned Unit Development. "PUD" developments allow flexibility in the lot, building, and infrastructure requirements while also providing protections for adjacent properties, preserving natural amenities and open space, and allowing gated subdivisions and/or private streets.

## Transportation

Thoroughfare	Existing Character	Proposed Changes
US Hwy 281 S	Super Arterial Type B; two lanes in each direction, divided by a center median	Unknown
Del Lago Parkway	Private road; currently provides one of only two ingress/egress points for the subject property	Unknown
Tiger Woods	Private road; currently provides one of only two ingress/egress points for the subject property	Unknown

**Public Transit:** VIA bus line 42 operates along Club House Boulevard and Roosevelt Avenue/US Hwy 281 South.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required, but can be deferred to the platting phase. A traffic engineer must be present at the Zoning Commission hearing.

**Parking Information:** Each single-family dwelling is required to provide at least one off-street parking space. There is no maximum allowable parking for single-family residences.

## **Staff Analysis and Recommendation: Denial**

**Topography:** The property does not include any significant changes in elevation. The western and southern property boundaries abut Mitchell Lake, and portions of the subject property near the lake are located in the 100-year flood plain.

**Property History:** The subject property was annexed in 1987 (Ordinance 66017), and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1988 case, the area including and immediately surrounding Mitchell Lake was rezoned to “RA” Residence – Agriculture District. In a 1989 case, the bulk area of the subject property was rezoned to “R-1” Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “NP-10” Neighborhood Preservation District and “R-6” Residential Single-Family District, respectively. The property is not platted and is currently undeveloped.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The subject property is located within the Heritage South Sector Plan, and is identified as being in the Suburban Tier of the future land use plan. As the Suburban Tier includes land uses ranging from low density residential to community commercial, both the existing and requested zoning districts are consistent with the future land use designation.

The requested “R-5” district is not consistent with surrounding zoning or emerging pattern of development between Mitchell Lake and US Hwy 281 South. Current planning principals encourage a decrease in residential density as development extends away from collector and arterial roadways. Such practices create a pattern of higher density at the perimeter of a neighborhood, with decreasing density as one travels into the neighborhood.

### **2. Adverse Impacts on Neighboring Lands:**

The increased density and possible number of total dwelling units could have negative impacts on the neighboring Mitchell Lake. Mitchell Lake is a natural migratory route for a number of bird species and, as such, necessitates a sensitive development pattern with limited density. Staff does not oppose development of the area; however, future development should be no more intense than necessary.

### **3. Suitability as Presently Zoned:**

The existing zoning districts will permit suitable development of the subject property.

### **4. Health, Safety and Welfare:**

Increasing residential density within the interior of a neighborhood, away from collector and arterial roadways increases traffic on local, residential streets. Greater densities are encouraged near the main subdivision access points.

### **5. Public Policy:**

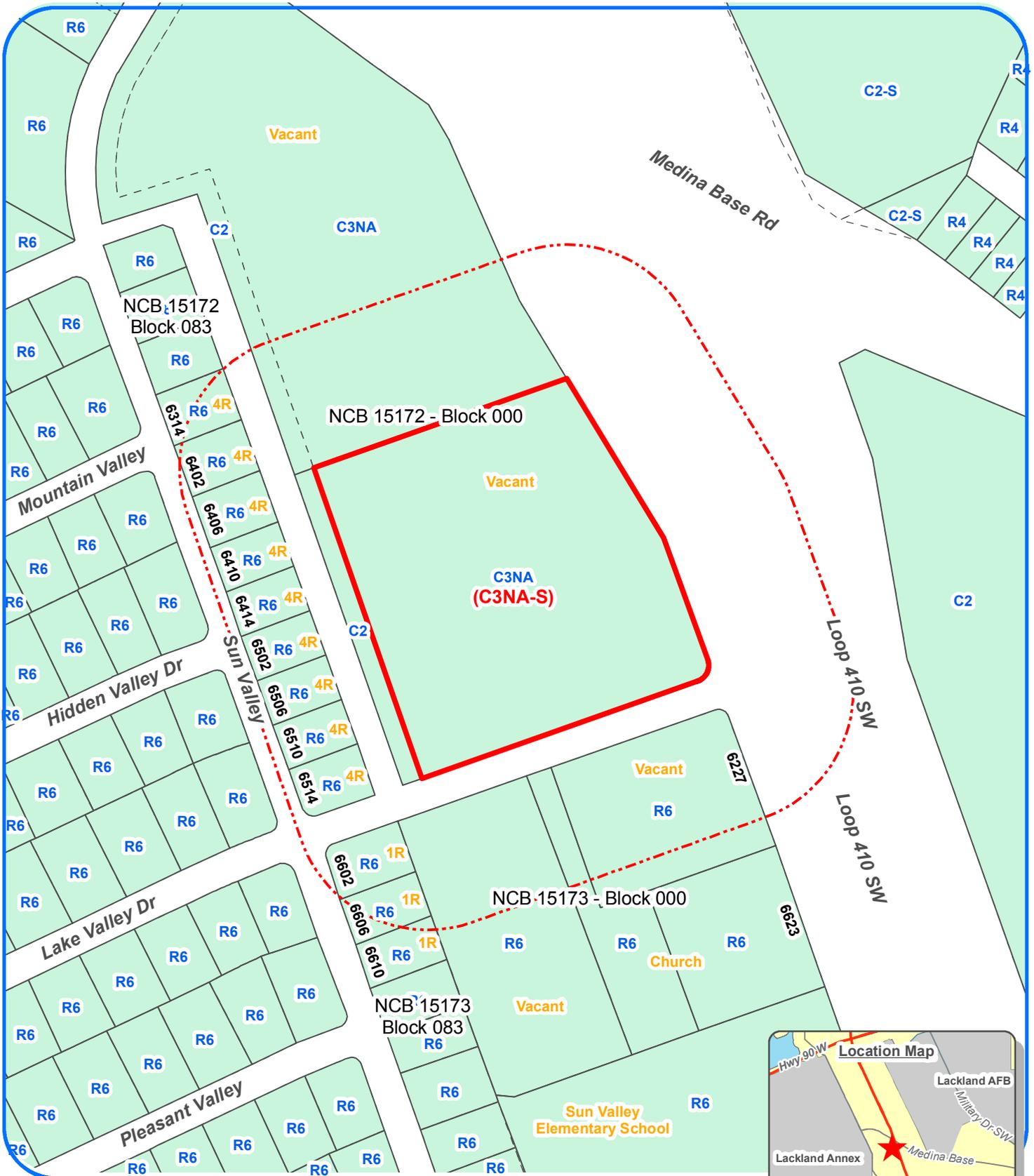
None.

### **6. Size of Tract:**

The requested zoning district allows a minimum lot size of 5,000 square feet, up to 9 dwellings per acre. The existing “R-6” zoning requires a minimum lot size of 6,000 square feet and allows up to 7 dwelling units per acre. Based on the total acreage of the subject property, the “R-5” district could allow more than 800 additional dwelling units as compared to the existing “R-6” district.

### **7. Other Factors:**

None.



## Zoning Case Notification Plan

### Case Z-2011-068 S

Council District 4

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 4.893 acres out of NCB 15172

#### Legend

- Subject Properties ——— (4.893 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(02/23/2011 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2011068 S  
Hearing Date: April 19, 2011  
Property Owner: Twisted Sister, LP  
Applicant: Arredondo Interest (Jerry Arredondo)  
Representative: Arredondo Interest (Jerry Arredondo)  
Location: 6600 Block of Southwest Loop 410; Located on the west side of Southwest Loop 410, north of Lake Valley Drive.  
Legal Description: 4.893 acres out of NCB 15172  
Total Acreage: 4.893  
City Council District: 4  
Case Manager: Brenda Valadez, Planner  
Case History: This is the first public hearing for this zoning request.

## Proposed Zoning Change

**Current Zoning:** "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

**Requested Zoning:** "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Screening from Public Rows and adjacent property required.)

## Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## Notices Mailed

**Owners of Property within 200 feet:** 15

**Neighborhood Associations:** People Active in Community Effort

**Planning Team Members:** 30 (United Southwest Community Plan)

**Applicable Agencies:** None

## Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	C-3	Vacant land
South	R-6	Vacant land, church, school
East	NA	SW Loop 410
West	C-2, R-6	Four-family dwellings, Single-family residences

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

## Transportation

Thoroughfare	Existing Character	Proposed Changes
Medina Base Road	Secondary Arterial Type A; 2 lanes in each direction	None known.
SW Loop 410	Freeway; 4 lanes in each direction	None known.
Lake Valley Drive	Local Street; 1 lane in each direction	None known.
Sun Valley	Local Street; 1 lane in each direction	None known.

**Public Transit:** VIA busline number 611 operates along Sun Valley and busline 616 operates along Medina Base Road

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

**Parking Information:** N/A

## Staff Analysis and Recommendation: Denial

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Property History:** The subject property is currently undeveloped. The property was annexed in 1972 and was originally zoned "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The property is located within the United Southwest Community Plan and is currently designated as "Community Commercial" in the Future Land Use Plan. The zoning request is not consistent with the Future Land Use designation. A plan amendment has been initiated to change the land use designation on this property to Regional Commercial. The plan amendment was continued at the April 13, 2011 Planning Commission meeting. It is scheduled for Planning Commission consideration on April 27, 2011. The Planning and Community Development Department is recommending denial of the plan amendment.

**2. Adverse Impacts on Neighboring Lands:**

The subject property is located on Southwest Loop 410 and Lake Valley Drive. Lake Valley Drive is a local street. The subject property's location is more appropriate for Community Commercial uses, which would be consistent with the community plan and the C-2 Commercial District. This request would allow more intense land uses with direct access to the local street, which staff believes would be incompatible with the residential neighborhood to the west.

**3. Suitability as Presently Zoned:**

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The current intense commercial zoning is the result of out-dated zoning practices that were once common. Current zoning practices would not place intense commercial zoning near established residential neighborhoods. The C-3 zoning district is typically considered a Regional Commercial land use, which is most appropriately located on large-acreage lots at intersections of highways and major arterials. While staff recognizes that the current zoning is C-3 already, staff does not support increasing the intensity by adding an industrial use via the specific use authorization.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

**5. Public Policy:**

The request is inconsistent with the adopted community plan, a component of the city's master plan.

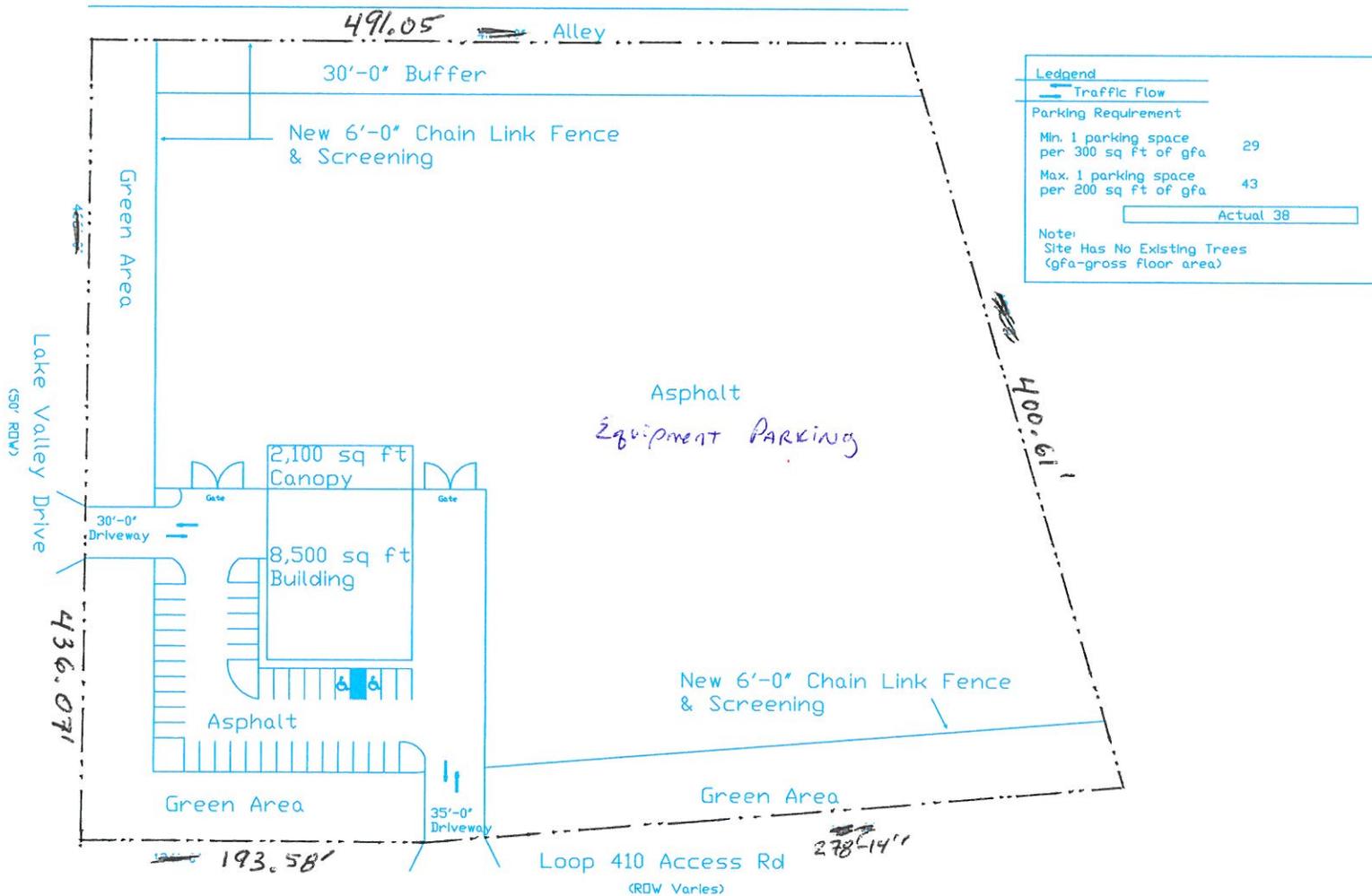
**6. Size of Tract:**

The subject property is 4.893 acres, which would appear to reasonably accommodate the proposed commercial use.

**7. Other Factors:**

None

22011068



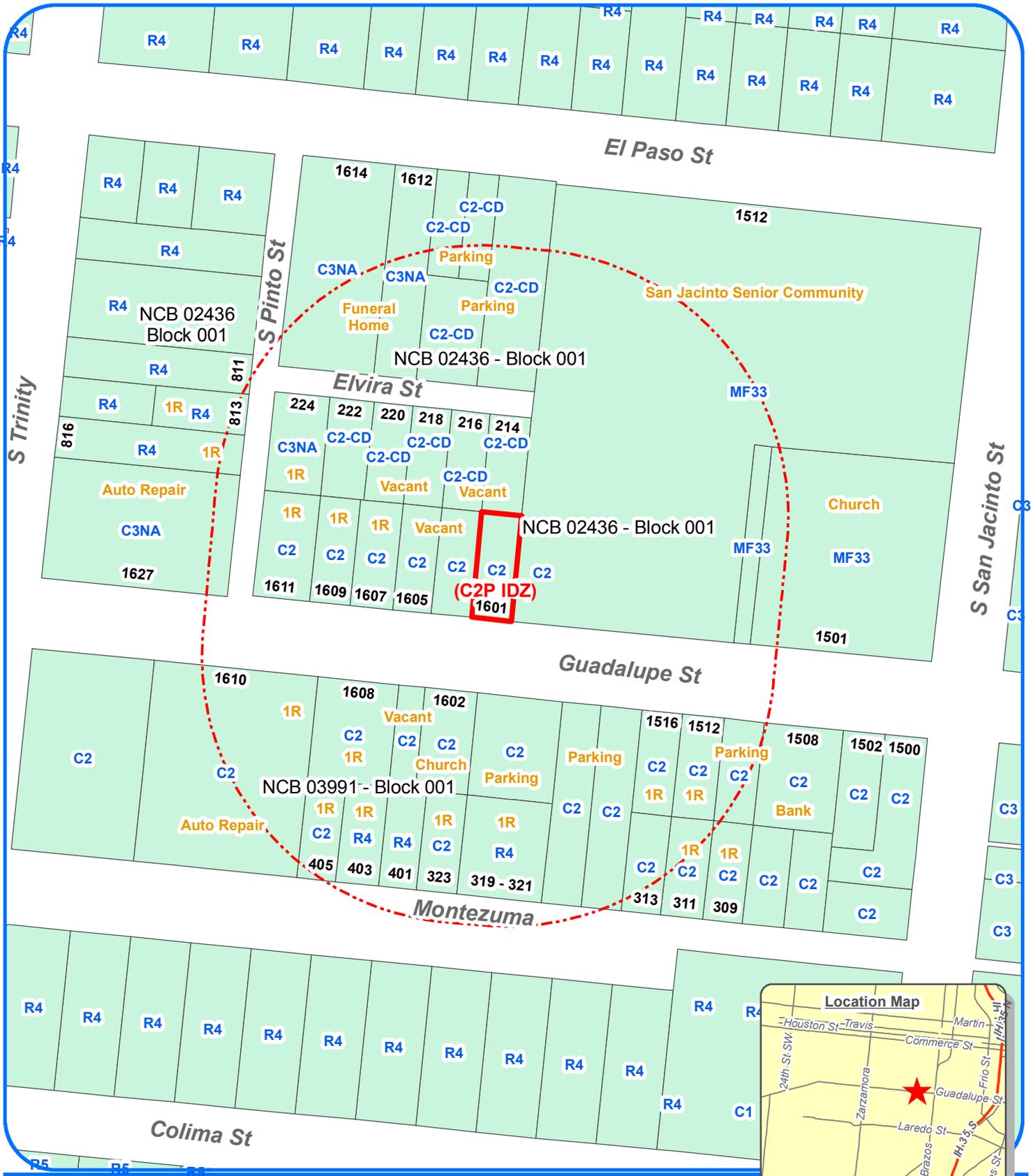
We, Tejas Rental, the property owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, we understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve us from adherence to any/all City-adopted Codes.

Site Plan  
1"=50'-0"



NCB 15172 P-3HABS323

J. Design  
8-11-11



## Zoning Case Notification Plan

### Case Z-2011-090

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02436 - Block B - Lot 28B

#### Legend

- Subject Properties (0.052 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ———
- Single Family Residential 1R



Development Services Dept  
City of San Antonio  
(03/24/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011090  
Hearing Date: April 19, 2011  
Property Owner: Jerardo Cavazos  
Applicant: Jerardo Cavazos  
Representative: Jerardo Cavazos  
Location: 1601 Guadalupe Street  
Legal Description: Lot 28B, Block B, NCB 2439  
Total Acreage: 0.0523 of an acre  
City Council District: 5  
Case Manager: Micah Diaz, Planner  
Case History: This is the first public hearing for this case.

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#### **Proposed Zoning Change**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-2P IDZ AHOD" Commercial Pedestrian Infill Development Zone Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 31, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 44

**Neighborhood Associations:** Avenida Guadalupe Association

**Planning Team Members:** 22 – Guadalupe Westside Community Planning Team

**Applicable Agencies:** None

**Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
North	“C-2 CD” with a Conditional Use for a Funeral Home and “C-3NA” General Commercial Nonalcoholic Sales District	Funeral Home and parking
West and south	“C-2” Commercial District and “R-4” Residential Single-Family District	Undeveloped lots, single-family residences, auto repair, church, parking, and a bank
East	“MF-33” Multi-Family District	Retirement home and church

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

Thoroughfare	Existing Character	Proposed Changes
Guadalupe Street	Second Arterial Type B; two-lanes in each direction with sidewalks	None known.
South San Jacinto Street, El Paso Street, South Pinto Street, South Trinity	Local streets	None known.

**Public Transit:** VIA bus lines 68 and 268 operate along Guadalupe Street, with bus stops located at both intersections adjacent to the subject property.

**Traffic Impact:** A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

**Parking Information:** The “IDZ” Infill Development Zone District eliminates off-street parking requirements. The subject property is not accessible for parking.

## **Staff Analysis and Recommendation: Approval**

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Property History:** The subject property is located within the city limits as they were recognized in 1938. In a 1991 city-initiated zoning case, the property was zoned "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property's current configuration was established in 1924. According to the Bexar County Appraisal District records, a portion of the existing structure was built in 1940 with significant additions built in 1960.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The subject property is located within the Guadalupe Westside Community Plan, and is designated as Mixed Use in the Future Land Use Plan. The requested zoning is consistent with the future land use designation.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

### **3. Suitability as Presently Zoned:**

The existing "C-2" district allows many uses that are appropriate for the subject property due to its location on a major thoroughfare and the corridor's existing and historical pattern of development. Typical uses permitted in the "C-2" district require off-street parking. The subject property cannot accommodate any off-street parking due to the narrow width of the parcel and the location of the existing structure. Therefore, the existing zoning renders the subject property unusable without a complete variance from all parking requirements.

### **4. Health, Safety and Welfare:**

None.

### **5. Public Policy:**

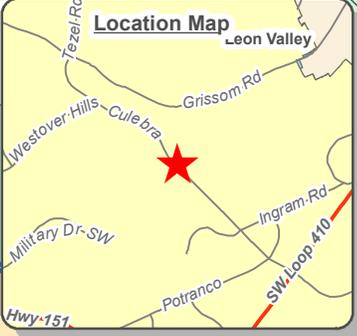
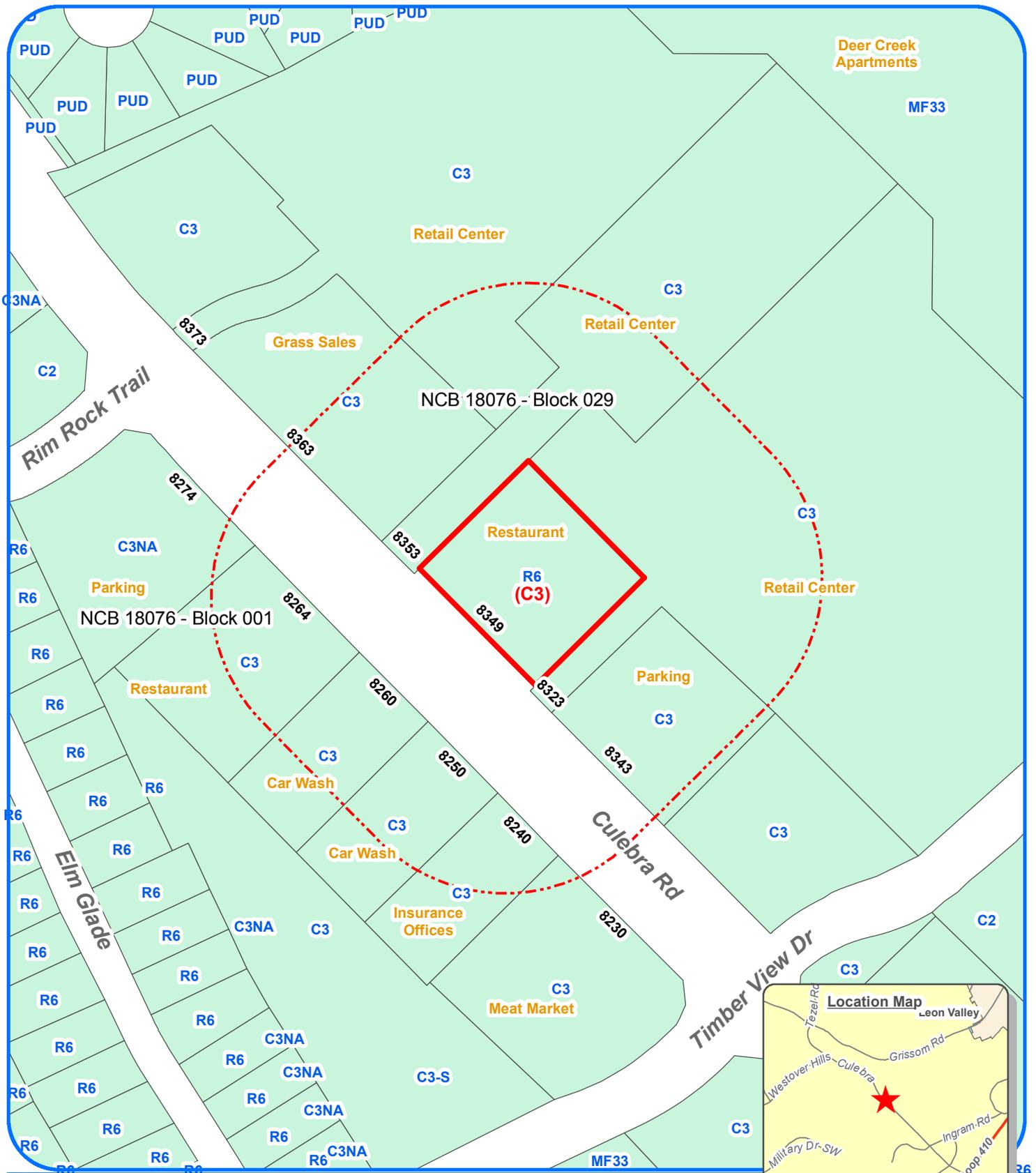
The City of San Antonio and the Guadalupe Westside Community Plan encourage infill development, adaptive reuse of existing structures, and pedestrian-friendly urban corridors. Approval of the requested zoning supports these public policies.

### **6. Size of Tract:**

The subject property is small and very narrow. The existing structure is built approximately six feet from the western property line and is zero-lot line construction on the southern and eastern property lines. The property has no vehicle access from Guadalupe Street. Demolition of the existing structure would be necessary to accommodate parking on the property.

### **7. Other Factors:**

None.



## Zoning Case Notification Plan

### Case Z-2011-091

Council District 6

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 18076 - Block 29 - Lot 8

#### Legend

- Subject Properties (0.743 Acres) ▬
- 200' Notification Area - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain ▬
- Single Family Residential 1R



Development Services Dept  
City of San Antonio  
(03/24/2011 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2011091  
Hearing Date: April 19, 2011  
Property Owner: McDonald's Corporation  
Applicant: Andrew C. Guerrero  
Representative: Andrew C. Guerrero  
Location: 8349 Culebra Road  
Legal Description: Lot 8, Block 29, NCB 18076  
Total Acreage: 0.743 of an acre  
City Council District: 6  
Case Manager: Micah Diaz, Planner  
Case History: This is the first public hearing for this case.

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## **Proposed Zoning Change**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 31, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 12

**Neighborhood Associations:** Pipers Meadow Neighborhood Association

**Planning Team Members:** None

**Applicable Agencies:** None

## Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
All directions	"C-3" General Commercial District	Retail center, restaurant, car washes, offices, grocery store (meat market)

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration

## Transportation

Thoroughfare	Existing Character	Proposed Changes
Culebra Road	Primary Arterial Type A	None known.
Timber View Drive, Rim Rock Trail	Local streets	None known.

**Public Transit:** VIA bus line 618 operates along Culebra Road in front on the subject property, west along Rim Rock Trail to the north, and east along Timber View Trail to the south; with bus stops located at both intersections adjacent to the subject property.

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

**Parking Information:** Parking requirements for food service establishments are determined by the size of the building.

Minimum Parking Requirement: 1 space per 100 square feet

Maximum Parking Requirement: 1 space per 40 square feet

Therefore, the proposed use and building size will require between 34 and 85 parking spaces.

## **Staff Analysis and Recommendation: Approval**

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Property History:** The subject property was annexed in December 1985 (Ordinance 61624), and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property was platted into the current configuration in August 1985. The existing commercial structure was built in 1985, and measures approximately 4,050 square feet in size.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The subject property is not located within an adopted Neighborhood or Community Plan area.

The requested zoning is consistent with the surrounding zoning and uses. The uses permitted in the "C-3" district are typically considered Regional Commercial land uses, and are most appropriately located at major intersections, on large acreage lots along arterial thoroughfares, or within existing commercial nodes. Although the subject property is not located at an intersection, it is part of an established commercial development on a major arterial roadway.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

### **3. Suitability as Presently Zoned:**

The existing residential zoning is inappropriate for the subject property due to the property's frontage on Culebra Road and the existing pattern of intense commercial development on surrounding parcels.

### **4. Health, Safety and Welfare:**

Staff has found no evidence of likely adverse impacts on public health, safety or welfare.

### **5. Public Policy:**

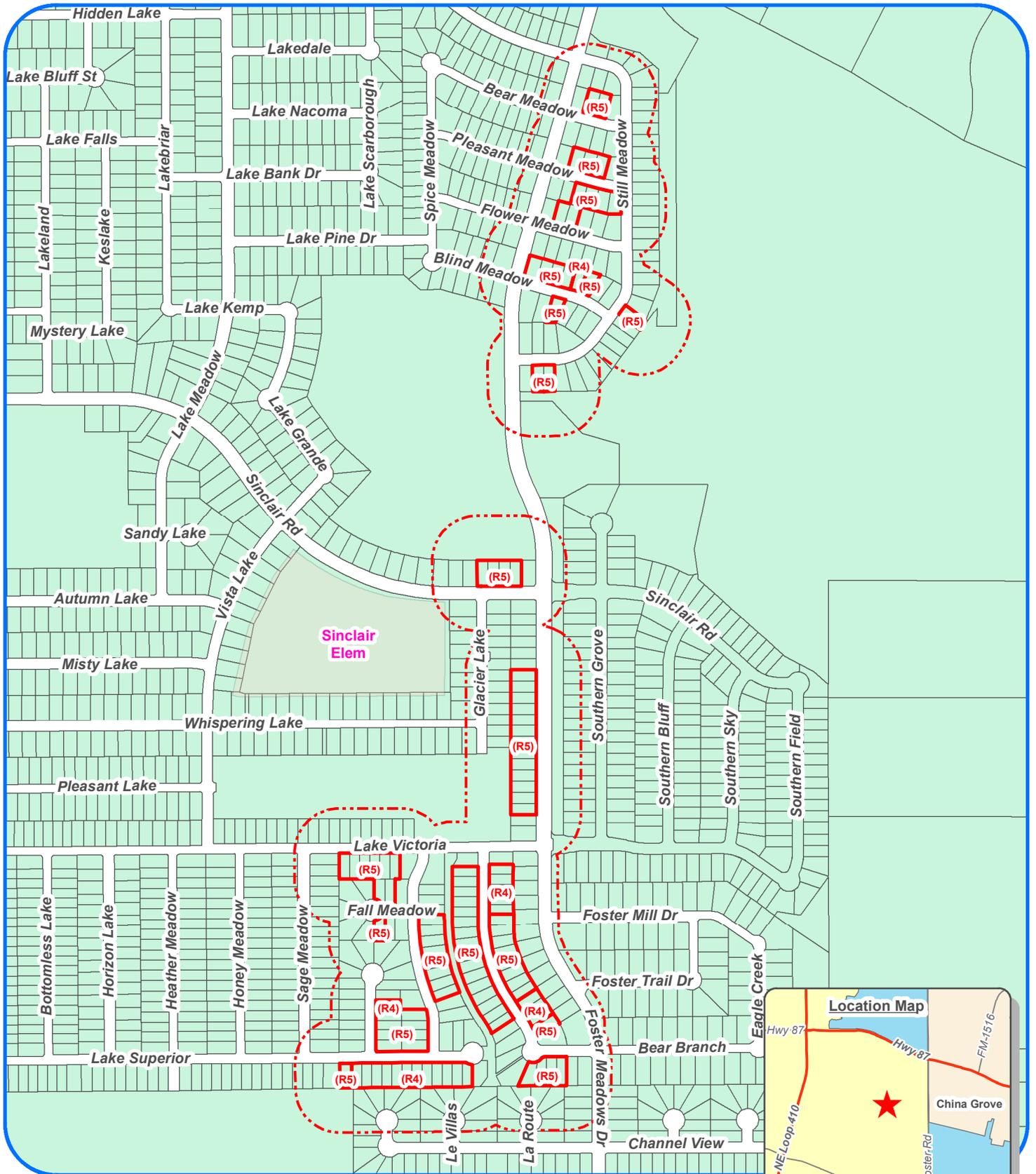
None.

### **6. Size of Tract:**

The property is currently developed with a 4,050 square foot restaurant with drive-through service and thirty-nine parking spaces. The proposed reconstruction will be of similar scale.

### **7. Other Factors:**

The existing restaurant was built prior to annexation and therefore was not required to obtain appropriate zoning. The subject property owner intends to demolish and rebuild the restaurant. Nonconforming uses are not permitted to rebuild, therefore proper zoning is required.



## Zoning Case Notification Plan

### Case Z-2011-093

Council District 2

Scale: 1" approx. = 600 Feet

Subject Property Legal Description(s): Various (See Attachment)

#### Legend

- Subject Properties (14.109 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(03/25/2011 - E Hart)

**Note: Current Zoning is R6 for All Properties with Requested Zoning Changes.**



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011093

Hearing Date: April 19, 2011

Property Owner: En Seguido, Ltd./ Sam Schaefer

Applicant: Harry Jewett

Representative: Harry Jewett

Location: Multiple addresses on Sinclair Road, Still Meadow, Bear Meadow, Pleasant Meadow, Flower Meadow, Blind Meadow, Foster Meadow, Summer Meadow, Robin Meadow, Fall Meadow, Lake Victoria, Glacier Lake and Bear Branch

Legal Description: Lots 51, 52, 53, and 54, Block 16, NCB 18256, Lots 24, 33, 34, Block 56, NCB 35132, Lots 5 and 6, Block 57, NCB 35132, Lots 6, 7 and 8, Block 58, NCB 35132, Lots 3, 4, 5, 6, 10 and 11, Block 59, NCB 35132, Lots 10, 11, 12, 13, 14 and 15, Block 60, NCB 35132, Lot 3, Block 61, NCB 35132, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 31, NCB 18270, Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 35, 36, 37, 38, 39, 40, 41 and 42, Block 44, NCB 18279, Lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 47, 53, 54, 57, 58, 59, 60, 61 and 62, Block 43, NCB 18279, Lots 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 4, NCB 18279, Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block 5, NCB 18279.

Total Acreage: 14.109

City Council District: 2

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning case.

### Proposed Zoning Change

**Current Zoning:** "R-6" Residential Single-Family District

**Requested Zoning:** "R-4" Residential Single-Family District on Lot 11, Block 60, NCB 35132, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, Block 44, NCB 18279, Lot 35, Block 43, NCB 18279, Lots 17, 18, 19, 28, 29, 30, 31 and 32, Block 5, NCB 18279 and "R-5" Residential Single-Family District on Lots 51, 52, 53, and 54, Block 16, NCB 18256, Lots 24, 33, 34, Block 56, NCB 35132, Lots 5 and 6, Block 57, NCB 35132, Lots 6, 7 and 8, Block 58, NCB 35132, Lots 3, 4, 5, 6, 10 and 11, Block 59, NCB 35132, Lots 10, 12, 13, 14 and 15, Block 60, NCB 35132, Lot 3, Block 61, NCB 35132, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 31, NCB 18270, Lots 16, 35, 36, 37, 38, 39, 40, 41 and 42, Block 44, NCB 18279, Lots 36, 37, 38, 39, 40, 41, 42, 43, 47, 53, 54, 57, 58, 59, 60, 61 and 62, Block 43, NCB 18279, Lots 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 4, NCB 18279, Lots 16, 20, 21, 22, 23, 24, 25, 26 and 27, Block 5, NCB 18279.

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March

31, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

**Notices Mailed**

**Owners of Property within 200 feet:** 411

**Neighborhood Associations:** Crestlake Homeowners Association

**Planning Team Members:** 27 (Eastern Triangle Community Plan)

**Applicable Agencies:** None

**Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
South	"R-6" Residential Single-Family District	Vacant Land and Single-Family Dwellings
West	"R-6" Residential Single-Family District	Vacant Land and Single-Family Dwellings
East	"R-6" Residential Single-Family District	Vacant Land and Single-Family Dwellings
North	"R-6" Residential Single-Family District	Vacant Land and Single-Family Dwellings

**Overlay and Special District Information:** None

**Transportation**

Thoroughfare	Existing Character	Proposed Changes
Sinclair Road, Still Meadow, Bear Meadow, Pleasant Meadow, Flower Meadow, Blind Meadow, Summer Meadow, Robin Meadow, Fall Meadow, Lake Victoria, Glacier Lake, Bear Branch	Local Type "A" access street one lane in each direction	None
Foster Meadow	Local Type "B" access street one lane in each direction	None

**Public Transit:** There is no VIA bus line near the sites.

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

**Parking Information:** Minimum Parking Spaces: 1 per unit. Maximum Parking Spaces: None

## **Staff Analysis and Recommendation: Approval**

**Topography:** The properties do not include any abnormal physical features such as slope or inclusion in a flood plain.

**Property History:** The subject property was annexed in December of 2000 and was originally zoned Temporary "R-1" Single-family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-6" Residential Single-Family District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The subject property is located within the Eastern Triangle Community Plan and is currently designated as "Low Density Residential" in the Future Land Use Plan. Low Density Residential includes single-family houses on individual lots, reflecting the predominant lot size in the area. The requested "R-5" Residential Single-Family District and "R-4" Residential Single-Family District is consistent with the Eastern Triangle Community Plan.

### **2. Adverse Impacts on Neighboring Lands:**

The granting of the zoning request will not have an adverse impact on the neighborhood. The rezoning case would allow development on substandard platted lots.

### **3. Suitability as Presently Zoned:**

Staff finds the requested zoning appropriate for the 114 existing platted lots.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

### **5. Public Policy:**

The request does not appear to conflict with any established public policy.

### **6. Size of Tract:**

Total number of existing platted lots 114 (14.109 acres).

### **7. Other Factors:**

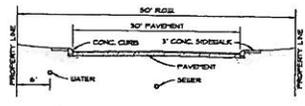
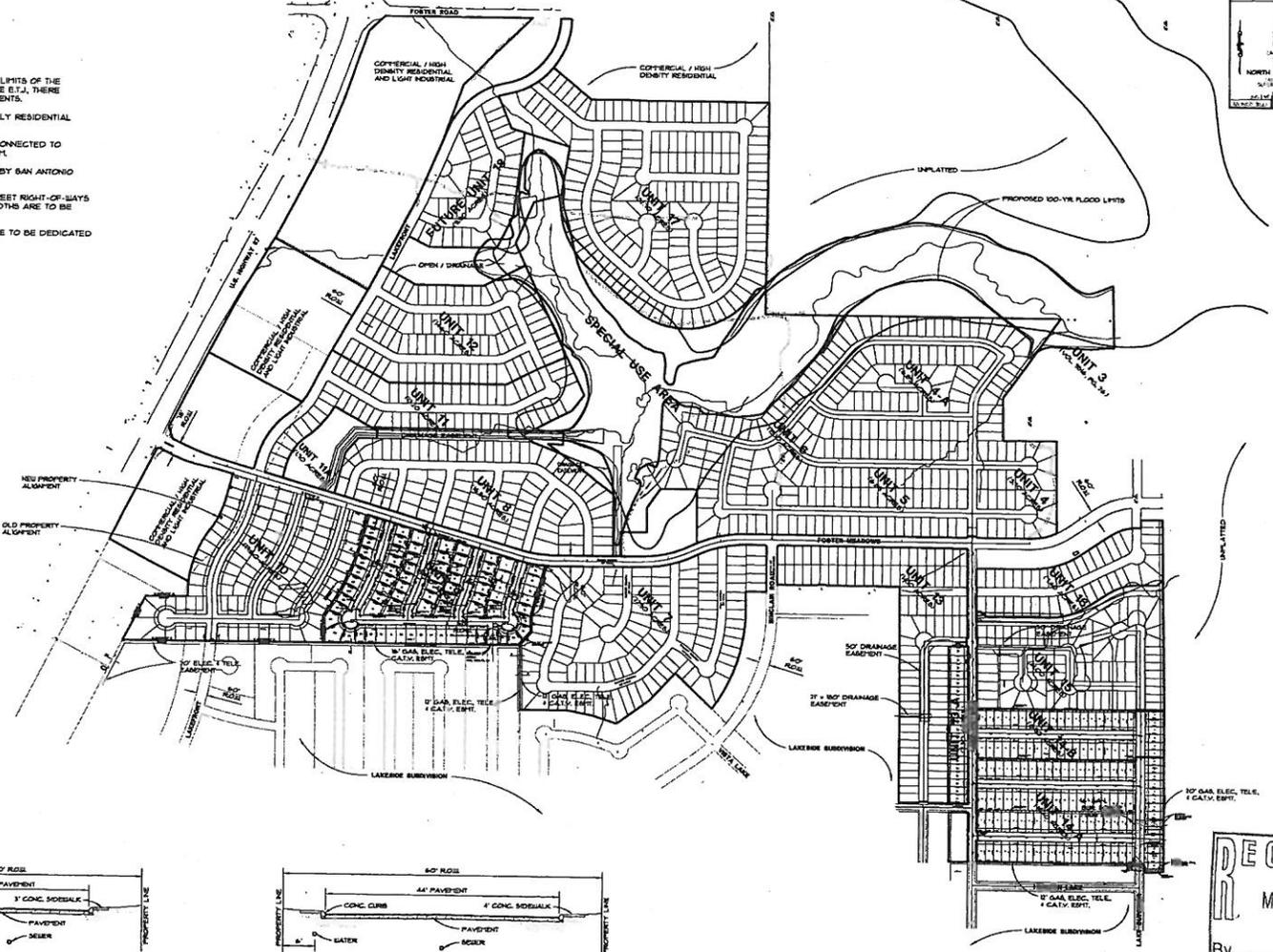
The change of zoning will be to revise the zoning classification on 114 existing platted lots in various units of the Foster Meadows Subdivision. These lots do not have the required lot area size of 6,000 square feet for the current "R-6" Residential Single-Family District. The zoning classification requested is "R-5" Residential Single-Family District that requires a 5,000 square foot lot and "R-4" Residential Single-Family District that requires a 4,000 square foot lot. This zoning case would allow the development of these lots for their intended use.

22011093

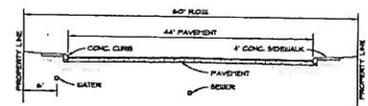


- NOTES:**
1. THIS PROJECT IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO BUT WITHIN THE E.I.U., THERE ARE NO EXISTING ZONING REQUIREMENTS.
  2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE SHOWN.
  3. SANITARY SEWER OUTFALL TO BE CONNECTED TO CITY OF SAN ANTONIO SEWER SYSTEM.
  4. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
  5. UNLESS OTHERWISE NOTED, ALL STREET RIGHT-OF-WAYS ARE TO BE 50' & ALL PAVEMENT WIDTHS ARE TO BE 30'.
  6. STREETS WITHIN BEKAR COUNTY ARE TO BE DEDICATED TO THE CITY OF SAN ANTONIO.

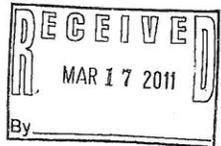
POADP NO. 172-B



TYPICAL 50' RIGHT-OF-WAY SCALE 1" = 10'



TYPICAL 50' RIGHT-OF-WAY SCALE 1" = 10'



PROPOSED REVISIONS TO P.O.A.D.P. NO. 172-B

BEKAR COUNTY

**PRELIMINARY OVERALL DEVELOPMENT PLAN**  
FOSTER MEADOWS SUBDIVISION  
SAN ANTONIO, TEXAS

**HARRY JEWETT ASSOCIATES**  
ENGINEERS & PLANNERS • CONSULTANTS  
1111 NORTH MARSHALL • HOUSTON, TEXAS 77002 • (281) 737-2417 • (281) 737-1344 Fax

Job No: 0301  
Date: 10/22/03  
Drawn By: TSC/AN/DJ  
Sheet: 1  
Of: 1

Z:\ARCHIVED-PROJECT FILES\2009\03\121\04\poadp.dwg, 3/16/2011 10:32:47 AM, V:\jessy\104630\_NLA\_NLA



# Zoning Case Notification Plan

## Case Z-2011-096 CD

Subject Property Legal Description(s): A Portion of NCB 02597 - Block 000 - Lot 19

Scale: 1" approx. = 150 Feet  
Council District 5

### Legend

- Subject Property (2.28 Acres) —
- 200' Notification Area - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain —
- Single Family Residential **1R**



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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2011096 CD  
Hearing Date: April 19, 2011  
Property Owner: Elpidio E. Medelez  
Applicant: Roger A. Perez  
Representative: Roger A. Perez  
Location: 2600 South Flores Street  
Legal Description: A 2.28 acre tract of land out Lot 19, NCB 2597  
Total Acreage: 2.28  
City Council District: 5  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning case. The subject property is associated with zoning case Z2011016 CD, heard and approved the by Zoning Commission on December 7, 2011, but was withdrawn by the applicant prior to the April 7, 2011 City Council meeting. The applicant amended the application from "MF-25 AHOD" Multi-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District.

## Proposed Zoning Change

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

**Requested Zoning:** "IDZ" Infill Development District with uses permitted in "MF-18 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

## Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 31, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## Notices Mailed

**Owners of Property within 200 feet:** 43

**Neighborhood Associations:** Lone Star Neighborhood Association

**Planning Team Members:** 16 (South Central San Antonio Community Plan)

**Applicable Agencies:** None

**Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
South	"R-4" Residential Single-Family District and "I-1 AHOD" General Industrial Airport Hazard Overlay District	Night Club and single-family dwellings
West across South Flores Street	"I-1 AHOD" General Industrial Airport Hazard Overlay District	Commercial Uses (Vacant)
North	San Pedro Creek	San Pedro Creek runs along the north property line.

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

Thoroughfare	Existing Character	Proposed Changes
South Flores Street	Secondary Arterial one lane in each direction	Type B 70 feet – 86 feet

**Public Transit:** VIA bus lines numbers 43, 44 and 243 operate along South Flores Street, with multiple bus stops.

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

**Parking Information:** Infill Development Zone Districts are exempt from minimum parking requirements.

**Staff Analysis and Recommendation: Approval**

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Property History:** The property is located within the City Limits as recognized in 1938. The properties were originally zoned "J" Commercial District and "C" Apartment District. In a 1971 case, the "C" Apartment District was rezoned to "I-1 AHOD" Light Industry Airport Hazard Overlay District and "B-3 AHOD" Business Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject properties are located within the South Central San Antonio Community Plan, and are currently designated as Community Commercial in the Future Land Use Plan. Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. The zoning request is consistent with the Future Land Use designation. When a zoning applicant requests a conditional use or specific use authorization, consistency with an adopted plan is determined by the base zoning district.

**2. Adverse Impacts on Neighboring Lands:**

The granting of the zoning request will not have an adverse impact on the neighborhood. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall not be for all of the uses permitted in a given district but shall be only for the conditional use named in the ordinance (Auto and Light Truck Repair) approving the conditional zoning district.

**3. Suitability as Presently Zoned:**

Staff finds the requested zoning appropriate for the subject property as it conforms to the future land use plan and downzones the inappropriate "I-1" district.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning request would also help in preserving the property and conform the zoning to the existing land uses.

**5. Public Policy:**

The request does not appear to conflict with any established public policy. The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

**6. Size of Tract:**

The subject property consists of 2.28 acres of commercial and residential uses, located on the eastside of South Flores Street and south of the San Pedro Creek. . The applicant has submitted a site plan in order to comply with the Conditional Use requirements.

**7. Other Factors:**

The subject property is included in the original 36 square mile city limit boundary and is therefore eligible for a rezone to "IDZ", either as a base district or as an overlay zone. The applicant has requested "IDZ" Infill Development Zone as a base zoning district. The uses on the property are currently non-conforming and the applicant is seeking to allow them by-right. Additionally, the applicant also seeks the relaxation of the development standards offered by the "IDZ" designation.

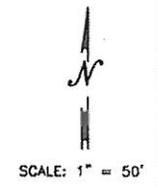
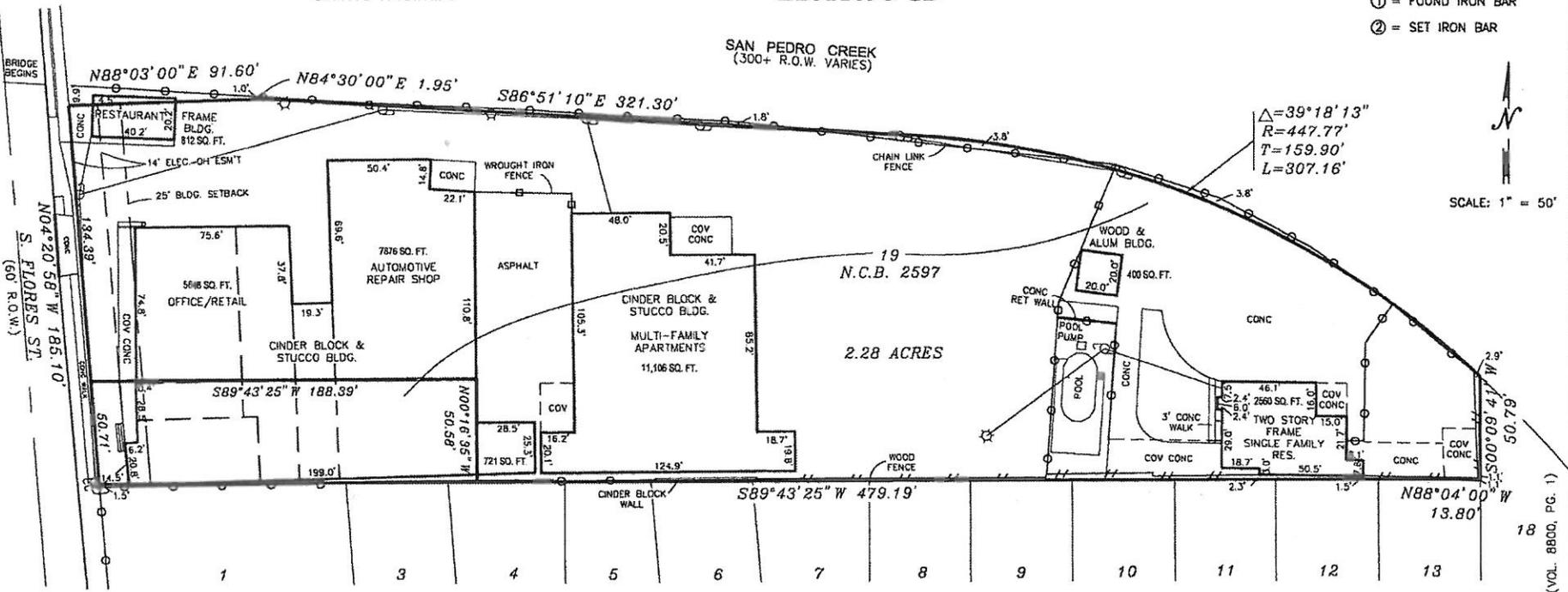
The Infill Development Zone district provides flexible standards for the development and reuse of underutilized parcels. This zoning district is intended to facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built up areas by waiving some standards, including those related to parking, landscaping, buffering, open space and building location.

**SITE PLAN**

**Z2011096 CD**

SAN PEDRO CREEK  
(300+ R.O.W. VARIES)

- ① = FOUND IRON BAR
- ② = SET IRON BAR



PLAT REFERENCE: VOL. 8800, PG. 1  
 DEED REFERENCE:  
 DEED REFERENCE:  
 DEED REFERENCE:  
 G.F. NO.:  
 BUYER:  
 2600 S. FLORES ST.

I, ELPIDIO EMBEFLER, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THE PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

*E. E. E.*



STATE OF TEXAS  
 COUNTY OF BEXAR

**SURVEY OF  
 2.28 ACRES OUT OF LOT 19  
 NEW CITY BLOCK 2597  
 GARDEA SUBDIVISION  
 CITY OF SAN ANTONIO  
 BEXAR COUNTY, TEXAS**

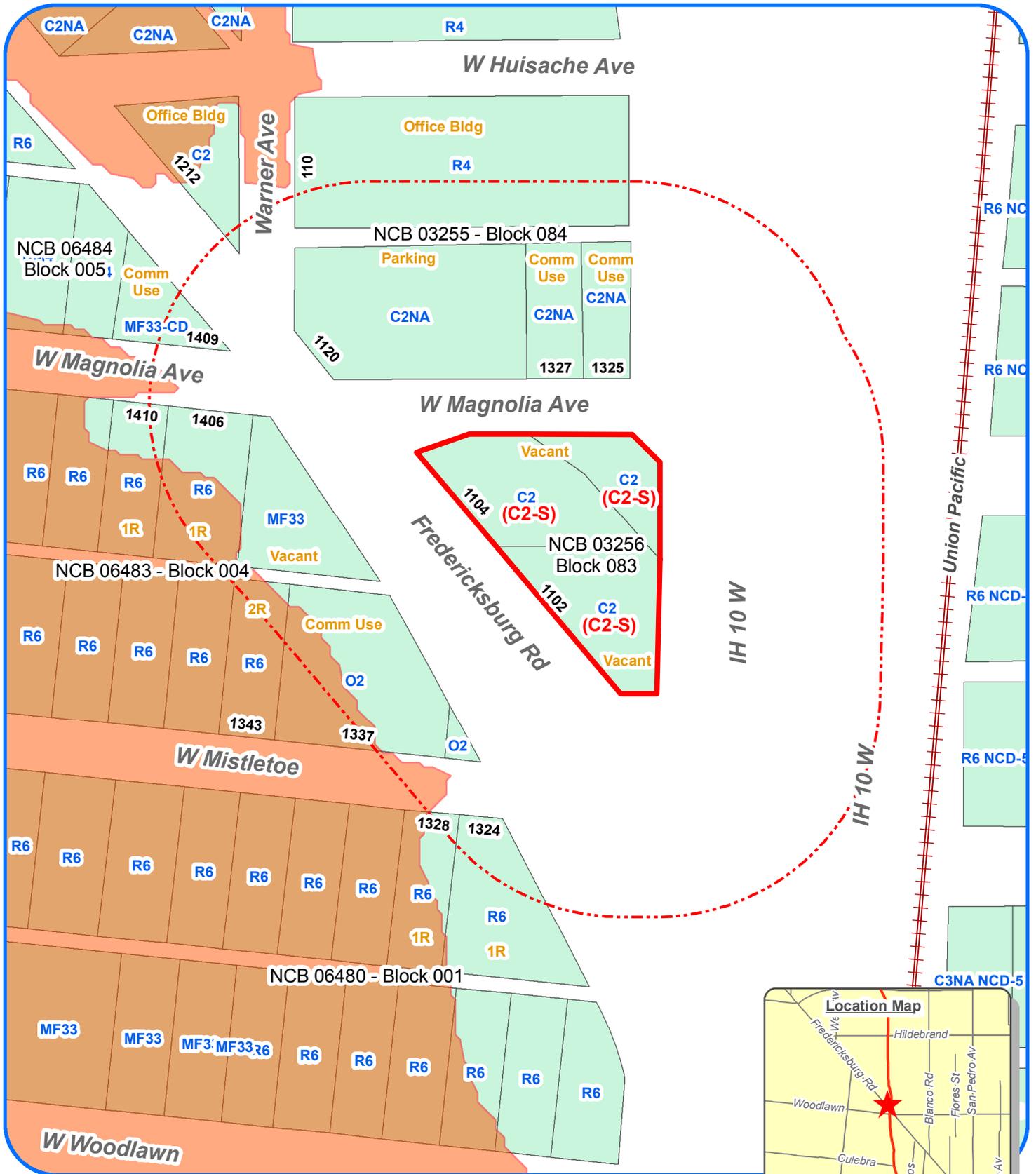
I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY AND CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT, EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN,

BY: Armando A. Aranda  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398

DATE: OCTOBER 17, 2010  
 REVISED: OCTOBER 28, 2010  
 REVISED: NOVEMBER 04, 2010

ARMANDO A. ARANDA  
 2222 BEECHAVEN  
 SAN ANTONIO, TEXAS 78207  
 210-432-7405  
 JOB NUMBER: 2837

(VOL. 8800, PG. 1)  
 18



## Zoning Case Notification Plan

# Case Z-2011-097 S

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 03256 - Block 083 - Lot 17

### Legend

- Subject Properties (0.683 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(03/28/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011097 S

Hearing Date: April 19, 2011

Property Owners: Balous & Douglas Miller

Applicant: Brad Peak

Representative: Andrew C. Guerrero

Location: 1102 and 1104 Fredericksburg Road; Located on the northeast side of Fredericksburg Road, south of West Magnolia Avenue.

Legal Description: Lot 17, Block 83, NCB 3256

Total Acreage: 0.683

City Council District: 1

Case Manager: Brenda Valadez, Planner

Case History: This is the first public hearing for this zoning request.

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### **Proposed Zoning Change**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 15

**Neighborhood Associations:** Keystone Neighborhood Association

**Planning Team Members:** 20 (Near Northwest Community Plan)

**Applicable Agencies:** None

**Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
North	C-2 and R-4	Parking Lot, Office and Commercial Uses
South	NA	IH 10 West
East	NA	IH 10 West
West	O-2, MF-33 and R-6	Single-family residences, Vacant Land, Commercial and Office Uses

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

Thoroughfare	Existing Character	Proposed Changes
Fredericksburg Road	Secondary Arterial Type B; 2 lanes in each direction	None known.
West Magnolia Avenue	Local Street; 1 lane in each direction	None known.
IH 10 West	Freeway; 6 lanes	None known.

**Public Transit:** VIA buslines number 92, 96, 97, 292 and 296 operate along Fredericksburg Road.

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

**Parking Information:** Minimum Parking Requirement: 1 per 500 sf GFA including service bays, wash tunnels and retail areas. Maximum Parking Requirement: 1 per 375 sf GFA including service bays, wash tunnels and retail areas.

**Staff Analysis and Recommendation: Approval**

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain. The property is currently almost 100% pavement with little vegetation.

**Property History:** The subject property is currently undeveloped. The property is located within the City Limits as they were recognized in 1936, and was originally zoned "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Near Northwest Community Plan and is currently designated as "Community Commercial" in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current C-2 district (which is consistent with the community plan) and has a site plan that accomodates

appropriate vehicular circulation. The subject property does not directly abut any neighboring parcels; being bound by roadways on all three sides.

**3. Suitability as Presently Zoned:**

The current C-2 commercial zoning is appropriate for the area. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The site plan demonstrates that the ingress/egress points are appropriately located on the two sides not classified as an access road to the freeway.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 0.683 acres, which should be able to reasonably accommodate the proposed commercial use with adequate spaces for parking and loading.

**7. Other Factors:**

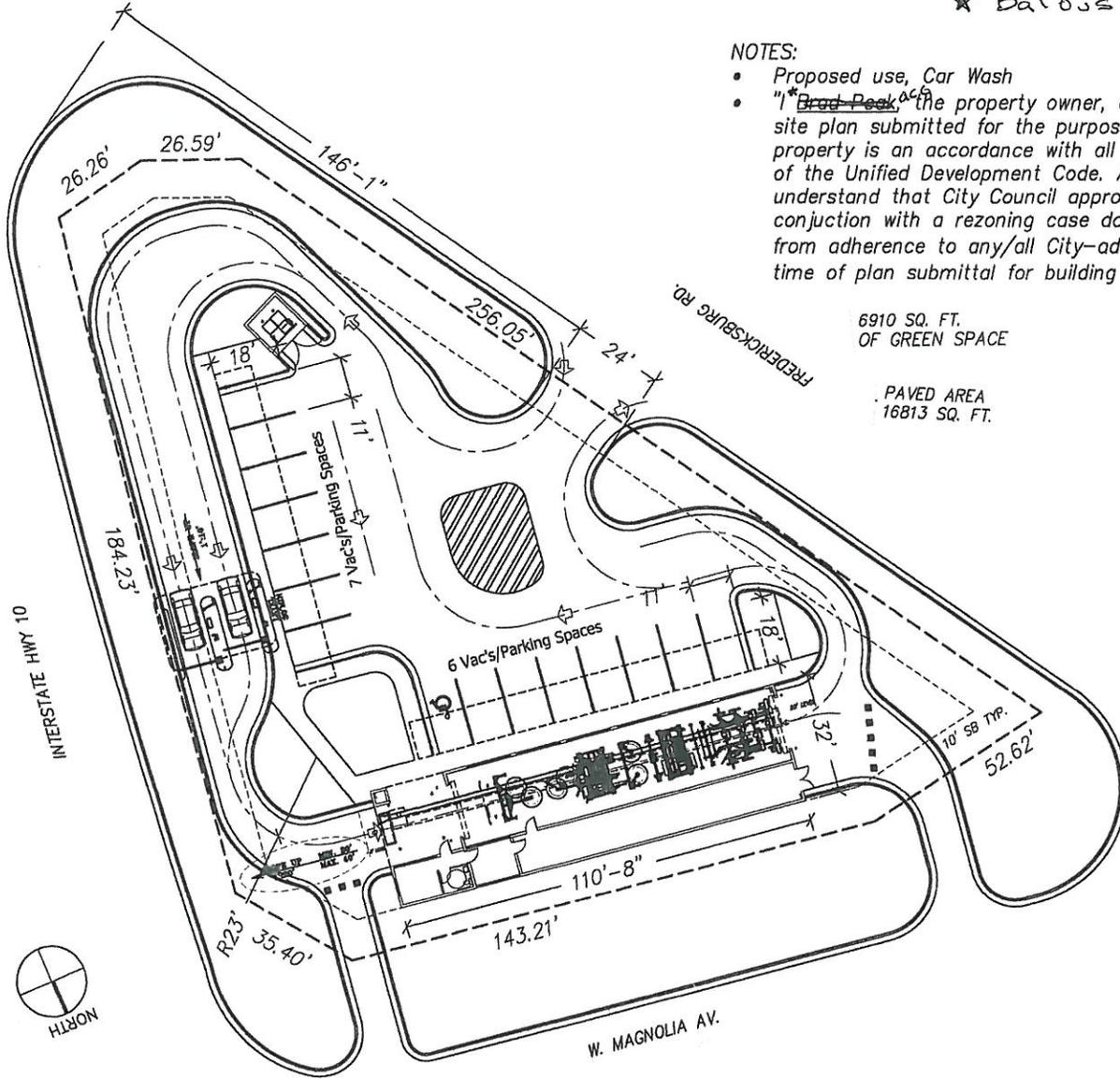
The property is located at the intersection node of Fredericksburg Road and IH 10 West and is segregated from residential uses by wide rights of way and nonresidential land uses.

Z2011097

\* Balous & Douglas Miller

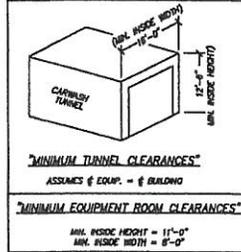
NOTES:

- Proposed use, Car Wash
- "I ~~Brook Peak~~ <sup>04/09</sup> the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits".



6910 SQ. FT.  
OF GREEN SPACE

PAVED AREA  
16813 SQ. FT.



**SITE LEGEND**

HANDICAP PARKING

PROPOSED CURB

SITE BOUNDARY LINE

CENTER LINE OF ROAD

SETBACKS

**GENERAL NOTES**

1. ALL CENTER LINE OF ROAD CURB RADI TO BE 25' UNLESS OTHERWISE NOTED.
2. ALL VACUUM SPACES ARE 8'-10' UNLESS OTHERWISE NOTED.

**PRELIMINARY PLAN NOTE**

THIS PLAN HAS BEEN PREPARED WITH THE BEST AVAILABLE INFORMATION PROVIDED BY THE CUSTOMER. WITHOUT THE BENEFIT OF A SURVEY IN SOME CASES. THE ENGINEER HAS NOT CONDUCTED ANY CODE RESEARCH REGARDING, BUT NOT LIMITED TO, PERMITTED USES, SETBACKS, BUFFERS, ACCESS, REQUIRED PARKING, LANDSCAPING, FUR, ICE, STORM WATER MANAGEMENT, UTILITIES, RIGHT OF WAY ACQUISITION OR EASEMENTS TO IDENTIFY ACCURATE LAYOUT ORIENTATION AND CONFIGURATION.

DATE:	07.21.10
REVISION DATE:	03.03.11
CREATED BY:	LV
REVISED BY:	JCH
CHECKED BY:	

**SONNY'S**  
THE CAR WASH FACTORY  
http://www.SonnysDirect.com

SITE LAYOUT

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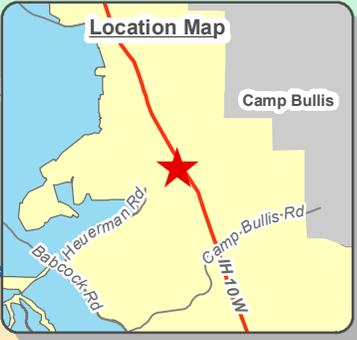
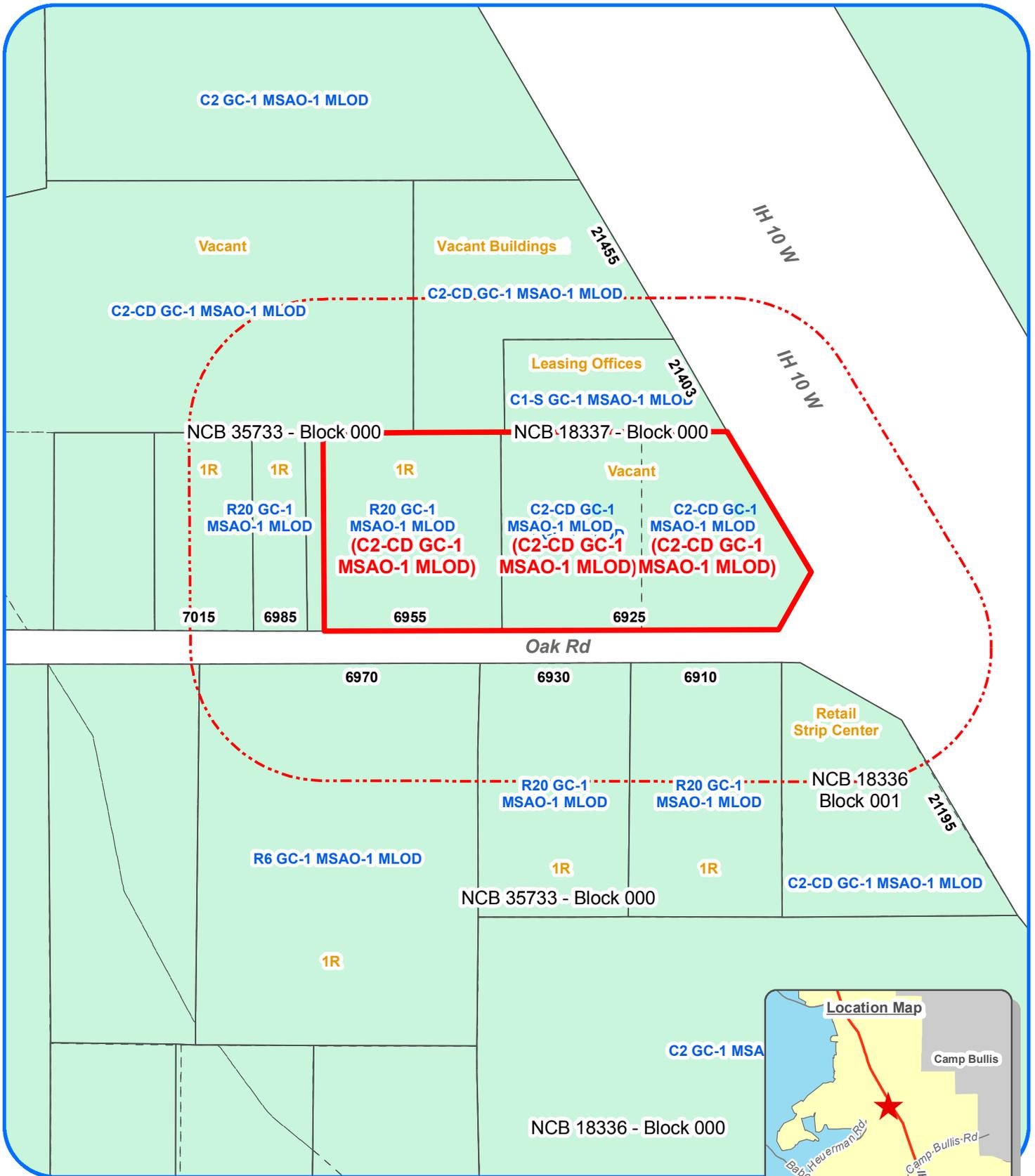
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10265-C7- FREDERICKSBURG

SCALE: 1"=30' LOCATION: OK

Sheet	Rev.
01	C-



## Zoning Case Notification Plan

### Case Z-2011-099 CD

Council District 8

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 18337 - Block 000 - E 1/4 412.75' of Lot 7 Arb 7B and

NCB 35733 - Block 000 - W 98.83' of E 676.58' of Lot 7 or 7C & W 168' of E 580.75' of Lot 7 Arb 7H

#### Legend

- Subject Properties ——— (4.573 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(03/29/2011 - E Hart)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011099 CD

Hearing Date: April 19, 2011

Property Owner: Kahlig Motor Co.

Applicant: Kahlig Motor Co.

Representative: Brown & Ortiz, P. C. (James Griffin)

Location: 6925 and 6955 Oak Drive

Legal Description: Being 4.573 acres of land out of NCB 18337

Total Acreage: 4.573

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request. The Zoning Commission and City Council heard Zoning Case Z2010096 CD in 2010 and recommended Approval of "C-2CD GC-1 MSAO-1 MLOD-1" Commercial Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service on 8.902 acres. It was requested by City Council that the rezoning of this property be expedited for City Council consideration on April 21, 2011.

#### Proposed Zoning Change

**Current Zoning:** "R-20 GC-1 MSAO-1 MLOD-1" Residential Single Family Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District and "C-2CD GC-1 MSAO-1 MLOD-1" Commercial Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service

**Requested Zoning:** "C-2CD GC-1 MSAO-1 MLOD-1" Commercial Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service

#### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 6, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 31, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### Notices Mailed

**Owners of Property within 200 feet:** 16

**Neighborhood Associations:** Friends of Friedrich Wilderness Park

**Planning Team Members:** 42 (North Sector Plan)

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

**Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
North	"C-1S GC-1 MSAO-1 MLOD-1"	Leasing Offices
North	"C-2CD GC-1 MSAO-1 MLOD-1"	Vacant Land and Vacant Buildings
West	"R-20 GC-1 MSAO-1 MLOD-1"	Single-Family Dwelling
South across Oak Road	"R-20 GC-1 MSAO-1 MLOD-1"	Single-Family Dwellings
South across Oak Road	"R-6 GC-1 MSAO-1 MLOD-1"	Single-Family Dwellings
South across Oak Road	"C-2CD GC-1 MSAO-1 MLOD-1"	Strip Center

**Overlay and Special District Information:** Military Lighting Overlay District (MLOD) - The purpose of this section is to establish regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, and Lackland Air Force Base. To reduce glare and potential distractions to night time training exercises occurring within this area. To balance the needs of the military, the City of San Antonio, and property owners regarding responsible development including outdoor lighting within this area.

Military Sound Attenuation Overlay District (MSAO) - Noise generated from military training exercises and aircraft operations affects quality of life for various San Antonio neighborhoods and business districts. This section establishes standards intended to lessen the external noise audible within the interior of noise sensitive structures to a level which greatly mitigates the impact on the general welfare of the public.

Gateway Corridor Overlay District (GC-1) – The Gateway Corridor Overlay District (GC-1) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Boulevard and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A Certificate of Compliance review is performed by the Planning & Community Development Department.

**Transportation**

Thoroughfare	Existing Character	Proposed Changes
Oak Road	Collector street one lane in each direction	None
Interstate Highway 10 West access road	Access road one lane in each direction	None

**Public Transit:** There are no VIA bus lines near the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required.

**Parking Information:** Minimum Parking Requirement: 1 per 500 sf of GFA of sales and service building. Maximum Parking Requirement: 1 per 375 sf of GFA of sales and service building.

**Staff Analysis and Recommendation: Approval.**

**Topography:** The subject property is relatively flat and has no physical characteristics that are likely to affect the development.

**Property History:** The property was annexed in December of 1989. It was originally zoned "R-8" Large Lot Home District. In a 2010 case, 2.781 acre tract of land was rezoned to C-2CD GC-1 MSAO-1 MLOD-1" Commercial Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service. Upon the adoption of the 2001 Unified Development Code, the previous "R-8" Large Lot Home District converted to the current "R-20 GC-1 MSAO-1 MLOD-1" Residential Single Family Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the North Sector Plan, and is identified as being in the Suburban Tier of the future land use plan. As the Suburban Tier includes land uses ranging from low and medium density residential to community commercial, both the existing and requested zoning districts are consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

The granting of the Conditional Use will not have an adverse impact on the neighborhood. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance (Motor Vehicles Sales - Full Service) approving the conditional zoning district.

**3. Suitability as Presently Zoned:**

Both the existing and proposed zoning districts are suitable for the 4.573 acre site.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

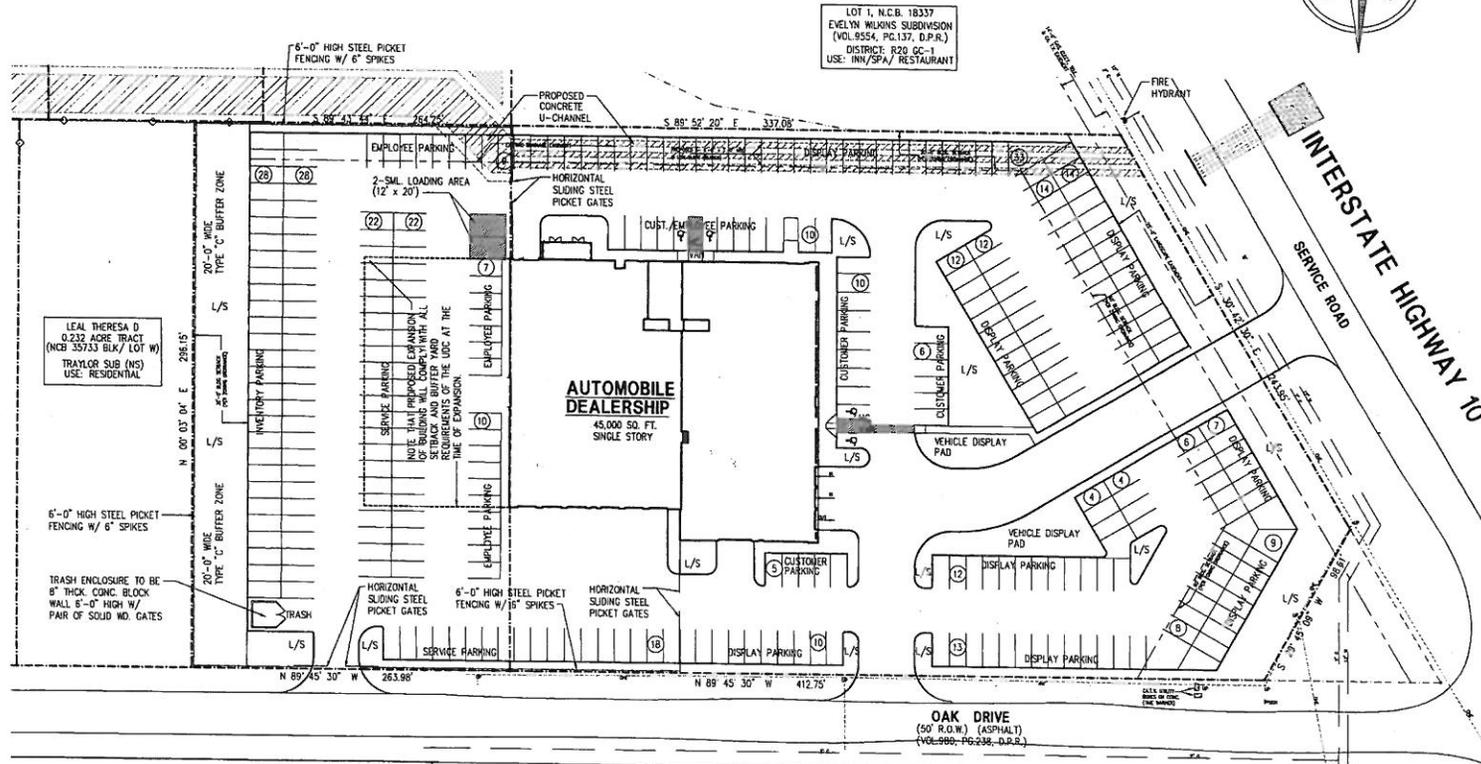
The request does not appear to conflict with any established public policy. The use shall follow the requirements of the MLOD and MSAO.

**6. Size of Tract:**

The 4.573 acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed use (Motor Vehicles Sales - Full Service). The applicant has submitted a site plan to comply with the Conditional Use requirements.

**7. Other Factors:**

The purpose for the requested change in zoning is to revise the previously approved site plan and add an additional 1.792 acre tract of land.



**SITE DATA:**

TOTAL LAND AREA	100%	4.574 ACRES (199,243 SQ. FT.)
TOTAL BUILDING AREA	23%	45,000 SQ. FT.
LANDSCAPE AREA	25%	50,274 SQ. FT.
IMPERVIOUS AREA	52%	103,469 SQ. FT. (UP TO 100%)
<b>PARKING</b>		
REQUIRED MIN.	1:500 GFA = 60 SPACES	
REQUIRED MAX.	1:375 GFA = 80 SPACES	
PROVIDED	ALL CONVENTIONAL SPACES ARE 9'-0" (W) x 18'-0" (D)	
CUSTOMER	26 SPACES	
EMPLOYEE	31 SPACES	
SUBTOTAL OF REQUIRED	57 SPACES	
DISPLAY	158 SPACES	
INVENTORY	56 SPACES	
SERVICE	62 SPACES	
TOTAL	333 SPACES	

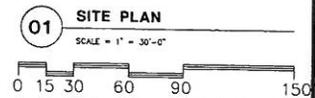
LOADING AREA:	
REQUIRED MIN.	2 - SMALL LOADING AREAS (12' x 20' EACH)
PROVIDED	2 - SMALL LOADING AREAS (12' x 20' EACH)

1.0 ACRE TRACT (VOL. 2927, PG. 465, D.P.R.) DISTRICT: R20 CC-1 USE: RESIDENTIAL

1.0 ACRE TRACT (VOL. 2627, PG. 473, D.P.R.) DISTRICT: R20 CC-1 USE: RESIDENTIAL

LOT 1, BLOCK 1 DOMINION HILLS PLAZA SUBDIVISION (VOL. 9568, PG. 185, D.P.R.) DISTRICT: C2 CC-1 USE: OFFICE/RETAIL

*[Signature]*  
 THE PROPERTY OWNER ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/FALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMIT.



**AUTOMOBILE DEALERSHIP DEVELOPMENT**

FOR: C.J.K., II  
SAN ANTONIO, TX

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McINTOSH  
ARCHITECTURE  
INC.

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Seal

Project: 0908  
 File:  
 Date: 06/25/2010  
 Scale:  
 Release Dates  
 08/11/2010  
 17/18/2010  
 03/15/2011

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Sheet Name  
**SITE PLAN**

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Sheet Number  
**P-1**



## Zoning Case Notification Plan

### Case Z-2011-100

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06389 - Block 002 - Lot 35 & 36 Except the E 3.5 ft of Lot 36

#### Legend

- Subject Properties (0.1441 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



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City of San Antonio  
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**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).**



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011100  
Hearing Date: April 19, 2011  
Property Owner: Esmeralda & Manuel Munoz  
Applicant: Esmeralda & Manuel Munoz  
Representative: Esmeralda & Manuel Munoz  
Location: 1934 West Poplar Street  
Legal Description: Lot 35 and 36, Block 2, NCB 6389, save and except the east 3.5 feet of Lot 36  
Total Acreage: 0.1441 of an acre  
City Council District: 1  
Case Manager: Micah Diaz, Planner  
Case History: This is the first public hearing for this case.

#### **Proposed Zoning Change**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 31, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 41

**Neighborhood Associations:** Gardendale Neighborhood Association

**Planning Team Members:** None

**Applicable Agencies:** None

## Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
All directions	"MF-33" Multi-Family District	Single-family residences, undeveloped lots

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

## Transportation

Thoroughfare	Existing Character	Proposed Changes
West Poplar Street	Collector; one lane in each direction, with dedicated on-street parking lanes	None known.
North Calaveras, North Navidad, Albert Street, and Rivas Street	Local streets	None known.

**Public Transit:** VIA bus lines 89 and 289 operate along West Poplar Street, with stops at both intersections adjacent to the subject property.

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

**Parking Information:** Parking requirements for tire repair facilities are determined by building size, including service bays, wash tunnels and retail areas.

Minimum Parking Requirement: 1 space per 500 square feet

Maximum Parking Requirement: 1 space per 375 square feet

The proposed use and building size, as indicated on the TIA worksheet, will require between 3.2 and 4.3 parking spaces.

## **Staff Analysis and Recommendation: Denial**

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Property History:** The subject property is located within the city limits, as they were recognized in 1938. The property was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The property is undeveloped.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The subject property is not located within a Neighborhood or Community Plan area.

The requested zoning district is not consistent with the surrounding zoning or residential uses.

### **2. Adverse Impacts on Neighboring Lands:**

The subject property is surrounded by single-family residences. Approval of the requested zoning would allow commercial development in the middle of a solidly-residential block, constituting commercial encroachment in an established residential neighborhood.

The proposed auto-related use is inappropriate for properties abutting residential uses unless significant buffering and other protective measures are taken. Unlike building setback requirements which are triggered by both abutting zoning district and existing use, buffers are triggered by zoning district only. Therefore, City cannot require or enforce installation of landscape buffers because none are required when the "C-2" district abuts properties with multi-family zoning.

### **3. Suitability as Presently Zoned:**

The subject property and surrounding properties carry multi-family zoning. Multi-family development is not likely appropriate for the area, as the lots are small and the existing uses are primarily single-family residences. However, multi-family zoning districts do allow single-family uses, with lot and building requirements defaulting to those of the "R-4" Residential Single-Family District.

### **4. Health, Safety and Welfare:**

Approval of the requested zoning district could allow moderately-intense commercial uses abutting single-family residences, increasing traffic, noise, and lighting in the residential neighborhood. The proposed auto-related use is inappropriate for properties abutting residential uses unless significant buffering and other protective measures are taken.

### **5. Public Policy:**

None.

### **6. Size of Tract:**

The subject property is small, but would likely be able to accommodate the proposed 1600 square foot structure and parking requirements. However, the size of the tract does not allow for further protective measures that could serve to buffer the surrounding residential properties.

### **7. Other Factors:**

None.