CITY OF SAN ANTONIO
Zoning Commission Agenda

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

Tuesday, April 2, 2013
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1
Dan Martinez – District 2
Terry Boyd – District 3
Thomas Lopez – District 5
Christopher Martinez – District 6
Santos Villarreal – District 7
Billy J. Tiller – District 8
Rick McNealy – District 9
Milton R. McFarland – District 10
Vacant – District Mayor
Orlando Salazar – District 4
Chairman

1. **12:45 PM -** Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for April 2, 2013.

2. **1:00 P.M.** Board Room– Call to Order.

3. Roll Call.

4. Pledge of Allegiance.

5. Approval of the March 19, 2013 Zoning Commission Minutes.

6. **ZONING CASE NUMBER Z2013064 (Council District 5):** A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 24, Block 1, NCB 7944, 418 Somerset Road.

7. **ZONING CASE NUMBER Z2013072 HL B (Council District 5):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to add the "HL" Historic Landmark designation to the existing zoning districts, all other base, special, and overlay districts remain unchanged on Lot 5, NCB 11250 and Lot 13, Block 89, NCB 3681, 3526 West Commerce Street and 911 (AKA 915) Castroville Road.

8. **ZONING CASE NUMBER Z2013084 CD (Council District 8):** A request for a change in zoning from "RM-6 MLOD-1" Residential Mixed Camp Bullis Military Lighting Overlay District to "RM-6 CD MLOD-1" Residential Mixed Camp Bullis Military Lighting Overlay District with a Conditional Use for a Professional Office on 0.6756 of an acre out of Lots 3 & 4, Block 16, NCB 14726, 12107 Orsinger Lane and 4023 Sleepy Hollow Drive.

9. **ZONING CASE NUMBER Z2013067 ERZD (Council District 9):** A request for a change in zoning from "C-1 ERZD MLOD-1 AHOD" Light Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 13.693 acres out of Parcel 4C, NCB 17701 on a portion of the 17500 Block of Northwest Military Highway.

10. **ZONING CASE NUMBER Z2013065 (Council District 1):** A request for a change in zoning from "H MF-33 AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District and "H IDZ AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District to "H IDZ AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with Single-Family Residential and Live-work units uses not to exceed 16 units per acre on Lots 8, 9 & 10, Block 12, NCB 1744, 405, 409 and 411 Kendall Street.

11. **ZONING CASE NUMBER Z2013083 (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 3 & 4, Block 1, NCB 16374, 5719 and 5703 Rittiman Road.

12. **ZONING CASE NUMBER Z2013086 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 35 & 36, Block 14, NCB 8253, 4519 West Commerce Street.

13 **ZONING CASE NUMBER Z2013088 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 4 acres out of Parcel 1E, NCB 18820 on a portion of the 9600 Block of Westover Hills Boulevard.

14. **ZONING CASE NUMBER Z2013089 (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lots 36 & 37, Block 3, NCB 15176 on portions of the 2900 Block of Southwest Loop 410 and the 7700 Block of West Highway 90.

15. **ZONING CASE NUMBER Z2013091 (Council District 4):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.359 of an acre out of Lot 70, Block 3, NCB 11260 on a portion of 7331 New Laredo Highway.

16. **ZONING CASE NUMBER Z2013092 CD (Council District 8):** A request for a change in zoning from "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District to "R-6 CD MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lots 2D, 3A & 3B, Block 9, NCB 14719, 4101 Sleepy Hollow Drive.

17. **ZONING CASE NUMBER Z2013093 (Council District 9):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-50 AHOD" Multi-Family Airport Hazard Overlay District on Lots 92, 93, 94 & 95, NCB 11884 on portions of the 300 Block of West Sunset Road, the 500 Block of Everest Avenue, and the 1400 Block of East Sandalwood Lane.

18. **ZONING CASE NUMBER Z2013094 CD (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office/Warehouse on Lot 13, NCB 15685, 12022 Nacogdoches Road.

19. **ZONING CASE NUMBER Z2013095 (Council District 6):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 6, Block 3, NCB 15329, 8203, 8211 & 8219 State Highway 151.

20. **ZONING CASE NUMBER Z2013096 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 26, Block 11, NCB 8891, 2351 Rivas Street.

21. Appointment of a Zoning Commission representative to the Planning Commission Technical Advisory Committee.

22. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

23. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. 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-2013-064

Council District: 5

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.363 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
(01/25/2013 - R Martinez)

Subject Property Legal Description(s): NCB 07944 - BLK 001 - LOT 024

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013064
Hearing Date:	April 2, 2013
Property Owner:	Edgardo C. Franco
Applicant:	Edgardo C. Franco
Representative:	Francisco Franco
Location:	418 Somerset Road
Legal Description:	Lot 24, Block 1, NCB 7944
Total Acreage:	0.363
City Council District:	5
Case Manager:	Osniel Leon, Planner
Case History:	This is the third public hearing for this zoning case. The case was continued from the February 19, 2013 and March 5, 2013 Zoning Commission public hearings.

Proposed Zoning Change

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial 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 February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 7, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: Quintana Community Neighborhood Association

Planning Team Members: 33 – Kelly/South San Pueblo Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped. The property was annexed in 1944 and was originally zoned under the 1938 zoning code. In a 1997 City-initiated large-area case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District. In a 2009 City-initiated large-area case, the property was rezoned to the current "C-2P" Commercial Pedestrian District.

The subject site was platted into its current configuration in 2012 (volume 9636; page 111 Deed Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: North and West
Current Base Zoning: "C-2P", "L"
Current Land Uses: Undeveloped properties

Direction: South and East
Current Base Zoning: "C-2P", "R-6"
Current Land Uses: Undeveloped properties, single-family residences, restaurant, auto parts retail

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: Somerset Road
Existing Character: Secondary Arterial Type A; 2 lanes in each direction with sidewalks.
Proposed Changes: None known

Thoroughfare: Fitch Street
Existing Character: Local Street; 1 lane in each direction with no sidewalks.
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 51, which operates along Somerset Road with a stop north of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Rezoning requests for the "IDZ" district are exempt from TIA requirements.

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements.

Parking requirements for Auto Tire Repair (auto and small truck sale and installation only, no mechanical service permitted) are determined by the size of the structures, including service bays, wash tunnels and retail areas.

Minimum Parking Requirement: 1 vehicle space per 500 square feet of Gross Floor Area

Maximum Parking Requirement: 1 vehicle space per 375 square feet of Gross Floor Area

Staff Analysis and Recommendation: Denial

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 Kelly/South San Pueblo Community Plan, and is identified as Mixed Use in the Future Land Use component of the Plan. The "IDZ" base zoning district is consistent with the adopted land use designation.

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

   Granting of the "IDZ" base zoning district could have an adverse impact on the neighborhood. The subject site abuts directly to single-family residential zoned properties and removing the development guidelines of the "C-2P" could potentially provide negative impacts to the neighborhood.

3. **Suitability as Presently Zoned:**

   Both the existing "C-2P" district and the requested "IDZ" district are consistent with the adopted land use plan. Mix Use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

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

   The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements. However, the "IDZ" district is not meant to relax development standards to the detriment of surrounding residences.

5. **Public Policy:**

   The applicant intends to develop a tire shop on the subject property. The Kelly South San Pueblo Community Plan Action Step 3.2.1 discourages an overabundance of auto-related business in the area; however, the existing "C-2P" zoning district will allow the proposed use while also imposing development standards such as building setbacks, landscape buffers, and location requirements for parking that are intended to create pedestrian-oriented development and protect surrounding residential uses.

6. **Size of Tract:**

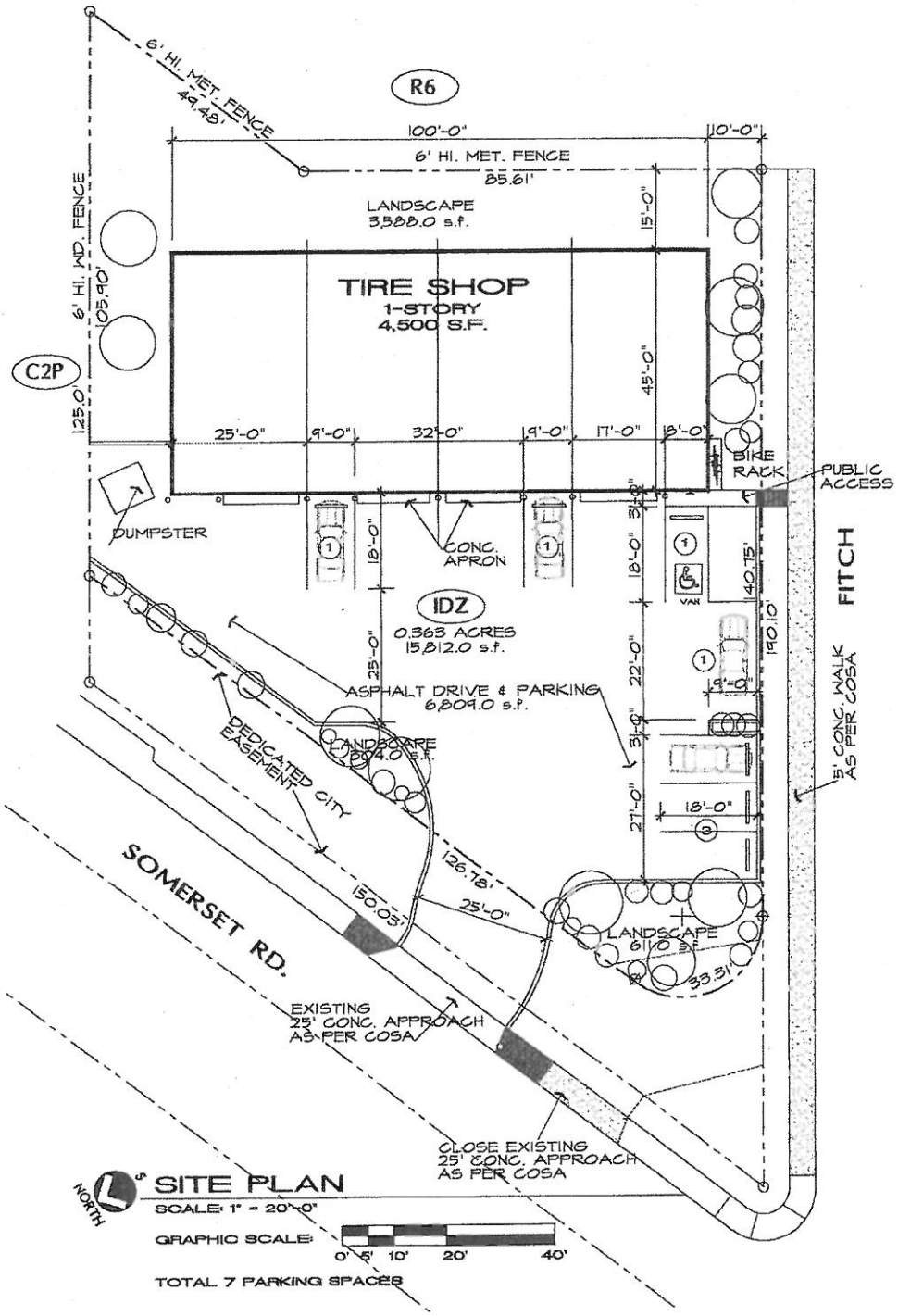
   The subject property measures 0.363 of an acre and would appear to be of sufficient size to accommodate the proposed use with the flexibility offered by the "IDZ" district.

7. **Other Factors:**

   None.

Z2013064

THE FOLLOWING STATEMENT: " I Edgardo Franco, 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 DEVELOPEMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE 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 PERMIT.



Zoning Case Notification Plan

Case Z-2013-072 B

Council District: 5

Scale: 1" approx. = 100 Feet

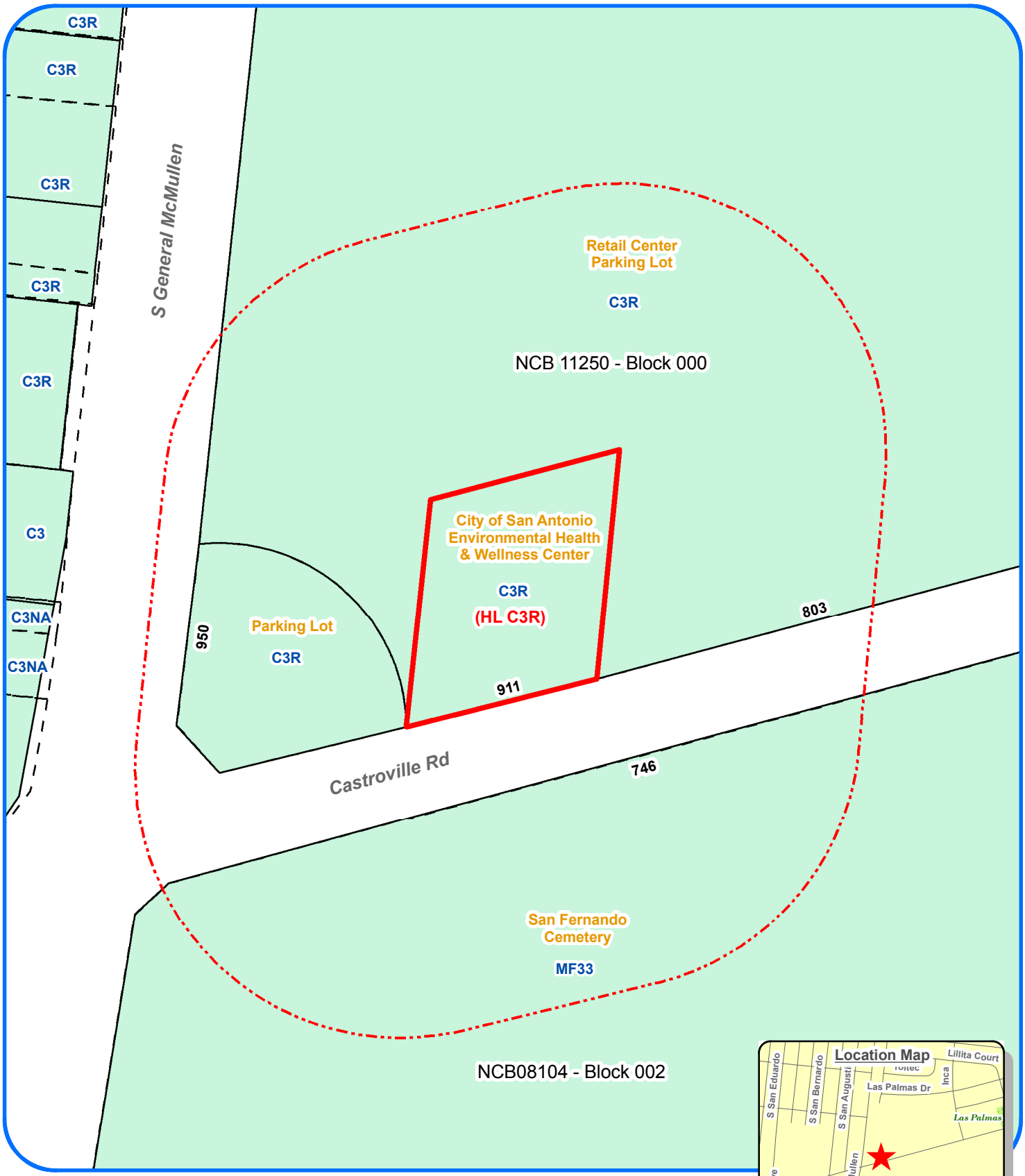
Subject Property Legal Description(s): NCB 03681 - BLK 089 - LOT 013

Legend

Subject Properties	(0.263 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
(03/22/2013 - R.Martinez)

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



Development Services Dept
City of San Antonio
(03/25/2013 - R.Martinez)

Zoning Case Notification Plan

Case Z-2013-072 B

Council District: 5

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.546 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Subject Property Legal Description(s): NCB 11250 - BLK 000 - LOT 005

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013072 HL B
Hearing Date:	April 2, 2013
Property Owner:	City of San Antonio, May Sung Ng
Applicant:	San Antonio Office of Historic Preservation
Representative:	San Antonio Office of Historic Preservation
Location:	3526 West Commerce Street and 911 (AKA 915) Castroville Road
Legal Description:	Lot 5, NCB 11250 and Lot 13, Block 89, NCB 3681
Total Acreage:	0.5001
City Council Districts:	5
Case Manager:	Ian Benavidez, Planning Technician
Case History:	This is the second public hearing for this zoning case. The rezoning request was continued from the March 5, 2013 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: To add the "HL" Historic Landmark designation to the existing zoning; all other base, special, and overlay districts remain unchanged

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 February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Subject Property Owners: 2

Owners of Property within 200 feet: 35

Neighborhood Associations: Prospect Hill Neighborhood Association (Avenida Guadalupe Neighborhood Association, Five Points Neighborhood Association, Gardendale Neighborhood Association, , and Woodlawn Lake Community Association were also notified for the original zoning request that included 22 additional properties).

Planning Team Members: Guadalupe Westside Community Plan (22), Near Northwest Community Plan (18), Midtown Neighborhood Plan (11)

Applicable Agencies: City of San Antonio Office of Historic Preservation

Public Transit: The nearest VIA bus lines are the 75 and 275 along West Commerce Street as well as the 67, 68, and 70 along Castroville Road.

Parking Information: The zoning change request will not affect the range of allowable uses and there is no proposed change in use; therefore there is no change in the parking requirement.

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on January 16, 2013.

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

1. **Consistency:**

   Requests for Historic Landmark designations do not change the existing base zoning district; therefore, a finding of consistency is not required.

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

   Historic landmark designation will not affect the range of permitted uses of the subject properties, because potential uses are determined by base zoning district. However, historic designation will regulate the exterior aesthetic of the structures. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits.

3. **Suitability as Presently Zoned:**

   There is no proposed change to the existing base zoning districts. Approval of the "HL" designations will require an additional review process for future exterior rehabilitation.

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

   Staff has found no evidence of likely negative effects on the health, safety or welfare of the surrounding community should the zoning request be approved.

5. **Public Policy:**

   The subject properties meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. **Size of Tract:**

   Property size is not a factor for Historic Landmark designations.

7. **Other Factors:**

   On January 16, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to each subject property are specified in the attached Certificate of Appropriateness.

Z2013072

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMISSION
CERTIFICATE OF APPROPRIATENESS
January 16, 2013

HDRC CASE NO: 2013-023

ADDRESS: Multiple Locations

APPLICANT: Office of Historic Preservation 1901 S. Alamo

OWNER:

TYPE OF WORK: Finding of Historic Significance for multiple properties on the Westside

REQUEST:

The applicant is requesting a Finding of Historic Significance for twenty-four properties that were surveyed as part of the Westside Cultural Resource Survey and identified as architecturally, historically and culturally significant. The Office of Historic Preservation held several public meetings as part of this process to solicit public feedback and to determine which properties were potentially eligible for landmark designation. The Westside Cultural Resource Survey initiative began in 2011 to identify, document, and protect places of significance on the Westside as a way of celebrating the rich history and cultural heritage of this part of San Antonio. In response to the recent loss of historic structures and efforts by the community to promote historic preservation, the OHP has partnered with a number of community organizations and volunteers to identify places that are significant to San Antonio's Westside. Community partners include the Westside Preservation Alliance, the Esperanza Peace and Justice Center, the San Antonio Conservation Society, the Westside Development Corporation, and the Old Spanish Trail Centennial (OST 100). The properties identified as eligible for landmark designation here include both commercial and residential buildings.

The properties proposed for a Finding of Historic Significance are:
NCB 2342 BLK 7 LOT 1
NCB 2332 BLK 18 LOT 6 & W 30 FT OF 5
NCB 8177 BLK 113 LOT 16, 17, 18 & P-105 (PT OF CLOSED ALLEY)
NCB 11250 BLK LOT 5
NCB 2072 BLK 4 LOT 1-2- 3
NCB 2437 BLK D LOT 50 PLAZA GUADALUPE UNIT-4
NCB 2437 BLK D LOT 49 PLAZA GUADALUPE UNIT-4
NCB 2437 BLK D LOT W 43 FT OF 1 & W 43 FT OF N 22.9 FT OF 2
NCB 2444 BLK 1 LOT 19 AND 20
NCB 2158 BLK 3 LOT S 79.87 FT OF 24
NCB 1013 BLK 3 LOT 25 ROBERT M ESCAMILLA SUBD
NCB 2444 BLK 1 LOT S 37.75 FT OF 39 & 40 & LOT IRR SE 0.06 ACRES OF 42
NCB 2440 (EL RINCONCITO SUBDIVISION), BLOCK 2 LOT 19
NCB 2324 BLK 3 LOT S 60 FT OF 1 AND 2
NCB 2322 BLK 1 LOT 7&8 AND 9
NCB 2349 BLK 4 LOT 23 AND 24
NCB 2302 BLK 4 LOT E IRR 42 FT OF 5 & NE TRI 26 FT OF 6
NCB 2316 BLK 11 LOT 1 THRU 12 (97% OF TOTAL PROPERTY) REEFER TO 02316-011-0010 and NCB 2316 BLK 11 LOT 1 THRU 12 (3% OF TOTAL PROPERTY) REEFER TO 02316-011-0011
NCB 2287 BLK 2 LOT 18, 19, 20, 21, & 22
NCB 3681 BLK 89 LOT 13
NCB 1041 BLK 4 LOT 20 NE TRI 21 FT OF 18 & E IRR 20.47 FT OF 19 AT 1619 POPLAR ST W
NCB 2439 BLK 3 LOT 8
NCB 2439 BLK 3 LOT 7
NCB 2436 BLK B LOT 28B

Z2013072

2013-023
1/16/13

FINDINGS:

a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.

b. Over the course of the last year, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 24 potential landmarks identified for designation here represent the first phase of landmark designation.

c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012.

d. As documented in the report titled "Westside Potential Landmark Designation Initiative Phase I" prepared by OHP staff, each of these twenty-four properties meets at least three of the Criteria for Evaluation, referenced above, in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for the twenty-four properties specified above.

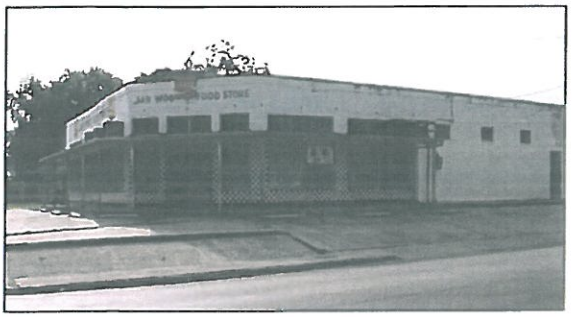
COMMISSION ACTION:

Approval for a Finding of Historic Significance for the twenty-four properties specified above.

Elizabeth Butterfield

per Shanon Shea Miller
Historic Preservation Officer

Z2013072



Jan Woo Grocery Store
3526 W. Commerce

History

From interview by Kamala Platt, WPA: I introduced myself to the clerk at the Jan Woo Store on a Sunday in late February with "I'm David's neighbor." My neighbor spends a lot of time at "Chino's" so I figured correctly that this would give me a friendly introduction. Following are reports from my conversations at the store and later in the day with my neighbor at my house on Martin St. (a few blocks away).

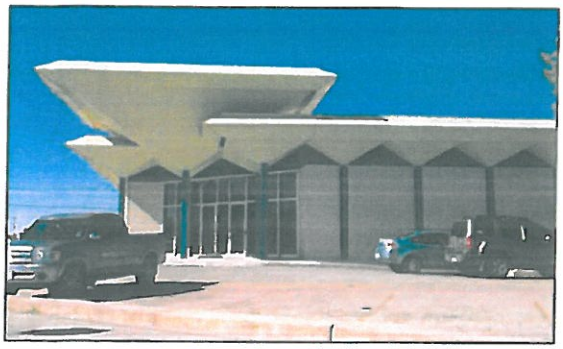
The grandfather of the man I was speaking with built and started the grocery store in 1948. He had come from China as a 13 year old, to California. He had a brother (not biological) who helped him immigrate, and after some years, he went back to China to get married and then came back and put in the paperwork for his wife to also immigrate. Previous to the store on Commerce , he had a store on El Paso & Zarzamora where the Medical Center is now. That store building was knocked down and he came to Commerce where they have run the Jan Woo Store ever since. The store still uses the original meat counter, shelving and many other features. The couple had one child--the clerk's mother—and she had six children. Many members of the community come to the store to visit, and on any given day there will be 15-20 people hanging out at the store, which sells sandwiches in addition to the meat market and other groceries one can buy there.

I bought fortune cookies from a jar on the clerk's counter and as I was leaving stopped to chat with a woman named Joanne who has been coming to the store since '83. When I mentioned my neighbor, she said "Oh, Rock n Roll David" (he is a musician and his band Southern Rail plays at many of the cantinas and ice houses). David Ortega returned my call, and once he knew I wanted to follow up on my visit to Chino's he came right over. He remembered that at one time Jack's Ice House was quite nearby and was an indoor outdoor gathering place with garage doors that lifted when the weather was good. He said originally Chino's sold Chinese plates (broccoli and rice) and wonderful, thick steaks... Someone reported them as not up to the standards and the plates were closed down.
When I asked David how he started going there, he said their father went there to enjoy a beer. David said it has been one of those rare places where one could drink beer inside and out—It was grandfathered in when laws about this changed—like Burro Land (on Woodlawn). These are hangouts where one can order sandwiches – you can still do that, even though other food and things were cut off. David described how they keep the atmosphere one that is friendly and respectful. David said in the 90's, the Mom of the family was in the store all the time and then there was a time when they thought they might close (not sure why anymore). The siblings now run the store, though Mom still comes in too. David also mentioned other cultural contributions that the family has made to San Antonio—participating in the Folk Life Fest , the kids (great grandchildren?) drumming and dancing with dragons at Hemisphere Park..... David said in the old days, especially when they were cooking food to go, the wives of the brothers were there from opening to closing...

David reminisced about the early years when the store was a meeting place between boys' gangs, "La Lake" (his cousins were in this because they lived near OLLU) and La Martín, which was/is where his family lives. He said that now there are about 10 of the people who hang out there who are "originals," and that others who spend time there now fell in afterwards. The originals are in their 50s and 60s, and some of their dad's were the first generation in this community gathering place.

Diagonally across the street from Jan Woo Store, which sits on the corner of Commerce and NW 20th St. is a small lot, which is occasionally used for neighborhood events such as cooking out. David has previously shown me around there (because of my interest in gardens...) and around the Jan Woo Store, with so much original wood that it does feel like walking into another era when one enters.

Z2013072



Former Las Palmas Library
915 (911) Castroville Road

History

The midcentury building was designed by architect Paul Garcia. The library was built in 1969 on land adjacent to the Las Palmas Shopping Center donated by the Las Palmas Group. It replaced the Prospect Hill Library on Buena Vista St. There were several hurdles before its construction. The Library Board was concerned about its location near a gas station and cemetery. There was also little room for expansion. The Fine Arts Commission rejected the plan citing it as a supermarket concept. In 1994, the library moved to 515 Castroville Rd. A Metro Health clinic now occupies the space.

Public Comments

- Very modern architecture. On property next to Las Palmas.
- Unique post-mod architecture
- Very modern building next to Las Palmas
- Modern style. It was great having a library nearby.
- Need more art and culture
- Introduction of modern architecture into much older community
- Unique architecture must be preserved! I took many classes of kinder students to this Westside gem. A structure like no other in SA

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an example of a unique mid-20th century institutional design;

Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian structure [35-607(b)6] a mid-20th century modern library

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its unusual design and prominent corner location within the Las Palmas Shopping Center complex;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

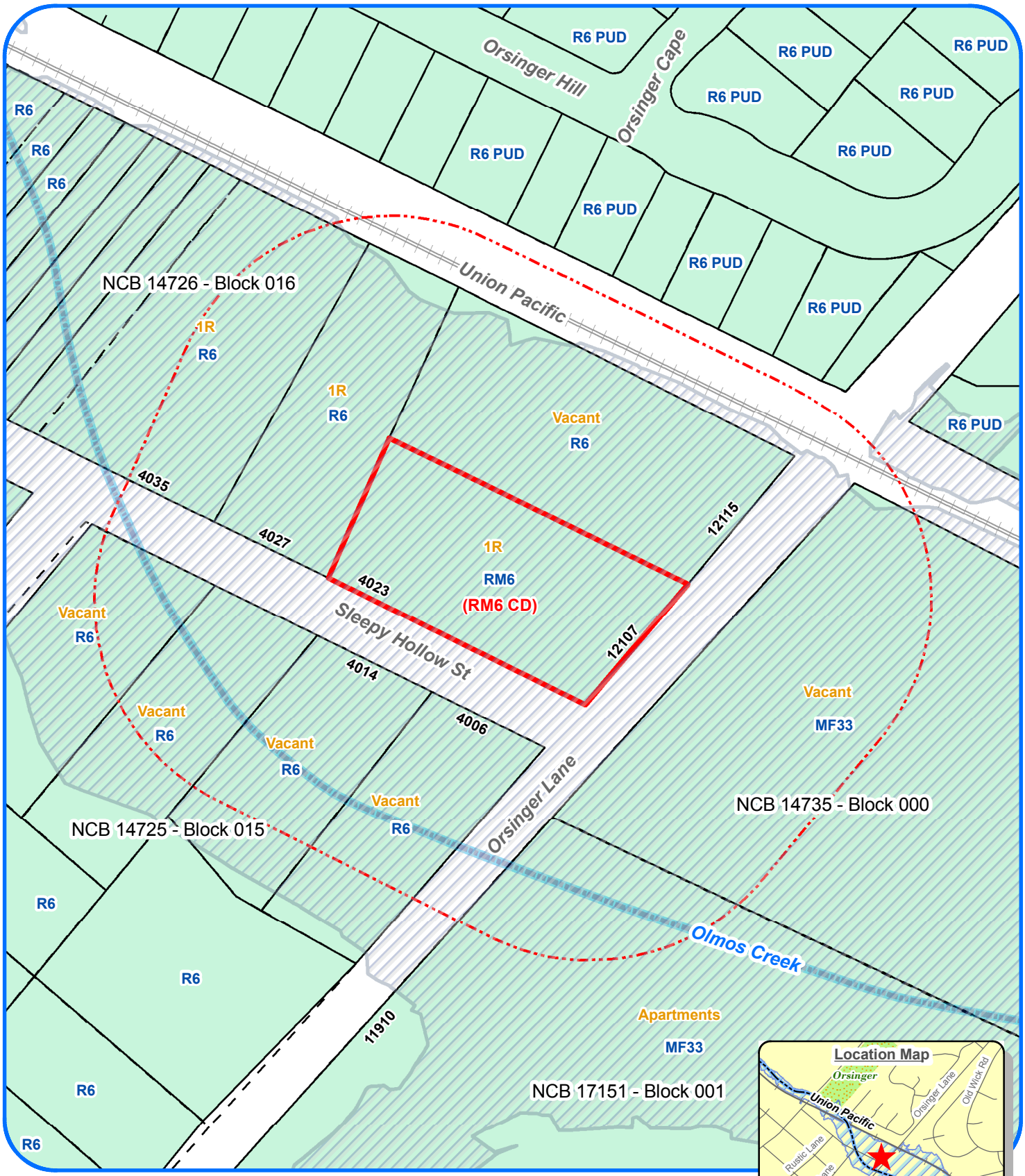
It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; A unique mid-20th century facility serving the Westside community.

It is an important example of a particular architectural type or specimen [35-607(b)12] a very unique example of a mid-20th century library.

Z2018072

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an unusual building with an elaborate "Mission" influenced parapet;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing San Antonio music venue with a historically racially diverse audience, unusual in the days before the Civil Rights movement.



Zoning Case Notification Plan

Case Z-2013-084 CD

Council District: 8

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(0.675 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
(03/04/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 14726 - BLK 16 - LOT 4 & SE IRR 22.02 FT OF 3

Note: All Current and Requested Zoning includes MLOD (Military Lighting Overlay District).

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013084 CD
Hearing Date:	April 2, 2013
Property Owner:	David B. Willett
Applicant:	David B. Willett
Representative:	David B. Willett
Location:	12107 Orsinger Lane and 4023 Sleepy Hollow Drive
Legal Description:	0.6756 of an acre out of Lots 3 & 4, Block 16, NCB 14726
Total Acreage:	0.6756
City Council District:	8
Case Manager:	Trenton Robertson, Planner
Case History:	This is the second public hearing for this zoning case. The case was continued from the March 19, 2013 public hearing.

Proposed Zoning Change

Current Zoning: "RM-6 MLOD-1" Residential Mixed Camp Bullis Military Lighting Overlay District

Requested Zoning: "RM-6 CD MLOD-1" Residential Mixed Camp Bullis Military Lighting Overlay District with a Conditional Use for a Professional Office

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 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Neighborhood Associations: Vance Jackson Neighborhood, Inc.

Planning Team Members: 41-North Sector Plan

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in 1972 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 “R-6” Residential Single-Family District. In a 2003 case, the property was rezoned to the current “RM-6” Residential Mixed District. The property is not platted in its current configuration. The subject property is developed with two residential structures measuring 1,455 and 680 square feet in size that were built in 1936 and 1985, respectively.

Topography: The property is included in a floodplain, surrounded by various types of vegetation.

Adjacent Zoning and Land Uses

Direction: North and west
Current Base Zoning: “R-6”
Current Land Uses: Vacant and single-family residences

Direction: South and east
Current Base Zoning: “R-6” and “MF-33”
Current Land Uses: Vacant and apartment complex

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: Sleepy Hollow Street
Existing Character: Local; one lane in each direction with no sidewalks
Proposed Changes: None known

Thoroughfare: Orsinger Lane
Existing Character: Collector; one lane in each direction with no sidewalks
Proposed Changes: None known

Public Transit: There are no public transit lines in the immediate vicinity of the subject property.

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

Parking Information: Service- Professional Office - Minimum Parking Requirement: 1 per 300 square-feet GFA. Maximum Parking Requirement: 1 per 140 square-feet GFA. The conditional use site plan notes five parking spaces.

<u>Staff Analysis and Recommendation:</u> Approval, with conditions.

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 component plan. The requested "RM-6" base zoning district is consistent with the adopted land use designation. The Suburban Tier includes a wide range of residential densities and commercial uses; encouraging neighborhood commercial uses such as small offices at the intersections of local and collector streets.

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

   The requested conditional use is appropriate for the subject property. The surrounding zoning is primarily single-family residential; however, many of the adjacent properties are not developed, and are not likely to be developed for residential uses due to their location within the 100-year flood plain. The subject property does abut a single-family residence, but the conditional use request will limit the scale and intensity of the proposed office use. Additionally, conditional use regulations can be used to require landscape buffering and screening that will mitigate possible adverse impacts on the neighboring property.

3. **Suitability as Presently Zoned:**

   The existing "RM-6" zoning district is consistent with the adopted land use designation and is likely appropriate for the subject property. The zoning request does not include a change to the base zoning district and residential uses will continue to be a permitted use on the property.

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

   The proposed conditional use does not include any new construction on the subject property. The property owner will be required to bring the existing structure into full compliance with commercial building and safety codes prior to the establishment of any office use.

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property is 0.6756 of an acre in size, which should be able to reasonably accommodate the proposed professional office and required parking, as shown on the conditional use site plan.

7. **Other Factors:**

   Per Section 35-422 of the Unified Development Code, the following conditions apply to all conditional use requests in residential zoning districts:

   A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

   B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

   C. Business hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

   Staff recommends the following conditions in addition to those listed above:

   1. A Type A landscape buffer shall be maintained along Orsinger Lane.
   2. Dumpsters and garbage containers shall be screened from view of adjacent properties and rights-of-way.

SITE PLAN

LOT 4 AND PART OF LOT 3, BLOCK 16, NCB 14726,
WOODLAND MANOR UNIT #2, CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

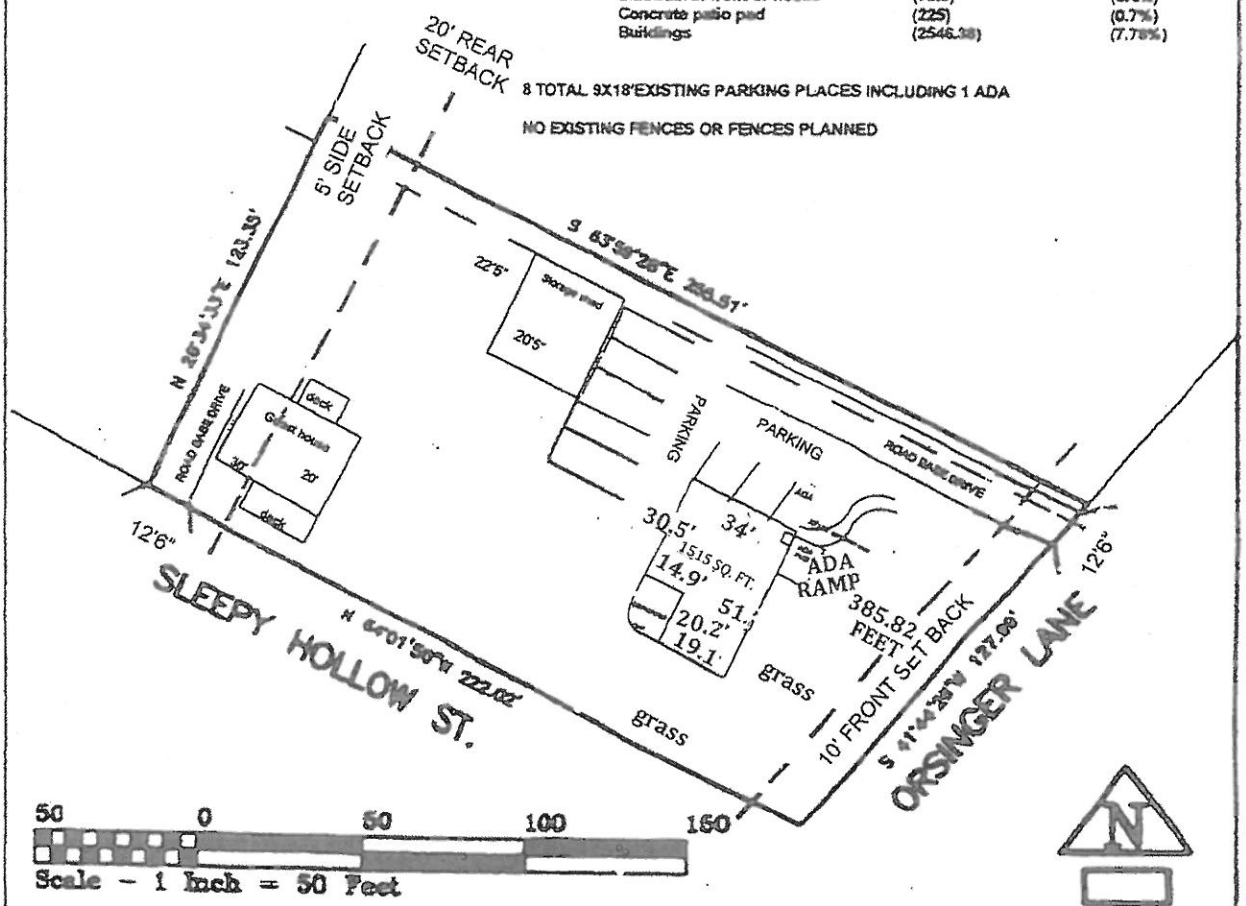
Site Address:
12107 Orsinger Lane
San Antonio, TX 78230

Applicant:
David B. Willett

AREA OF PROPERTY	SQUARE FOOTAGE	PERCENTAGE
NON-IMPERVIOUS (GRAVEL ROADBASE)	3467.5	10.6%
IMPERVIOUS (BUILDINGS/CONCRETE)	2840.95	8.68%
Sidewalk in front of house	(73.5)	(0.2%)
Concrete patio pad	(225)	(0.7%)
Buildings	(2546.38)	(7.78%)

8 TOTAL 9X18'EXISTING PARKING PLACES INCLUDING 1 ADA

NO EXISTING FENCES OR FENCES PLANNED

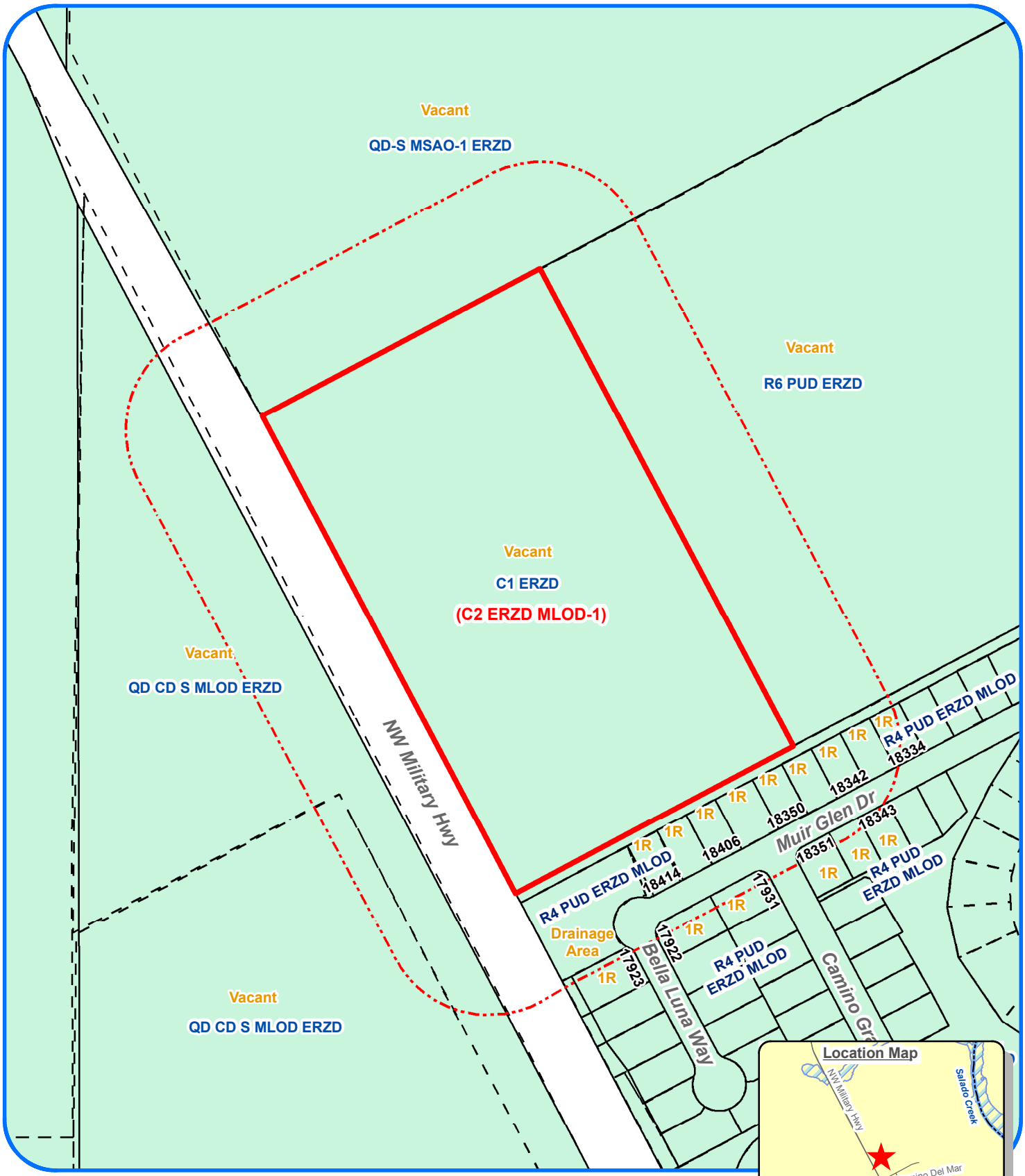


0.6756 acres of land

REQUESTING RM-6 CD (FOR A PROFESSIONAL OFFICE) FROM RM-6

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

Name: _____ Date: _____



Zoning Case Notification Plan

Case Z-2013-067

Council District: 9

Scale: 1" approx. = 250 Feet

Legend

Subject Properties	(13.693 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(03/14/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 17701 - BLK 000 - LOT P-4C

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013067 ERZD
Hearing Date:	April 2, 2013
Property Owner:	Rogers 1604 Commercial, Ltd. (by Lloyd A Denton, Jr., President of Bitterblue, Inc., General Partner)
Applicant:	Rogers 1604 Commercial, Ltd. (by Lloyd A Denton, Jr., President of Bitterblue, Inc., General Partner)
Representative:	Brown & Ortiz, P.C. (James Griffin)
Location:	A portion of the 17500 Block of Northwest Military Highway
Legal Description:	16.693 acres out of Parcel 4C, NCB 17701
Total Acreage:	13.693
City Council District:	9
Case Manager:	Osniel Leon, Planner
Case History:	This is the first public hearing for this case.

Proposed Zoning Change

Current Zoning: "C-1 ERZD MLOD-1 AHOD" Light Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay 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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: None

Planning Team Members: 41 – North Sector Plan

Applicable Agencies: The San Antonio Water System and The Camp Bullis Military Training Site

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1996 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1998, the property was rezoned to "P-1 R-1" Planned Unit Development Single Family Residence District. In a 2001 case, the property was rezoned to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1" Commercial District. The property is not platted.

Topography: The property has an abundance of grasses and shrubs. The site slopes slightly to the west and southeast.

Adjacent Zoning and Land Uses

Direction: North and West
Current Base Zoning: "QD S" and "QD CD S"
Current Land Uses: Quarry

Direction: East
Current Base Zoning: "PUD R-6"
Current Land Uses: Undeveloped land

Direction: South
Current Base Zoning: "PUD R-4"
Current Land Uses: 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.

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Properties to the north of the subject property carry the "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures

Transportation

Thoroughfare: Northwest Military Highway
Existing Character: Primary Arterial Type A 120'; one lane in each direction, with no curbs or sidewalks
Proposed Changes: None known

Public Transit: There is no mass transit service currently available in the vicinity.

Traffic Impact: The Traffic Impact Analysis has been waived. Traffic Impact Analysis study will be deferred until platting or permitting. A traffic engineer familiar with the project must be present at the zoning meeting.

Parking Information: The zoning request generally refers to a proposed school use. Parking requirements for schools are determined by the number of classrooms; therefore, staff cannot calculate future parking requirements for the proposed development. However, the property as a whole is of sufficient size to accommodate the proposed use and required parking. The requested zoning district does not carry specific locational requirements for parking.

Staff Analysis and Recommendation: Approval

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" which includes a range of use classifications from low density residential to community commercial uses. The base zoning district 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 uses permitted in the "C-1" zoning district are likely appropriate for the subject property. However, the 5,000-square foot maximum building size limit of the "C-1" district is not appropriate given the size of the subject property. The requested "C-2" district allows a range of uses and development standards that are both appropriate for the subject property. The "C-2" district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

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

   Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community, provided the SAWS recommendations are adhered to.

5. **Public Policy:**

   The subject property is located within the boundaries of the Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

   The request does not appear to conflict with any public policy objective. The request is consistent with the North Sector Plan.

6. **Size of Tract:**

   The subject property is 13.693 acres in size, which should be able to accommodate the proposed development with adequate space for parking.

7. **Other Factors:**

   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, zoning staff provided the Military with a copy of the rezoning request for review and comment. To date, no comments have been received.

   SAWS Summary:

   The property is classified as a Category 1 property.

   No sensitive geologic features were observed on the site.

   The impervious cover shall not exceed 65% for the commercial development.

   SAWS staff recommends approval.

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

RECEIVED
13 MAR -7 AM 10: 22
LAND DEVELOPMENT SERVICES DIVISION

To: Zoning Commission Members

From: Scott R. Halty, Director, Resource Protection and Compliance Department, San Antonio Water System

Copies To: Andrew Wiatrek, Manager, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2013067 (Rogers 1604 Commercial)

Date: March 4, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 13.693-acre tract located on the city's north side. A change in zoning from **C-1 ERZD MLOD-1 AHOD to C-2 ERZD MLOD-1 AHOD** is being requested by the applicant, Rogers 1604 Commercial, Ltd. The change in zoning has been requested to allow for construction of a school. The property is classified as Category 1 property.

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

LOCATION

The subject property is located in City Council District 9, northeast of the intersection of NW Military and Loop 1604. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

   The proposed change is from C-1 ERZD MLOD-1 AHOD to C-2 ERZD MLOD-1 AHOD and will allow for the construction of a school. Currently the site is undeveloped and covered in native vegetation.

2. Surrounding Land Uses:

   A commercial quarry operation lies along the northern edges of the subject tract, and opposite NW Military, with vacant property adjacent to the east, and single family residential properties adjacent to the south.

3. Water Pollution Abatement Plan:

   The entire Rogers Ranch Development was master planned within a Master Document entitled the Rogers Ranch North Water Pollution Abatement Plan (WPAP). The master plan was approved by the Texas Commission on Environmental Quality (TCEQ) on October 26, 1994. According to the geologic assessment in the WPAP, no sensitive geologic features were located on the site. A new WPAP for the proposed commercial development will be required prior to approval of the building permit.

4. Geologic Conditions:

   The Resource Protection Division of the San Antonio Water System conducted a site evaluation on January 28, 2013, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

   The subject site was observed as a single parcel, currently undeveloped, approximately 13.693 acres in area. The site was bisected by a road leading from NW Military to the property adjacent to the east of the subject site. A pile of imported rock material and a partial berm of the same material was observed along the southern edge of the subject site. Significant quantities of imported rock material were observed throughout the subject site.

   Moderate exposure of bedrock was observed throughout the property. An intermittent drainageway was noted along the southern edge of the subject site. The site is moderately vegetated, with increasing amounts of vegetation in the northern portion of the site.

   The site appeared to slope slightly to the west and southeast. Stormwater occurring on the subject site would drain to the west along toward the working pit of the adjacent quarry operation opposite NW Military.

   Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer.

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

The subject site was observed to be undeveloped. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

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 impervious cover shall not exceed 65% on the site.

2. If any backup generator or alternate power supply is installed within the subject site, the applicant or property owner will be required to utilize natural gas as a fuel supply. Under no circumstances may a diesel or gasoline powered backup generator be installed within the subject site.

3. Land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the

land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.

4. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and ensure 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 SAWS.

5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available form 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.

6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3537 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 SAWS at (210) 233-3537.

7 If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3537.

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,

D. A copy of the approved Water Pollution Abatement Plan.

3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.

4. If a water quality basin is constructed on the property, the following is required:

A. Below grade basins shall not be allowed to be constructed on the site.

B. Prior to the start of basin construction, the owner will notify San Antonio Water System at (210) 233-3537 to schedule a site inspection.

C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3537 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to San Antonio Water System, Aquifer Protection and Evaluation Section.

D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3537 prior to any discharge of water.

E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the SAWS.

5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.

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

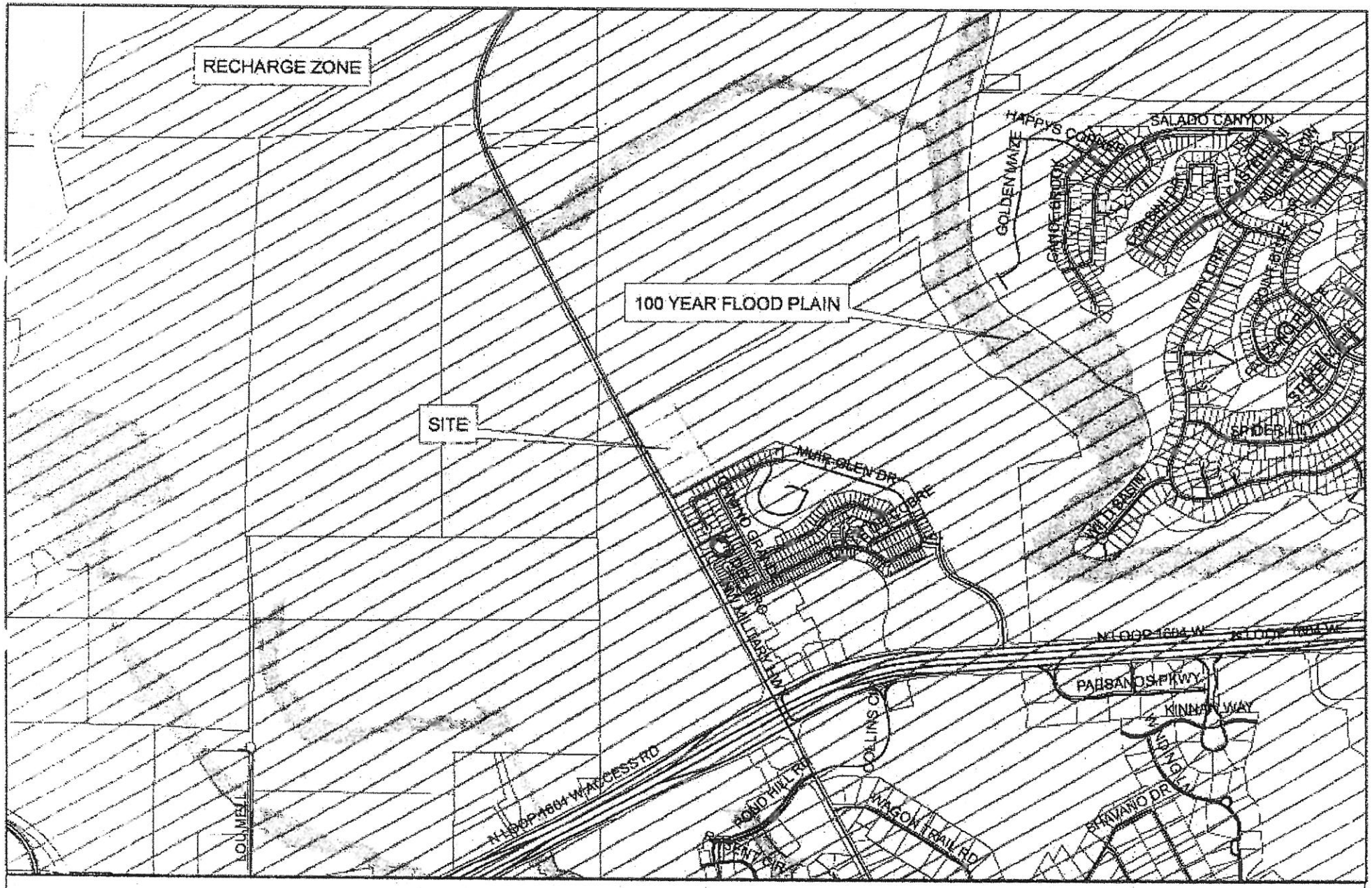
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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

APPROVED:

Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty, Director
Resource Protection & Compliance Department

SRH:bvk



ZONING CASE: ROGERS 1604 COMMERCIAL
ZONING NUMBER: Z2013067 **FIGURE 2**

Map Prepared by Aquifer Protection and Evaluation BVK 1/23/2013

N

0 650 1,300 2,600 3,900 5,200 Feet

ZONING CASE: ROGERS 1604 COMMERCIAL
ZONING NUMBER: Z2013067 **FIGURE 1**

Map Prepared by Aquifer Protection and Evaluation BVK 1/23/2013

N

0 2,700 5,400 10,800 16,200 21,600 Feet

Zoning Case Notification Plan

Case Z-2013-065

Council District: 1

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.257 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
(03/21/2013 - R Martinez)

Subject Property Legal Description(s): NCB 01744 - BLK 012 - LOT 8, 9, & 10 (ALEXANDER HEIGHTS SUBD)

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013065
Hearing Date:	April 2, 2013
Property Owner:	K/T TX Holdings, LLC
Applicant:	K/T TX Holdings, LLC
Representative:	Terramark Urban Homes (Charles H Turner)
Location:	405, 409 and 411 Kendall Street
Legal Description:	Lots 8, 9 & 10, Block 12, NCB 1744
Total Acreage:	0.2578
City Council District:	1
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "H MF-33 AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District and "H IDZ AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District

Requested Zoning: "H IDZ AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with Single-Family Residential and Live-work units uses not to exceed 16 units per acre

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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 13 (Tobin Hill Neighborhood Plan)

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938. The property was originally zoned “D” Apartment District. In a 1995 large-area case, the properties were rezoned to “R-3” Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “MF-33” Multi-Family District. In a 2006 zoning case, Lots 9 and 10 were rezoned to "IDZ" Infill Development Zone with Uses Permitted in “MF-33” Multi-Family District. The properties are undeveloped and are platted in their current configuration.

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

Adjacent Zoning and Land Uses

Direction: East across Kendall Street
Current Base Zoning: “R-6”
Current Land Uses: Church

Direction: North across the Alley
Current Base Zoning: “MF-33”
Current Land Uses: Single-Family Dwellings and Two-Family Dwellings

Direction: South
Current Base Zoning: “MF-33”
Current Land Uses: Single-Family Dwellings and Two-Family Dwellings

Direction: West
Current Base Zoning: “R-6”
Current Land Uses: 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.

The subject properties and surrounding areas are located in the Tobin Hill Historic District. Historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the master plan. Tobin Hill reflects a wide range of architectural styles including residences from late the Victorian era, numerous Craftsman bungalows, later Colonial Revival and English or Tudor style residences, and four-squares.

Transportation

Thoroughfare: Kendall Street
Existing Character: Local Street; one lane in each direction.
Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the 8, which operates along North St. Mary’s Street, east of 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: Dwelling - 1Family - Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A. Infill Development Zone waives off-street parking requirements.

<u>Staff Analysis and Recommendation:</u> Approval, Pending Master Plan Amendment

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 Tobin Hill Neighborhood Plan and are designated as Low Density Residential in the future land use component of the plan. The zoning request is not consistent with the adopted land use designation. A plan amendment has been initiated, requesting to change the land use designation to Medium Density Residential. Staff and Planning Commission recommend approval of the plan amendment.

Medium Density Residential incorporates single-family dwellings, duplexes, triplexes and four-plexes on single lots, and may also include cottage homes and townhouses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. This area is in the process of revitalization and rezoning this property to "IDZ" will encourage and promote the revitalization goals the Future Land Use Plan.

3. Suitability as Presently Zoned:

The adopted Tobin Hill Neighborhood Plan identifies the subject property as Low Density Residential in the Future Land Use component of the plan. The existing zoning designations are not consistent with the adopted land use plan.

The subject property is currently undeveloped and in the middle of the block of Kendall Street (bound by East Locust Street to the north and East Myrtle Street to the south), a local residential street.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. The requested zoning would preserve the existing character of single-family uses in the neighborhood and promote redevelopment.

5. Public Policy:

The Tobin Hill Neighborhood Plan Goal 2, Objective 4.1: While preserving the neighborhood's historic housing inventory, encourage the utilization of available land to develop single-family homes in the residential core of the neighborhood and where appropriate, higher density housing (townhomes, condos, and apartments). Goal 2, Objective 4.2: Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property is 0.2578 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district, as shown on the "IDZ" site plan.

7. Other Factors:

The Historic Design Review Commission (HDRC) has approved the design; the design is consistent with the neighborhood's historic character. Tobin Hill reflects a wide range of architectural styles including residences from late the Victorian era, numerous Craftsman bungalows, later Colonial Revival and English or Tudor style residences, and four-squares.

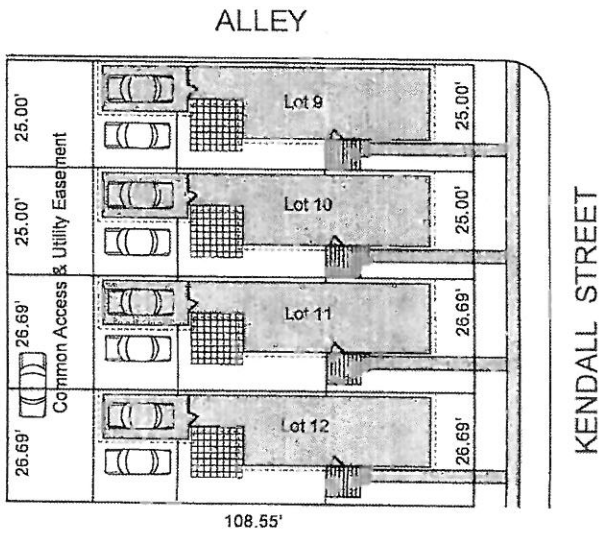
Staff finds this request reasonable and beneficial for the Tobin Hill community area. The neighborhood is in need of investment to encourage infill development of the many undeveloped, vacant and underutilized properties. The request to develop this site with four single-family lots is consistent with the goals and objectives in the Tobin Hill Neighborhood Plan.

Kendal Urban

Tobin Hill Addition, San Antonio,Texas

General Site Plan

January 8,2013



Legal Description: Approximately 0.2578 Acres being Lots 8, 9 & 10, Block 12, NCB 1744, Tobin Hill Addition, San Antonio, Texas

Current Zoning: "H MF-33 AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District and "H IDZ AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District

Proposed Zoning: "H IDZ AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with Single-Family Residential and Live-work units uses not to exceed 16 units per acre

General NOTES:

1 This project is planned as a low impact development

2 On-site driveways to be constructed of pervious materials

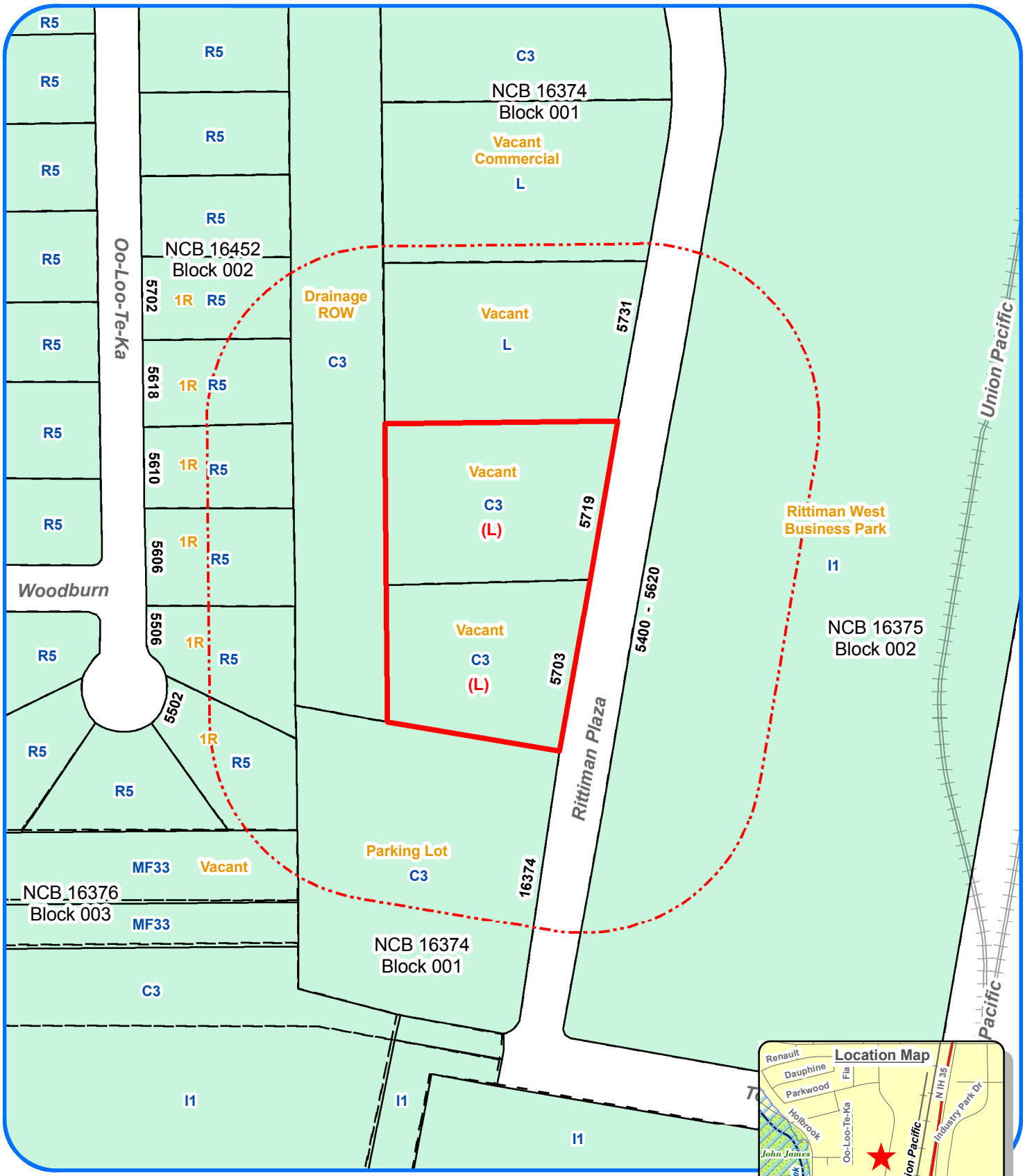
3 A 20 foot wide access easement and and utility easement shall be established by seperate Instrument and shown on final plat for the common use of lots 9 thru 12

SITE DATA	
Total Land Area	0.2578 Ac.
Total Proposed Lots	4
Units/Acre	15.52

K/T TX Holdings LLC., Owner of the property, acknowledges that this site plan submitted for purposes of rezoning this property is in accordance with all applicable provisions of the Unifide Development Code. Additionally, Owner, understands that the City Council approval of a site plan in conjunction with a rezoning case does not relieve Owner from adherence to any and all City adpoted Codes at the time of plan submittal for building permits.

Developer

TERRAMARK
Urban Homes



Zoning Case Notification Plan

Case Z-2013-083

Council District: 2

Scale: 1" approx. = 150 Feet

Legend

Subject Properties	(1.880 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
(03/14/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 16374 - BLK 001 - LOT 3 & 4

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013083
Hearing Date:	April 2, 2013
Property Owner:	Rittiman Plaza, Ltd. (John Colglazier, Sr.)
Applicant:	Rittiman Plaza, Ltd. (John Colglazier, Sr.)
Representative:	P.W. Christensen, P.C. (Patrick W. Christensen)
Location:	5719 and 5703 Rittiman Plaza
Legal Description:	Lots 3 & 4, Block 1, NCB 16374
Total Acreage:	1.88
City Council District:	2
Case Manager:	Ian Benavidez, Planning Technician
Case History:	This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "L AHOD" Light Industrial 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 20, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 15, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: None

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject properties were annexed in 1952 and were zoned "R-3" Multi-Family Residence District. In a 1983 case, the properties were rezoned to "B-3" Business District (56421). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The properties were platted into their current configuration in 2003 (volume 9557, page 178 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "C-3"
Current Land Uses: Vacant Commercial Property

Direction: South
Current Base Zoning: "C-3"
Current Land Uses: Undeveloped Property

Direction: West
Current Base Zoning: "C-3" and "R-5"
Current Land Uses: Undeveloped Property and Single-Family Residences

Direction: East
Current Base Zoning: "L-1"
Current Land Uses: Industrial 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: Rittiman Plaza
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 8 line, which operates along Rittiman Road.

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: The zoning request generally refers to proposed industrial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate a warehouse and parking.

Staff Analysis and Recommendation: Approval; Pending Plan Amendment

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 San Antonio International Airport Vicinity Neighborhood Plan, and is currently designated as “Community Commercial” in the future land use component of the plan. The zoning request is not consistent with the future land use designation. A plan amendment has been submitted, requesting to change the future land use designation to “Light Industrial”. Planning Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Approval of the zoning request is not likely to have an adverse impact on neighboring lands. A City-owned drainage right-of-way provides one hundred feet of separation between the subject properties and neighboring residential development.

3. Suitability as Presently Zoned:

The current "C-3" General Commercial District is designed to accommodate uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, and hospitals. “C-3” zoning is most suitable when located on large acreage lots at intersections of highways and major arterials; and therefore, is not appropriate for the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

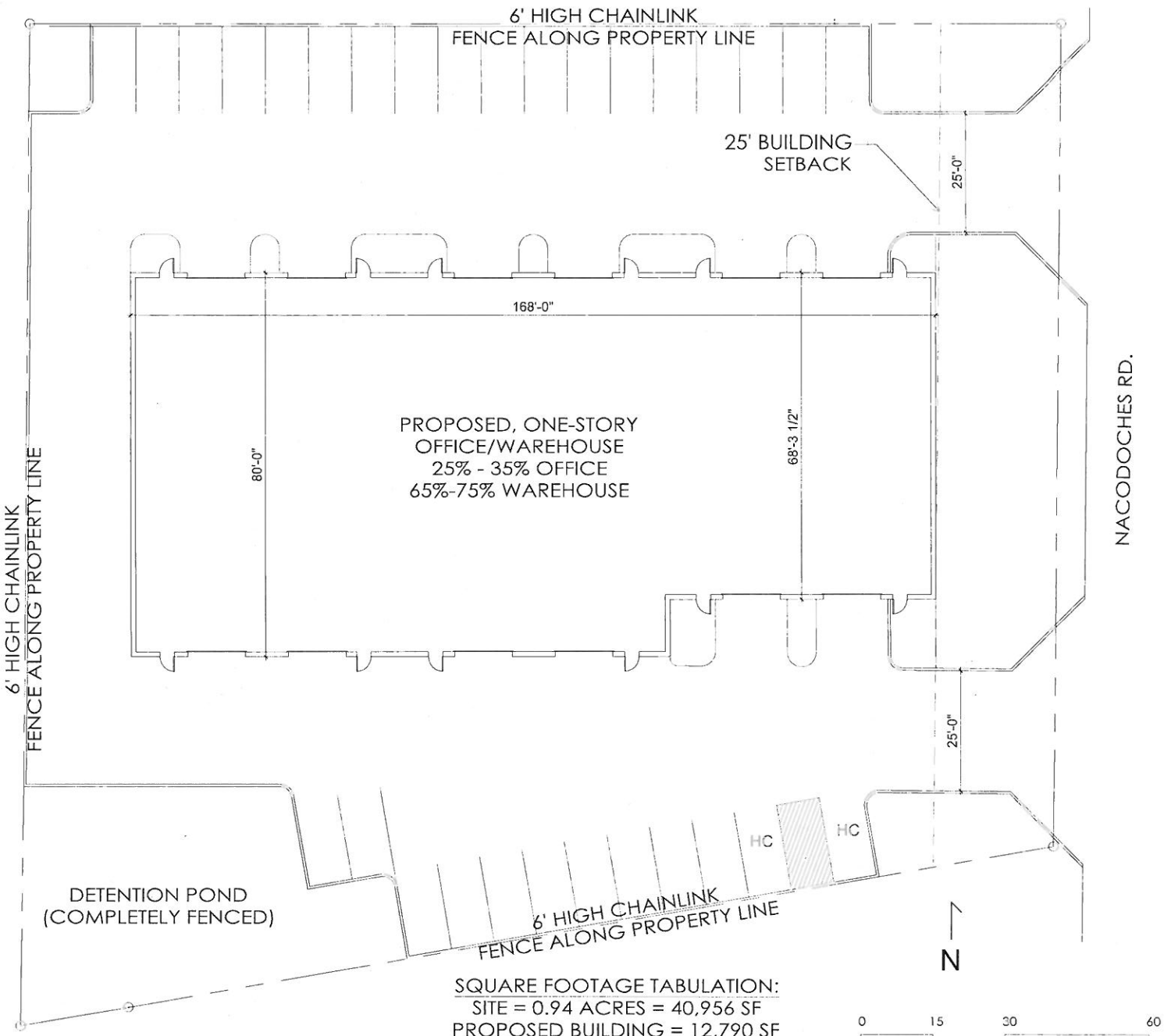
The request does not appear to conflict with any established public policy.

6. Size of Tract:

The subject properties consist of 1.88 total acres is a sufficient size to accommodate the proposed light industrial uses and required parking.

7. Other Factors:

The "L" district provides for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses with proper screening and buffering, all compatible with adjoining uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. The "L" district should be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses, and with convenient access for existing and future arterial thoroughfares and railway lines.



TOTAL PARKING
(28) 9'X18' SHOWN
(2) 9'X18' H.C. SPACES

SQUARE FOOTAGE TABULATION:
SITE = 0.94 ACRES = 40,956 SF
PROPOSED BUILDING = 12,790 SF
DETENTION POND = 2,486 SF
PAVED AREA = 21,964 SF
TOTAL IMPERVIOUS COVER = 34, 754 SF

Open studio architecture

RED HAWK CONTRACTING

EJ MOSSER

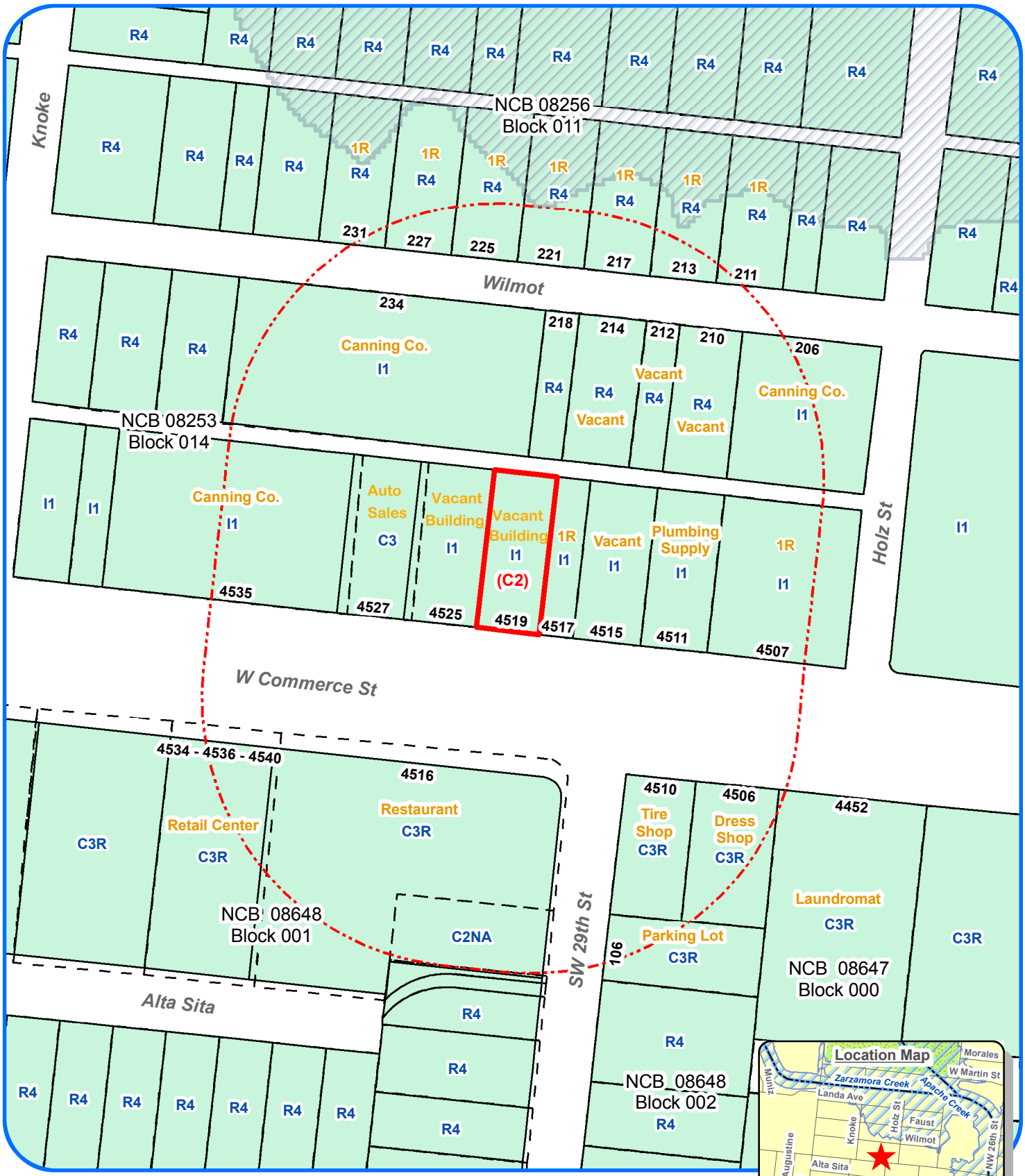
project #: 12.169

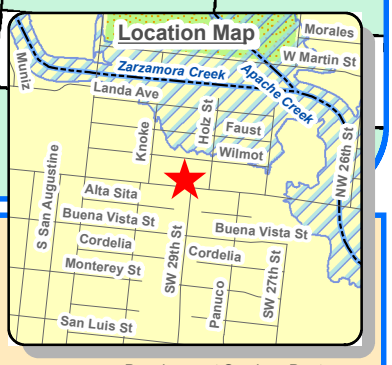
date: 03 / 13 / 13

drawn by/checked by: AJC

drawing title:

PRELIM. SITE PLAN





Zoning Case Notification Plan

Case Z-2013-086

Council District: 5

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.132 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
(03/18/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 08253 - BLK 014 - LOT 35 and 36

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013086
Hearing Date:	April 2, 2013
Property Owner:	Augustin Pruneda, Jr.
Applicant:	Laura Jamarillo
Representative:	Laura Jamarillo
Location:	4519 West Commerce Street
Legal Description:	Lots 35 & 36, Block 14, NCB 8253
Total Acreage:	0.132
City Council District:	5
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 15, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "J" Commercial District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The existing retail structure measures approximately 2,848 square feet in size and was built in 1950.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Canning Company and Single-Family Dwelling

Direction: West
Current Base Zoning: "I-1"General Industrial District and **"**C-3" General Commercial District
Current Land Uses: Vacant Single-Family Dwelling and Motor Vehicle Sales

Direction: East
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Vacant Single-Family Dwelling and Vacant Lot

Direction: South across West Commerce Street
Current Base Zoning: "C-3R" General Commercial Restrictive Alcoholic Sales District
Current Land Uses: Commercial Uses

Transportation

Thoroughfare: West Commerce Street
Existing Character: Primary Arterial Type B; two lanes in each direction with a center turn lane and sidewalks.
Proposed Changes: None known.

Public Transit: The VIA number 75 bus line operates along West Commerce Street.

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: Off-street vehicle parking requirements are determined by size and use of the structure.

Beauty Salon
Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 200 sf GFA.

<u>Staff Analysis and Recommendation:</u> Approval

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, Community or Sector Plan area. The request is consistent with existing pattern of commercial development along West Commerce Street.

2. Adverse Impacts on Neighboring Lands:

Granting of the zoning request is not likely to have an adverse impact on the neighborhood. Surrounding land uses are commercial in character and the proposed zoning change is consistent with these uses.

3. Suitability as Presently Zoned:

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" should be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. The current "I-1" General Industrial District is not appropriate for the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The "C-2" Commercial District encourages adaptive re-use of the vacant structure and will not adversely affect the area.

5. Public Policy:

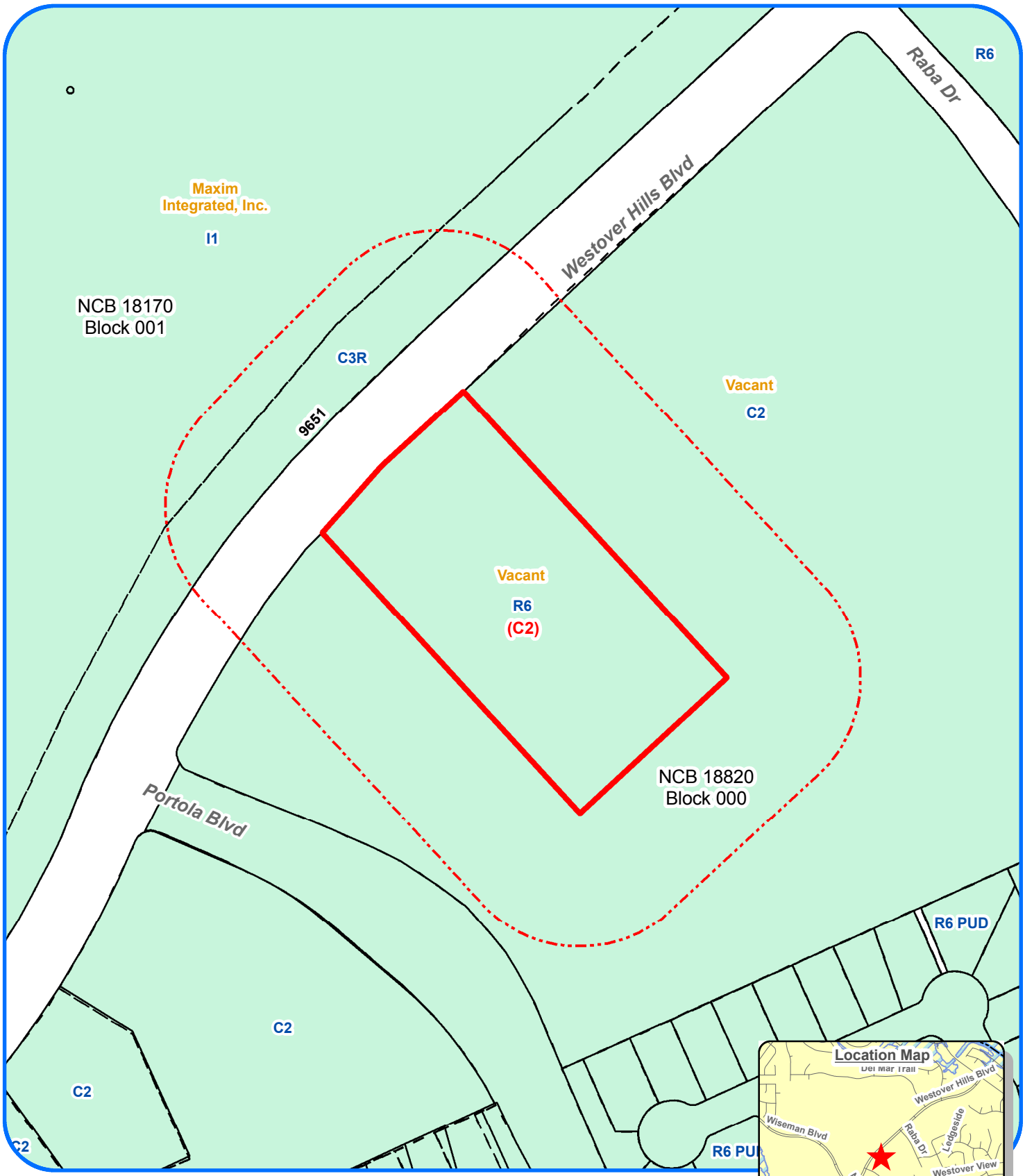
The "C-2" Commercial District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The subject property is very small, and the existing building covers a significant portion of the lot with only a small area remaining for parking. However, a large portion of the existing structure appears to be used for storage or as a garage; therefore, not all of the existing structure is likely to be used for a commercial use and the amount of parking required will be limited.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-088

Council District: 6

Scale: 1" approx. = 200 Feet

Legend

Subject Properties	(4.000 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(03/18/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 18820 - BLK 000 - LOT P-1E

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013088
Hearing Date:	April 2, 2013
Property Owner:	Texas District, The Lutheran Church - Missouri Synod (by Stephen Block, Executive Director)
Applicant:	Texas District, The Lutheran Church - Missouri Synod (by Stephen Block, Executive Director)
Representative:	Charles Martin Wender
Location:	A portion of the 9600 Block of Westover Hills Boulevard
Legal Description:	4 acres out of Parcel 1E, NCB 18820
Total Acreage:	4
City Council District:	6
Case Manager:	Osniel Leon, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 3

Neighborhood Associations: None

Planning Team Members: 34 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1993 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 is not platted.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: “C-3R”, “I-1”
Current Land Uses: Manufacturing and distribution

Direction: East, West and South
Current Base Zoning: “C-2”
Current Land Uses: Undeveloped land

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: Westover Hills Boulevard
Existing Character: Secondary Arterial Type B; 2 lanes in each direction with center median.
Proposed Changes: None known

Public Transit: There is no mass transit service currently available in the vicinity.

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: The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

Staff Analysis and Recommendation: Approval

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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The majority of surrounding properties are zoned for commercial uses.

3. **Suitability as Presently Zoned:**

   The existing "R-6" Residential Single-Family District is not appropriate for the subject property due to the property’s location and surrounding pattern of development. The subject property is one of the few remaining residential properties on this portion of Westover Hills Boulevard, a Secondary Arterial Type B roadway, that is heavily traveled in the area.

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

   Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning along this portion of Westover Hills Boulevard.

5. **Public Policy:**

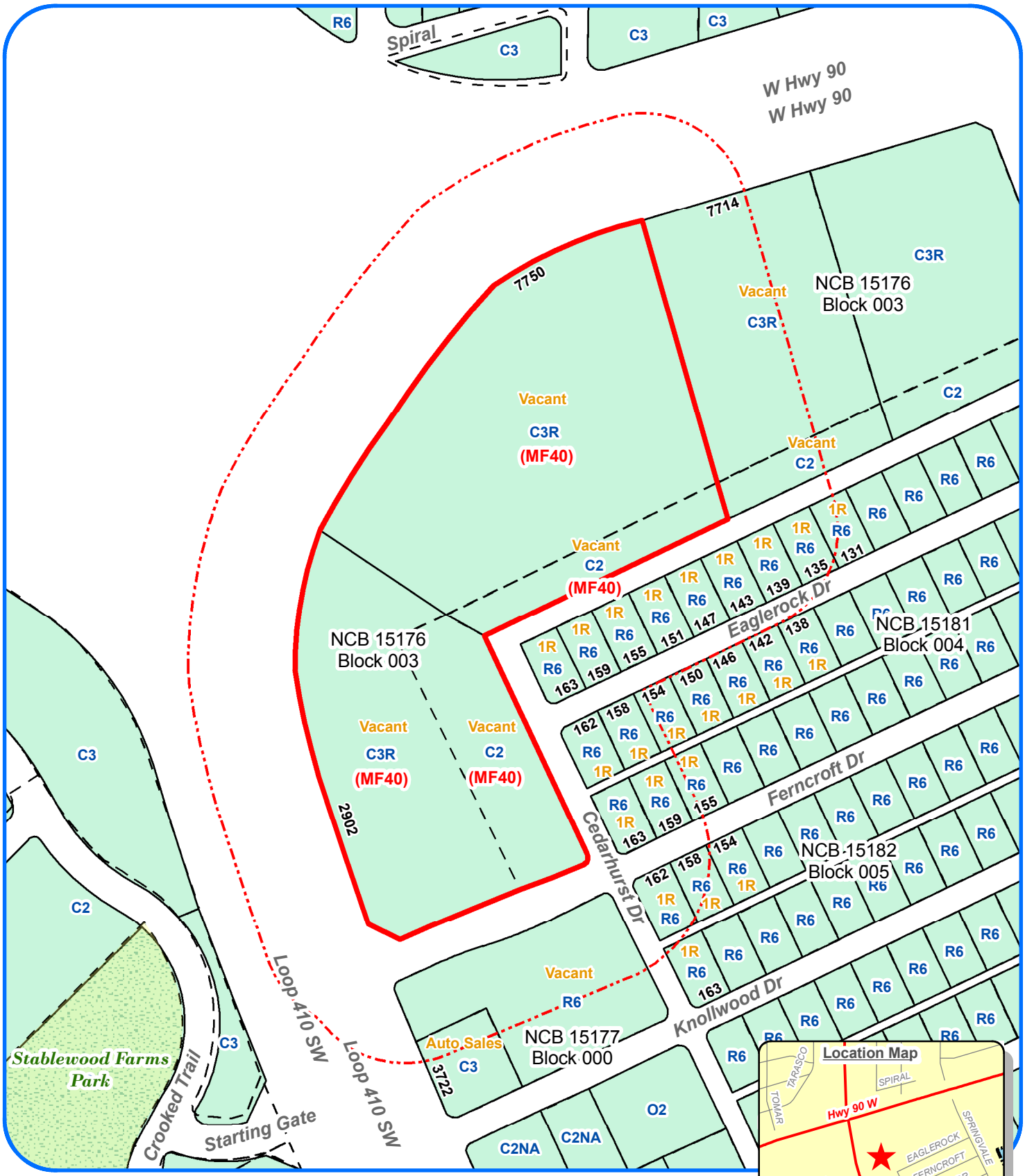
   The existing residential zoning is inconsistent with the adopted land use designation, which is a component of the City’s Master Plan. The "C-2" Commercial District is consistent with the City’s Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

6. **Size of Tract:**

   The subject property is of sufficient size to accommodate commercial development and required parking.

7. **Other Factors:**

   The "C-2" Commercial District permit general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.



Zoning Case Notification Plan

Case Z-2013-089

Council District: 4

Scale: 1" approx. = 250 Feet

Legend

Subject Properties	(13.909 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
(03/12/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 15176 - BLK 003 - LOT 36 and 37 (PEOPLES HWY 90 WEST COML)

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013089
Hearing Date:	April 2, 2013
Property Owner:	The Samuel & Maricela Maya Panchevre Family Ltd Partnerhsip (by Samuel Panchevre, Trustee of the Samuel & Maricela Maya Panchevre Management Trust, General Partner)
Applicant:	The NRP Group, LLC (by Debra Guerrero)
Representative:	Bobby Perez
Location:	Portions of the 2900 Block of Southwest Loop 410 and the 7700 Block of West Highway 90
Legal Description:	Lots 36 & 37, Block 3, NCB 15176
Total Acreage:	13.9097
City Council District:	4
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Requested Zoning: "MF-40 AHOD" 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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: Springvale Neighborhood Association

Planning Team Members: 35-West/Southwest Sector Plan

Applicable Agencies: United States Air Force (Lackland Air force Base)

Property Details

Property History: The subject property was annexed in 1972, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1978 case, the property was rezoned to "B-2" Business District. In 1997, a portion of the subject property was rezoned to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District. The property is platted (volume 9539, page 81 of the Bexar County Deed and Plat Records) and is currently undeveloped.

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

Adjacent Zoning and Land Uses

Direction: South
Current Base Zoning: "R-6" and "C-3"
Current Land Uses: Single-family residences, vacant land and auto sales

Direction: East
Current Base Zoning: "C-3R", "C-2" and "R-6"
Current Land Uses: Vacant land, single-family residences

Overlay and Special District Information: A portion of the subject property and 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: US Highway 90 and Southwest Loop 410
Existing Character: Freeways; multiple lanes and access roads in each direction with no sidewalks
Proposed Changes: None known

Thoroughfare: Cedarhurst Drive, Ferncroft Drive and Eaglerock Drive
Existing Character: Local; one lane in each direction with partial sidewalks
Proposed Changes: None known

Public Transit: VIA bus lines 611 and 616 operate along Springvale Drive, east of the subject property.

Traffic Impact: The traffic impact analysis has been waived for the following reasons: TIA study postponed until platting or permitting. Applicant must have a traffic engineer present at the Zoning Commission meeting to answer traffic questions.

Parking Information: The off-street vehicle parking requirements for multi-family uses are determined by the number of dwelling units.

Multi-Family Dwellings
Minimum requirement: 1.5 per unit
Maximum allowance: 2 per unit

Staff Analysis and Recommendation: Approval

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 West/Southwest Sector Plan and is currently designated as Mixed-Use Center in the future land use component of the plan. The requested "MF-40" base zoning district is consistent with the adopted land use designation.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Multi-family zoning districts may provide an appropriate transition between low-density residential uses and major arterial thoroughfares. The subject property's location at the periphery of an established residential subdivision and an expressway makes the property suitable for multi-family residential uses.

3. **Suitability as Presently Zoned:**

   Both the current and requested zoning districts are appropriate for the subject property. Current planning practices encourage more intense uses such as the proposed multi-family residential development to be located along major thoroughfares and freeways.

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

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

5. **Public Policy:**

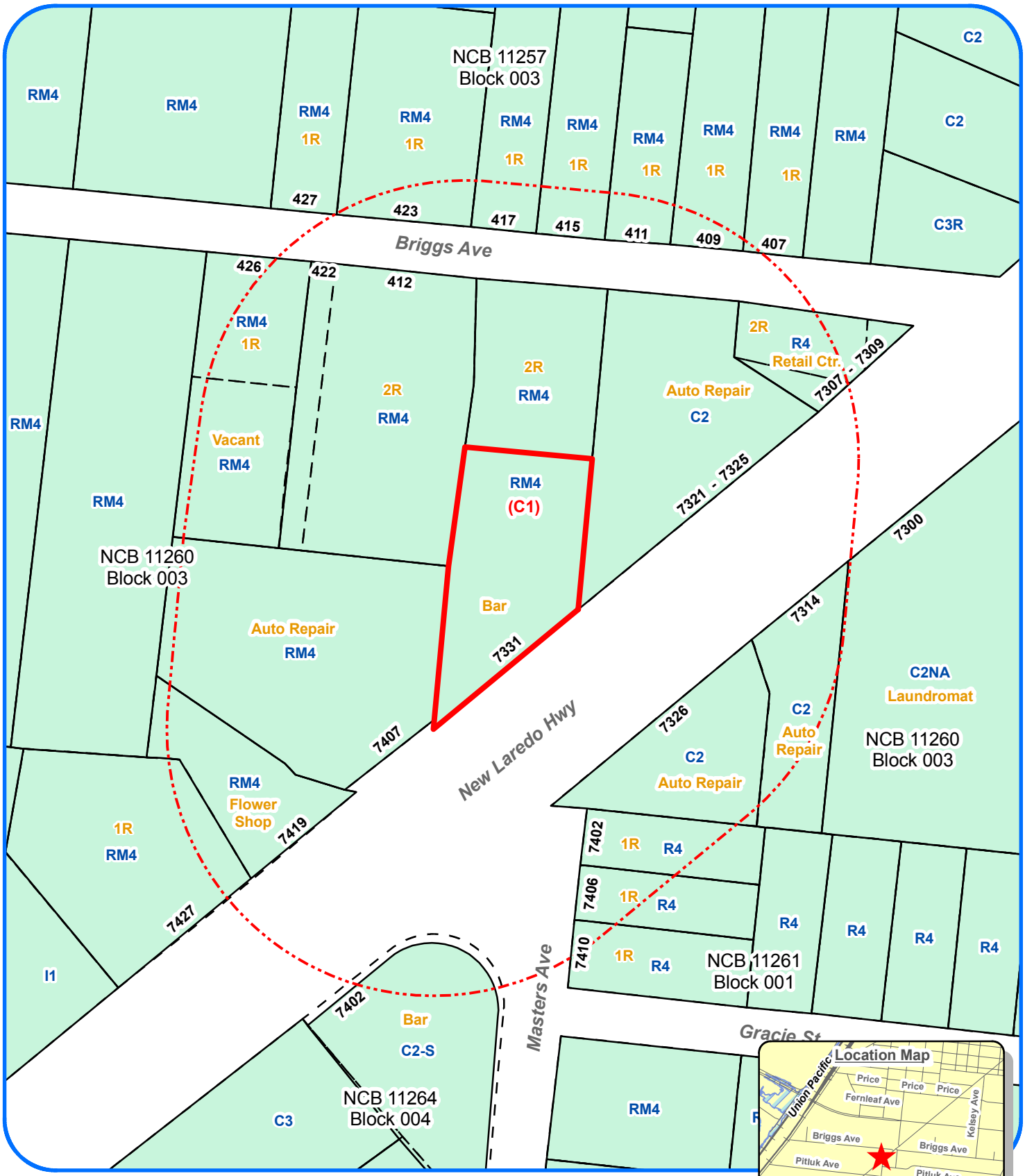
   The request does not appear to conflict with any public policy objective

6. **Size of Tract:**

   The subject property is approximately 14 acres in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

7. **Other Factors:**

   The subject property is located within the Lackland Military Influence Area. In accordance with the signed Memorandum of Understanding, zoning staff provided the Military with a copy of the rezoning request for review and comment. The only comments returned to staff indicated the proposed development will have no impact on operations at Lackland Air Force Base.



Zoning Case Notification Plan

Case Z-2013-091

Council District: 4

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.679 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
(03/19/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 11260 - BLK 003 - LOT N IRR 247.54 FT OF 70

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013091
Hearing Date:	April 2, 2013
Property Owner:	Asm Farhad
Applicant:	Kay Lewis
Representative:	Kay Lewis
Location:	A portion of 7331 New Laredo Highway
Legal Description:	0.359 of an acre out of Lot 70, Block 3, NCB 11260
Total Acreage:	0.359
City Council District:	4
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "RM-4 AHOD" Residential Mixed 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). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: None

Planning Team Members: 35-West/Southwest Sector Plan

Applicable Agencies: United States Air Force (Lackland Air force Base)

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "B" Residence District. In a 2001 case, the property was rezoned to "R-2A" Three and Four Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. The property is not platted in its current configuration. According to the Bexar County Appraisal District the existing commercial structure was built in 1940 and measures 1,433 square feet in size.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "RM-4", "R-4" and "C-2"
Current Land Uses: Multi-family dwellings, single-family residences and auto repair shop

Direction: South
Current Base Zoning: "C-2", "C-2 NA", "C-2 S", "RM-4" and "R-4"
Current Land Uses: Auto repair, bar, flower shop and single-family residences

Direction: East
Current Base Zoning: "C-2" and "R-4"
Current Land Uses: Multi-family dwellings and auto repair

Direction: West
Current Base Zoning: "RM-4"
Current Land Uses: Multi-family dwelling, auto repair, vacant and single-family residences

Overlay and Special District Information: A portion of the subject property and 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: New Laredo Highway
Existing Character: Secondary Arterial Type A 86'; one lane in each direction with no sidewalks
Proposed Changes: None known

Thoroughfare: Masters Avenue and Briggs Avenue
Existing Character: Local; one lane in each direction with sidewalks
Proposed Changes: None known

Public Transit: Multiple VIA bus lines operate north of the subject property, along Southwest Military Drive, New Laredo Highway, and Bynum Avenue; however, there are no bus stops in the immediate vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by building size and use.
Retail
Minimum requirement: 1 space per 300 square feet of Gross Floor Area
Maximum allowance: 1 space per 200 square feet of Gross Floor Area

<u>Staff Analysis and Recommendation:</u> Approval

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 West/ Southwest Sector Plan, and is currently designated as "Rural Estate Tier" in the Future Land Use Plan. The requested "C-1" base zoning district is consistent with the Future Land Use designation.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. **Suitability as Presently Zoned:**

   The current "RM-4" zoning district is not consistent with the adopted future land use designation. Residential development is not likely because of the property's location on an arterial thoroughfare and surrounding commercial uses.

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

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

5. **Public Policy:**

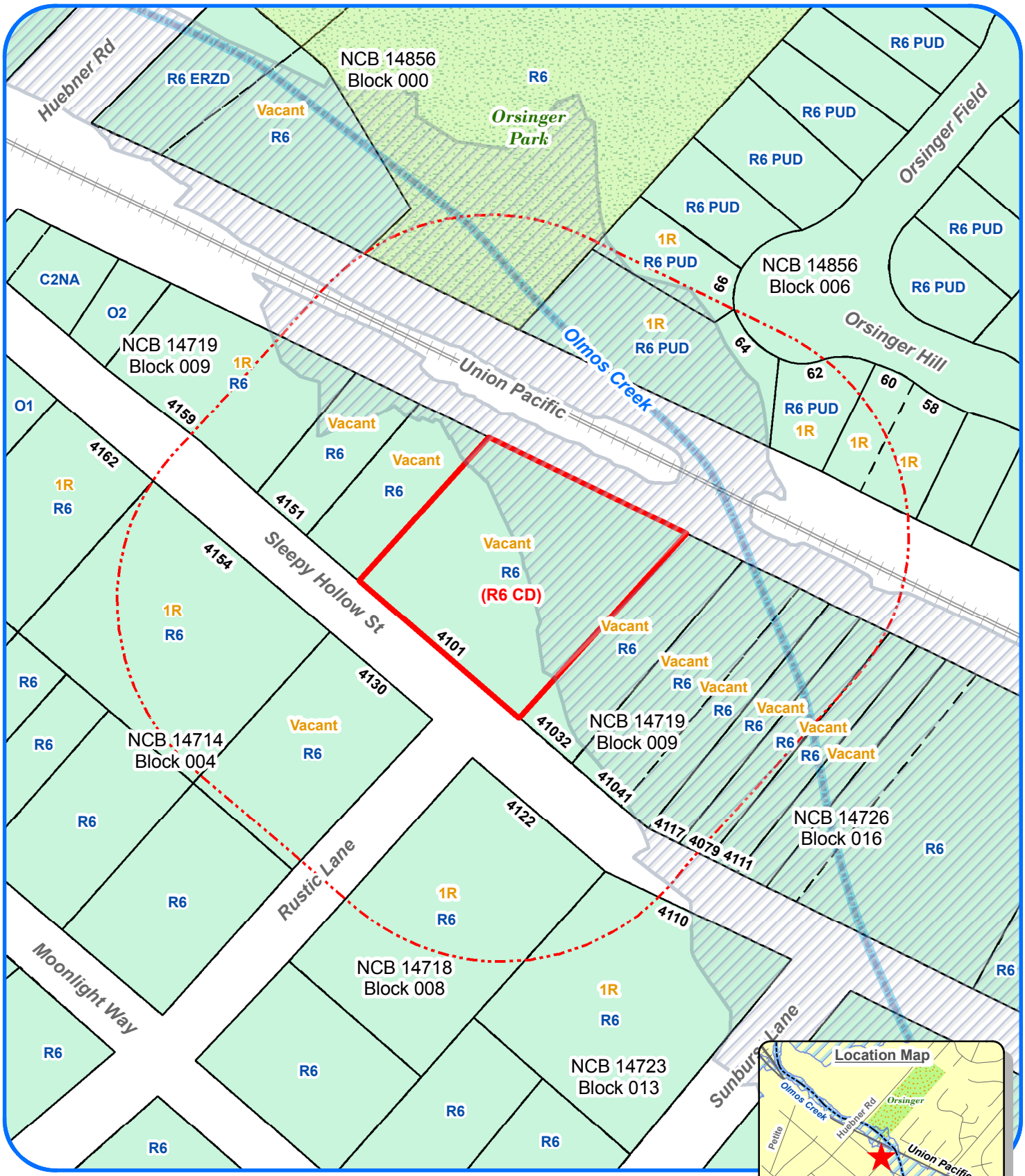
   The request does not appear to conflict with any public policy objective.

6. **Size of Tract:**

   The subject property is of sufficient size to accommodate small, neighborhood commercial uses.

7. **Other Factors:**

   The subject property is located within the Lackland Military Influence Area. In accordance with the signed Memorandum of Understanding, zoning staff provided the Military with a copy of the rezoning request for review and comment. The only comments returned to staff indicated the proposed commercial development will have no impact on operations at Lackland Air Force Base.



Zoning Case Notification Plan

Case Z-2013-092 CD

Council District: 8

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(0.890 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(03/20/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 14719 - BLK 009 - LOT 2D, 3A & 3B

Note: All Current and Requested Zoning includes MLOD (Military Lighting Overlay District).

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013092 CD
Hearing Date:	April 2, 2013
Property Owner:	Geviga, LLC (by Juan Carlos Garza, Member)
Applicant:	The Pineapple Group, LLC (by Krisana Puccio, Manager)
Representative:	Kaufman & Killen, Inc.
Location:	4101 Sleepy Hollow Drive
Legal Description:	Lots 2D, 3A & 3B, Block 9, NCB 14719
Total Acreage:	0.8907
City Council District:	8
Case Manager:	Brenda V. Martinez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District

Requested Zoning: "R-6 CD MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for a Noncommercial Parking Lot

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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: Vance Jackson Neighborhood, Inc.; Park Forest Neighborhood Association is located within 200 feet.

Planning Team Members: 41 (North Sector Planning Team)

Applicable Agencies: The Camp Bullis Military Training Site and the City of San Antonio Parks & Recreation Department

Property Details

Property History: The subject property is undeveloped. The subject property was annexed in 1972 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 is not platted.

Topography: The property does not include any abnormal physical features such as significant slope. Approximately half of the subject property appears to be within the 100 year floodplain.

Adjacent Zoning and Land Uses

Direction: North, South, East and West
Current Base Zoning: "R-6"
Current Land Uses: Single-Family Residences, Vacant Land and a Park

Overlay and Special District Information: All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Sleepy Hollow Drive
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known

Thoroughfare: Rustic Lane
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 96 and 603 lines that operate along Huebner Road and Vance Jackson, southwest of the subject property. There are no bus stops in the immediate vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Non-Commercial Parking Lot – N/A

As shown on the Conditional Use site plan, the applicant proposes approximately twenty-six (26) parking spaces on the subject property.

<u>Staff Analysis and Recommendation:</u> Approval, with conditions

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 Section. The request base zoning district is consistent with the Future Land Use designation.

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

   Staff finds the requested "R-6 CD" to be appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the single additional use of a Non-Commercial Parking Lot. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties.

   The proposed parking lot is meant to accommodate the parking needs of a local business. Providing additionally parking for the existing facility may lessen the effect of over-flow, on-street parking.

3. **Suitability as Presently Zoned:**

   The current residential zoning is appropriate for the area. Ideally this property would continue the residential development pattern in this established neighborhood. However, future residential development may be unlikely due to the property's location adjacent to a railway line as well as within the 100 year floodplain.

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 objective. The requested base zoning district is consistent with the adopted land use plan.

6. **Size of Tract:**

   The subject property is 0.8907 acres, which should be able to reasonably accommodate the proposed use (see site plan).

7. **Other Factors:**

   According to Section 35-422(e)(3), the following conditions apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council:

   A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

   B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

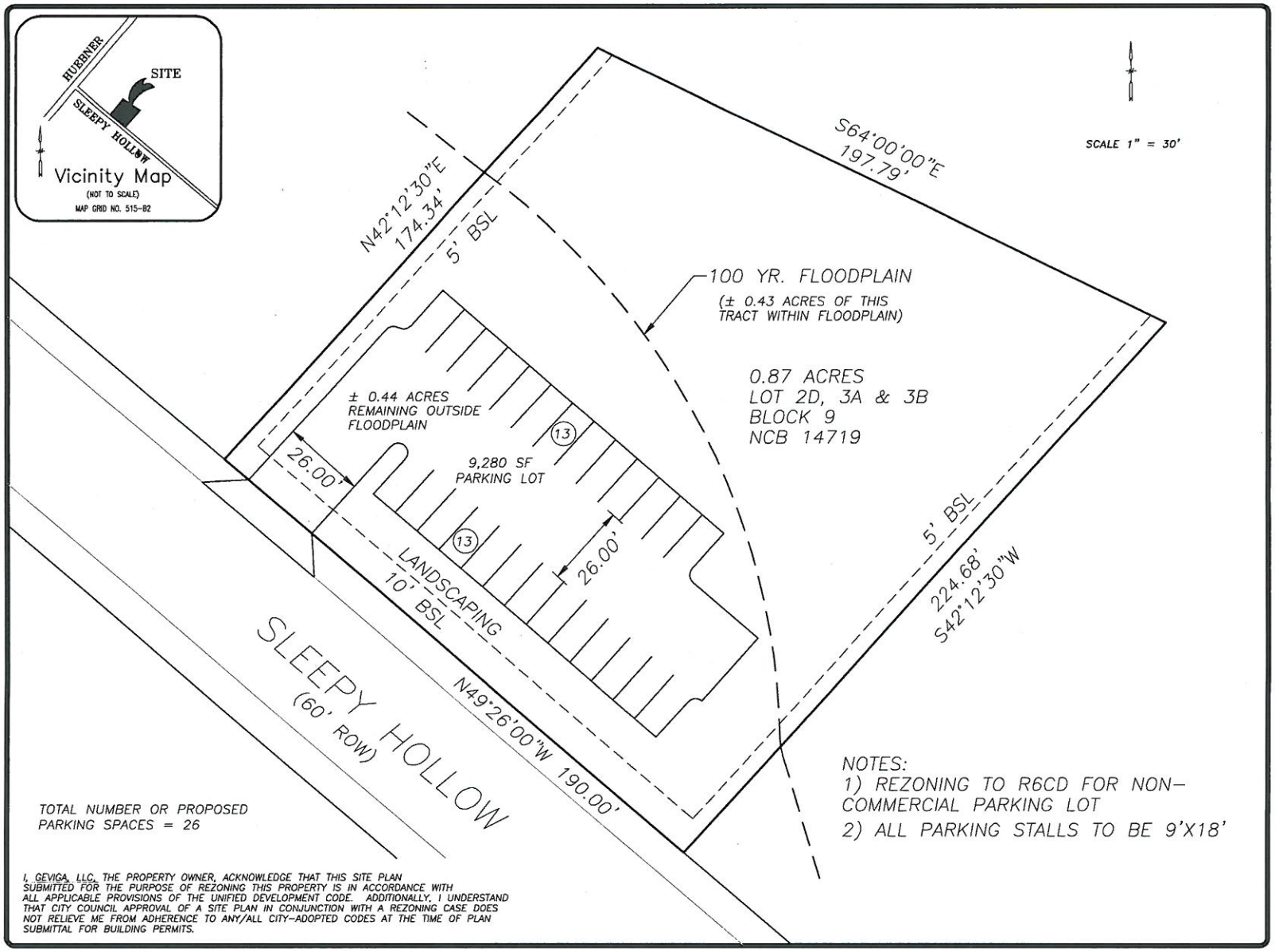
   C. Hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

   Should the Zoning Commission decide to recommend approval, staff recommends the following conditions in lieu of Section 35-422(e)(3):

   1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;

   2. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions;

   3. Hours of operation for the noncommercial parking lot shall be limited to the hours of operation of the facility served; and



I, GEVIGA, LLC, 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.

REVISIONS:

PINEAPPLE DAYCARE PARKING LOT
4101 SLEEPY HOLLOW
SAN ANTONIO, TEXAS 78230

SITE PLAN

BENDICION ENGINEERING, LLC
19215 DEER ELK CREST
SAN ANTONIO, TEXAS 78258
(210) 392-0036 PHONE
TBPE FIRM REGISTRATION NO. F-10402

JOB NO. : PS
SCALE : AS NOTED
DRAWN BY : SF
DATE : 3/21/13
SHEET :
C1.0
1 of 1

Zoning Case Notification Plan

Case Z-2013-093

Council District 9

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 11884 - BLK 000 - LOT 92, 93, 94 & 95

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

Legend

Subject Properties	(7.080 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
(03/21/2012 - R Martinez)

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013093
Hearing Date:	April 2, 2013
Property Owner:	Edgar K. and Maxine M. Markwardt
Applicant:	Flournoy Development Company (by Brady Blair, Senior Vice President)
Representative:	Kaufman & Killen, Inc.
Location:	Portions of the 300 Block of West Sunset Road, the 500 Block of Everest Avenue, and the 1400 Block of East Sandalwood Lane
Legal Description:	Lots 92, 93, 94 & 95, NCB 11884
Total Acreage:	7.0805
City Council District:	9
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "MF-50 AHOD" 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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 58

Neighborhood Associations: None

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: None

Property Details

Property History: The subject properties were annexed in 1950 and were originally zoned "A" Single-Family Residence District. Between 1967 and 2000, portions of the subject properties were rezoned to a variety of multi-family, office, and commercial zoning districts. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-5" Residential Single-Family District, "MF-33" Multi-Family District and "C-2" Commercial District. In a 2006 case, Lot 72 and Lot 73 were rezoned to the current "C-2" Commercial District. The properties were platted into their current configuration in 2008 (volume 980, page 29 of the Plat Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: North across East Sandalwood Lane
Current Base Zoning: "R-5", "C-1" and "C-3NA CD" with a Conditional Use for an Outdoor Storage Yard
Current Land Uses: Single-Family Dwellings, Vacant Lot, Office and Outdoor Storage Yard

Direction: East and across Everest Avenue
Current Base Zoning: "C-2", "C-3", "R-5", "O-2" and "C-2 CD" with a Conditional Use for a Construction Trades Contractor Facility
Current Land Uses: Two-Family Dwelling, Day Care Center, Vacant Lot, Offices and Contractor Facility

Direction: South and across West Sunset Road
Current Base Zoning: "C-1", "C-2" and "C-3"
Current Land Uses: Vacant Land and Furniture Store

Direction: West
Current Base Zoning: "R-5", "C-2" and "C-3NA"
Current Land Uses: Single-Family Dwellings, Nursery, Hair Salon, Retail Center and Offices

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: West Sunset Road
Existing Character: Collector Street, 2 lanes in each direction with sidewalks.
Proposed Changes: None known

Thoroughfare: Everest Avenue and East Sandalwood Lane
Existing Character: Local Streets, 1 lane in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 647 line, which operate along West Sunset Road.

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

Parking Information: Dwelling – Multi-Family: Minimum vehicle spaces - 1.5 per unit. Maximum vehicle spaces - 2 per unit.

<u>Staff Analysis and Recommendation:</u> Approval, Pending Master Plan Amendment

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 San Antonio Airport Vicinity Land Use Plan, and are identified as Mixed Use, Medium Density Residential, and High Density Residential in the Future Land Use component of the Plan. The zoning request is not consistent with all of the adopted land use designations. A plan amendment has been initiated, requesting to change the land use designation to High Density Residential. Staff and Planning Commission recommend approval of the plan amendment.

   High Density Residential incorporates all residential uses, including apartment, condominiums, and assisted living centers. The High Density Residential land use classification is typically located along or near major arterials or collectors and may be used as a transitional buffer between lower density residential uses and non-residential uses.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The San Antonio International Airport Vicinity Land Use Plan determines the appropriateness of a given use on its proximity to the airport and its location within the applicable noise contour as determined by the City of San Antonio Noise Exposure Map. The site is located outside the boundaries of the noise contours as delineated by the Noise Exposure Map.

3. **Suitability as Presently Zoned:**

   Staff believes the requested zoning to be appropriate for the subject site. Eliminating commercial land uses immediately adjacent to residential uses would lessen potential negatives impacts, such as lighting and noise generated by future commercial development on the subject property. The existing apartment complex to the east has multi-family zoning that dates to 1968.

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

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

5. **Public Policy:**

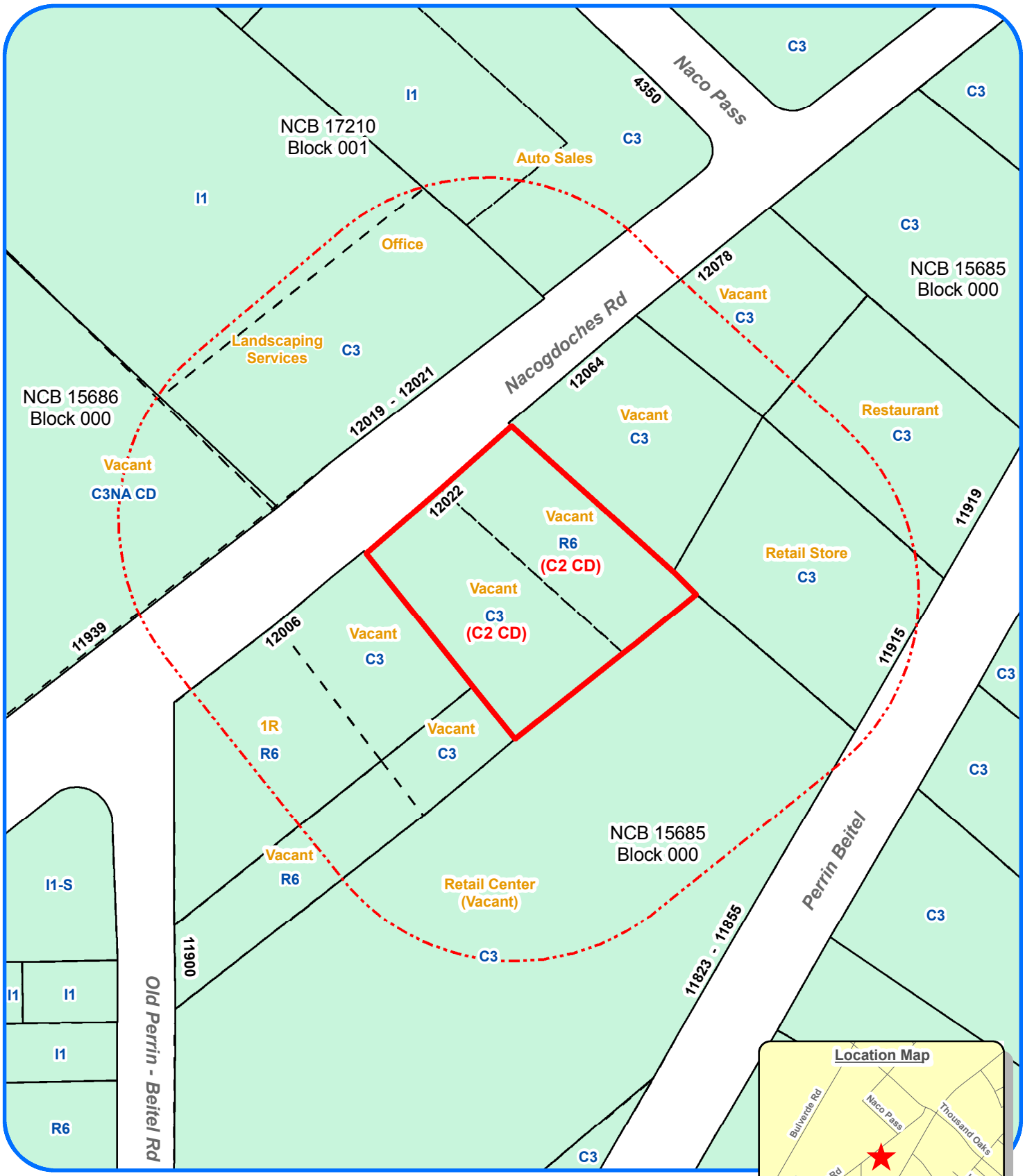
   The request does not appear to conflict with any public policy objective, should the land use plan be amended. Goal II: Encourage economic growth that enhances airport operations and development. The change of land use to High Density Residential will provide more housing options to encourage economic growth in the area.

6. **Size of Tract:**

   The subject property is 7.0805 acres in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

7. **Other Factors:**

   An "MF-50" district may be appropriate in a centrally-located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate- to high-density multi-family uses are desired.



Zoning Case Notification Plan

Case Z-2013-094

Council District: 10

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(0.940 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N E S W

Development Services Dept
City of San Antonio
(03/21/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 15685 - BLK 000 - LOT 013

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013094 CD
Hearing Date:	April 2, 2013
Property Owner:	Emmanuel Mosser
Applicant:	Desi Valdez
Representative:	KLove Engineering, LLC (Kevin Love)
Location:	12022 Nacogdoches Road
Legal Description:	Lot 13, NCB 15685
Total Acreage:	0.94
City Council District:	10
Case Manager:	Ian Benavidez, Planning Technician
Case History:	This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office/Warehouse

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 20, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 15, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: None

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and was zoned "Temp R-1" Single-Family Residence District. In a 1982 case, a portion of the property was rezoned to "B-3" Business District (56314). Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3" General Commercial District and "R-6" Residential Single-Family District. The property was platted into its current configuration in 1998 (volume 9539, page 115 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "C-3" and "I-1"
Current Land Uses: Used Car Lot, Storage

Direction: South and South
Current Base Zoning: "C-3"
Current Land Uses: Retail Center

Direction: West
Current Base Zoning: "C-3NA CD" Conditional Use for Batching Plant and "C-3"
Current Land Uses: Undeveloped Property

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: Nacogdoches Road
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the number 10, 14, 502, 640, 641 and 642 lines, which operate along Thousand Oaks Drive, east 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: Off-street vehicle parking requirements are typically determined by building size and use.

Office Warehouse (Flex Space) - Minimum Parking Requirement: 1 space per 2,000 square-feet of Gross Floor Area (GFA), Maximum Parking Allowance: 1 space per 200 square-feet of GFA.

The Conditional Use site plan shows 30 parking spaces, exceeding the minimum parking requirement.

Staff Analysis and Recommendation: Approval

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 San Antonio International Airport Vicinity Neighborhood Plan, and is currently designated as "Mixed Use" in the future land use component of the plan. The requested base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Approval of the zoning request is not likely to have an adverse impact on neighboring lands. The proposed development is behind an existing retail center with other surrounding developments comprised of storage, used car sales, and other commercial and industrial uses.

3. Suitability as Presently Zoned:

The current "R-6" zoning district is meant to accommodate single-family residential uses, while the "C-3" zoning district is meant to accommodate high intensity retail uses. The surrounding industrial and storage uses would deter future residential development; and therefore, is not appropriate for the subject property. The existing split-zoning does not encourage development on the property.

4. Health, Safety and Welfare:

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

5. Public Policy:

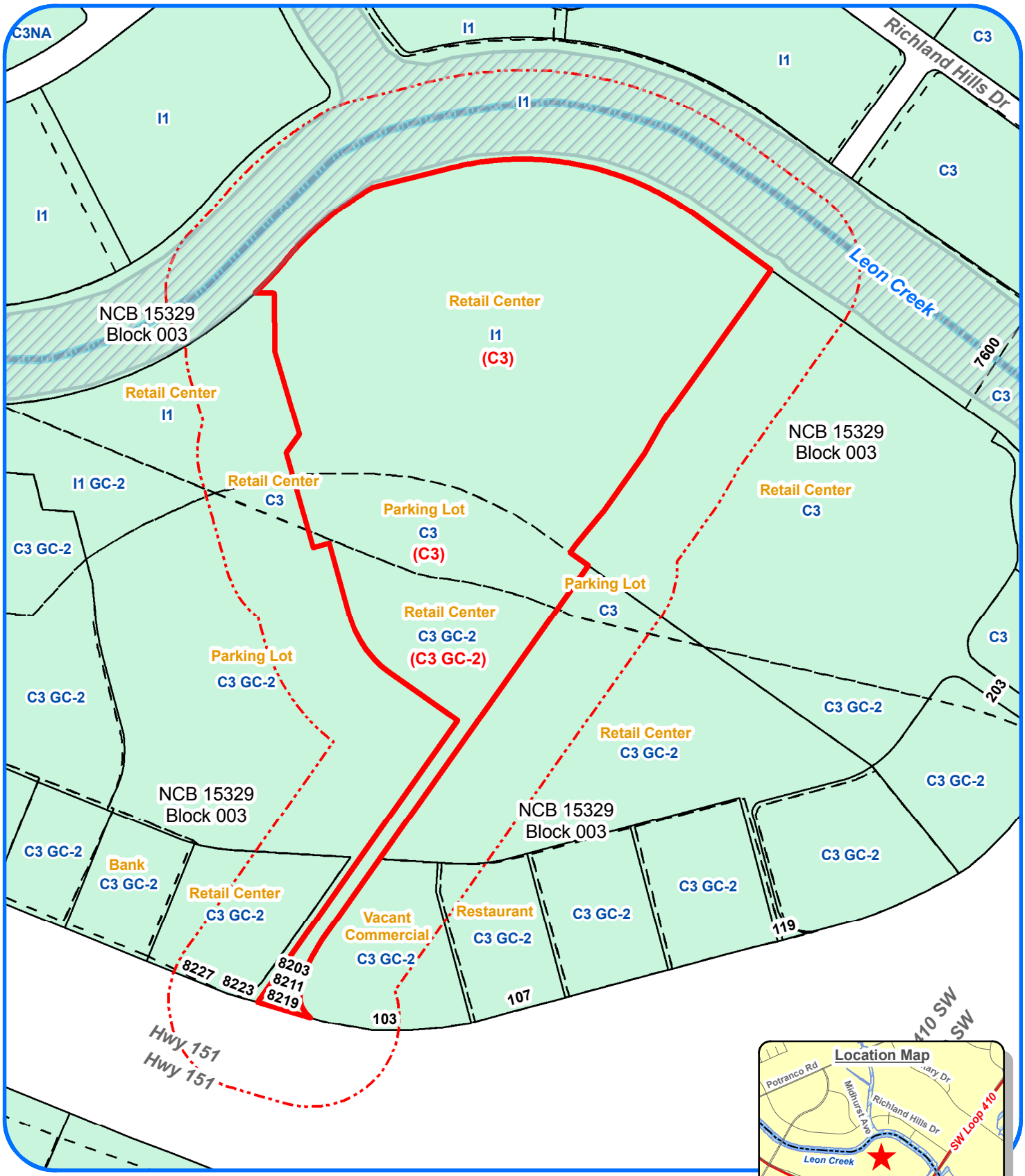
The request does not appear to conflict with any established public policy.

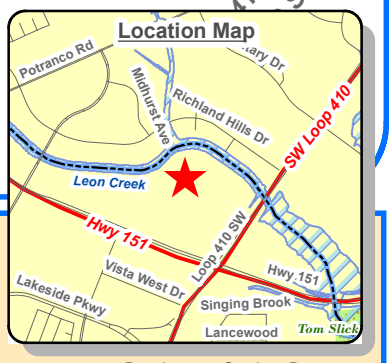
6. Size of Tract:

The subject property consists of 0.94 total acres, which is a sufficient size to accommodate the proposed office/warehouse and required parking, as shown on the requisite Conditional Use site plan.

7. Other Factors:

None.





Development Services Dept
City of San Antonio
(03/13/2013 - R.Martinez)

Zoning Case Notification Plan

Case Z-2013-095

Council District: 6

Scale: 1" approx. = 300 Feet

Legend

Subject Properties		(20.281 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	

Subject Property Legal Description(s): NCB 15329 - BLOCK 003 - LOT 006

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013095
Hearing Date:	April 2, 2013
Property Owner:	151 Westover, LLC (by Peter Henkel, President)
Applicant:	Coventry Real Estate Advisors (by Loren Henry, Vice President)
Representative:	KLove Engineering, LLC (Kevin Love)
Location:	8203, 8211 & 8219 State Highway 151
Legal Description:	Lot 6, Block 3, NCB 15329
Total Acreage:	20.281
City Council District:	6
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning case. The case has been expedited for City Council consideration on April 4, 2013.

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor 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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: None

Planning Team Members: 35 - West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1986, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1986 case, the property was rezoned to "I-1" Light Industry District and "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District and "C-3" General Commercial District. In a 2005 case, the "GC-2" Highway 151 Gateway Corridor Overlay District was applied to the southern portion of the subject property. The property was platted into its current configuration in 2008 (volume 9596, pages 108 of the Deed and Plat Records of Bexar County, Texas). According the Bexar County Appraisal District, the subject property is currently developed with multiple commercial structures that were built in 2005.

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

Adjacent Zoning and Land Uses

Direction: North and West
Current Base Zoning: "I-1"and "C-3"
Current Land Uses: Shopping center and drainage easement

Direction: South and East
Current Base Zoning: "C-3"
Current Land Uses: Shopping center

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.

The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western 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: State Highway 151, Loop 410
Existing Character: Freeways 250'-500'; two lanes in each direction with access roads
Proposed Changes: None known

Public Transit: VIA bus line 64 operates along Richland Hills Drive, northeast of the subject property.

Traffic Impact: A TIA report is not required. The property is fully developed and the traffic generated by the proposed use does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are for retail uses are typically determined by size of the structures. The subject property is fully developed and includes adequate parking.

Retail
Minimum requirement: 1 space per 300 square feet of Gross Floor Area

Maximum allowance: 1 space per 200 square feet of Gross Floor Area

<u>Staff Analysis and Recommendation:</u> Approval

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 West/Southwest Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested base zoning district is consistent with the adopted land use designation.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is already developed as a shopping center. The requested zoning change will bring the existing retail development into compliance with current zoning regulations. The subject property's location at the intersection of Loop 410 and State Highway 151 is appropriate for large-scale commercial development.

3. **Suitability as Presently Zoned:**

   The subject property is split-zoned with commercial and industrial districts. Industrial zoning is not appropriate for the subject property or surrounding pattern of commercial development. Current planning practices encourage more intense commercial uses, such as the existing shopping center, to be located along major thoroughfares and freeways.

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 public policy objective.

6. **Size of Tract:**

   The subject property is 20.281 of an acre in size, and reasonably accommodates the existing shopping center.

7. **Other Factors:**

   None

Zoning Case Notification Plan

Case Z-2013-096

Council District: 5

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.138 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
(03/25/2013 - R.Martinez)

Subject Property Legal Description(s): NCB 08891 - BLK 011 - LOT 026

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013096
Hearing Date:	April 2, 2013
Property Owner:	Yasmin Portales
Applicant:	Yasmin Portales
Representative:	Russell D. Felan
Location:	2351 Rivas Street
Legal Description:	Lot 26, Block 11, NCB 8891
Total Acreage:	0.1387
City Council District:	5
Case Manager:	Osniel Leon, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "RM-6 AHOD" Residential Mixed 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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 29, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1945, and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2003 City-initiated large-area case, the property was rezoned to the current "R-6" Residential Single-Family District. According to the Bexar County Appraisal District, the property is currently developed with two residential structures measuring 906 and 552 square feet, built in 1956 and 1980 respectively.

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

Adjacent Zoning and Land Uses

Direction: All
Current Base Zoning: "R-6", "C-2"
Current Land Uses: Single-family residences, two-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: Rivas Street
Existing Character: Local Street, 1 lane in each direction with no sidewalks.
Proposed Changes: None known

Thoroughfare: Northwest 28th Street
Existing Character: Local Street, 1 lane in each direction with 1 sidewalk.
Proposed Changes: None known

Public Transit: The nearest VIA bus line in the number 77, which operate along West Polar Street, north 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: Dwelling, 2 Family – Minimum Parking Requirement: 1 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

<u>Staff Analysis and Recommendation:</u> Approval

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 land use plan area; therefore, a finding of consistency is not required. The surrounding area is all zoned “R-6” district. However, there are a small number of two-family residences in the immediate vicinity.

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

   The subject property is located in an area primarily composed of single-family residential development. The residential mixed districts are typically intended for areas with a mixture of single-family, two-family, and multi-family development patterns.

3. **Suitability as Presently Zoned:**

   Both the existing "R-6" Residential Single-Family District and requested “RM-6" Residential Mixed District are appropriate for the subject property.

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

   The proposed zoning district will not adversely impact the health, safety and welfare of the general public.

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property measures approximately 6,040 square feet in size, which exceeds the 6,000-square foot minimum lot area required for the “RM-6” district.

7. **Other Factors:**

   The rezoning request is meant to bring the existing nonconforming use into compliance.