

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, August 20, 2013
12:45 PM

ZONING COMMISSIONERS

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

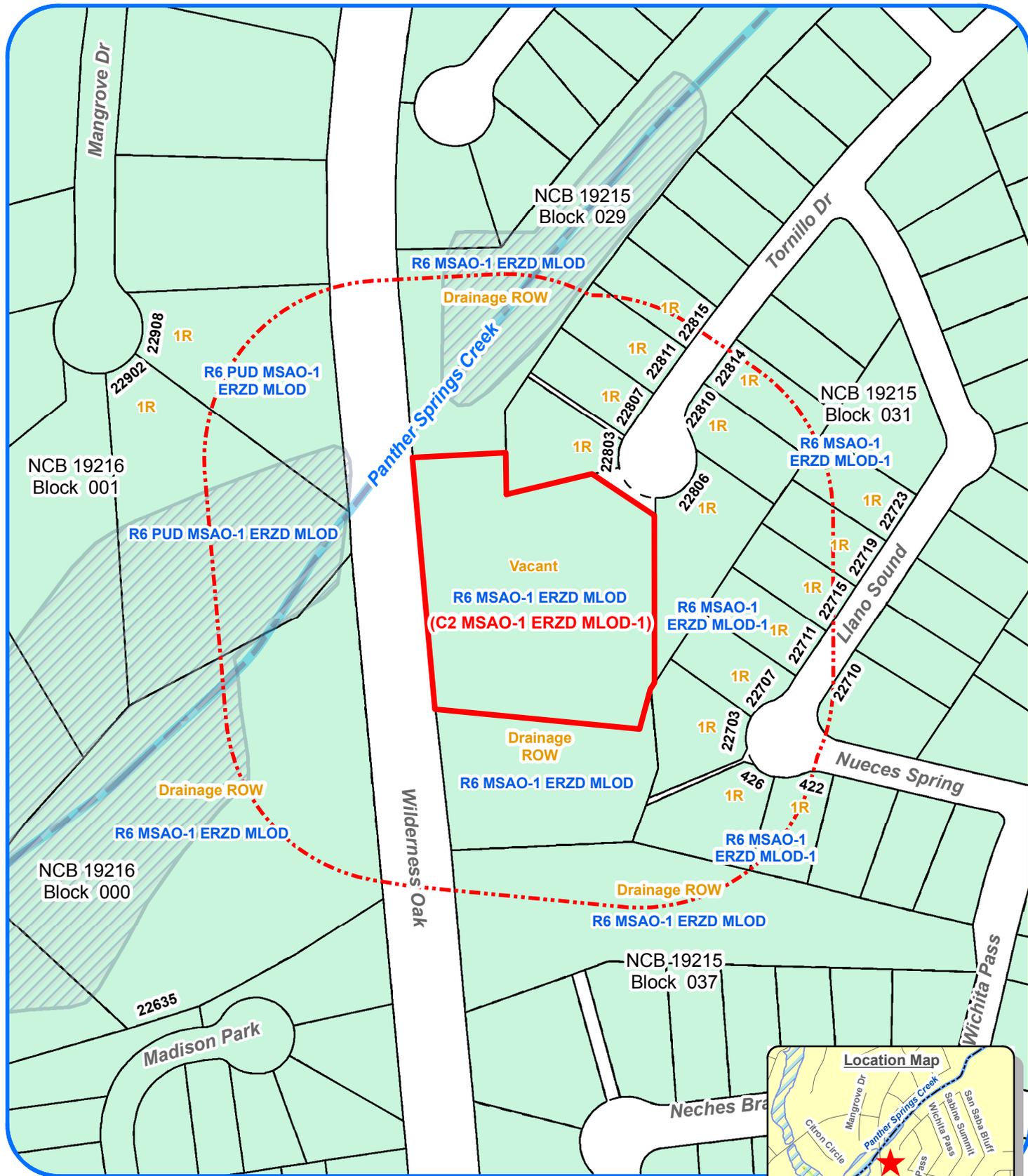
1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for August 20, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the August 20, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013132 ERZD (Council District 9):** A request for a change in zoning from “R-6 MSAO-1 MLOD-1 ERZD” Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “C-2NA MSAO-1 MLOD-1 ERZD” Commercial Nonalcoholic Sales Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 28, Block 31, NCB 19215 on a portion of the 22000 Block of Wilderness Oak.
7. **ZONING CASE NUMBER Z2013150 S (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2NA S AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor on Lot 21, Block 28, NCB 11571 on a portion of the 100 Block of East Broadview Drive.
8. **ZONING CASE NUMBER Z2013151 (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 “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 93, Block 67, NCB 15910; 10038 Potranco Road.
9. **ZONING CASE NUMBER Z2013170 HL (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “HL R-5 AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot B, Block F, NCB 11436; 554 West Broadview Drive.

10. **ZONING CASE NUMBER Z2013149 (Council District 8):** A request for a change in zoning from “R-6 GC-1 MSAO-1 MLOD-1 UC-1 AHOD” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay IH-10/FM 1604 Urban Corridor Airport Hazard Overlay District to “C-1 GC-1 MSAO-1 MLOD-1 UC-1 AHOD” Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay IH-10/FM 1604 Urban Corridor Airport Hazard Overlay District on 0.4407 of an acre out of Lots 1, 2 and 37, Block A, NCB 34760A (previously County Block 4760A); 19785 (also known as 19815) Shady Lane Drive.
11. **ZONING CASE NUMBER Z2013159 CD (Council District 5):** A request for a change in zoning from “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 9 and 10, Block 49, NCB 7982; 906 Berlin Avenue.
12. **ZONING CASE NUMBER Z2013161 CD (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicles Sales on 0.075 of an acre out of Lot D, Block 35, NCB 1937 on a portion of 1633 West Kings Highway.
13. **ZONING CASE NUMBER Z2013165 (Council District 6):** A request for a change in zoning from “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 5.8 acres out of Lot 8, Block 30, NCB 18080; 7770 Pipers Lane.
14. **ZONING CASE NUMBER Z2013173 CD S (Council District 3):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 CD AHOD” Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot (on Lots 11 and 12, Block 14, NCB 9314), “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot (on Lot 4, Block 14, NCB 9314) and “R-4 CD S AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot and a Specific Use Authorization for a Parking Lot Requiring Demolition of a Dwelling Unit (on Lot 3, Block 14, NCB 9314) on Lots 3, 4, 11 and 12, Block 14, NCB 9314; 414 Clamp Avenue, 227 and 231 Verne Street.
15. **ZONING CASE NUMBER Z2013174 (Council District 3):** A request for a change in zoning from “C-3” General Commercial District, “C-1” Light Commercial District, and “R-5” Residential Single-Family District to “C-2” Commercial District on Lots 20 & 21, Block 1, NCB 12466 and Lot A, NCB 10838; 3223 South WW White Road and 4363 and 4343 Chandler Road.
16. Public hearing and consideration on proposed Unified Development Code amendments related to the Historic Design Guidelines.
17. Discuss expired appointments and application process through the City Clerk’s Office.
18. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

19. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2013-132

Council District: 9
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 19215 - BLK 031 - LOT 028

Legend

- Subject Properties ——— (1.608 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
 (06/12/2013 - R.Martinez)

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 #: Z2013132 ERZD

Hearing Date: August 20, 2013

Property Owner: DOMI Developers, LLC (by Elsa R. Parker, Manager)

Applicant: DOMI Developers, LLC (by Elsa R. Parker, Manager)

Representative: P.W. Christensen, P.C. (Patrick Christensen)

Location: A portion of the 22000 Block of Wilderness Oak

Legal Description: Lot 28, Block 31, NCB 19215

Total Acreage: 1.6086

City Council District: 9

Case Manager: Ernest Brown, Planner

Case History: This is the second public hearing for this zoning case. The rezoning request was continued from the July 16, 2013 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-6 MSAO-1 MLOD-1 ERZD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-2 NA MSAO-1 MLOD-1 ERZD" Commercial Non Alcoholic Sales Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 28, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 16, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: SA Remington Heights Homeowners Association; the Forest at Stone Oak Homeowners Association is located within 200 feet.

Planning Team Members: 41 - North Sector Plan

Applicable Agencies: San Antonio Water System (SAWS), Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in 1997 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1998 City-initiated case, the property was rezoned "R-1" Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The subject property was platted into its current configuration in 2004 (volume 9562, page 142). The property is 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: All

Current Base Zoning: "R-6" and "R-6 PUD"

Current Land Uses: Single Family Residences and Drainage Rights-of-Way

Overlay and Special District Information: 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 "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.

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: Wilderness Oaks

Existing Character: Secondary Arterial Type A; two lanes in each direction with center turn lanes and sidewalks

Proposed Changes: None Known

Thoroughfare: Tornillo Drive, Llano Sound, and Nueces Spring

Existing Character: Local Streets; one lane in each direction with sidewalks

Proposed Changes: None Known

Public Transit: There are no public transit lines near 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: Off-street vehicle parking requirements are typically determined by the type and size of use. The rezoning application generally refers to proposed office and retail uses. Therefore, staff cannot calculate the parking requirement at this time.

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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2" Commercial 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 property is surrounded by residential zoning, which will trigger building setbacks, landscape buffer, and fence requirements for any new construction. Development in the "C-2" district will require 10-foot side and 30-foot rear building setbacks; a Type B, 15-foot landscape buffer where abutting single-family residential zoning; and a 6-foot tall solid screen fence where abutting existing single-family residential uses.

3. Suitability as Presently Zoned:

The existing residential zoning is not appropriate for the subject property. New residential development is not likely on the subject property due to the property's location on a major thoroughfare. The property may be accessed only from Wilderness Oak due to a 1-foot non-access easement along Tornillo Drive.

4. Health, Safety and Welfare:

The attached SAWS report outlines potential general environmental concerns. Staff has found no evidence of likely adverse impacts on the health, safety and welfare of the surrounding community, provided the SAWS recommendations are followed.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 1.3227 acres in size, which is sufficient to accommodate commercial development and required parking. The size of the tract, required development standards, and impervious cover regulations will limit the scale of development on the site.

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 is not required to provide the Military with a copy of the zoning request because the subject property is less than 10 acres in size and does not abut the military installation.

SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 50% on the site.

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

2013 MAY 15 PM 12:52

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, Michael Barr, Supervisor, File

Subject: Zoning Case Z2013132 (Wilderness Oak Commercial)

Date: May 10, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 1.6086-acre tract located on the city's north side. A change in zoning from **R-6 PUD MSAO-1 ERZD** to **C-2 MSAO-1 ERZD** is being requested by the applicant, DOMI Developers, LLC. The change in zoning has been requested to allow for construction of a day-care center development. The subject site is currently a 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, southeast of the intersection of Wilderness Oak Road and Pinon Boulevard. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 PUD MSAO-1 ERZD to C-2 MSAO-1 ERZD and will allow for the construction of a day-care center development. Currently the site is undeveloped and covered in native vegetation.

2. Surrounding Land Uses:

Single family residential properties lie to the north and east, a storm drainage easement with single family residential properties beyond lie to the south, Wilderness Oak Road lies to the west with single family residential neighborhoods and an unnamed tributary to Panther Springs Creek beyond.

1. Water Pollution Abatement Plan:

The Water Pollution Abatement Plan has not been submitted for the subject site. A WPAP for the proposed day-care center development will be required prior to approval of the building permit.

2. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on May 7, 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 1.6086 acres in area. The site was observed to be bounded on the north and east by single family residential structures, on the south by a storm drainage easement with residential structures beyond, and on the west by Wilderness Oak with single family residential neighborhoods, and an unnamed tributary to Panther Springs Creek beyond.

No exposure of bedrock was observed throughout the subject site. The subject site was noted to be completely covered in approximately one to two feet of imported fill material. The site was observed to be moderately to lightly vegetated. A mapped fault is noted along the southeast corner of the subject site. No surface exposure of this fault was observed during the site visit.

The site appeared to slope slightly to the west. Stormwater occurring on the subject site would drain to the northwest and southwest toward the unnamed tributary to Panther Springs Creek.

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 50% 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 from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
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:

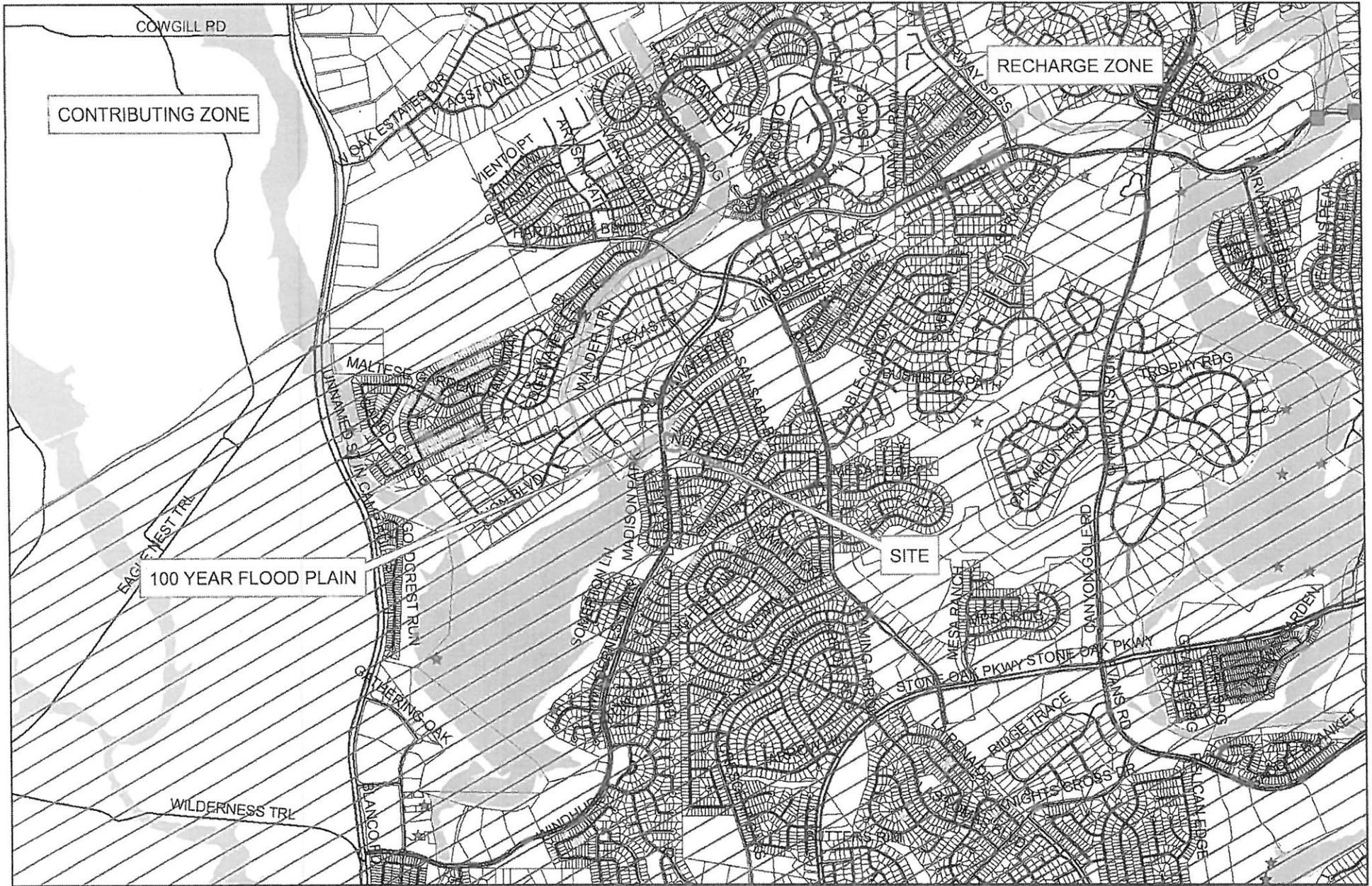


Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty, Director
Resource Protection and Compliance Department

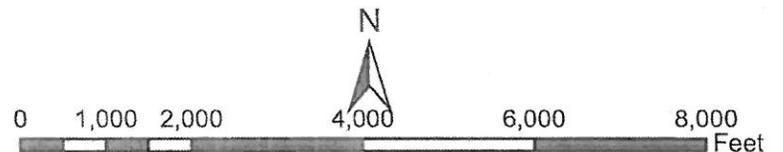
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ZONING CASE: WILDERNESS OAK COMMERCIAL
ZONING NUMBER: Z2013132

FIGURE 1

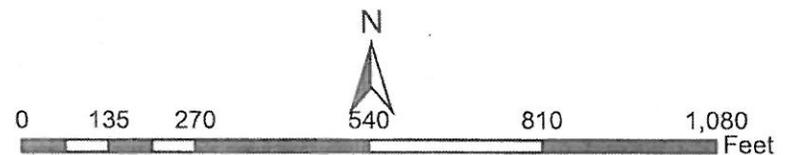
Map Prepared by Aquifer Protection and Evaluation BVK 5/8/2013





ZONING CASE: WILDERNESS OAK COMMERCIAL
ZONING NUMBER: Z2013132 **FIGURE 2**

Map Prepared by Aquifer Protection and Evaluation BVK 5/8/2013





Zoning Case Notification Plan

Case Z-2013-150

Council District 7

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11571 - BLK 028 - LOT 021

Legend

- Subject Properties (4.686 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(07/18/2013 - R Martinez)

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 #: Z2013150 S

Hearing Date: August 20, 2013

Property Owner: Bandera & Broadview, LLC (by Richard & Brad Bundy, Managers)

Applicant: Jamal Tawil

Representative: Andrew C. Guerrero

Location: A portion of the 100 Block of East Broadview Drive; located on the west side of East Broadview Drive, between Bandera Road and Sunnyland

Legal Description: Lot 21, Block 28, NCB 11571

Total Acreage: 4.686

City Council District: 7

Case Manager: Tony Felts, Planner

Case History: This is the second public hearing for this zoning change request. The applicant amended the request at the podium at the August 6, 2013, public hearing. The Zoning Commission was unable to pass a motion; therefore, the case was automatically continued to the next public hearing.

Proposed Zoning Change

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

Requested Zoning: "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor

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 July 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 16, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Inspiration Hills Neighborhood Association is located within 200 feet.

Planning Team Members: 18 – Near Northwest Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property was platted into its current configuration in 2011 (Book 9620, Page 92). The property is undeveloped.

Topography: The 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: "R-4"

Current Land Uses: Single-Family and Two-Family Residences

Direction: West, South and Southeast

Current Base Zoning: "C-2" and "C-3"

Current Land Uses: Retail and Service Uses

Direction: East and Northeast

Current Base Zoning: "C-2" and "RM-4"

Current Land Uses: Apartments and Townhomes

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: East Broadview Drive

Existing Character: Local Street; 2 lanes in each direction, with a bicycle lane in each direction and sidewalks

Proposed Changes: None known

Thoroughfare: Bandera Road

Existing Character: Primary Arterial Type A; 3 lanes in each direction with a center turn lane and sidewalks

Proposed Changes: None known

Thoroughfare: Sunnyland and Cloudcroft

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 88 and 288 lines, which operate along Bandera Road with multiple stops near the subject property.

Traffic Impact: A traffic impact analysis is required but may be deferred until the platting or permitting stage of development.

Parking Information: Off-street vehicles parking requirements for Bingo Parlor uses are determined by the size of the structure.

Bingo Parlor - Minimum Parking Requirement: 5 spaces per 1000 square feet of gross floor area. Maximum Parking Allowance: 6 spaces per 1000 square feet of gross floor area. The submitted site plan depicts 55,000 square feet of gross floor area and 286 parking spaces; based on the parking calculation above, the required minimum parking spaces for this development would be 275 spaces and the allowable maximum parking spaces for this development would be 330.

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 Near Northwest Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to have the property designated as Regional Commercial. Staff and Planning Commission recommend denial of the request, with an alternate recommendation for Community Commercial. The zoning request is consistent with the alternate plan amendment recommendation.

2. Adverse Impacts on Neighboring Lands:

Granting the requested specific use authorization for a bingo parlor would likely not result in an adverse impact to adjacent lands. The requisite site plan indicates a 30-foot building setback measured from the centerline of the intervening alley, and a six-foot tall solid-screen fence to mitigate the impact of development on the residential neighborhood located north of the subject property. Additionally, there is another 10 feet of alley from the center line to the residential properties, resulting in a separation distance of 40 feet from the proposed bingo parlor structures. Additionally, the applicants have proposed a right-turn only restriction onto East Broadview Drive, which will reduce the amount of commercial traffic entering the residential neighborhood to the north.

3. Suitability as Presently Zoned:

Although the property is designated as “Medium Density Residential” in the future land use plan, both Zoning Section staff and Department of Planning and Community Development staff feel that the current base zoning district of “C-2” Commercial is appropriate for the site, given its location and the surrounding land uses. The property is suitable for commercial development for a variety of uses as presently zoned. The addition of a specific use authorization to allow a Bingo Parlor is appropriate.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request is consistent with the Future Land Use Component of the adopted Near Northwest Community Plan, which is a component of the City’s Master Plan, pending the plan amendment recommended for approval by the Planning Commission.

6. Size of Tract:

The subject property is 4.686 acres in size, and is currently undeveloped. The size of the tract is sufficient to allow the proposed development and required parking.

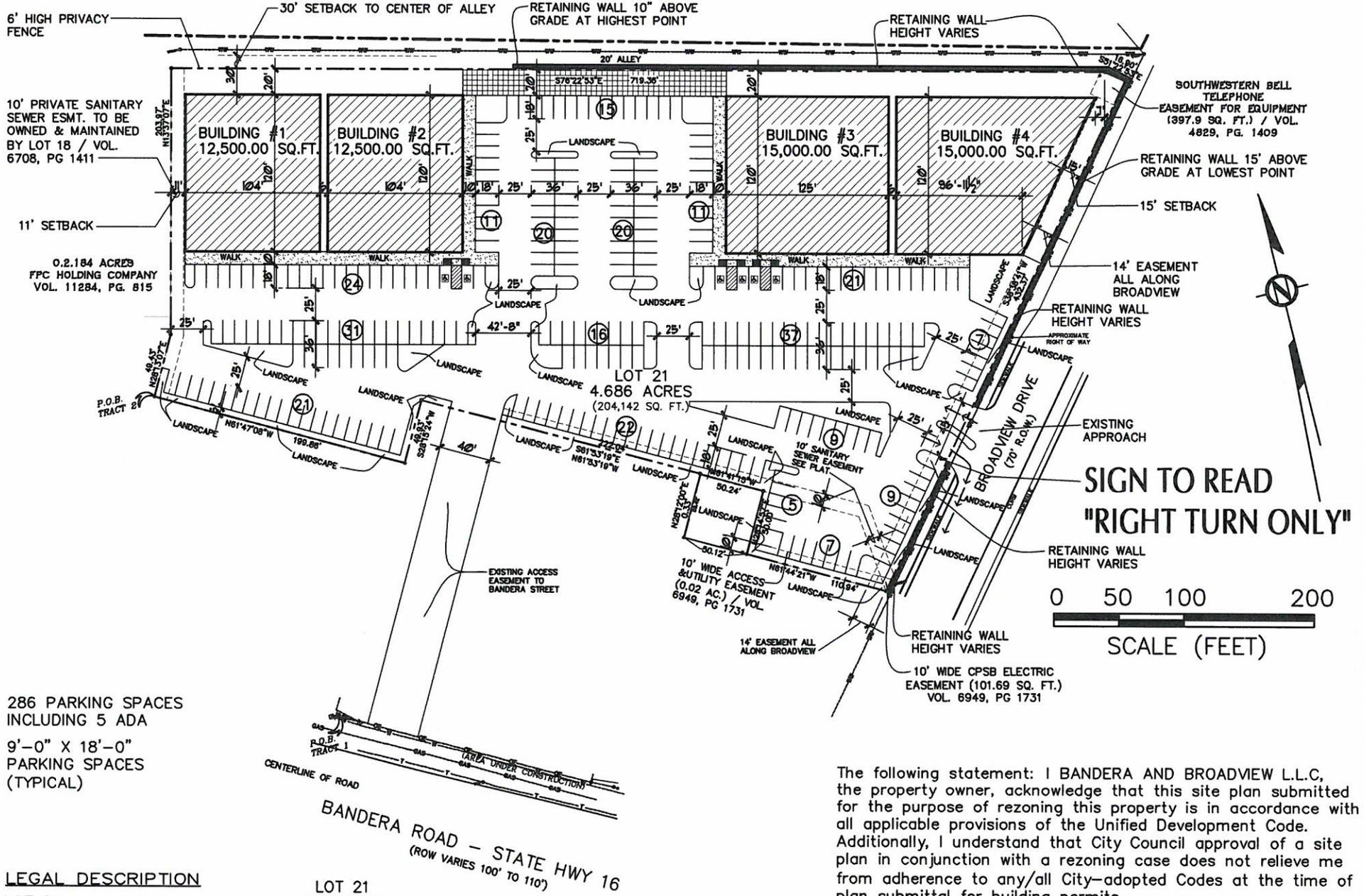
7. Other Factors:

Should the specific use authorization be approved, staff recommends the following conditions:

1. A 20-foot building setback shall be maintained along the northern property line.
2. Egress onto East Broadview Drive shall be right-turn only.
3. Driveways located along East Broadview Drive shall be closed from 9:00 p.m. to 8:00 a.m.

SITE PLAN
C-2NAS SPECIFIC USE FOR AUTHORIZATION FOR PROPOSED BINGO
BUILDINGS COMPLEX AT BANDERA ROAD AND BROADVIEW DRIVE

Z2013150 S



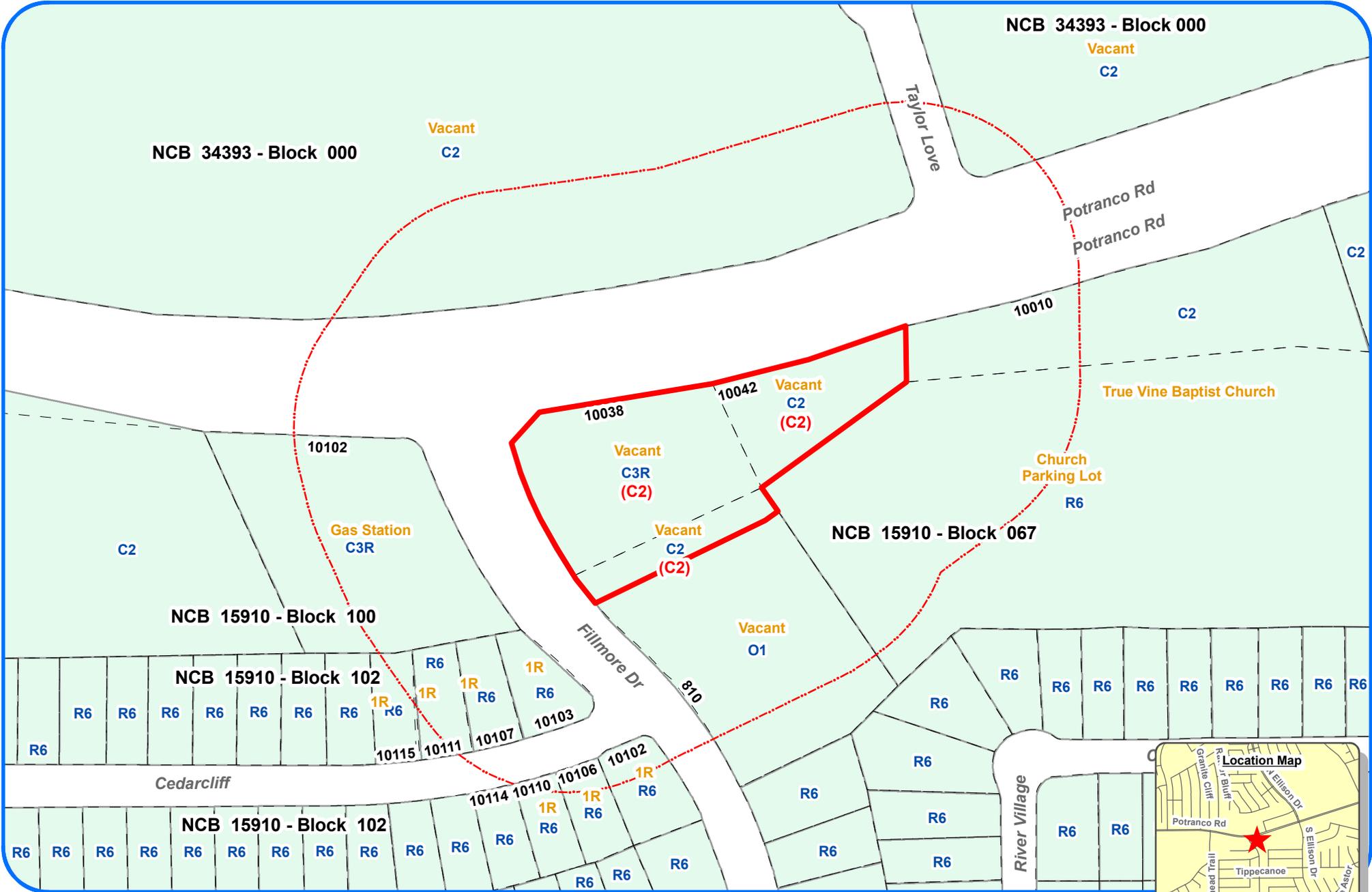
286 PARKING SPACES INCLUDING 5 ADA
 9'-0" X 18'-0" PARKING SPACES (TYPICAL)

LEGAL DESCRIPTION
 LOT 21
 BLOCK 28
 NCB 11571
 SAN ANTONIO, TEXAS 78228

LOT 21
 4.686 ACRES
 (204,142 SQ. FT.)
 TOTAL BUILDING AREA = 55,000 SQ. FT.
 HARD SURFACE AREA = 149,142 SQ. FT.

The following statement: I BANDERA AND BROADVIEW L.L.C., 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.

August 13, 2013



Zoning Case Notification Plan

Case Z-2013-151

Council District 4
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 15910 - BLK 067 - LOT 093

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

Legend

- Subject Properties (1.635 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
 (07/01/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013151

Hearing Date: August 20, 2013

Property Owner: N.O. Properties II, LLC (by Tony Obied, Manager)

Applicant: Salah E. Diab, P.E.

Representative: Salah E. Diab, P.E.

Location: 10038 Potranco Road

Legal Description: Lot 93, Block 67, NCB 15910

Total Acreage: 1.636

City Council District: 4

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. The case was continued from the July 16, 2013 Zoning Commission public hearings.

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: "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 July 28, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 12, 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: 35 - West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1995 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1996 case, the property was rezoned to “B-3R” Restrictive Business District and “B-2” Business District. Upon adoption of the Unified Development Code, the previous base zoning districts converted to the current “C-3R” General Commercial Restrictive Alcoholic Sales District and “C-2” Commercial District, respectively. The property was platted into its current configuration in 2007 (Volume 9575, Page 213 Deed Records of Bexar County, Texas) and is undeveloped.

Topography: The subject property has an abundance of shrubs and grasses. The property slopes from east to the west. The property is not included in a floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: “C-2” and “R-6”

Current Land Uses: Vacant Land, Parking Lot and Church

Direction: South

Current Base Zoning: “O-1”

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: “R-6” and “C-3R”

Current Land Uses: Single-Family Dwellings and Gas Station with Carwash

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: Potranco Road

Existing Character: Primary Arterial Type A; two lanes in each direction with a center turn lane and sidewalks

Proposed Changes: None known.

Thoroughfare: Fillmore Drive

Existing Character: Collector Street; one lane in each direction with sidewalks

Proposed Changes: None known.

Public Transit: The VIA number 613 and 620 bus lines operate along Potranco Road, with multiple stops immediately adjacent to 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 for nonresidential uses are typically determined by type of use and building size.

Restaurant-Minimum Parking Requirement: 1 per 100 sf GFA. Maximum Parking Requirement: 1 per 40 sf GFA.

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 West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested base zoning district is consistent with the adopted land use designation, which encourages retail and service uses that serve both neighborhood and community scale markets, located at intersections of arterial roadways and collector streets.

2. Adverse Impacts on Neighboring Lands:

Granting of the requested "C-2" Commercial District is not likely to have an adverse impact on the neighborhood. The property is located with significant frontage along Potranco Road, which is an established commercial corridor.

3. Suitability as Presently Zoned:

The existing "C-3R" General Commercial Restrictive Alcoholic Sales District is not consistent with the Suburban Tier land use designation. However, the existing zoning is consistent with surrounding zoning and development patterns.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. There is an established pattern of commercial zoning and uses along this portion of Potranco Road.

5. Public Policy:

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

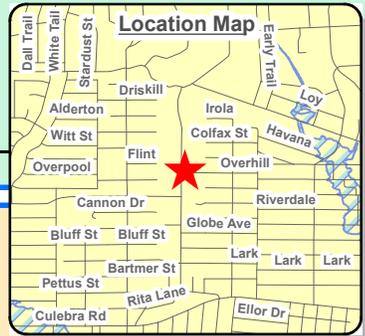
6. Size of Tract:

The subject property is 1.636 acres in size, which is of sufficient size to accommodate the range of uses permitted in the "C-2" district.

7. Other Factors:

Staff finds this request reasonable and appropriate due to the location of the subject property and the existing similarly zoned properties in the immediate area.

The "C-2" Commercial District permits 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. The sale of alcohol for on-premise consumption is allowed at restaurants in all permitted base zoning districts, except those including an "R" or "NA" designation.



Zoning Case Notification Plan

Case Z-2013-170

Council District: 7

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11436 - BLOCK F - LOT B

Legend

- Subject Properties ——— (0.309 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
(07/19/2013 - R.Martinez)

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 #: Z2013170 HL

Hearing Date: August 20, 2013

Property Owner: Rosa Perez

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 554 West Broadview Drive

Legal Description: Lot B, Block F, NCB 11436

Total Acreage: 0.3099

City Council District: 7

Case Manager: Krystin Ramirez, Planning Technician

Case History: This is the second public hearing for this zoning case. The case was continued from the August 6, 2013 public hearing.

Proposed Zoning Change

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

Requested Zoning: "HL R-5 AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 16, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: Woodlawn Hills; Culebra Park Neighborhood Association is located within 200 feet.

Planning Team Members: 36-West/Southwest Sector Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous based zoning district converted to the current "R-5" Residential Single-Family District. The subject property is developed with a residential structure measuring 4, 596 square feet in size. The structure was originally built in 1755 in the Shenandoah Valley of Virginia and was moved to and reconstructed in its current location in 1952.

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: All

Current Base Zoning: "R-5"

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.

Transportation

Thoroughfare: West Broadview Drive and Overhill Drive

Existing Character: Local streets; one lane in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 89 and 289 operate along Overhill Drive, directly south of the subject property and VIA bus line 90 operates along Freeman Drive, north of the subject property.

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

Parking Information: Dwelling: Single-family - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: N/A

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 component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

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 area is fully developed as a single-family residential neighborhood.

3. Suitability as Presently Zoned:

The "R-5" base zoning district is not consistent with the adopted land use designation, although the designation does include single-family residential uses on smaller lots. The existing zoning is consistent with surrounding zoning and 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 size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On June 5, 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 of the Unified Development Code. The six criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

This request for Historic Landmark designation was initiated by the property owner.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

June 05, 2013

HDRC CASE NO: 2013-162
ADDRESS: 554 W Broadview
LEGAL DESCRIPTION: NCB 11436 BLK F LOT B
APPLICANT: Rose Perez 554 W Broadview
OWNER: Rose Perez
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the home at 554 W. Broadview. The existing home on this property is composed primarily of a log cabin that was moved here from the Virginia in 1952. The cabin was originally constructed circa 1755 in Rockbridge County, Virginia.

FINDINGS:

- a. The home at 554 W. Broadview is a log cabin that was transported from the Shenandoah Valley of Virginia to Texas in 1952 by Hal Clayburne. The cabin was originally built around 1755.
- b. Staff performed a site visit to this property in November of 2012 and found that the existing building is a good and unique example of a historic log cabin and has been well maintained with high integrity.
- c. Although the original log cab has been added on to, staff finds that the integrity of the structure has not been compromised and it is a highly unusual and unique example of this type of construction to be found in San Antonio.
- d. The home at 554 W. Broadview meets more than the three required criteria for landmark designation, as per the UDC Section 35-607.

RECOMMENDATION:

Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

Approved as submitted based on findings a through d.

Shanon Shea Miller
Historic Preservation Officer

22013170

**Statement of Significance for 554 W. Broadview
San Antonio, Texas**

The home at 554 East Broadview was brought piece-by-piece from the Shenandoah Valley of Virginia in 1952 by Texas contractor and history enthusiast Hal Clayburne. The 1950s was a time of renewed interest in Colonial American design and history, and Clayburne, an avid history enthusiast, was part of that trend. On one of his family's many trips to Virginia, Clayburne found the old house and decided to move it to San Antonio as a home for his family. Clayburne also brought back a smaller log cabin built around 1800 from the same area in Virginia, adding it to the property and linking it to the main house. This house is the only example of an 18th-century southeastern structure in San Antonio and possibly in Texas.

The house was originally built by William Porter around 1755 in Rockbridge County, Virginia. The house is constructed of large squared logs with large stone chimneys on either end in a typical colonial house form found in the southeastern United States.

The property at 554 East Broadview meets the following criteria for local landmark designation:

Its value as a visible or archaeological reminder of the cultural heritage of the community, or national event [35-607(b)1];

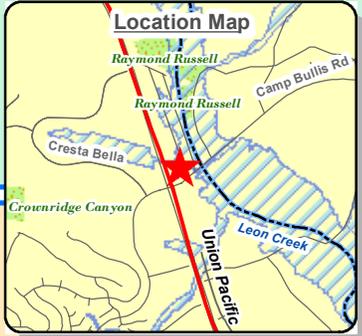
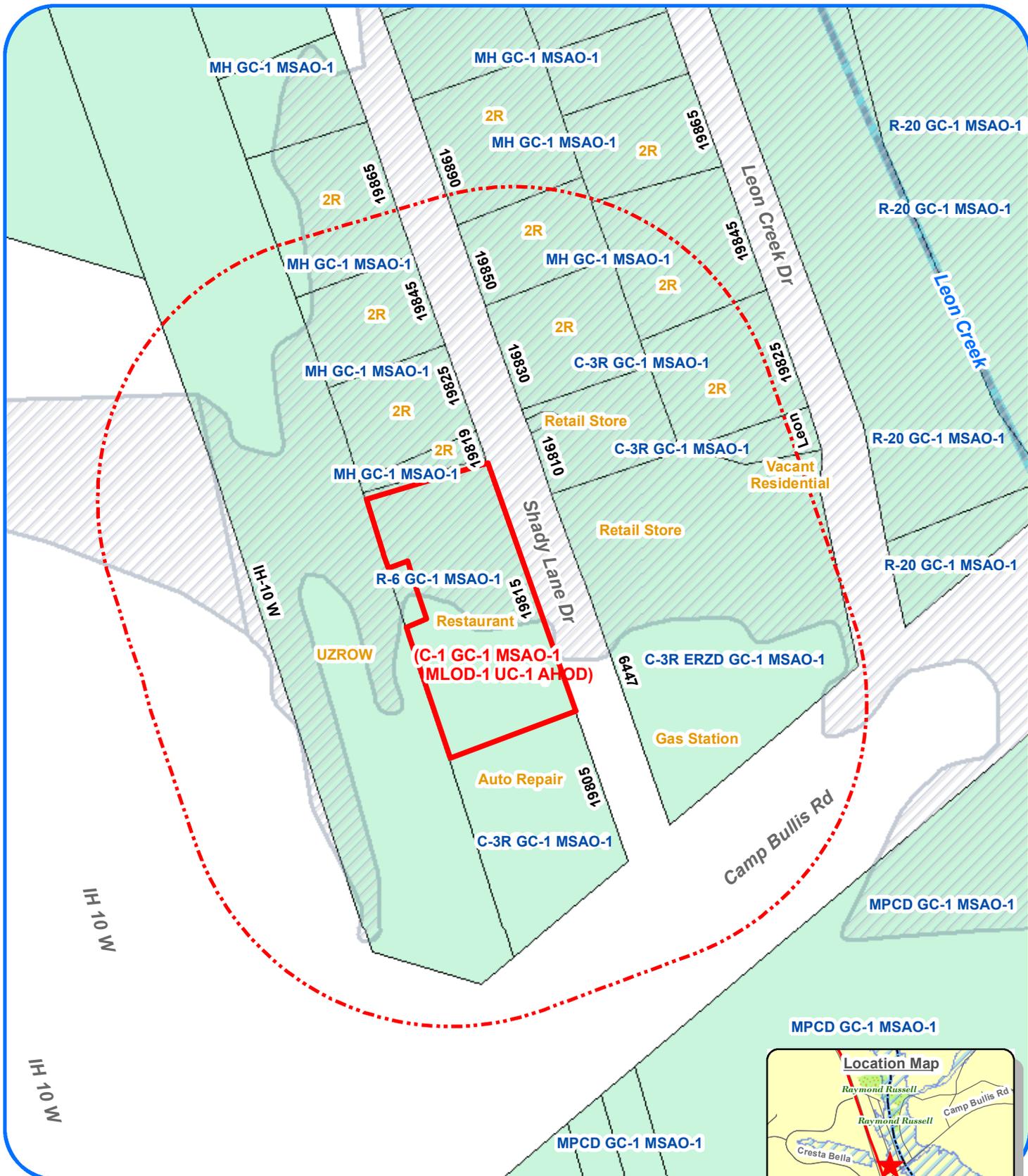
Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5];

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7];

Its historical, architectural, or cultural integrity of 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 the United States [35-607(b)11];

It is an important example of a particular architectural type or specimen [35-607(b)12];



Zoning Case Notification Plan

Case Z-2013-149

Council District: 8
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 34760A (formerly CB 4760A) BLK A LOTS 1, 2, and 37

Note: All Current and Requested Zoning includes MLOD (Military Lighting Overlay District), UC-1 (IH-10/FM 1604 Urban Corridor) & AHOD (Airport Hazard Overlay District).

Legend

- Subject Properties ——— (0.4407 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
 (08/01/2013 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013149

Hearing Date: August 20, 2013

Property Owner: Rachel and Orlando Garcia

Applicant: Rachel Garcia

Representative: Baltazar Serna, Jr.

Location: 19785 (also known as 19815) Shady Lane Drive

Legal Description: 0.4407 acres out of Lots 1, 2 and 37, Block A, NCB 34760A (previously County Block 4760A)

Total Acreage: 0.4407

City Council District: 8

Case Manager: Krystin Ramirez, Planning Technician

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

Proposed Zoning Change

Current Zoning: "R-6 GC-1 MSAO-1 MLOD-1 UC-1 AHOD" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay IH-10/FM 1604 Urban Corridor Airport Hazard Overlay District

Requested Zoning: "C-1 GC-1 MSAO-1 MLOD-1 UC-1 AHOD" Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay IH-10/FM 1604 Urban 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 August 2, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 9, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 16, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: Forest Crest Neighborhood Association

Planning Team Members: 43-North Sector Planning Team

Applicable Agencies: Camp Bullis Military Installation

Property Details

Property History: The subject property was annexed in 1998, 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 subject property is developed with a commercial structure measuring 1500 square feet in size that was built in 1978. The property is not platted in its current configuration.

Topography: A portion of the subject property is located within the flood plain; however no new construction is currently proposed. Any future construction will either need to be located outside of the floodplain, or proper mitigation will be required.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “MH”

Current Land Uses: Manufactured housing and vacant lots

Direction: East and South

Current Base Zoning: “C-3R”

Current Land Uses: Gas station/convenience store, contractor facility, automobile storage yard, and auto repair

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

All surrounding properties 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.

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: Shady Lane Drive and Camp Bullis Road

Existing Character: Local streets; one lane in each direction with no curbs or sidewalks

Proposed Changes: None known

Thoroughfare: Interstate Highway 10 and Access Road

Existing Character: Expressway; three lanes in each direction with single-direction, three-lane access roads

Proposed Changes: None known

Public Transit: VIA bus lines 94 and 97 operate south of Camp Bullis Road on La Cantera Parkway. Line 97’s route extends farther north to Old Camp Bullis Road for select peak period trips only.

Traffic Impact: A Traffic Impact Analysis (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 type and size of use. Restaurant- Minimum vehicle spaces: 1 per 100 square feet Gross Floor Area (GFA); Maximum vehicle spaces: 1 per 40 square foot GFA

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 Rural Estate Tier in the future land use component of the plan. The requested "C-1" base zoning district is consistent with the adopted land use designation. The Rural Estate Tier encourages non-residential Neighborhood Commercial developments such as service stations and restaurants, located at or near intersections of arterial thoroughfares and/or rural roads.

2. Adverse Impacts on Neighboring Lands:

The requested light commercial zoning district is appropriate for the subject property and staff has found no likely adverse impacts related to the zoning change request. The surrounding properties consist of manufactured housing and intense commercial/industrial uses.

3. Suitability as Presently Zoned:

The current "R-6" district is not appropriate and single-family residential development is not likely due to the property's location and surrounding uses. Many of the immediate surrounding areas are storage lots for construction materials and automobiles.

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 0.4407 of an acre in size, which reasonably accommodates small commercial uses and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-159 CD

Council District: 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07982 - BLOCK 049 - LOT 009 & 010

Legend

- Subject Properties (0.143 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
(07/15/2013 - R.Martinez)

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 #: Z2013159 CD
Hearing Date: August 20, 2013
Property Owner: Norma Sotelo
Applicant: Norma Sotelo
Representative: Norma Sotelo
Location: 906 Berlin Avenue
Legal Description: Lots 9 and 10, Block 49, NCB 7982
Total Acreage: 0.1435
City Council District: 5
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

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 August 2, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 7, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 16, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally and was originally zoned under the 1938 zoning classification. In a 1977 large area rezoning case, the property was rezoned to “R-1” Single-Family Residence District. In a 1986 rezoning case, the property was rezoned from “R-1” Single-Family Residence District to “O-1” Office District with a Special Use Permit for an Automobile Sales Lot. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “O-2 CD” High Rise Office District with a Conditional Use for an Automobile Sales Lot. In a 2009 large area rezoning case, the property was rezoned to the current “NC” Neighborhood Commercial District.

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

Adjacent Zoning and Land Uses

Direction: North and West
Current Base Zoning: “R-6”
Current Land Uses: Single-Family Residences

Direction: South
Current Base Zoning: “R-6” and “C-1”
Current Land Uses: Single-Family Residence and a Tire Shop

Direction: East
Current Base Zoning: “NC” and “C-1”
Current Land Uses: Vacant Land, Laundromat and a Pet Salon

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: South Zarzamora
Existing Character: Primary Arterial Type A Street; 3 lanes in each direction
Proposed Changes: None known

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

Public Transit: The nearest VIA bus line is the number 515 line and 520 line which operate along South Zarzamora and West Southcross Boulevard.

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

Parking Information: Auto and Vehicle Sales – new and used - Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building. Maximum Parking Requirement: 1 space per 375 square feet GFA of sales and service building.

The Conditional Use site plan shows a total of 2 parking spaces, one of which is an ADA space, in addition to the vehicle display 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 area, and is identified as Mixed Use in the Future Land Use component of the Plan. The “C-1” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The subject property directly abuts a residential use. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. The proposed motor vehicle sales will have an adverse impact on the adjacent properties due to its incompatibility with the less intense residential uses. Motor vehicle sales is a use that is permitted by-right in the “C-3” zoning district. This request would allow an intense commercial use with direct access to the local street, which staff believes would be incompatible with the residential neighborhood.

3. Suitability as Presently Zoned:

The existing “NC zoning is suitable for the subject property as well as the surrounding neighborhood. Small neighborhood oriented office or service uses are more appropriate at this location as this type of use is designed to serve a smaller customer base. Building size limitations would restrict the intensity in both customer and traffic volume, making any future commercial use more compatible with the residential character of the existing neighborhood.

4. Health, Safety and Welfare:

Staff has concerns over potential adverse effects of the motor vehicle sales use on the existing residential neighborhood. The requested rezoning, if approved, will allow the proposed intense commercial use on the subject property increasing traffic and noise in the area.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.1435 acres and is of sufficient size to accommodate small, neighborhood commercial uses.

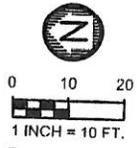
7. Other Factors:

The applicant requests an 8-foot fence along the front property line, as shown on the requisite site plan. According to Section 35-514 (d)(2)(D) “additional fence height is permitted by the City Council pursuant to a rezoning or Specific Use Authorization.”

Should the requested zoning be approved, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any adjacent residential zoning or uses; and
2. Outdoor speaker and paging systems shall be prohibited.

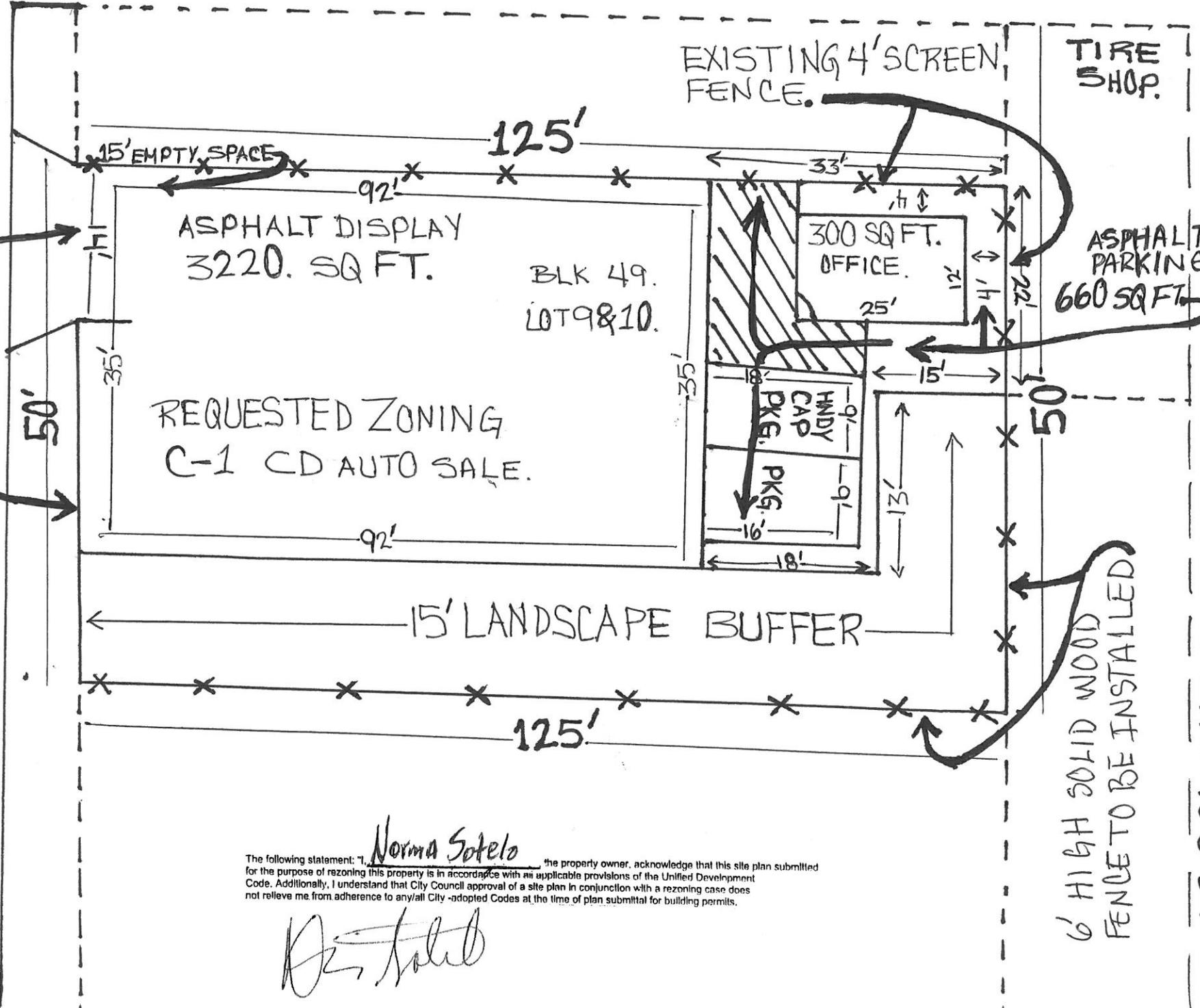
S. ZARZAMORA ST



14' EXIST DRIVEWAY.

6' HIGH SCREEN FENCE TO BE INSTALLED 36'

BERLIN AVE

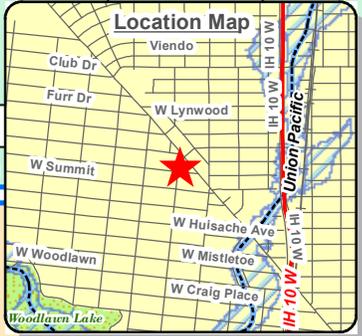


W. SOUTHWICK RD.

Norma Sotelo

The following statement: "I, Norma Sotelo, 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.

Norma Sotelo



Zoning Case Notification Plan

Case Z-2013-161 CD

Council District: 1
 Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): 0.075 of an acre out of Lot D, BLK 035 NCB 1937

Legend

- Subject Properties (0.075 Acres) ————
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain [Hatched Box]
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (08/08/2013 - J. Ramirez)

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 #: Z2013161 CD
Hearing Date: August 20, 2013
Property Owner: Mario Elizondo, Jr.
Applicant: Mario Elizondo, Jr.
Representative: Andrew Borrego
Location: A portion of 1633 West Kings Highway
Legal Description: 0.075 of an acre out of Lot D, Block 35, NCB 1937
Total Acreage: 0.075
City Council District: 1
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-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicles Sales

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 August 2, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 7, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 16, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Jefferson Neighborhood Association; Woodlawn Lake Community Association and Keystone Neighborhood Association are located within 200 feet.

Planning Team Members: 19 - Near Northwest Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District. In a 1986 City-initiated case, the property was rezoned to "R-1" One Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. The subject property consists of the rear portion of a residential lot, and is currently developed as a residential garage. According to Bexar County Property Appraisal District the detached garage measures approximately 656 square feet in size. Neither the parent tract nor the subject property is platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Restaurant, retail center, office

Direction: West and Southwest

Current Base Zoning: "R-6 CD", "R-6", and "C-1"

Current Land Uses: Single-family residences, duplex, vacant commercial structure, coffee roasting and printing

Direction: South

Current Base Zoning: "R-6", "C-1", "MF-33"

Current Land Uses: Single-family residence and multi-family residences

Direction: East

Current Base Zoning: "R-6", "C-2NA", "C-2"

Current Land Uses: Single-family residences, bakery and gym

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 Kings Highway

Existing Character: Local Street; one way in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: North Zarzamora

Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 95, 96, 97, 296 and 520 lines, which operate along Fredericksburg Road 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: Auto and Vehicle Sales - Minimum Parking Requirement: 1 space per 500 square feet Gross Floor Area (GFA) of sales and service building. Maximum Parking Requirement: 1 space per 375 square feet GFA of sales and service building.

The requisite Conditional Use site plan shows 2 parking spaces, including one ADA-accessible space, and additional vehicle display 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 Near Northwest Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to designate the property as Neighborhood Commercial. Staff and Planning Commission recommend denial of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The subject property is located along the periphery of a residential neighborhood, near the intersection of two arterial thoroughfares. Although the Near Northwest Community Plan encourages new commercial development within established commercial corridors, it also discourages commercial encroachment in residential areas.

3. Suitability as Presently Zoned:

The existing single-family residential zoning district is appropriate for the subject property.

4. Health, Safety and Welfare:

The uses permitted in the "C-1" district may serve as an appropriate transition between commercial corridors and single-family subdivisions; however, the requested conditional use would allow an intense commercial use in a residential block.

5. Public Policy:

The request is not consistent with the adopted land use designation. The Near Northwest Community Plan encourages neighborhood scale commercial development along most major corridors, promotes the preservation of residential areas, and discourages the establishment of auto-related uses within the plan area.

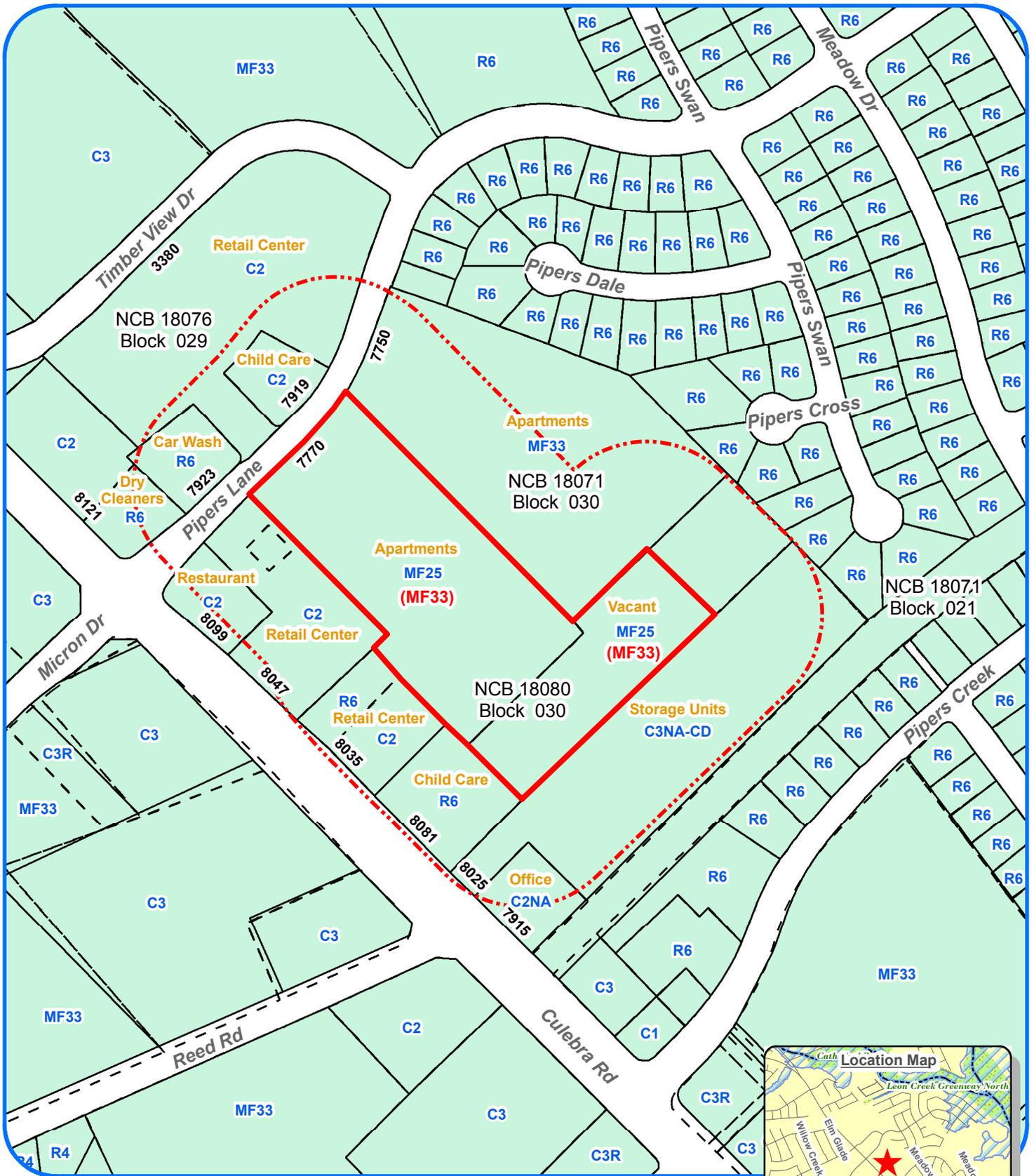
6. Size of Tract:

The subject property is approximately 3,200 square feet in size. As shown on the conditional use site plan, no new construction is proposed. The existing development does not provide building setbacks or landscape buffers that would serve to protect the abutting residential uses from new commercial development in the "C-1" district.

7. Other Factors:

Should the requested zoning be approved, staff recommends the following conditions:

1. A type "B" 15-foot landscape buffer shall be required where the subject property abuts residential zoning districts or uses.
2. All on-site lighting shall be directed onto the site and point away from any adjacent residential zoning or uses; and
3. Outdoor speaker and paging systems shall be prohibited.



Zoning Case Notification Plan

Case Z-2013-165

Council District: 6

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 18080 - BLOCK 030 - LOT 008

Legend

- Subject Properties ——— (5.800 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
(07/22/2013 - R.Martinez)

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 #: Z2013165

Hearing Date: August 20, 2013

Property Owner: Huntington Quez Thrive, LP (by J.P Newman, Manager)

Applicant: Huntington Quez Thrive, LP (by J.P Newman, Manager)

Representative: P. W. Christensen, PC (Patrick Christensen)

Location: 7770 Pipers Lane

Legal Description: 5.8 acres out of Lot 8, Block 30, NCB 18080

Total Acreage: 5.8

City Council District: 6

Case Manager: Osniel Leon, Planner

Case History: This is the first public hearing for this zoning case. This case is scheduled for City Council consideration on September 5, 2013.

Proposed Zoning Change

Current Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District

Requested Zoning: "MF-33 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 August 2, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 7, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 16, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: Pipers Meadow Neighborhood Association

Planning Team Members: 35 - West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1985 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 2007 case, the subject property was rezoned to “MF-25” Low Density Multi-Family District. The property is developed as an apartment complex measuring approximately 62,000 square feet in size that was built in 1984.

The applicant intends to remodel the existing units and develop the vacant portion of the subject property.

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

Adjacent Zoning and Land Uses

Direction: Northeast

Current Base Zoning: “MF-33” and “R-6”

Current Land Uses: Apartments, single-family residences, and undeveloped land

Direction: Southeast and South

Current Base Zoning: “C-3NA CD” and “C-2NA”

Current Land Uses: Self-service storage and office uses

Direction: Southwest and Northwest

Current Base Zoning: “R-6”, “C-2”, “MF-33”, “C-3NA”, “C-2NA”

Current Land Uses: Child care centers, retail centers, restaurants, dry cleaners, and car wash

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: Pipers Lane

Existing Character: Local Street; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Culebra Road

Existing Character: Primary Arterial Type A 120'; three lanes in each direction with sidewalks and a center median

Proposed Changes: None known

Public Transit: VIA bus lines 610 and 618 operate along Culebra Road and Pipers Lane, with multiple stops in the immediate vicinity of the subject property.

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

Parking Information: Parking requirements for multi-family residential uses are determined by the total number of dwelling units. The applicant proposes a total of 120 units.

Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces 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 subject property is located within the West/Southwest Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested “MF-33” zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested zoning change on neighboring properties. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts allow development that is consistent with the existing pattern of development along Pipers Lane.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The property is 5.8 acres, which should be able to accommodate the proposed multi-family development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-173 CD S

Council District: 3
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 9314 - BLOCK 14 - LOT 3 & 4 / 11 & 12

- Legend**
- Subject Properties (0.6417 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
 (08/06/2013 - J.Ramirez)

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 #: Z2013173 CD S

Hearing Date: August 20, 2013

Property Owner: Veritas Properties, LP (by Robert Jorrie, General Partner)

Applicant: D. Scott Dye, P.E., R.P.L.S.

Representative: D. Scott Dye, P.E., R.P.L.S.

Location: 414 Clamp Avenue, 227 and 231 Verne Street

Legal Description: Lots 3, 4, 11 and 12, Block 14, NCB 9314

Total Acreage: 0.6428

City Council District: 3

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot (on Lots 11 and 12, Block 14, NCB 9314), "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot (on Lot 4, Block 14, NCB 9314) and "R-4 CD S AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot and a Specific Use Authorization for a Parking Lot Requiring Demolition of a Dwelling Unit (on Lot 3, Block 14, NCB 9314)

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 August 2, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 7, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 16, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: None

Planning Team Members: 35-West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The property was annexed in March of 1947 and was originally zoned “C” Apartment District. In a 1988 City-initiated large-area case, the properties were rezoned to “R-1” Single-Family Residence District. In a 1989 zoning case, Lots 11 and 12 were rezoned to “R-2” Two-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts, converted to the current “R-6” Residential Single-Family District and ”RM-4” Residential Mixed District. The subject site is platted and is currently developed with a noncommercial parking lot, single-family dwelling and vacant lot.

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

Adjacent Zoning and Land Uses

Direction: East and South across Verne Street

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Direction: West across Clamp Avenue

Current Base Zoning: “R-6” and “MF-33”

Current Land Uses: Single-Family Dwellings and Multi-Family Dwellings

Direction: North across a 20 Foot Alley

Current Base Zoning: “C-3NA”

Current Land Uses: Vacant 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: Clamp Avenue

Existing Character: Local B Street; 1 lane in each direction with sidewalks

Proposed Changes: None known.

Thoroughfare: Verne Street

Existing Character: Local B Street; 1 lane in each direction with sidewalks

Proposed Changes: None known.

Public Transit: The VIA numbers 550 and 551 bus lines operate along Southwest Military Drive, north of the subject site.

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: As shown on the Conditional Use site plan, the applicant proposes approximately fifty three (53) parking spaces on the subject site.

Staff Analysis and Recommendation: Approval with conditions.

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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “R-4” and “RM-4” base zoning districts are consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands: Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The proposed conditional use will allow the expansion and development of a noncommercial parking lot meant to serve a proposed retail development that will be located at 930 Southwest Military Drive. The owner desires to have additional noncommercial parking to serve the development. The proposed conditional use would provide additional secure off-street parking, diminishing the likelihood of patrons parking on the street and in the adjacent neighborhood.

The existing noncommercial parking lot located at 414 Clamp Avenue was approved in 1989. The noncommercial parking lot serve the Lack’s Furniture Store once located at 930 Southwest Military Drive.

3. Suitability as Presently Zoned: The current “R-6” Residential Single-Family District and “RM-4” Residential Mixed District and proposed “R-4” Residential Single-Family District are appropriate for the area. Section 35-384(b) of the UDC requires a specific use authorization be obtained prior to the construction of a parking lot as a primary use that involves the demolition of a dwelling unit. Providing additionally parking for the proposed development may lessen the effect of over-flow, on-street parking.

4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Staff recommends adding landscape buffers as a condition of the rezoning, in an effort to screen and separate the proposed parking lot from the adjoining single-family dwellings.

5. Public Policy: The request does not appear to conflict with any public policy objective. The zoning request and proposed use 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 site is 0.6428 acres in size, which will accommodate the proposed noncommercial parking lot (see site plan). As shown on the requisite site plan, one ingress and egress will be limited to Clamp Avenue.

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 unless otherwise approved by City Council:

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

Should the requested zoning be approved, staff recommends the following conditions, in lieu of those listed above:

1. A 15 foot Type B landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses;
2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;
3. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
4. 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.

PROPERTY DATA	
EXISTING USE:	PARKING LOT/RESIDENCE/VACANT
LAND AREA:	0.642 AC. (27,966 S.F.)
BUILDING AREA (GROSS S.F.):	0 SF
IMPERVIOUS COVER (HARD SURFACE):	19,494 S.F. / 69.71%
OPEN AREA:	0 S.F. / 0.00%
LANDSCAPE:	8,472 S.F. / 30.29%

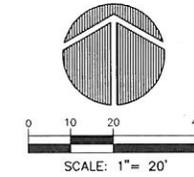
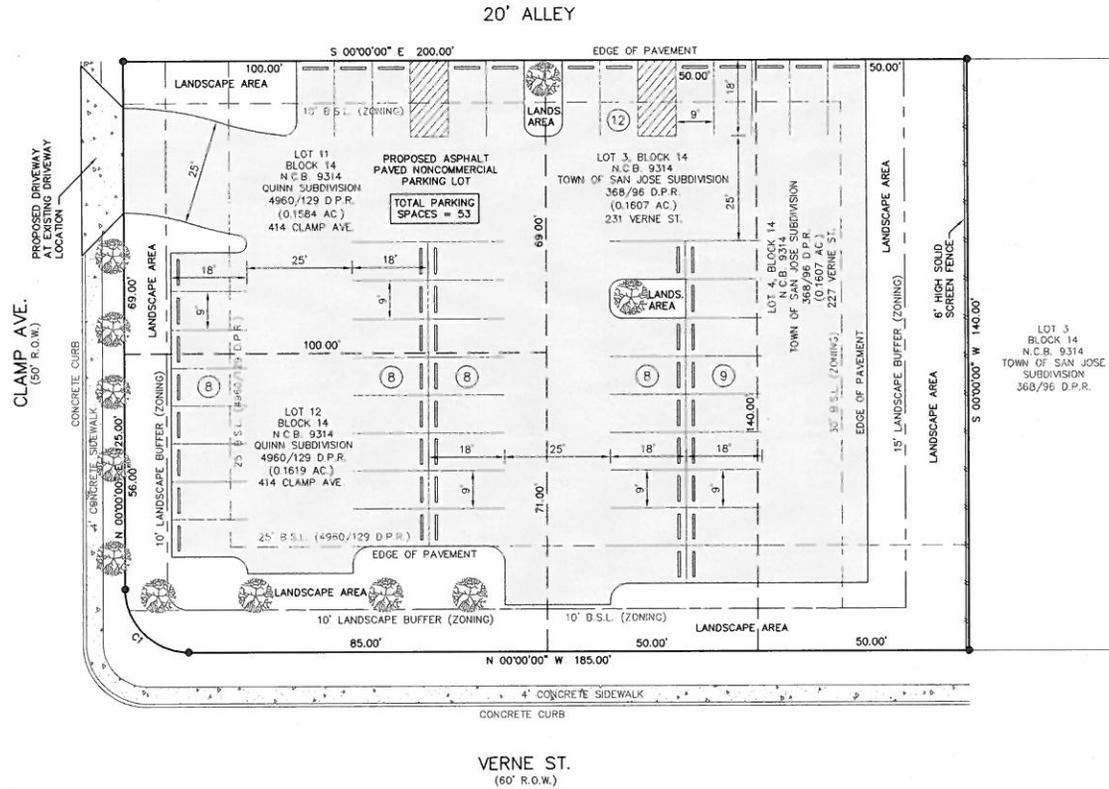
NOTES:

1. THE BUILDING SETBACKS AND LANDSCAPE BUFFERS SHOWN PER ZONING ARE BASED ON ASSUMING C1 AND C2 ZONING DESIGNATIONS FOR THE SUBJECT PARCEL.
2. THE PARKING LOT WILL COMPLY WITH THE PROVISIONS OF 35-399.02.

ZONING REQUEST:

1. LOT 11 AND LOT 12, BLOCK 14, NCB 9314: RM-4: AHOD TO RM-4: CD AHOD WITH A CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT.
2. LOT 3, BLOCK 14, NCB 9314: R-6: AHOD TO R-4: CD S AHOD WITH A CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT AND A SPECIFIC USE AUTHORIZATION FOR PARKING LOTS REQUIRING DEMOLITION OF DWELLING UNITS.
3. LOT 4, BLOCK 14, NCB 9314: R-6: AHOD TO R-4: CD AHOD WITH A CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT.

I, _____, GENERAL PARTNER FOR THE PROPERTY OWNER, VERITAS PROPERTIES, L.P., 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.



LEGEND

- PROPERTY CORNER
- D.P.R. DEED AND PLAT RECORDS
- ▭ EXISTING CONCRETE SURFACE
- ▭ PROPOSED CONCRETE SURFACE
- ▭ HARD SURFACE COVER
- 🌳 EXISTING TREE

CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT LENGTH
C1	90°00'00"	15.00'	23.56'

THE OWNER REQUESTS THE FOLLOWING CONDITIONS IN LIEU OF SECTION 35-422(E)(3) OF THE UDC:

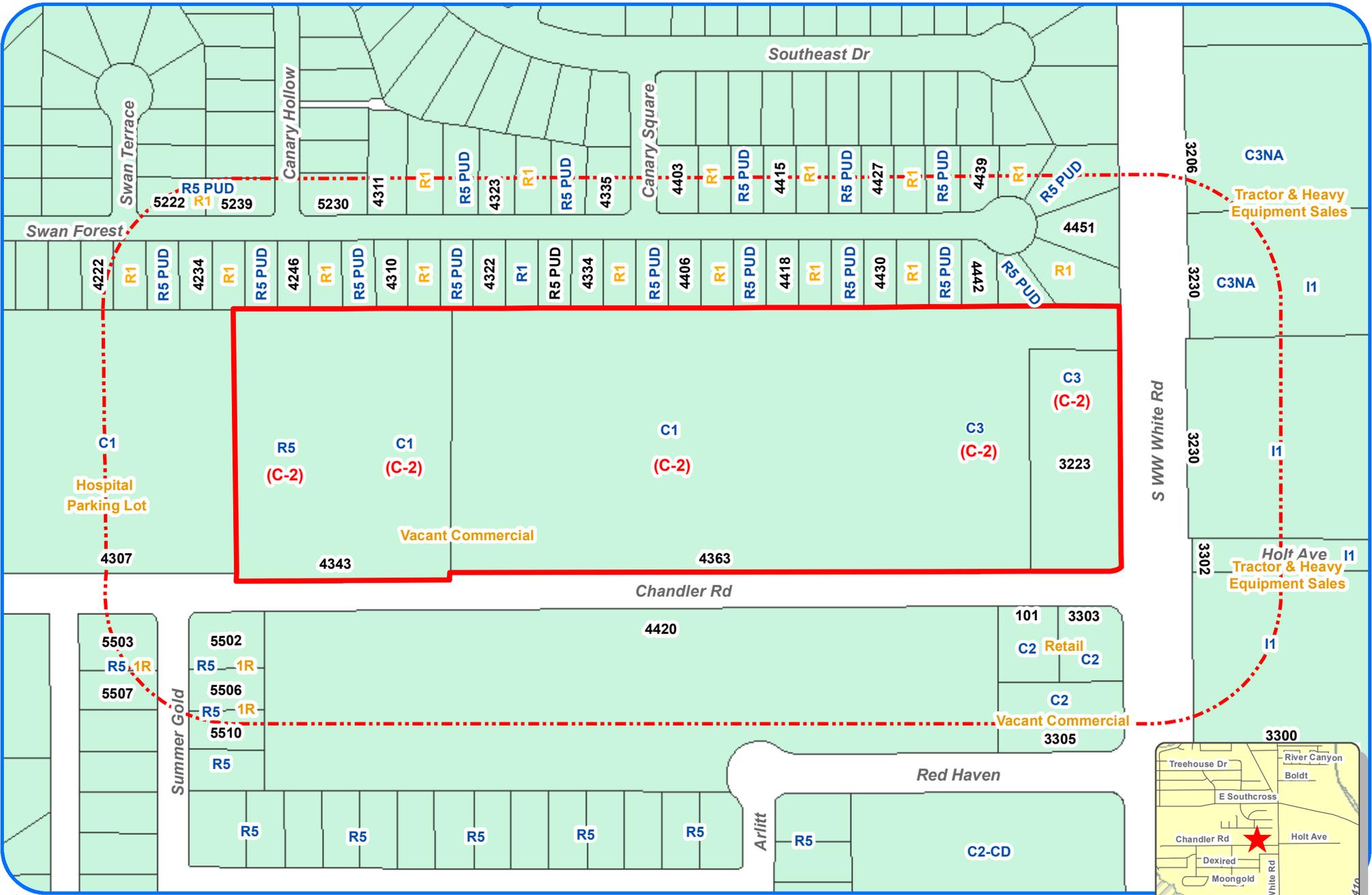
1. ALL ON-SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AND POINT AWAY FROM ANY RESIDENTIAL ZONING OR USES;
2. NO ADVERTISING SIGNS SHALL BE PERMITTED ON THE PARKING LOT OTHER THAN SIGNS INDICATING THE OWNER OR LESSEE OF THE LOT AND TO PROVIDE PARKING INSTRUCTIONS; AND
3. HOURS OF OPERATION FOR THE NONCOMMERCIAL PARKING LOT SHALL BE LIMITED TO THE HOURS OF OPERATION OF THE FACILITY SERVED.

DYE ENTERPRISES
 4047 STAIR RD., #3
 SAN ANTONIO, TEXAS 78217
 TEL.: (210) 592-4123
 FAX: (210) 592-4191

DRAWN BY: M.J.W. / D.S.D.
 JOB NO: 040108-02
 PREPARED: 07-09-13 / REV: 08-16-13

**ZONING EXHIBIT
 PARKING LOT**

414 CLAMP AVE. / 227 & 231 VERNE ST.



Zoning Case Notification Plan

Case Z-2013-174

Council District 3

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 12466 - BLK 001- LOT 20 & 21 / NCB 10838 BLK Lot A

Legend

- Subject Properties (12.645 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
(08/07/2013 - J. Ramirez)

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 #: Z2013174
Hearing Date: August 20, 2013
Property Owner: Jubilee Academic Center, Inc. and Olga G. Hernandez
Applicant: Brian Huffaker, Project Manager, The Charter School Fund II, LLC
Representative: Brian Huffaker, Project Manager, The Charter School Fund II, LLC
Location: 3223 South WW White Road, 4363 and 4343 Chandler Road
Legal Description: Lots 20 & 21, Block 1, NCB 12466 and Lot A, NCB 10838
Total Acreage: 12.645
City Council District: 3
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District, "C-1" Light Commercial District, and "R-5" Residential Single-Family District

Requested Zoning: "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 August 2, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 9, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 16, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 70

Neighborhood Associations: Pecan Valley Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952. The westernmost portion of the property was originally zoned “A” Single-Family Residence District, and converted to “R-5” Residential Single-Family District upon adoption of the 2001 Unified Development Code. In 2012, a portion of this property was rezoned “C-1” Light Commercial District. The portion of the property with frontage along Chandler Road and South WW White Road was rezoned in 1985 from “F” Local Retail District and “R-3” Multiple Family Residence District to “B-3” Business District and “B-1” Business District. Upon adoption of the 2001 Unified Development Code, the “B-3” zoned portion of the lot converted to “C-3” General Commercial District and the “B-1” portion of the lot converted to “C-1” Light Commercial District.

Topography: The 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: “R-5 PUD”
Current Land Uses: Single-family residences

Direction: West
Current Base Zoning: “C-1”
Current Land Uses: Parking Lot

Direction: South
Current Base Zoning: “R-5”, “MF-33”, and “C-2”
Current Land Uses: Single-family residences, vacant land, and a beauty salon

Direction: East
Current Base Zoning: “C-3NA” and “I-1”
Current Land Uses: Tractor and heavy equipment sales and service

Overlay and Special District Information:
None

Transportation

Thoroughfare: South WW White Road
Existing Character: Primary Arterial Type A; 2 lanes in each direction, with sidewalks on the east side
Proposed Changes: None known

Thoroughfare: Chandler Road
Existing Character: Local Street A; 1 lane in each direction, with no sidewalks
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are numbers 28, 230, and 515, which operates along East Southcross Boulevard, north of the subject property. There are no public transit lines in the immediate vicinity of the property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required; however this requirement can be deferred until platting or permitting.

Parking Information: School – Private pre-kindergarten through 12th grade - Minimum Parking Requirement: 1 space per classroom. Maximum Parking Allowance: 2 spaces per classroom.

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 not located within an adopted future land use plan; therefore, a finding of consistency is not required. The immediate vicinity consists of a mix of various uses and zoning districts, including industrial, commercial, and residential.

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. Given the absence of an adopted future land use plan, and the site's location along a Primary Arterial street, the requested commercial zoning is appropriate for the tract.

3. Suitability as Presently Zoned:

Although the existing zoning designations allow the proposed use as a school, the applicants wish to remove the building size limitations imposed by the "C-1" base zoning district, as well as consolidate the entire site under a single set of development standards.

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 12.645 acres in size. Most of the site is currently undeveloped. A portion of the site, the area closest to South WW White Road, is developed as a school composed of temporary buildings. The size of the tract is sufficient for the proposed school use as well as the other uses permitted in the "C-2" district.

7. Other Factors:

None.



CITY OF SAN ANTONIO



TO: Zoning Commission members
FROM: Shanon Shea Miller, Director, Office of Historic Preservation
COPY: Catherine Hernandez, Planning Manager, Land Development
SUBJECT: Proposed amendments to the UDC
DATE: August 20, 2013

Summary:

The Office of Historic Preservation is requesting changes to Article VI of the Unified Development Code for clarity and consistency in applying historic design guidelines to districts or landmarks. Both the Citywide Historic Design Guidelines and any adopted district-specific guidelines serve as an advisory document in the consideration for approval or disapproval of a Certificate of Appropriateness. Proposed amendments are as follows:

Sec. 35-608. - Certificate of Appropriateness and Conceptual Approval - Generally.

- (a) In reviewing an application for a certificate of appropriateness, the historic and design review commission shall consider the current needs of the property owner and. ~~The historic and design review commission shall also consider~~ whether the plans will be reasonable for the property owner to carry out. If conflicting provisions of this chapter and city council approved guidelines have been approved, the City Manager or the City Manager's designee shall reconcile the conflict if possible so that effect may be given to each. If the conflict is irreconcilable this Chapter shall prevail. Applications shall be reviewed for consistency with the historic or district specific design guidelines adopted by City Council. The application shall be reviewed for conformance to the general rules and principles contained in the guidelines. Applications should be approved if in general conformance with the guidelines but denial of an application by the City Manager or the City Manager's designee may be based on any inconsistency or nonconformance with the approved guidelines. Where city council has adopted specific design guidelines for the district, no application shall be recommended for approval, or approved, unless the proposed application is consistent with the design guidelines. Proposed developments shall comply with the design guidelines in addition to the criteria set forth throughout this chapter; provided, however, to the extent that there is any inconsistency between a provision of sections 35-608 to 35-613 and a design guideline, the design guidelines shall control. If no design guidelines have been adopted for a historic district, the proposed development shall conform to the criteria set forth in sections 35-608 to 35-613 of this chapter.

Sec. 35-610. - Alteration, Restoration, Rehabilitation, and New Construction.

- (a) In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the

Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation and provisions adopted by City Council as provided in this Article. The historic and design review commission shall also utilize the Historic Design Guidelines as adopted by the city council, and any specific design guidelines adopted pursuant to the Unified Development Code and this article. If conflicting provisions of this chapter and city council approved guidelines have been approved, the City Manager or the City Manager's designee shall reconcile the conflict if possible so that effect may be given to each. If the conflict is irreconcilable this Chapter shall prevail. Applications shall be reviewed for consistency with the historic or district specific design guidelines adopted by City Council. The application shall be reviewed for conformance to the general rules and principles contained in the guidelines. Applications should be approved if in general conformance with the guidelines but denial of an application by the City Manager or the City Manager's designee may be based on any inconsistency or nonconformance with the approved guidelines. Non-public interior spaces are exempt from this section. The only interior spaces to be considered for review, and therefore not exempt, are those publicly owned spaces that are, or were, accessible to the public (e.g., lobbies, corridors, rotundas, meeting halls, courtrooms), and those spaces, both public and privately owned, that are individually designated and are important to the public because of any significant historical, architectural, cultural or ceremonial value.

- (b) Signs shall conform to chapter 28 of the City Code as well as any other applicable provision of this Chapter. Additionally, if an exception from the application of chapter 28 of the City Code of San Antonio has been approved for signage in historic districts or on historic landmarks, such exception shall ~~control remain unless removed by official action of the city council.~~ If conflicting provisions of this chapter and city council approved guidelines have been approved, the City Manager or the City Manager's designee shall reconcile the conflict if possible so that effect may be given to each. If the conflict is irreconcilable this Chapter shall prevail. Applications shall be reviewed for consistency with the historic or district specific design guidelines adopted by City Council. The application shall be reviewed for conformance to the general rules and principles contained in the guidelines. Applications should be approved if in general conformance with the guidelines but denial of an application by the City Manager or the City Manager's designee may be based on any inconsistency or nonconformance with the approved guidelines. In the event of a conflict between other sections the historic design guidelines as adopted by city council, and any district specific guidelines adopted by the city council pursuant to the Unified Development Code. In the event of a conflict between other sections or articles of the unified development code and the historic district guidelines, the historic district guidelines shall control except in the case of signage where the more strict regulation or guideline shall control.

The district-specific design guidelines for the School of Aerospace Medicine Historic District were recently approved by the Zoning Commission on July 16, 2013. Those guidelines will be considered by City Council in conjunction with these amendments.

The timeline for adoption will include:

July 17	HDRC Recommendation
August 20	Zoning Commission Recommendation
August 21	Infrastructure and Growth Committee
September 5	Tentative City Council Date

Issue:

These amendments would be applied to Article VI, Historic Preservation and Urban Design of the Unified Development Code. The proposed amendments will help clarify that the historic design guidelines serve as an advisory document when reviewing a Certificate of Appropriateness application.

Recommendation:

The Office of Historic Preservation and the HDRC recommend approval of the proposed UDC amendments to Article VI of the Unified Development Code.