CITY OF SAN ANTONIO
Zoning Commission Agenda

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

Tuesday, August 21, 2012
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1
Dan Martinez – District 2
Gerard P. Clancy – District 3
Orlando Salazar – District 4
Rachel Flores – District 5
Christopher Martinez – District 6
Santos Villarreal – District 7
Rick McNealy – District 9
Milton R. McFarland – District 10
Brenna Nava– District Mayor
Billy J. Tiller – District 8
Chairman

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, Rule Review: Combined Agenda Policy and any items for consideration on the agenda for August 21, 2012.

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

3. Roll Call.

4. Pledge of Allegiance.

5. Approval of the August 7, 2012 Zoning Commission Minutes.

6. **ZONING CASE NUMBER Z2012102 ERZD (Council District 9):** A request for a change in zoning from "PUD R-6 MLOD ERZD" Planned Unit Development Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District to "C-2 MLOD ERZD" Commercial Military Lighting Overlay Edwards Recharge Zone District on 1.223 acres out of NCB 19216, Located northwest of the intersection of Heights Boulevard and Wilderness Oak.

7. **ZONING CASE NUMBER Z2012109 S (Council District 6):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Salvage Yard on A 2.4164 acre tract of land out of NCB 18049, 7510 Grissom Road.

8. **ZONING CASE NUMBER Z2012147 (Council District 4):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1 through 23, the east 180 feet of the west 1,561.8 feet of Tracts 1D through 7D, the east 240 feet of the west 1,281.8 feet of Lot K, and the east 30 feet of the west 1,041 feet of Lots 1D through 7D, NCB 11139; Tract C, NCB 11140; and Parcels 100 and 100A, NCB 11143; save and except 10 acres out of Lot 11, NCB 11139 on portions of the 800, 900, 1100, 1200, and 1300 Blocks of West Chavaneaux Road.

9. **ZONING CASE NUMBER Z2012150 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on the east 63 feet of the west 68 feet of Lot 20, Block 17, NCB 7264 and the east 60 feet of the west 65 feet of Lot 5, Block 24, NCB 7265, 829 and 830 Westwood.

10. **ZONING CASE NUMBER Z2012152 CD (Council District 8):** A request for a change in zoning from "O-2" High Rise Office District, "C-2" Commercial District and "C-2NA" Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on Lot 12, Block 24, NCB 13559, 9451 Interstate Highway 10 West.

11. **ZONING CASE NUMBER Z2012157 (Council District 1):** A request for a change in zoning from "HS MF-33 NCD-1 AHOD" Historic Significant Multi-Family South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "HS IDZ NCD-1 AHOD" Historic Significant Infill Development Zone South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District on Lot 16, Block 4, NCB 732, 206 Sadie Street.

12. **ZONING CASE NUMBER Z2012164 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 2, Block 76, NCB 3672, 3622 West Travis Street.

13. **ZONING CASE NUMBER Z2012166 (Council District 4):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on Parcel 100, NCB 11300, 8211 New Laredo Highway.

14. **ZONING CASE NUMBER Z2012168 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lots 46, 47 and 48, Block 11, NCB 3806, save and except that portion of Lot 48 conveyed to the City of San Antonio in Volume 8526, Page 1836 of the Real Property Records of Bexar County, Texas, 2547 Steves Avenue.

15. **ZONING CASE NUMBER Z2012153 (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 2.7026 acres out of NCB 15416 and NCB 15417, Located at the northwest corner of Bertetti Drive and Tarasco Drive.

16. **ZONING CASE NUMBER Z2012155 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on 2.592 acres out of Parcel 105, NCB 18006 on a portion of the 10000 Block of Bandera Road.

17. **ZONING CASE NUMBER Z2012174 HL (Council District 1):** A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "HL R-6 NCD-2 AHOD" Historic Landmark Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lot 13 and the west 25 feet of Lot 14, Block 29, NCB 1841, 527 West Woodlawn.

18. **ZONING CASE NUMBER Z2012176 S (Council District 3):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on 0.291 of an acre out of Lots 17 and 18, Block 40, NCB 8666, 835 Southeast Military Drive.

19. **ZONING CASE NUMBER Z2012177 S (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Storage-Outside (Screening from Public Right-of-Way and Adjacent Property Required) on Lots 1 through 8, Block 10, NCB 6253, 611 Oriental Avenue.

20. **ZONING CASE NUMBER Z2012179 CD (Council District 5):** A request for a change in zoning from "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on the west 102.77 feet of Lots 5 and 6, Block 3, NCB 8313, 511 Northwest 36th Street.

21. **ZONING CASE NUMBER Z2012180 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 51, Block 13, NCB 8252, 4627 West Commerce Street.

22. **ZONING CASE NUMBER Z2012181 (Council District 8):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lot 24, NCB 11624 and Lot 81, NCB 11628, 7519 and 7547 Mockingbird Lane.

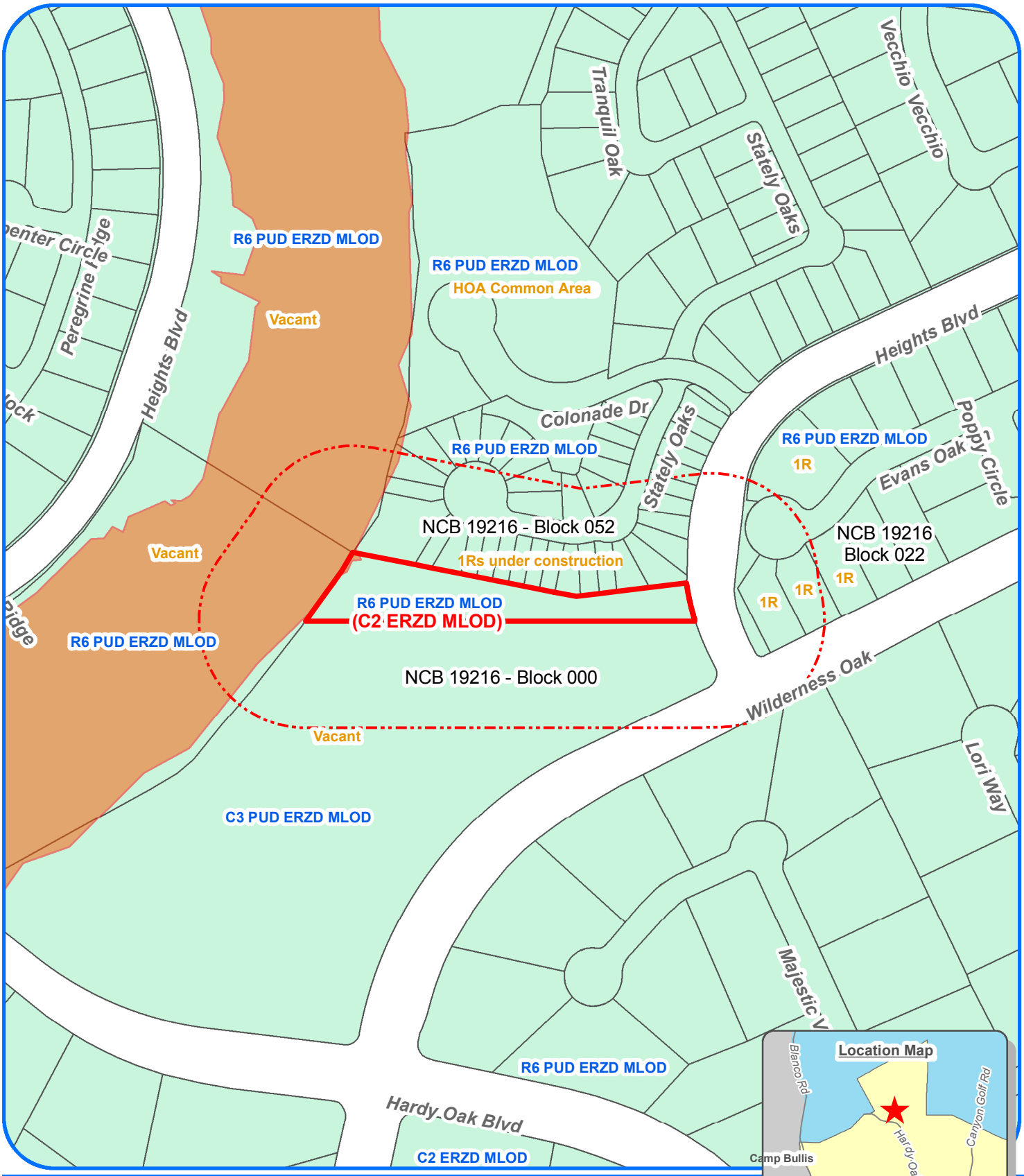
23. **ZONING CASE NUMBER Z2012182 (Council District 1):** A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District to "RM-5 IDZ NCD-1 AHOD" Residential Mixed Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District on 0.1723 of an acre out of NCB 2962, 1117 South Presa Street.

24. **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.

25. **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-2012-102 ERZD

Council District 9

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): 1.223 acres out of NCB 19216

Legend

Subject Properties		(1.223 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	

Development Services Dept
City of San Antonio
(04/11/2012 - E Hart)

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012102 ERZD
Hearing Date:	August 21, 2012
Property Owner:	M2G Stone Oak, Ltd. c/o Plack Carr (Managing Director)
Applicant:	M2G Stone Oak, Ltd. c/o Plack Carr (Managing Director)
Representative:	P. W. Christensen, P. C. (Patrick Christensen)
Location:	Located northwest of the intersection of Heights Boulevard and Wilderness Oak.
Legal Description:	1.223 acres out of NCB 19216
Total Acreage:	1.223
City Council District:	9
Case Manager:	Brenda V. Martinez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "PUD R-6 MLOD ERZD" Planned Unit Development Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-2 MLOD ERZD" Commercial 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 August 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 41

Neighborhood Associations: The Overlook HOA is located within 200 feet of contiguous land owned by the subject property owner.

Planning Team Members: 41 (North Sector Plan)

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

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1997 and was originally zoned "Temp R-1 ERZD" Temporary Single-Family Residence Edwards Recharge Zone District. In a 1998 case the property was rezoned to "P1 R1 ERZD" Planned Unit Development Single-Family Residence Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "PUD R-6 ERZD" Planned Unit Development Single-Family Residential Edwards Recharge Zone District.

Topography: The property does not include any abnormal physical features such as significant slope. However, a small portion of the site near the northwest property line appears to be in the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: North, East and West
Current Base Zoning: "R-6"
Current Land Uses: Single-Family Dwellings and Vacant Land

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

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

Transportation

Thoroughfare: Heights Boulevard
Existing Character: Private and Gated Road; 1 lane in each direction
Proposed Changes: None known.

Thoroughfare: Wilderness Oak and Hardy Oak
Existing Character: Secondary Arterial Type A; 2 lanes in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA busline is the number 648 line that operates along Stone Oak Parkway.

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

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

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The property is located within the North Sector Plan and is currently designated as "Suburban Tier" which includes a range of use classifications from low density residential to community commercial uses. The zoning request is consistent with the Future Land Use designation.

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

   Changing the zoning from single-family residential to medium intensity commercial development will not have an adverse impact on any neighboring properties. The property abutting to the north has single-family residential zoning and residential dwellings are currently under construction. A Type B (15 foot) landscape buffer will be required to screen and separate the requested zoning district from adjoining single-family residential zoning districts. The adjacent properties would be protected by the landscape buffer requirements that will apply to the subject property should the requested zoning be approved.

3. **Suitability as Presently Zoned:**

   The existing zoning is not appropriate for the subject property. The property's current split-zoning makes future development more difficult; and the property does not lend itself to single-family development.

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

   The attached SAWS report outlines potential water quality concerns with the proposed development. Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community, provided the SAWS recommendations are adhered to.

5. **Public Policy:**

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

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

6. **Size of Tract:**

   The subject property is 1.223 acres in size, however the entire tract of land measures 13.8150 acres, which should be able to accommodate a commercial development with adequate space for parking.

7. **Other Factors:**

   The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Military did not review this zoning request because the property is less than 10 acres in size and does not directly abut Camp Bullis.

   SAWS Summary:

   The property is classified as a Category 1 property.

   No sensitive geologic features were observed on the site.

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

   SAWS staff recommends approval.

DEVELOPMENT SERVICES
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SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2012102 (Wilderness Heights Commercial)

Date: July 20, 2012

SUMMARY

A request for a change in zoning has been made for an approximate 1.22-acre tract located on the city's north side. A change in zoning from **"PUD R-6 MLOD ERZD"** to **"C-2 MLOD ERZD"** is being requested by the applicant Patrick W. Christensen. The change in zoning has been requested to allow for commercial development. The property is classified as a Category 1.

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, northwest of the intersection of Hardy Oak Rd. and Wilderness Oak Blvd. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

   The proposed change is from "PUD R-6 MLOD ERZD" to "C-2 MLOD ERZD" and will allow for commercial development. Currently, the 1.22-acre site is undeveloped.

2. Surrounding Land Uses:

   A variable width drainage easement borders west of the subject tract. Heights at Stone Oak neighborhood bound the northern portion of the subject site. Currently undeveloped property borders the south. Heights Blvd. lies to the east of the subject site.

3. Water Pollution Abatement Plan:

   As of the date of this report, a WPAP had been submitted for review to the Texas Commission on Environmental Quality (TCEQ). The WPAP submittal is pending approval by the TCEQ.

4. Geologic Conditions:

   The Resource Protection Division of the San Antonio Water System conducted a site evaluation on April 19, 2012, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist. Joan B. Falkenberg, P.G., was present during the site evaluation.

   A. The subject site was observed as a parcel of undeveloped land in a natural state. Previous clearing activities have occurred and some portions of the site were covered by thick soil, patchy areas of bedrock and bedrock float. Other portions were covered by tall grasses and brush. No sensitive geologic features were observed on the site. A non-sensitive fault does exist in the western portion of the tract and surface expression was not well defined during the site visit.

      The topography of the site slopes generally from east to west. Stormwater occurring on the subject site would drain offsite by way of an unnamed tributary toward Panther Creek.

   B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by two geologic members of the Edwards Aquifer. The majority of the site is underlain by the Dolomitic member of the Kainer Formation and is characterized by massive bedded light grey limestone. A full section thickness of this member is approximately 110 to 130 feet thick. The remainder of the tract is underlain by the Basal Nodular member and is characterized by a massive nodular and mottled limestone with an overall thickness in full section of 50 to 60 feet.

   C. No portion of the site lies within a 100 year floodplain area.

ENVIRONMENTAL CONCERNS

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

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.

2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

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

2. A variable 50 foot width floodplain buffer shall be provided and shall be adhered to as shown in the floodplain buffer exhibit 3.

3. The land uses within the zoned area 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. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.

5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.

6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available form the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

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. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.

3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:

   A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,

   B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,

   C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),

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

4. 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.

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

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

   B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 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) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.

   D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.

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

6. 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.

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

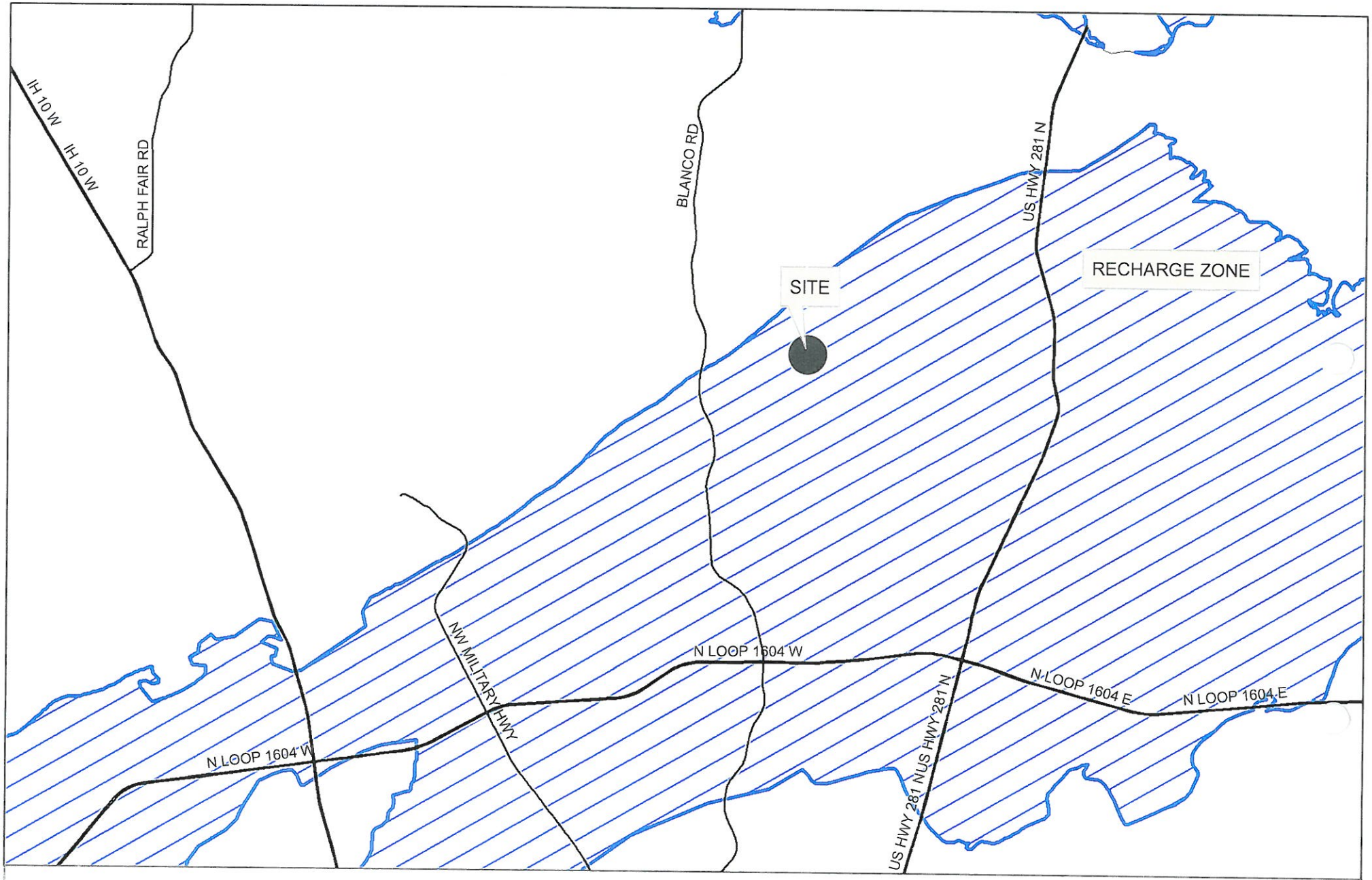
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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

Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:

Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MAE



ZONING FILE: WILDERNESS HEIGHTS COMMERCIAL (FIGURE 1)
ZONING ID: Z2012102
MAP PAGE: 482, D2

Map Prepared by Aquifer Protection and Evaluation MAE 4/13/2012

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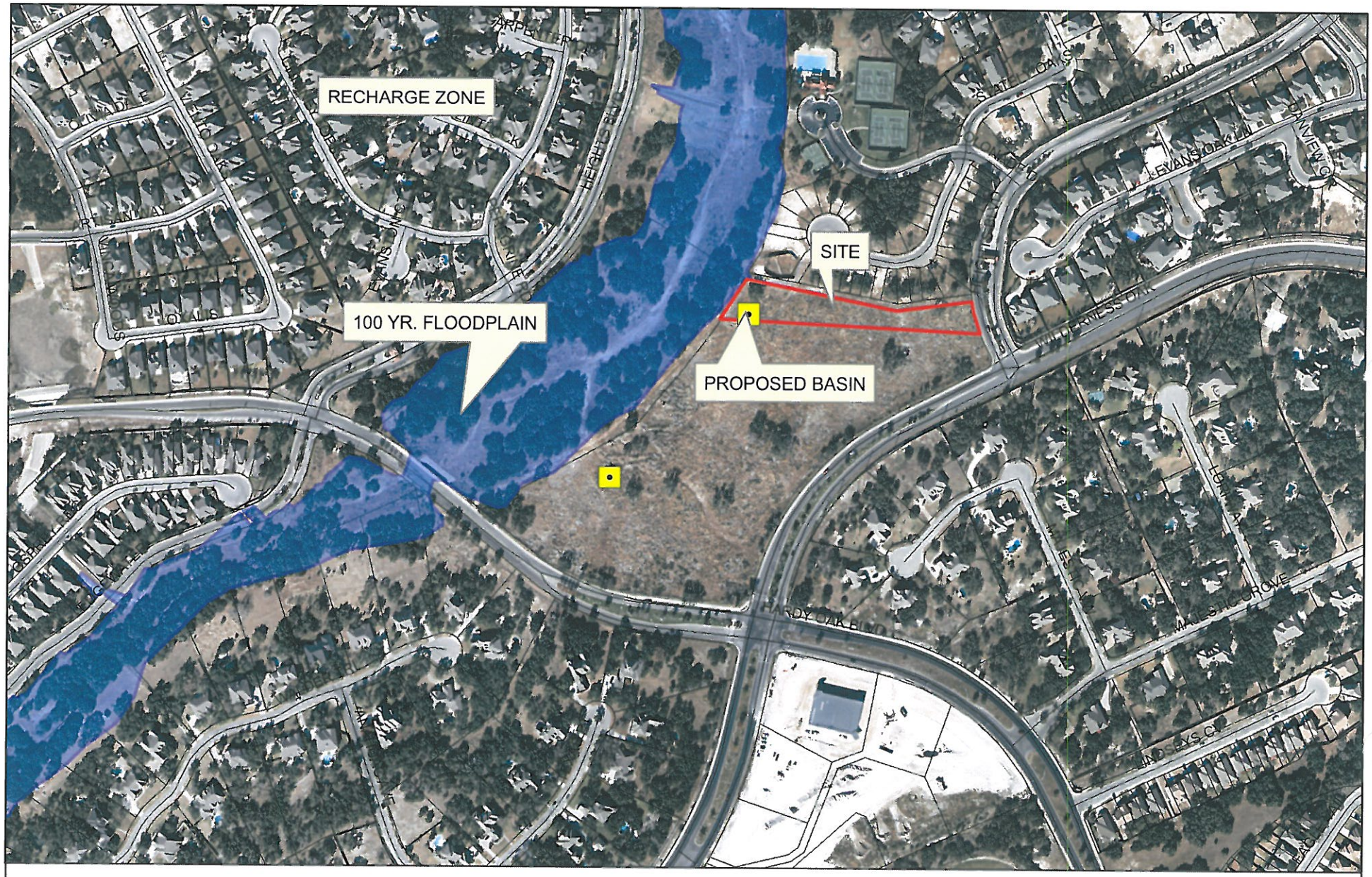

ZONING FILE: WILDERNESS HEIGHTS COMMERCIAL (AERIAL MAP)
ZONING ID: Z2012102
MAP PAGE: 482, D2

Map Prepared by Aquifer Protection and Evaluation MAE 5/30/2012

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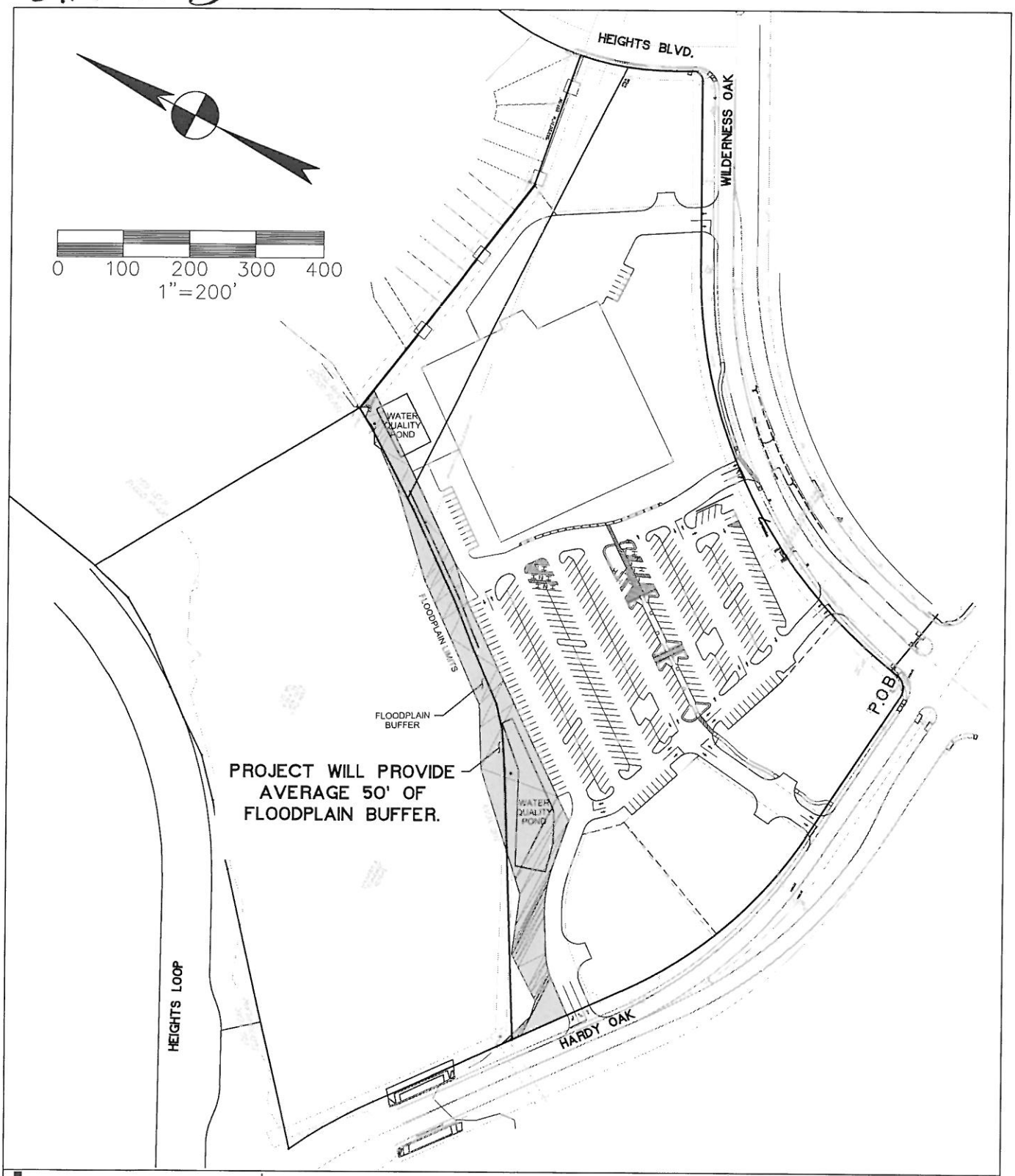
0 180 360 720 1,080 1,440 Feet

Exhibit 3



Bury+Partners
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
TBPE Registration Number F-1048
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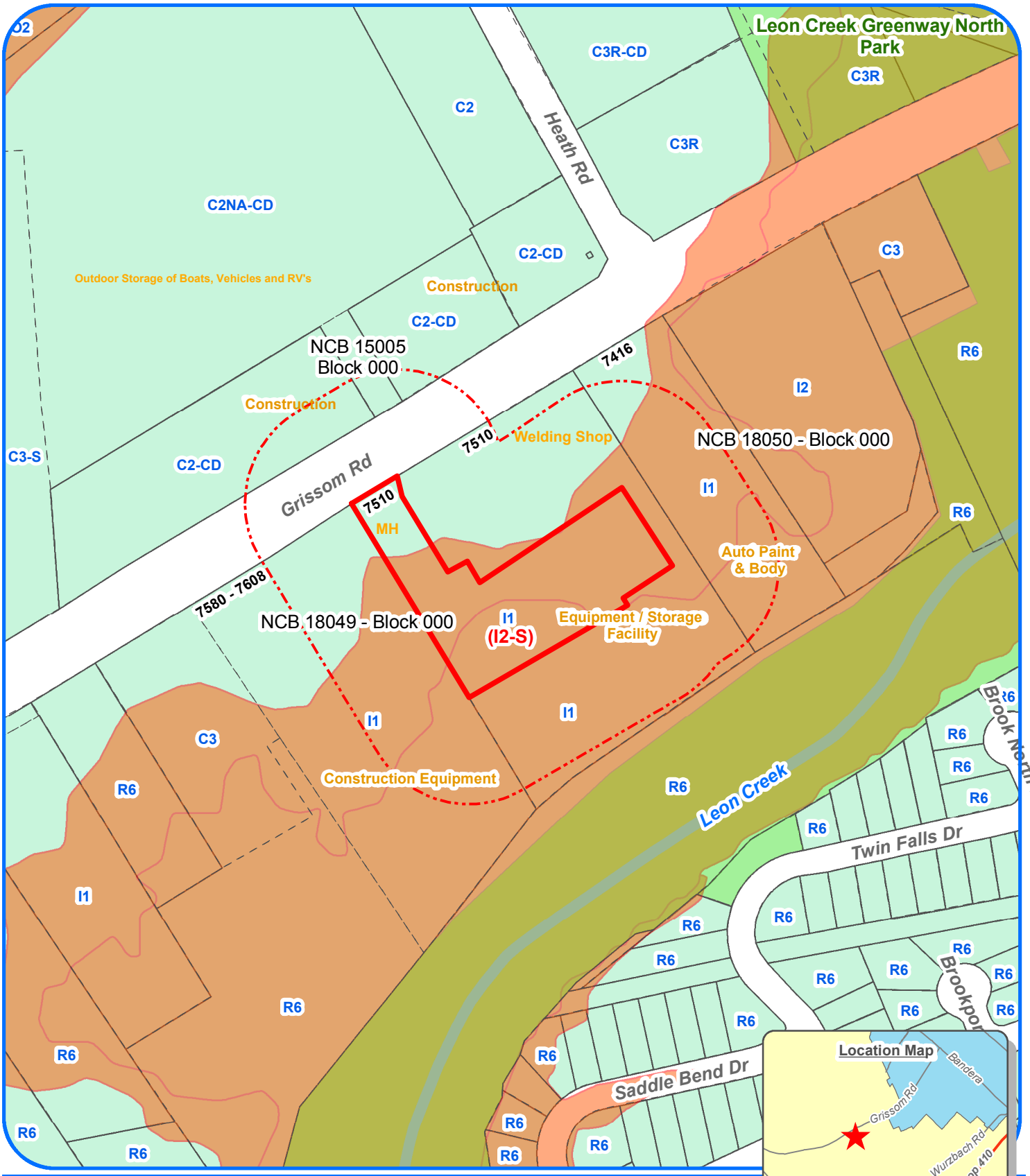
FLOODPLAIN BUFFER EXHIBIT

WILDERNESS OAK COMMERCIAL PHASE I

DATE: 7/6/12	DRAWN BY: AL	FILE: g:\101869\50019\exhibits\101869019exh21-floodplain.dwg	PROJECT No. R0101869-50019



Zoning Case Notification Plan

Case Z-2012-109 S

Council District 6

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 18049 - Block 000 - Parcels P-200 and P-201

Legend

Subject Properties		(2.4164Acres)
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
(04/18/2012 - E Hart)

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 #:	Z2012109 S
Hearing Date:	August 21, 2012
Property Owner:	Apache Land Corporation
Applicant:	Kevin D. Hollingsworth
Representative:	Bobby Perez
Location:	7510 Grissom Road
Legal Description:	A 2.4164 acre tract of land out of NCB 18049
Total Acreage:	2.4164
City Council District:	6
Case Manager:	Pedro Vega, Planner
Case History:	This is the second public hearing for this zoning request. The case was continued from the July 17, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Salvage Yard

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 29, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 37 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1985 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In April of 1988, the 2.4164-acre site was part of a zoning case that rezoned the property to "I-1" Light Industry District. Following the adoption of the 2001 Unified Development Code, the previous "I-1" base zoning district converted to the current "I-1" General Industrial District.

Topography: According to the most recent 100-year FEMA flood map, much of the subject property is located within the floodplain. The property abuts Leon Creek and the Leon Creek Greenway Park. The overall scale of any development will be somewhat limited due to the presence of Leon Creek and the resulting flood plain.

Adjacent Zoning and Land Uses

Direction: Southeast
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Outdoor Storage and Leon Creek

Direction: Southwest
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Construction Equipment Facility and Outdoor Storage

Direction: Northeast
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Air Conditioning Service and Repair and Auto Paint and Body Facility

Direction: Northwest across Grissom Road
Current Base Zoning: "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for the Outdoor Storage of Boats, Vehicles, and RV's and "C-2 CD" Commercial District with a Conditional Use for Office Warehouse
Current Land Uses: Vacant Land and Outdoor Storage of Boats, Vehicles, and RV's

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: Grissom Road
Existing Character: Secondary Arterial Type A; two lanes in each direction with a center turn lane; partial sidewalks
Proposed Changes: None known.

Public Transit: VIA bus line 610 operates along Grissom Road with two stops directly 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: Junkyard or Salvage Yard-Minimum Parking Requirement: 1 per employee. Maximum Parking Requirement: N/A

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 West/Southwest Sector Plan adopted April 21, 2011 and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested zoning district is inconsistent with the adopted land use plan. The applicant has submitted a Master Plan Amendment requesting a "Specialized Center" designation. Planning and Community Development Department staff recommends denial of the Master Plan Amendment. The request was considered by the Planning Commission on June 27, 2012, Planning Commission recommended approval of the "Specialized Center" designation.

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

   The granting of the zoning request is not likely to have an adverse impact on the neighboring lands because the development pattern along this side Grissom Road supports intensive commercial and industrial uses. The nearest residential neighborhood is more than 300 feet away across Leon Creek; while access to the nearest residential neighborhood is almost 1,900 feet away, along Grissom Road. The Salvage Yard operation will be totally screened from view of adjacent property owners and public roadway to a height of six (6) feet.

3. **Suitability as Presently Zoned:**

   The existing industrial zoning is not consistent with the adopted future land use designation. Many of the surrounding properties carry overly intense industrial and commercial zoning that does not conform to the North Sector Plan.

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

   Staff has found no indication of likely adverse effects on the public health, safety, or welfare. A large portion of the subject property falls within the flood plain and is not developable for other uses. Existing flood plains and topography suggest outside storage at this location may be the most reasonable use to this site. Flood plain development permits will be required by the City's Public Works Department.

5. **Public Policy:**

   The West/Southwest Sector Plan identifies the 2.4164 acre tract as a suitable location for the neighborhood and community scale commercial uses associated with "Suburban Tier" land use. However, the industrial uses associated with a "Specialized Center" are consistent with the established land uses along Grissom Road and the character of the area would not be significantly altered by the zoning request.

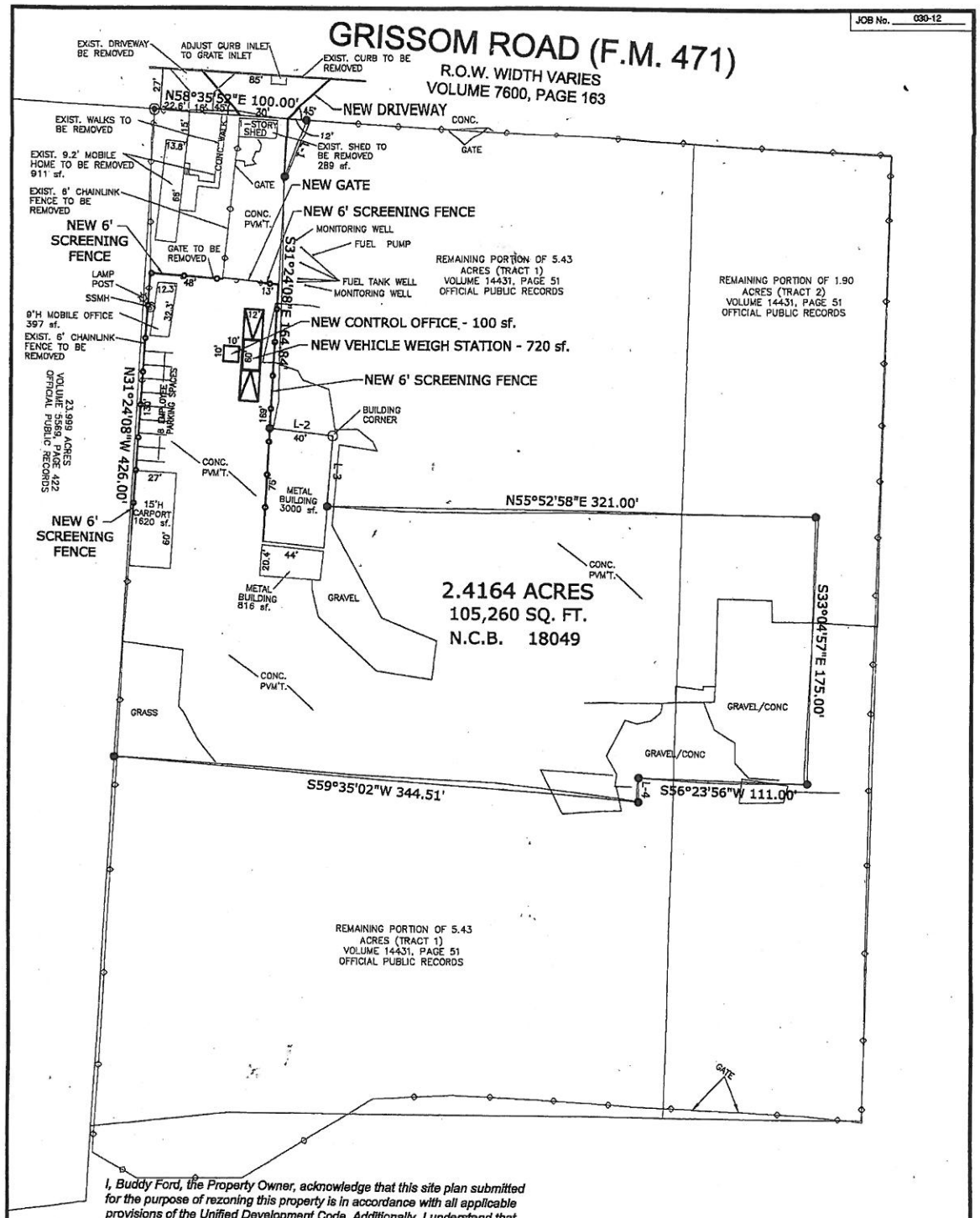
6. **Size of Tract:**

   The 2.4164 acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed Salvage Yard. The applicant has submitted a site plan to comply with the Specific Use Authorization requirements.

7. **Other Factors:**

   Staff finds the requested Specific Use Authorization for a Salvage Yard to have minimal impact due to its position within the floodplain and surrounding uses. The Salvage Yard facility will be used for the storage and collection of regulated metal with no processing.

JOB No. 030-12



I, Buddy Ford, 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 conjuction 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.

NO DESIGNATED EXISTING PARKING
820 SQ. FT OF PROPOSED BUILDING
5,833 SQ. FT. OF EXISTING BUILDING TO REMAIN
1,200 SQ. FT. OF EXISTING BUILDING TO BE REMOVED
91,268 SQ. FT. OF IMPERVIOUS COVER CONSISTING OF STREETS, PARKING FACILITIES, INCLUDING CURB AND GUTTERS, FENCES, LOADING AREAS AND ASPHALT
INTENDED USE IS "I-2 S" HEAVY INDUSTRIAL WITH A SPECIFIC USE AUTHORIZATION FOR A SALVAGE YARD.
FRONT SETBACK 30 FEET.
8 EMPLOYEE PARKING SPACES.

SITE MAP
ZONING EXHIBIT

N

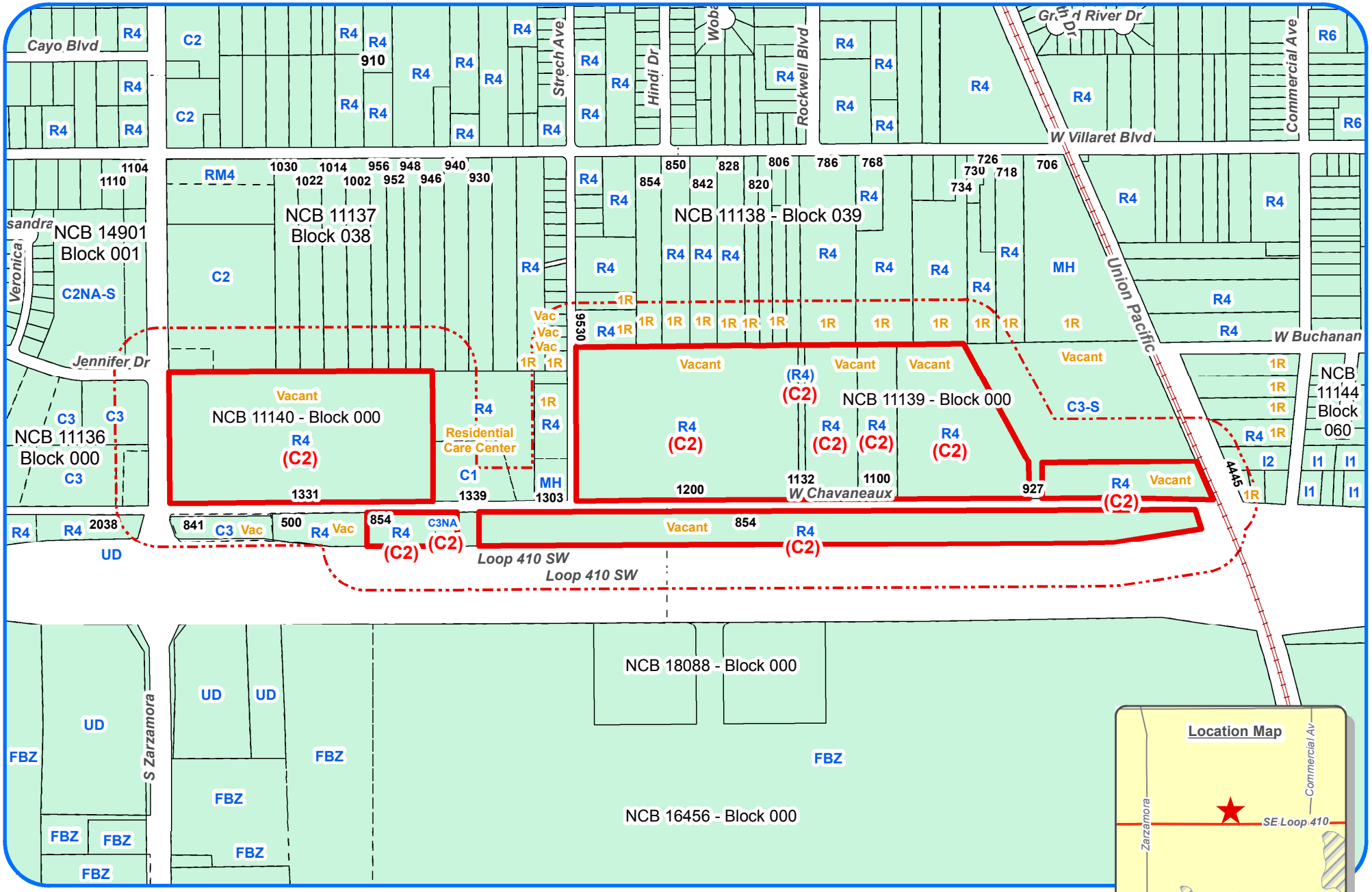
GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

BARRERA LAND SURVEYING
7715 MAINLAND SUITE 114
SAN ANTONIO, TEXAS 78250
(210) 444-6023 OFFICE
(210) 837-4328 CELL
(210) 444-9479 FAX
dbinsao@yahoo.com

BRIONES CONSULTING & ENGINEERING LTD.
8119 BROADWAY
SAN ANTONIO, TX 78208
TBPE FIRM REG. NO. F-5028
(210) 828-1431
(210) 828 1432 fax

LINE TABLE		
LINE	LENGTH	BEARING
L-1	40.00'	S13°56'41"E
L-2	41.70'	N61°46'10"E
L-3	46.66'	S30°35'21"E
L-4	16.00'	S33°35'04"E

DATE: JUNE 12, 2012



Zoning Case Notification Plan

Case Z-2012-147

Scale: 1" approx. = 600 Feet

Council District 4

Subject Property Legal Description(s): NCB 11139 & 11140 - Block 000 - Lot TR-C, & 23 E 30 FT OF W 1041 FT OF 1D TO 7D, E 240 FT OF W 1281.8 FT OF K, E 180 FT OF W 1461.8 OF TR 1D TO 7D, 1 THRU 22 & NCB 11143 - BLOCK 000 P-100A (NON-ADJACENT REMAINS), P-100

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

Legend

Subject Properties	(63.754 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
(06/21/2012 - R Martinez)

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012147
Hearing Date:	August 21, 2012
Property Owner:	Multiple Owners
Applicant:	Horaios, LLC (Brian A. Hardie)
Representative:	Horaios, LLC (Brian A. Hardie)
Location:	Portions of the 800, 900, 1100, 1200, and 1300 Blocks of West Chavaneaux Road
Legal Description:	Lots 1 through 23, the east 180 feet of the west 1,561.8 feet of Tracts 1D through 7D, the east 240 feet of the west 1,281.8 feet of Lot K, and the east 30 feet of the west 1,041 feet of Lots 1D through 7D, NCB 11139; Tract C, NCB 11140; and Parcels 100 and 100A, NCB 11143; save and except 10 acres out of Lot 11, NCB 11139
Total Acreage:	63.754
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 3, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 58

Neighborhood Associations: None

Planning Team Members: 36 (South/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1952 and was originally zoned “B” Residence District. In February of 2001, 0.702 of an acre was rezoned to "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-4" Residential Single-Family District and "C-3NA" General Commercial Nonalcoholic Sales District.

Topography: The subject properties are relatively flat with an abundance of grasses, shrubs and trees with a slope to the east.

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "R-4" Residential Single-Family District and "C-1" Light Commercial District
Current Land Uses: Vacant Land and Single-Family Dwellings

Direction: North across West Chavaneaux Road
Current Base Zoning: "R-4" Residential Single-Family District, “MH” Manufactured Housing District and "C-2" Commercial District
Current Land Uses: Vacant Land, Single-Family Dwellings and Care Center

Direction: East
Current Base Zoning: "C-3" General Commercial District
Current Land Uses: Vacant Land and Railroad

Direction: West across South Zarzamora Street
Current Base Zoning: "C-3" General Commercial District
Current Land Uses: Vacant Land

Direction: South across West Chavaneaux Road
Current Base Zoning: "R-4" Residential Single-Family District and "C-3" General Commercial District
Current Land Uses: Vacant Land

Transportation

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

Thoroughfare: South Zarzamora Street
Existing Character: Secondary Arterial Type A; two lanes in each direction
Proposed Changes: None known.

Thoroughfare: Southwest Interstate Highway Loop 410
Existing Character: Expressway
Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier”. The “General Urban Tier” land use classification includes high to medium density residential uses as well as neighborhood and community commercial uses. The commercial component includes retail services such as convenience retail stores, professional offices, bakeries, restaurants, bookstores, grocery stores, clinics, hotels, and other small businesses are appropriate. 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 related to the zoning request.

3. Suitability as Presently Zoned:

Both the current "R-4" Residential Single-Family District and proposed "C-2" Commercial District are consistent with the West/Southwest Sector Plan land use designation. However, the property’s location between West Chavaneaux Road and Southwest Interstate Highway Loop 410 makes future residential development unlikely.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The area along West Chavaneaux Road suffers from a high occurrence of illegal dumping. Therefore, development of the property is likely to benefit the health, safety and welfare of the surrounding area.

5. Public Policy:

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

6. Size of Tract:

The 63.754 acre tracts are of sufficient size to accommodate the proposed commercial development.

7. Other Factors:

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

Zoning Case Notification Plan

Case Z-2012-150

Council District 1

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(0.340 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
(06/18/2012 - R Martinez)

Subject Property Legal Description(s): NCB 7264 & 7265 BLK 17 & 24 LOT E 63 FT OF W 68 FT OF 20, & E 60 OF W 65 FT OF 5

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 #:	Z2012150 CD
Hearing Date:	August 21, 2012
Property Owner:	Victor & Leticia R. Aleman
Applicant:	Russell Dean Felan
Representative:	Felan Design Group (Russell Felan)
Location:	829 and 830 Westwood
Legal Description:	The east 63 feet of the west 68 feet of Lot 20, Block 17, NCB 7264 and the east 60 feet of the west 65 feet of Lot 5, Block 24, NCB 7265
Total Acreage:	0.3671
City Council District:	1
Case Manager:	Timothy Mulry, Planner
Case History:	This is the second public hearing for this zoning case. The case was continued from the July 17, 2012 meeting.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 29, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: Edison Neighborhood Association

Planning Team Members: 46 (North Central Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1940, and was originally zoned "B" Residence District (Ordinance 1941). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property is currently 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, South, East
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Residences

Direction: West
Current Base Zoning: "I-1"
Current Land Uses: Restaurant, automobile repair, automobile parts, welding, warehousing, towing service

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: Westwood
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known

Thoroughfare: Blanco Road
Existing Character: Secondary Arterial Type B; 2 lanes in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 2, which operates along Blanco Road west of the subject property.

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

Parking Information: None. The applicant proposes approximately sixteen (16) parking spaces on each lot, or thirty-two (32) spaces total.

Staff Analysis and Recommendation: Approval with conditions, 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 North Central Community Plan and is currently designated as Parks/Open Space in the Future Land Use Plan. The base zoning request is not consistent with the future land use designation. A plan amendment has been submitted, requesting to change the future land use designation on this project to Low-Density Residential. The Low-Density Residential designation supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. Consistency is determined by the base zoning district and is not affected by conditional use requests. Both staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested "R-4 CD" to be appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the single additional use of a Non-Commercial Parking Lot. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties.

3. Suitability as Presently Zoned:

The current residential zoning is appropriate for the area. Ideally this property would continue the residential development pattern in this established neighborhood. However, future residential development may be unlikely due to the property's location near commercial and industrial structures.

4. Health, Safety and Welfare:

The proposed parking lot may increase traffic in the residential neighborhood; however, the majority of traffic will likely occur between the proposed parking lot and Blanco Road, and therefore will not encroach into the neighborhood.

5. Public Policy:

The request does not appear to conflict with any established public policy objective. The requested base zoning is consistent with the adopted land use plan.

6. Size of Tract:

The 0.3671 acre tract is of sufficient size to accommodate the proposed use, as shown on the requisite site plan.

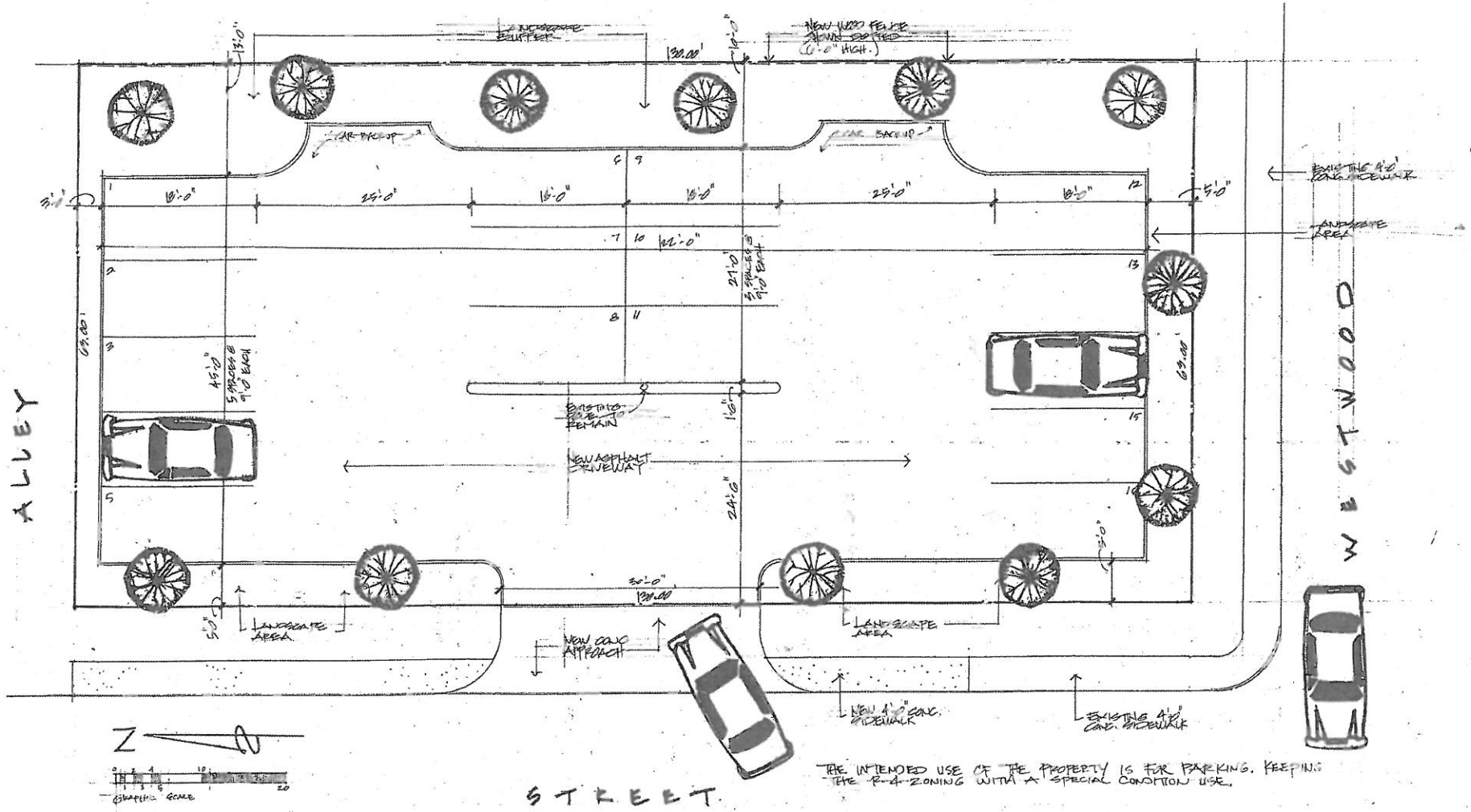
7. Other Factors:

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

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

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

A. A 10 foot Type A landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses.
B. Any on-site lighting shall be directed onto the site and point away from any residential zoning or uses.
C. 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.
D. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.
E. Hours of operation shall be limited to the hours of operation of the abutting businesses along Blanco Road.



THE INTENDED USE OF THE PROPERTY IS FOR PARKING. KEEPING THE R-4 ZONING WITH A SPECIAL CONDITION USE.

SITE PLAN

THE EAST 65 FT OF THE WEST 68' FT OF LOT 20

LOT 20 BLOCK 17 NCB 7264 ZONE - R 4
829 WESTWOOD, PROPERTY ID. 309861.
LAND AREA: 130'-0" X 63'-0" = 8190 SF

SITE DATA

NEW ASPHALT DRIVEWAY = 5873 SF (IMPERVIOUS COVER)
LANDSCAPE AREA = 2317 SF
TOTAL PROPERTY SF = 8190 SF

I VICTOR & LETICIA ALEMAN THE PROPERTY OWNERS ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED 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 PERMIT.

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210-584-0504
FELA DESIGN GROUP
SAN ANTONIO, TEXAS 78217
PAUL V. COMPARCE

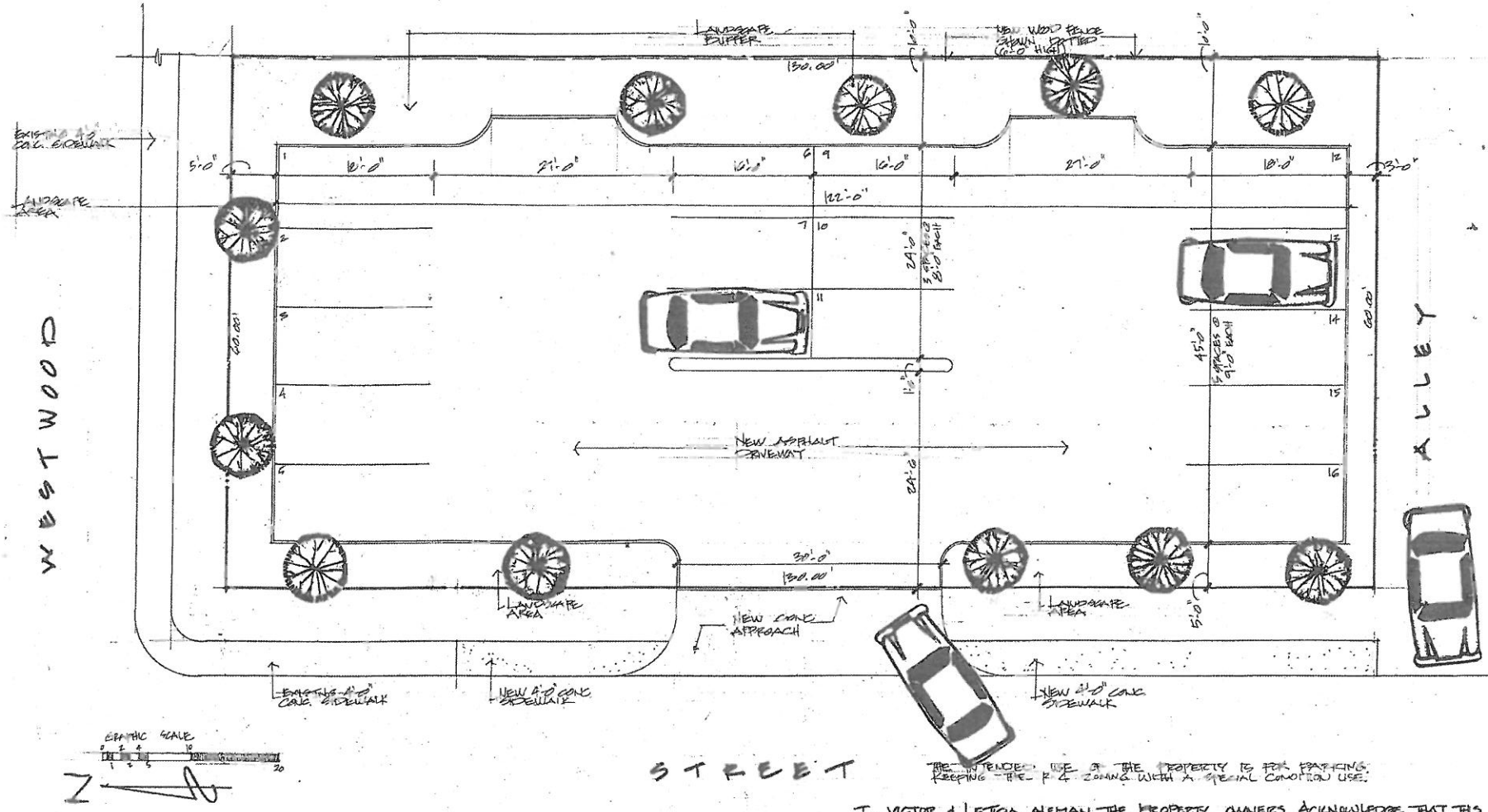
A PARKING LOT FOR
829 WESTWOOD
SAN ANTONIO, TEX

JOB#

DATE 5/25/2012

DRAWN BY RDP

SHEET A-1



THE INTENDED USE OF THE PROPERTY IS FOR PARKING KEEPING THE R-4 ZONING WITH A SPECIAL CONDITION USE.

I VICTOR & LETICIA ALEMAN THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY 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 PERMIT.

SITE PLAN

LOT 5, BLOCK 24 NCB 7205. ZONE: R-4
830 WESTWOOD. PROPERTY ID: 389890
LAND AREA: 50'-0" X 60'-0" = 3000 SF

THE EAST 60 FEET OF THE WEST 65 FT OF LOT 5

SITE DATA

NEW ASPHALT DRIVEWAY = 5152 SQ FT (IMPERVIOUS COVER)
LANDSCAPE AREA = 2048 SQ FT
TOTAL PROPERTY SF = 7800 SQ FT

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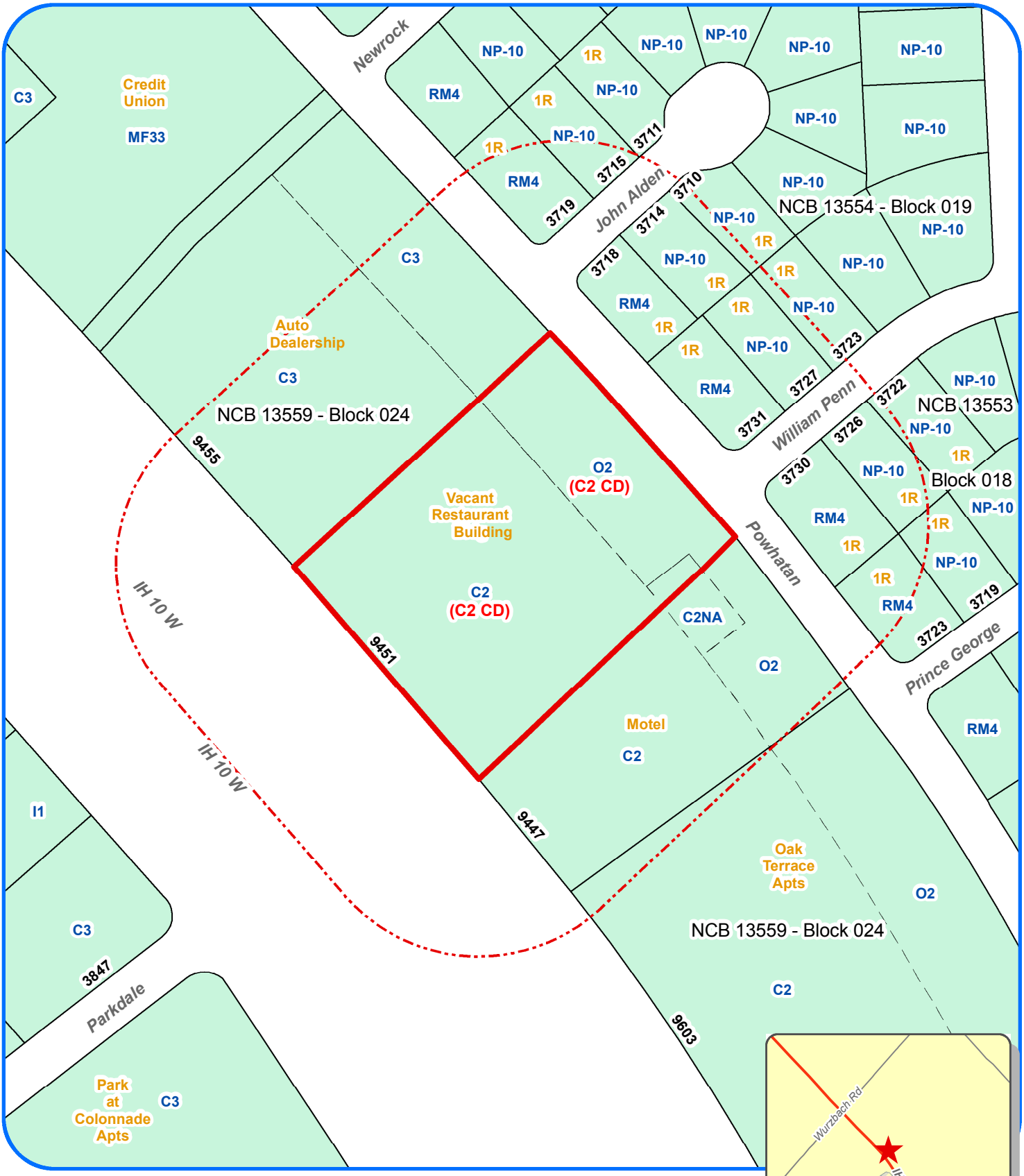
PLANS AND SPECIFICATIONS, WHEREVER DRAWN, BY THIS OFFICE ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THESE PLANS & PERMITS ARE TO BE USED FOR ONE SITE ONLY. THE ARCHITECT RETAINS THE OWNERSHIP OF THE PLAN DESIGN, DRAWINGS AND SPECIFICATIONS. THESE PLANS MAY NOT BE REPRODUCED IN WHOLE OR IN PART AT ANY TIME WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

210. 504. 0504
FELAN DESIGN GROUP
SAN ANTONIO, TEXAS 78207
2410 N. COMFORCE

A PARKING DESIGN FOR
830 WESTWOOD
SAN ANTONIO TX

JOB #
DATE 5/25/2012
DRAWN BY REF
SHEET A-2



Zoning Case Notification Plan

Case Z-2012-152 CD

Council District 8

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 13559 BLK 24 LOT 12

Legend

Subject Properties		(2.7420 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
(06/18/2012 - R Martinez)

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012152 CD
Hearing Date:	August 21, 2012
Property Owner:	Expert Capital Management, Ltd. and Aziz American Enterprises I, Ltd.
Applicant:	Salah Diab, P. E.
Representative:	Salah Diab, P. E.
Location:	9451 Interstate Highway 10 West
Legal Description:	Lot 12, Block 24, NCB 13559
Total Acreage:	2.7420
City Council District:	8
Case Manager:	Pedro Vega, Planner
Case History:	This is the second public hearing for this zoning request. The case was continued from the July 17, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "O-2" High Rise Office District, "C-2" Commercial District and "C-2NA" Commercial Nonalcoholic Sales District

Requested Zoning: "C-2 CD" Commercial District with a Conditional Use for a Motor Vehicle Sales

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 29, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: None

Planning Team Members: 42 (North Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in July of 1965 and was originally zoned "R-3" Multi-Family Residence District. In December 1984, the property was rezoned to “B-2” Business District with a 100-foot strip of “O-1” Office District along Powhatan. In a 1993 case, a portion of the “O-1” Office District was rezoned to "B-2NA" Business Nonalcoholic Sales District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to “C-2” Commercial District, “O-2” Office District and "C-2NA" Commercial Nonalcoholic Sales District.

The existing vacant commercial structure was built in 1993, and consists of approximately 11,414 square feet. Most of the 2.7420 acre site is paved parking, with the exception of existing landscape buffer. The subject property was used as a restaurant for many years.

Topography: The subject property slopes to the southwest, is not located within the floodplain, and has no physical characteristics that are likely to affect the use or development.

Adjacent Zoning and Land Uses

Direction: Northwest
Current Base Zoning: “C-3” General Commercial District
Current Land Uses: Auto Dealer

Direction: Southeast
Current Base Zoning: “C-2” Commercial District, “O-2” Office District and “C-2NA” Commercial Nonalcoholic Sales District
Current Land Uses: Motel and Apartments

Direction: Northeast across Powhatan Drive
Current Base Zoning: “RM-4” Residential Mixed District and "NP-10" Neighborhood Preservation District
Current Land Uses: Single-Family Dwellings

Transportation

Thoroughfare: Interstate Highway 10 West
Existing Character: Expressway
Proposed Changes: None known.

Thoroughfare: Powhatan Drive
Existing Character: Local Streets; one lane in each direction.
Proposed Changes: None known.

Public Transit: VIA bus line 534 operates northwest of the subject property, along Wurzbach Road.

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

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

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 “General Urban Tier” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The granting of the Conditional Use is not likely to have an adverse impact on the neighboring lands. The 2.7420 acre site is located within an existing commercial corridor with direct access to an expressway and an arterial thoroughfare.

3. Suitability as Presently Zoned:

The existing "O-2" High Rise Office District, "C-2" Commercial District and "C-2NA" Commercial Nonalcoholic Sales District, and the proposed "C-2 CD" Commercial District with a Conditional Use for a Motor Vehicle Sales are all appropriate for the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning along Interstate Highway 10 West.

5. Public Policy:

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

6. Size of Tract:

The property is 2.7420 acres, which should be able to accommodate a commercial use with adequate space for parking. The requested Conditional Use will provide an opportunity for a reuse of the existing vacant commercial structure and will be consistent with current uses along Interstate Highway 10 West.

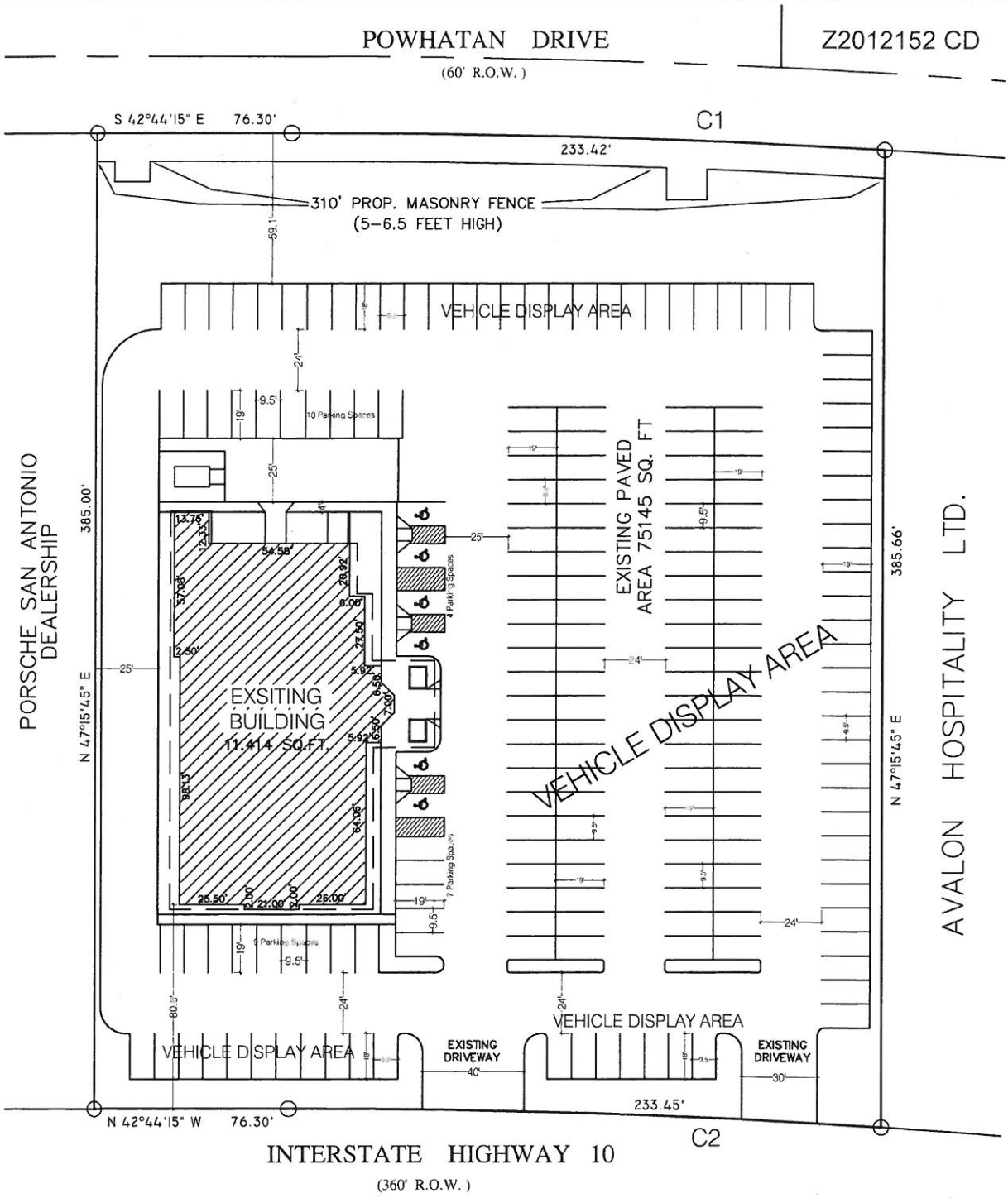
7. Other Factors:

The requisite site plan indicates no new construction and no changes from the property's current configuration. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed.

Staff finds the request to be appropriate given the property’s location along the IH-10 access road, in close proximity to Wurzbach Road. There is an existing landscape buffer along Powhatan, which includes a significant rise in elevation and a 6-foot tall stone wall, providing an effective buffer between the commercial development along the Interstate Highway 10 West access road and the single-family development to the east. The commercial development generally is not visible from the residential development.

The applicant proposes replacing the existing masonry wall along the rear property line. On the requisite site plan, the proposed wall is shown with heights varying between 5 feet and 6.5 feet. Therefore, staff recommends approval of additional fence/wall height in accordance with Section 35-514(d) of the Unified Development Code.

Z2012152 CD



INTERSTATE HIGHWAY 10
(360' R.O.W.)

PARKING SPACES	
PARKING SPACES ALONG THE BUILDING	30
VEHICLE DISPLAY AREA	166

I/WE, EXPERT CAPITAL MANAGEMENT, LTD. & AZIZ AMERICAN ENTERPRISES I, LTD., THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I/WE UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE US FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

ZONING INFORMATION

EXISTING ZONING	C2
REQUESTED ZONING	C2CD FOR AUTO SALES

AREA	
IMPERVIOUS AREA (BUILDING+PAVED AREA)	86559 S. F.

CURVE TABLE					
CURVE	CHRD BRG	LENGTH	RADIUS	DELTA	CHORD
C1	S39°43'34"E	442.00	4204.72	06°01'23"	441.80
C2	N39°43'34"W	401.52	3819.72	06°01'23"	401.34

GRAPHIC SCALE
1 INCH = 60 FT.

9451 IH-10 WEST

Seda Consulting Engineers, Inc.
Firm Registration No: F-1601 (210) 308-0057
6735 IH 10 West FAX:(210) 308-8842
San Antonio, Texas 78201 e-mail: seda@satx.rr.com
CIVIL• STRUCTURAL ENVIRONMENTAL• PLANNER

Zoning Case Notification Plan

Case Z-2012-157

Council District 1

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.091 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
(07/09/2012 - R Martinez)

Subject Property Legal Description(s): NCB 732 BLK 4 LOT 16 (CASA LAVACA SUBD)

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012157
Hearing Date:	August 21, 2012
Property Owner:	Andrew Paul Blouet
Applicant:	Andrew Paul Blouet
Representative:	Andrew Paul Blouet
Location:	206 Sadie Street
Legal Description:	Lot 16, Block 4, NCB 732
Total Acreage:	0.09126
City Council District:	1
Case Manager:	Trenton Robertson, Planner
Case History:	This is the second public hearing for this zoning change request. The case was continued from the August 7, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "HS MF-33 NCD-1 AHOD" Historic Significant Multi-Family South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "HS IDZ NCD-1 AHOD" Historic Significant Infill Development Zone South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood 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 July 20, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 25, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Lavaca Neighborhood Association

Planning Team Members: 12- Lavaca Neighborhood Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938, and was originally zoned "D" Apartment District. In a 1991 case, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The subject property is located within the South Presa Street/South St. Mary's Street Neighborhood Conservation District. The subject property was platted in 2011 (volume 9621, page 27 in the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District the existing residential structures were built in 1936.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "RM-4" and "C-2"
Current Land Uses: Single-family residences, duplex, Church's, vacant residences and undeveloped land

Direction: South
Current Base Zoning: "C-2", "RM-4", "C-3"
Current Land Uses: Retail complex, single-family residences, multi-family residences, parking lot, lounge, clinic and liquor store

Direction: East
Current Base Zoning: "RM-4" and "R-6"
Current Land Uses: Single-family residences, multi-family residences

Direction: West
Current Base Zoning: "C-2", "MF-33" and "RM-4"
Current Land Uses: Single-family residences, duplex, Church's, vacant residences and undeveloped land

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

Many of the surrounding properties are located in the Lavaca Historic District, which was adopted in 2004. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

The subject property and a number of surrounding properties carry the "HS" Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure.

The South Presa Street/South St. Mary's Street Neighborhood Conservation District (NCD-1) is an overlay zoning district that contains design guidelines for new residential and commercial development. Property owners, together with Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, signage, etc.

Transportation

Thoroughfare: Sadie Street, Eager, Devine Street, Vance Street, Riddle
Existing Character: Local; one lane each way with sidewalks
Proposed Changes: None known

Thoroughfare: South Presa Street; one lane each way with sidewalks
Existing Character: Secondary Arterial
Proposed Changes: None known

Public Transit: VIA bus lines 36 and 242 operate along South Presa Street, west of the subject property.

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

Parking Information: Dwelling-1 Family- Minimum parking requirement: 1 per unit. Professional Office- Minimum: 1 per 300 sf GFA; Maximum: 1 per 140 sf GFA. Infill Development Zone waives off-street parking requirements.

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 Lavaca Neighborhood Plan, and is currently designated as "Mixed Use" in the Future Land Use Plan. The requested "IDZ" with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District is consistent with the Future Land Use designation. The "Mixed Use" designation provides for less intense commercial uses that are designed to be neighborhood friendly. Action Step 1.1.5 of the Lavaca Neighborhood Plan encourages *neighborhood-scale commercial development or mixed uses to improve economic health of the neighborhood and provide a wider range of services for residents.*

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

   The requested mix of multi-family and neighborhood commercial districts provides an appropriate transition between the single-family residences to the north and east and the more intense multi-family and commercial uses to the south and west. In general the surrounding area has a mix of residential densities and neighborhood-oriented commercial uses.

3. **Suitability as Presently Zoned:**

   Both the current and requested zoning districts are appropriate for the subject property.

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

   Approval of the zoning request would allow limited commercial uses which may increase traffic, noise, and lighting in the area; potentially creating a safety and welfare concern. However, the adopted land use plan calls for mixed use redevelopment between the commercial uses along South Presa Street and the predominantly single-family residential uses to the east.

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property is 0.09126 of an acre in size, which should be able to reasonably accommodate both the multi-family residential and neighborhood commercial uses with the flexibility offered by "IDZ".

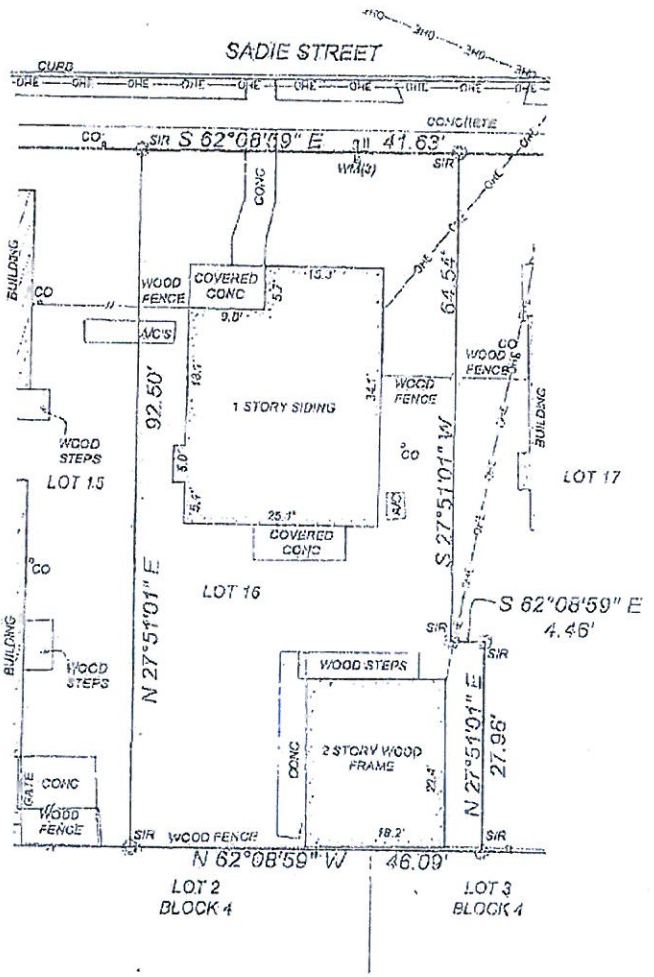
7. Other Factors:

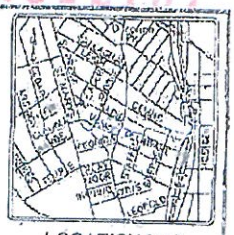
None

Z2012157

NOTES

1. BEARINGS ARE BASED ON THE STATE PLAN COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. NO TITLE COMMITMENT PROVIDED.
3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 415 OF 705, COMMUNITY PANEL NO. 48029C0415 G, DATED SEPTEMBER 29, 2010.
4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
5. METES AND BOUNDS WERE NOT PREPARED FOR THIS TRACT.
6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KPW SURVEYING".





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"=20'

SYMBOL LEGEND

- 1/2" IRON ROD AS NOTED
- PP-POWER POLE
- WM-WATER METER
- CO-CLEAN OUT

Proposed uses: mult.-family, retail, office, art space, service uses

STATE OF TEXAS REGISTERED TERESA A. SEIDEL 5672 PROFESSIONAL LAND SURVEYOR

6/30/2011

STATE OF TEXAS;
COUNTY OF BEXAR;

I, TERESA A. SEIDEL, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
PREPARED: MARCH 31, 2011
PROJECT NO.: 10-065

TITLE SURVEY OF
LOT 16, BLOCK 4, N.C.B. 732, CASA LAVACA SUBDIVISION OF RECORD VOLUME 9621 PAGE 27 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

KPW SURVEYING

ADDRESS: 206 SADIE, SAN ANTONIO, TX

JOB NO. 10-065	
DATE: MARCH 31, 2011	DESIGNED: TAS
DRAWN: MDT	CHECKED: TAS

SHEET: 1 OF 1

"I, Andrew Paul Blewett, 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 this site plan

Zoning Case Notification Plan

Case Z-2012-164

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 3672 BLK 76 LOT 2

Legend

Subject Properties	(0.148 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
(07/05/2012 - 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 #:	Z2012164
Hearing Date:	August 21, 2012
Property Owner:	Mia Barajas
Applicant:	Mario Juarez
Representative:	Mario Juarez
Location:	3622 West Travis Street
Legal Description:	Lot 2, Block 76, NCB 3672
Total Acreage:	0.1481
City Council District:	5
Case Manager:	Trenton Robertson, Planner
Case History:	This is the second public hearing for this zoning change request. The case was continued from the August 7, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard District

Requested Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 20, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 25, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 03, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property was platted into its current configuration in 1908 (volume 105, page 190 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure measuring 1,488 square-feet in size that was built in 1938.

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

Adjacent Zoning and Land Uses

Direction: North, south, east and west
Current Base Zoning: "R-4"
Current Land Uses: Single-family residences

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

Transportation

Thoroughfare: West Travis Street, West Houston Street, Northwest 21st Street
Existing Character: Local streets; one lane each way with sidewalks
Proposed Changes: None known

Public Transit: VIA bus lines 75 and 275 operate along West Commerce Street, south of the subject property. VIA bus line 77 operates along West Martin Street, north of the subject property.

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

Parking Information: In accordance with Section 35-526 of the UDC: Dwelling-2 Family- Minimum parking requirement: 1 per unit. Maximum parking requirement: 2 per unit.

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 not located within an adopted land use plan area; therefore, a finding of consistency is not required. The surrounding area is all zoned "R-4" single-family, the requested "RM-6" is an inconsistent departure from the established zoning pattern.

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

   The requested "RM-6" district would allow a maximum of two dwelling units on the subject property, which is not in character with the surrounding single-family residential neighborhood. Staff recommends denial because there is no established pattern of mixed-density residential uses in the area. However, the addition of one extra dwelling unit will not create substantial adverse impacts on neighboring properties because the development standards (such as building setbacks) are the same in residential mixed zoning districts as they are in single-family residential zoning districts. At least one off-street parking space must be established for each dwelling unit.

3. **Suitability as Presently Zoned:**

   The existing "R-4" zoning district is appropriate for the subject property. The surrounding blocks consist of single-family residential zoning and uses.

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

   Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. **Public Policy:**

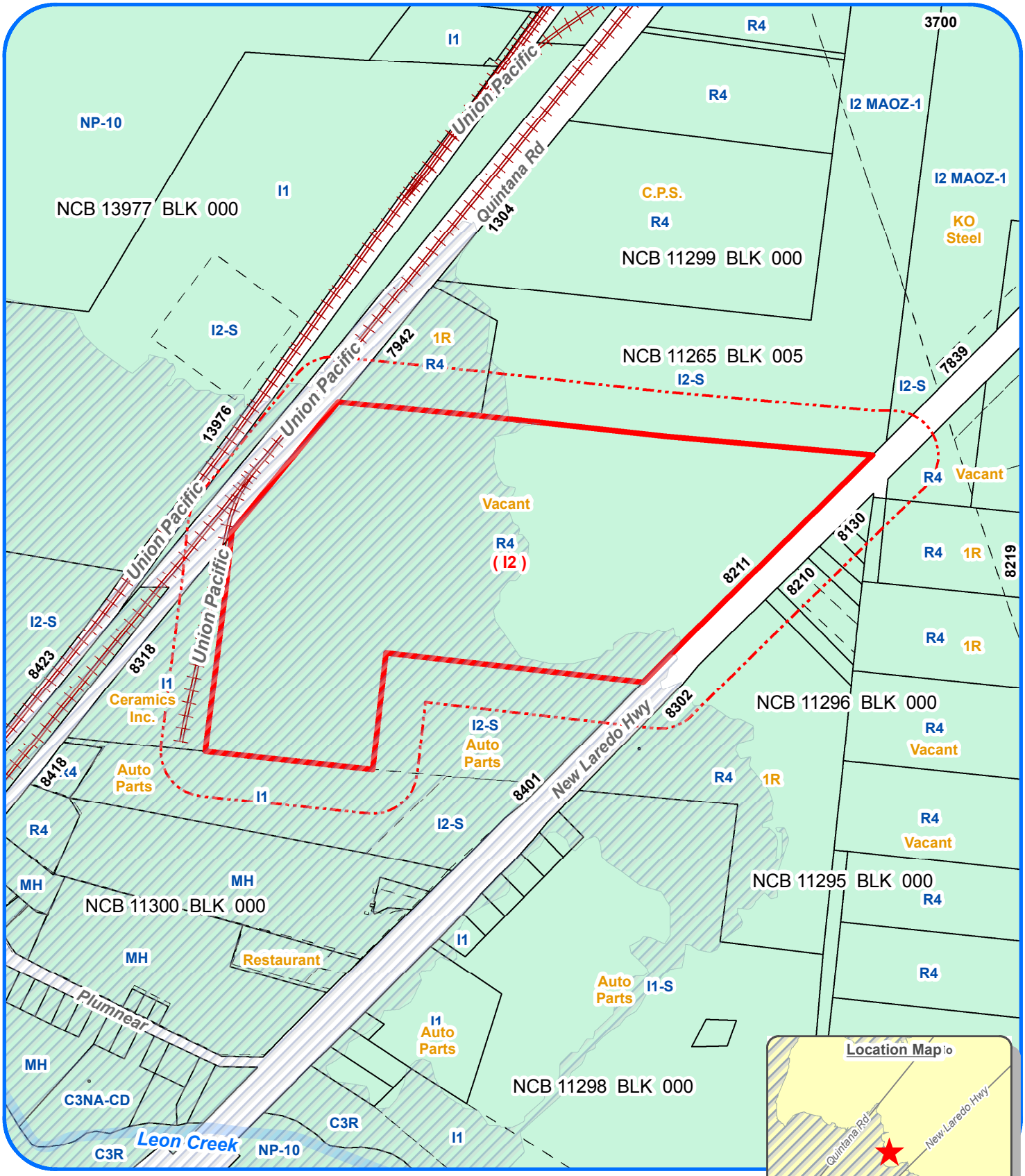
   The request does not appear to conflict with any public policy objective.

6. **Size of Tract:**

   The subject property's size (0.1481 of an acre) is consistent with other single-family lots in the area. The property is of sufficient size to accommodate two dwelling units.

7. **Other Factors:**

   Accessory dwelling units are permitted by right in all single-family zoning districts. A desire to separately meter a second unit is the only reason for this zoning request.



Zoning Case Notification Plan

Case Z-2012-166

Council District 4

Scale: 1" approx. = 600 Feet

Subject Property Legal Description(s): NCB 11300 BLK LOT P-100

Legend

Subject Properties	(65.800 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
(07/09/2012 - 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 #:	Z2012166
Hearing Date:	August 21, 2012
Property Owner:	Alfredo Alvarez
Applicant:	Alfredo Alvarez
Representative:	Brown & Ortiz, P.C. (James McKnight)
Location:	8211 New Laredo Highway
Legal Description:	Parcel 100, NCB 11300
Total Acreage:	65.8
City Council District:	4
Case Manager:	Osniel Leon, Planner
Case History:	This is the second public hearing for this zoning request. The case was continued from the August 7, 2012 meeting.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "I-2 AHOD" Heavy Industrial 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 20, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 19, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, 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 is currently undeveloped. The property was annexed in 1952 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

Topography: The western half of subject property is within the 100 year floodplain; development of habitable uses will required flood plain mitigation.

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "I-2 S", R-4"
Current Land Uses: Undeveloped land

Direction: South
Current Base Zoning: "I-1", "I-2 S"
Current Land Uses: Auto salvage yard

Direction: West
Current Base Zoning: "I-1"
Current Land Uses: Concrete batching, railroad right of way

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Undeveloped land, single-family residences and auto repair shop

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: New Laredo Highway
Existing Character: Secondary Arterial Type A; 1 lane in each direction with no sidewalks
Proposed Changes: None Known

Thoroughfare: Quintana Road
Existing Character: Local Street; 1 lane in each direction with no sidewalks
Proposed Changes: None Known

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

Traffic Impact: A Traffic Impact Analysis (TIA) is required but may be deferred until platting or permitting. A traffic engineer familiar with the project must be present at the zoning commission meeting.

Parking Information: The City of San Antonio recognizes Industrial Recycling Centers as materially similar uses of Salvage Yards – Minimum Parking Requirement: 1 per employee.

<u>Staff Analysis and Recommendation:</u> Approval, pending master plan amendment.

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

1. **Consistency:**

   The property is located within the West/Southwest Sector Plan and is currently designated as “Agribusiness Tier” in the future land use plan. The requested “I-2” base zoning district is not consistent with the adopted land use designation.

   The applicant has submitted a request to amend the land use designation to “Specialized Center”. Staff and Planning Commission recommend approval of the plan amendment.

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 located in an area that is predominately vacant land and rural in character, but that includes a number of industrial uses as well as a CPS Energy generation facility. The proposed use of the property is suitable for the location.

3. **Suitability as Presently Zoned:**

   The existing zoning is not appropriate for the subject property. The property’s current “R-4” Residential Single Family District is not appropriate as the property is not likely to be used for residential development due to its location in a floodplain, and between an arterial thoroughfare and railroad tracks. An industrial designation is more compatible with the surrounding zoning and would allow uses in character with the surrounding development. Property is within 70 decibel noise contour for Lackland Air Force Base and therefore not suited for residential use.

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.

6. **Size of Tract:**

   The subject property is 65.8 acres, which can easily accommodate the proposed use.

7. **Other Factors:**

   The "I-2" district provides sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or" I-1" district. These districts are located for convenient access to existing and future arterial thoroughfares and railway lines. The heavy industrial district is in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

Zoning Case Notification Plan

Case Z-2012-168

Council District 3

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.2152 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
(07/09/2012 - R Martinez)

Subject Property Legal Description(s): NCB 3806 BLK 11 LOT 46,47 & W 15.1 FT OF 48

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 #:	Z2012168
Hearing Date:	August 21, 2012
Property Owner:	Superior Busmart Synergy, LLC (Ashraf Nagri, Owner)
Applicant:	Tariq Mehmood
Representative:	Tariq Mehmood
Location:	2547 Steves Avenue
Legal Description:	Lots 46, 47 and 48, Block 11, NCB 3806, save and except that portion of Lot 48 conveyed to the City of San Antonio in Volume 8526, Page 1836 of the Real Property Records of Bexar County, Texas.
Total Acreage:	0.2152
City Council District:	3
Case Manager:	Pedro Vega, Planner
Case History:	This is the second public hearing for this zoning request. The case was continued from the August 7, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 25, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 45

Neighborhood Associations: Highland Park Neighborhood Association; the Southeast Citizens Committee is located within 200 feet of the subject property.

Planning Team Members: 33 (Highlands Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "B" Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is currently developed as an approximately 1,188 square foot convenience store that was constructed in 1942. The rear building was built recently and is not occupied.

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: South across Steves Avenue
Current Base Zoning: "C-1" Light Commercial District and "R-4" Residential Single-Family District
Current Land Uses: Vacant Land and Single-Family Dwellings

Direction: East across Clark Avenue
Current Base Zoning: "R-4" Residential Single-Family District and "C-1" Light Commercial District
Current Land Uses: Single-Family Dwellings and a Multi-Tenant Commercial Building

Direction: West
Current Base Zoning: "R-4" Residential Single-Family District
Current Land Uses: Single-Family Dwellings

Direction: North
Current Base Zoning: "R-4" Residential Single-Family District
Current Land Uses: Single-Family Dwellings

Transportation

Thoroughfare: Steves Avenue
Existing Character: Secondary Arterial Type B; one lane in each direction with partial sidewalks
Proposed Changes: None known.

Thoroughfare: Clark Avenue
Existing Character: Secondary Arterial Type B; one lane in each direction with partial sidewalks
Proposed Changes: None known.

Public Transit: VIA bus lines 32 and 232 operate along Steves Avenue with a bus stop on 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: Convenience Store-Minimum Parking Requirement: 6 per 1000 square feet of GFA. Maximum Parking Requirement: 10 per 1000 square feet of GFA.

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

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

1. Consistency:

The subject property is located within the Highlands Community Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested zoning district is inconsistent with the plan. The applicant has submitted a Master Plan Amendment requesting "Neighborhood Commercial". Planning and Community Development Department staff recommends approval of the Master Plan Amendment. The request was considered by the Planning Commission on July 11, 2012, Planning Commission recommended approval of the "Neighborhood Commercial" designation.

2. Adverse Impacts on Neighboring Lands:

The granting of the "C-1" Light Commercial District will not have an adverse impact on the neighboring lands. The property has been in operation as a convenience store as a legal nonconforming use for many years. Since both Steves Avenue and Clark Avenue are designated on the major thoroughfare plan it is reasonable to expect commercial uses at such an intersection.

3. Suitability as Presently Zoned:

Although the existing residential zoning may be appropriate for the property, the "C-1" Light Commercial District would be appropriate at this location. Staff supports rezoning the property to a light commercial designation.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of light commercial zoning along this portion of Clark Avenue. Any new construction will trigger building setback and landscape buffer requirements to protect neighboring residential uses.

5. Public Policy:

The "C-1" Light Commercial District meets the following Goals of 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.

Action Step 1.4.3 in the Highlands Community Plan calls for the encouragement of neighborhood friendly business within walking distance of residences.

6. Size of Tract:

The subject property is of sufficient size to accommodate the existing use. The owner wishes to update the zoning to allow previous construction of a small storage area.

7. Other Factors:

Staff supports the rezoning request because of the location and existing use of the property. Approval of the "C-1" Light Commercial District will bring a nonconforming use into compliance with the Unified Development Code.

"C-1" districts accommodate neighborhood commercial uses and are considered appropriate buffers between residential uses and arterials and thoroughfares. No external sound systems or live music shall be allowed. No outdoor storage or display of goods shall be permitted except for outdoor dining. Individual buildings shall not exceed 5,000 square feet. New construction will be required to meet setback and buffer requirements.

The existing convenience store is registered as a legal nonconforming use. Small scale neighborhood-friendly retail uses are appropriately located at larger intersections within established residential neighborhoods.

Zoning Case Notification Plan

Case Z-2012-153

Council District 4

Scale: 1" approx. = 200 Feet

Legend

Subject Properties	(2.7026 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
(07/03/2012 - R Martinez)

Subject Property Legal Description(s): 2.7026 acres out of NCB 15416 & 15417

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 #:	Z2012153
Hearing Date:	August 21, 2012
Property Owner:	Alamo Area Mutual Housing Association (Jennifer Gonzalez, Executive Director)
Applicant:	Alamo Area Mutual Housing Association (Jennifer Gonzalez, Executive Director)
Representative:	Alamo Area Mutual Housing Association (Jennifer Gonzalez, Executive Director)
Location:	Located at the northwest corner of Bertetti Drive and Tarasco Drive.
Legal Description:	2.7026 acres out of NCB 15416 and NCB 15417
Total Acreage:	2.7026
City Council District:	4
Case Manager:	Brenda V. Martinez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Rainbow Hills Area Neighborhood Association

Planning Team Members: 36 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped. The subject property was annexed in 1993 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1994 case the property was rezoned to "R-1" 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.

Topography: The property 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: "RM-4"
Current Land Uses: Apartments

Direction: South
Current Base Zoning: "MF-25"
Current Land Uses: Nursing Facility

Direction: East
Current Base Zoning: "C-3R"
Current Land Uses: Commercial and Service Uses

Direction: West
Current Base Zoning: "RM-4" and "R-6"
Current Land Uses: Apartments and 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: Tarasco; Bertetti Drive and Tomar Drive
Existing Character: Local Streets; 1 lane in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA busline is the number 617 line that operates along Tarasco and Horal Drive. This busline is located west of the subject property.

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

Parking Information: Multi-Family Dwellings - Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

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

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

1. **Consistency:**

   The property is located within the West/Southwest Sector Plan and is currently designated as "General Urban Tier" in the Future Land Use Section. The zoning request is consistent with the Future Land Use designation.

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

   Multi-family development is appropriate for this location, as the property is located on the periphery of a single-family residential neighborhood. Additionally, medium density residential uses provide a suitable transition between single-family uses and major thoroughfare corridors that are likely to include commercial and high density multi-family uses.

3. **Suitability as Presently Zoned:**

   The existing "R-6" zoning district is not appropriate for the subject property as single-family development is unlikely between existing multi-family residential uses and intense commercial uses. The proposed multi-family development is appropriate and in character with the current zoning and development pattern along Tarasco.

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

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

5. **Public Policy:**

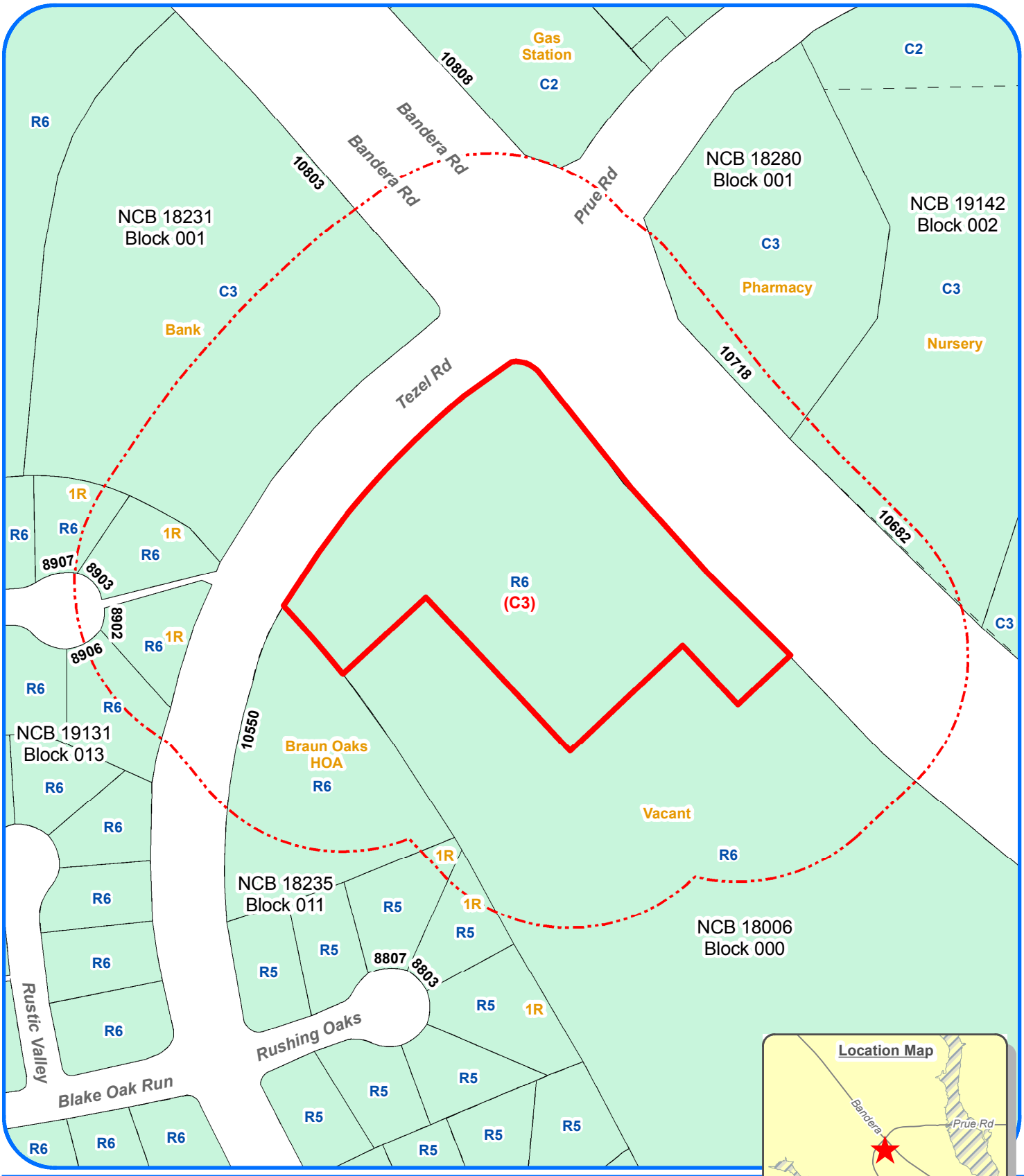
   The requested zoning is consistent with the adopted land use plan. The existing "R-6" zoning is not consistent with the adopted General Urban Tier land use designation.

6. **Size of Tract:**

   Should the requested rezoning be approved, the 2.7026 acre tract could accommodate a multi-family development with up to approximately 67 dwelling units. The applicant is proposing approximately 50 dwelling units for the entire site.

7. **Other Factors:**

   None.



Development Services Dept
City of San Antonio
(08/15/2012 - R Martinez)

Zoning Case Notification Plan

Case Z-2012-155

Council District 8

Scale: 1" approx. = 150 Feet

Legend

Subject Properties		(2.592 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	

N W E S

Subject Property Legal Description(s): NCB 18006 BLK LOT P-105 "OAK GROVE/BANDERA" ANNEXATION

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012155
Hearing Date:	August 21, 2012
Property Owner:	Petro-Steel Development Corporation
Applicant:	Martin & Drought, P.C. (Ryan M. Sweeney)
Representative:	Ryan M. Sweeney
Location:	At the south corner of Bandera Road and Tezel Road
Legal Description:	2.592 acres out of Parcel 105, NCB 18006
Total Acreage:	2.592
City Council District:	8
Case Manager:	Timothy Mulry
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-3" General 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 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012 in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: Braun Oaks Neighborhood Association

Planning Team Members: Northwest Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1993 and was originally zoned "Temp R-1" Temporary Single-Family Residence District (Ordinance 79038). In a 1994 case, the property was rezoned to "R-1" Single-Family Residence District (Ordinance 80810). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property is undeveloped and is not platted.

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: "C-3", "C-2"
Current Land Uses: Bank, gas station, pharmacy

Direction: East
Current Base Zoning: "C-3"
Current Land Uses: Nursery

Direction: South, West
Current Base Zoning: "R-6"
Current Land Uses: Single-family residences, clubhouse

Transportation

Thoroughfare: Bandera Road
Existing Character: Primary Arterial Type A; 2 lanes in each direction
Proposed Changes: None known.

Thoroughfare: Tezel Road
Existing Character: Secondary Arterial Type A; 1 lane in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 605, which operates along Tezel Road.

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

Parking Information: Retail Drugstore – Minimum Parking Requirement: 1 per 300 square foot GFA. Maximum Parking Requirement: 1 per 200 square foot GFA.

<u>Staff Analysis and Recommendation:</u> Denial of "C-3" with an alternate recommendation of Approval for "C-2", 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 Northwest Community Plan and is currently designated as Neighborhood Commercial in the Future Land Use Plan. A Master Plan Amendment has been initiated to change the future land use designation on the subject property to Regional Commercial. Planning Staff and the Planning Commission recommended denial of the proposed amendment with an alternate recommendation of approval for Community Commercial.

   The Community Commercial designation is intended to accommodate a less intensive array of office, professional service, and retail uses that draw a customer base from a smaller geographic area than the Regional Commercial designation. The "C-2" district is consistent with the Community Commercial land use designation.

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

   The requested "C-3" district would allow high intensity land uses that draw customers from a large region. The requested zoning could potentially increase noise, lighting, and traffic impacts on adjacent properties due to the range of uses permitted in "C-3". The alternate recommendation for "C-2" would limit any potential impacts on adjacent properties.

3. **Suitability as Presently Zoned:**

   The surrounding area includes both residentially and commercially zoned properties. However, the subject property is not likely to be developed for single-family residential uses due to its location at the intersection of two arterial thoroughfares.

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

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

5. **Public Policy:**

   The request does not appear to conflict with any public policy objective, should the land use plan be amended.

6. **Size of Tract:**

   The property is of sufficient size (2.592 acres) to accommodate the uses permitted in the "C-2" district, along with required parking.

7. **Other Factors:**

   The applicant has provided a letter stating their intent to amend the zoning request to "C-2".

Zoning Case Notification Plan

Case Z-2012-174

Council District 1

Scale: 1" approx. = 100 Feet

Legend

Subject Properties (0.232 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
(07/19/2012 - R Martinez)

Subject Property Legal Description(s): NCB 1841 BLK 29 LOT 13 & W 25 FT OF 14

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 #:	Z2012174 HL
Hearing Date:	August 21, 2012
Property Owner:	Steve J. Alvarado and Jose Luiz Vallejo, IV
Applicant:	City of San Antonio Office of Historic Preservation
Representative:	City of San Antonio Office of Historic Preservation
Location:	527 West Woodlawn
Legal Description:	Lot 13 and the west 25 feet of Lot 14, Block 29, NCB 1841
Total Acreage:	0.2326
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 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "HL R-6 NCD-2 AHOD" Historic Landmark Residential Single-Family Alta Vista Neighborhood Conservation 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 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Alta Vista Neighborhood Association

Planning Team Members: 11-Midtown Neighborhoods Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is currently developed with a residential structure. According to the Bexar County Appraisal District, the structure measures 3,204 square feet and was constructed in 1905. The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning classification. In 1997 City-initiated large area case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of the of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single Family District. In a 2003 case, the property was rezoned to include the "NCD-2" Alta Vista Neighborhood Conservation District.

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

Adjacent Zoning and Land Uses

Direction: North and East
Current Base Zoning: "R-6", "RM-4"
Current Land Uses: Single family residences

Direction: West
Current Base Zoning: "R-6", "O-2", "C-2"
Current Land Uses: Single family residences, offices, commercial uses

Direction: South
Current Base Zoning: "R-6", "C-2"
Current Land Uses: Single family residences, law offices, commercial uses

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

Transportation

Thoroughfare: West Woodlawn Avenue
Existing Character: Secondary Arterial Type B; 1 lane in each direction with median center and sidewalks
Proposed Changes: None Known

Thoroughfare: West Mistletoe, North Flores Street
Existing Character: Local Streets; 1 lane in each direction with sidewalks
Proposed Changes: None Known

Public Transit: The nearest VIA busline is number 90, which operates along West Woodlawn Avenue.

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

Parking Information: Single Family Residence – Minimum vehicle spaces: 1 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 Midtown Neighborhoods Plan, and is currently designated as Medium Density Residential. The zoning request does not include a change to the existing base zoning district; therefore, finding of consistency is not required.

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

   Granting of the "HL" Historic Landmark designation would not have an adverse impact on the neighborhood but does regulate the exterior aesthetic of the structure. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation. Further, the current base zoning is not changing.

3. **Suitability as Presently Zoned:**

   The current zoning district is appropriate for the subject property. Approval of the "HL" designation will require an additional review process for any future exterior rehabilitation.

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

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

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property is 0.2326 acres, which is large enough to accommodate the existing single-family use.

7. **Other Factors:**

   On June 20, 2012, 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 four criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

   The subject property owner supports the Historic Landmark designation.

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 20, 2012

HDRC CASE NO:	**2012-172**
ADDRESS:	527 W. Woodlawn
LEGAL DESCRIPTION:	NCB 1841 BLK 29 LOT 13 & W 25 FT OF 14
APPLICANT:	SueAnn Pemberton, FAIA 133 W. Mistletoe
OWNER:	Steve Alvarado
TYPE OF WORK:	Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the home at 527 W. Woodlawn. This structure was built c. 1911 and serves as a noteworthy example of the Neoclassical architectural tradition of the Laurel Heights/Alta Vista neighborhood. This property has been owned by several prominent San Antonians, dating back to the late 1800s. The home was the site of a recent fire, but the structure has largely remained intact.

RECOMMENDATION:

Staff recommends approval as submitted.

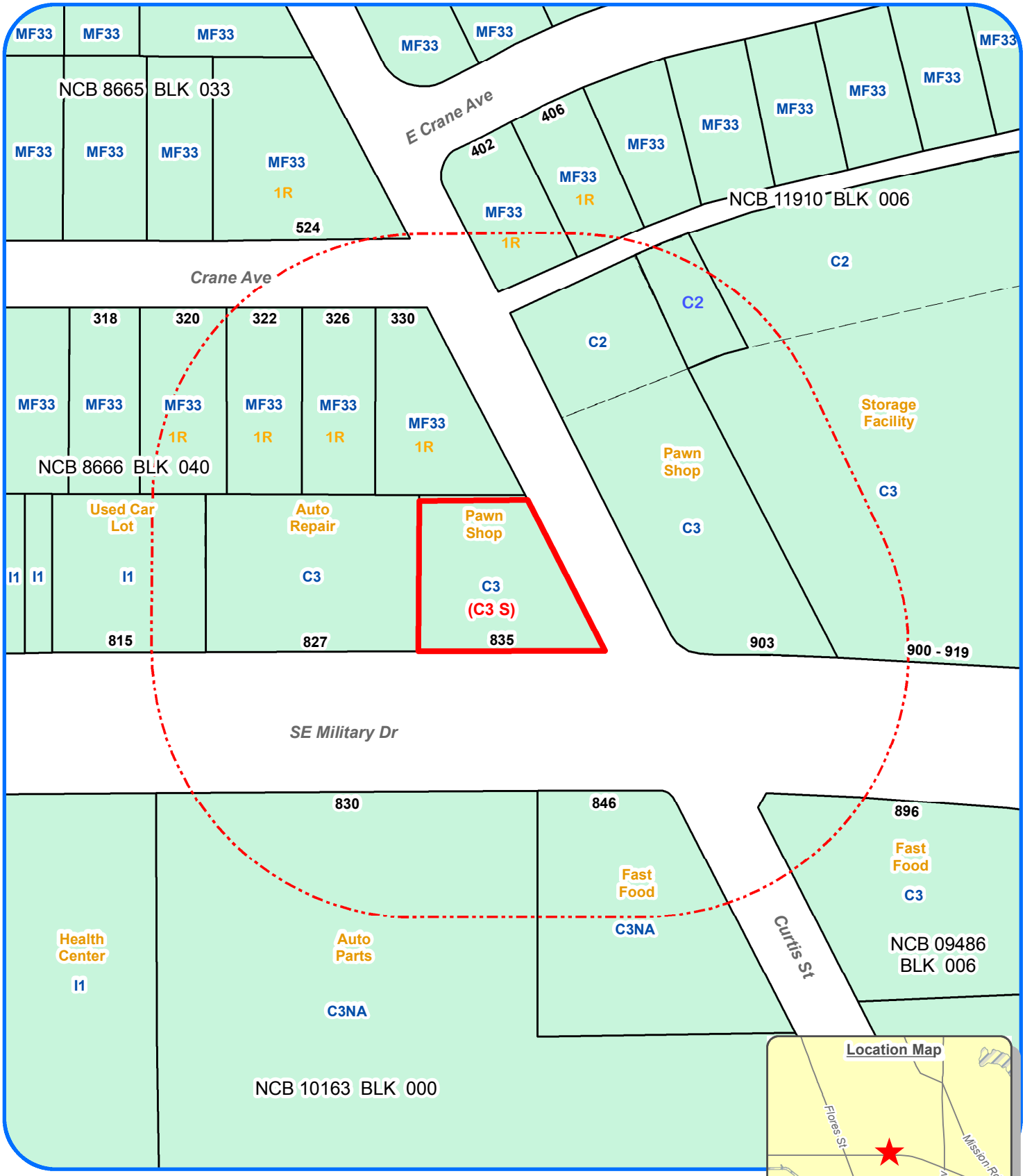
This recommendation is consistent with the criteria listed in UDC Section 35-607 Designation for Historic Districts and Landmarks:

COMMISSION ACTION:

Approved as submitted.

Anna Glover

Shanon Peterson
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2012-176

Council District 3

Scale: 1" approx. = 100 Feet

Legend

Subject Properties (0.291 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
(07/20/2012 - R Martinez)

Subject Property Legal Description(s): NCB 08666 BLK 40 LOT E 55 FT OF S 117 FT OF 17 & S 117 FT OF 18 /C/

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 #:	Z2012176 S
Hearing Date:	August 21, 2012
Property Owner:	GD Bar Family Limited Partnership (by GD Bar LLC, General Partner c/o Jason Dixon)
Applicant:	GD Bar Family Limited Partnership (by GD Bar LLC, General Partner c/o Jason Dixon)
Representative:	P.W. Christensen, P.C. (Patrick Christensen)
Location:	835 Southeast Military Drive
Legal Description:	0.291 of an acre out of Lots 17 and 18, Block 40, NCB 8666
Total Acreage:	0.291
City Council District:	3
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution

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 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: Mission San Jose Neighborhood Association; the Harlandale Park Neighborhood Association is located within 200 feet of the subject property.

Planning Team Members: 15 - South Central San Antonio Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In 2010 the subject property was rezoned to the current "C-3" General Commercial District. The subject property consists of portions of two previously platted lots. No new construction is proposed. The subject property is developed with a commercial structure that was built in 1984.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "MF-33" and "C-2"
Current Land Uses: Single-family residences, storage facility, parking lot

Direction: South
Current Base Zoning: "C-3" and "C-3 NA"
Current Land Uses: Auto parts store, restaurant

Direction: East
Current Base Zoning: "C-3"
Current Land Uses: Pawn shop and storage facility

Direction: West
Current Base Zoning: "C-3", "I-1" and "MF-33"
Current Land Uses: Auto repair, auto sales and 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: Southeast Military Drive
Existing Character: Primary Arterial "Type A"; three lanes with a turn lane each direction with sidewalks
Proposed Changes: None known.

Thoroughfare: Curtis Street and Crane Avenue
Existing Character: Local; one lane each direction with partial sidewalks
Proposed Changes: None known.

Public Transit: VIA bus line 550 and 551 operates south of the subject property, along Southeast Military Drive. 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: Service-Loan Office- Minimum parking requirement: 1 per 1,000 sf GFA; Maximum parking requirement: 1 per 200 sf GFA. The site plan shows 11 parking spots.

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 South Central San Antonio Community Plan and is identified as Regional Commercial in the future land use component of the plan. The proposed zoning change is consistent with the adopted future land use designation. Consistency is determined by the base zoning district.

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

   Staff has found no evidence of likely adverse impacts on neighboring properties. The neighboring properties are similarly zoned with uses that are comparable.

3. **Suitability as Presently Zoned:**

   Both the current and requested zoning districts are appropriate for the subject property. The subject property was previously being utilized as a pawn shop.

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.

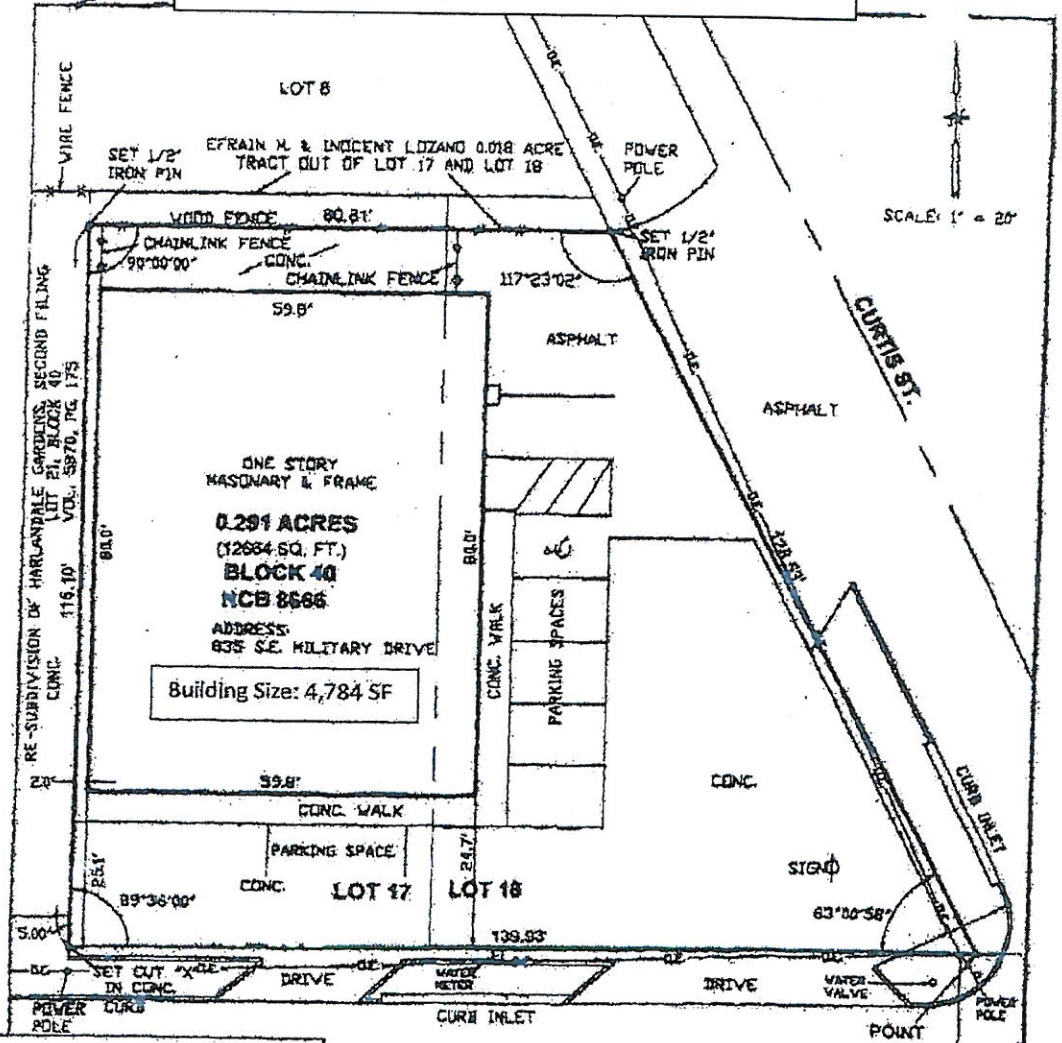
6. **Size of Tract:**

   The subject property is 0.291 of an acre in size, which should be able to reasonably accommodate the Specified Financial Institution shown in the site plan.

7. **Other Factors:**

   Staff could not locate any other Specified Financial Institutions in the area.

C-3 to C-3 S for a Specified Financial Institution



Total Parking Spaces: 10
ADA Spaces: 1
Parking Space Dimension: 9'x18'

Paved Surface Area: 7,880 SF

Zoning Change Request: From C-3 to C-3 S

REFERENCES:
VOLUME 980, PAGE 423

SURVEY PLAT OF:
A 0.291 ACRE, (12664 SQ. FT.) TRACT BEING THE REMAINING PORTION OF LOT 17 AND LOT 18, BLOCK 40, N.C.B. 8666, HARLANDALE GARDENS, SECOND FILING RECORDED IN VOLUME 980, PAGE 423, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

NO PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A, 100-YEAR FLOOD BOUNDARY, AND SUBJECT PROPERTY IS LOCATED IN ZONE X BEING OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS REFLECTED BY FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS ON MAP NUMBER 48029C0255 E, EFFECTIVE DATE FEBRUARY 16, 1996, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

WILLIAM F. MARTEL
4952

I, 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.

Zoning Case Notification Plan

Case Z-2012-177 S

Council District 5

Scale: 1" approx. = 150 Feet

Legend

Subject Properties	(1.0667 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
(08/14/2012 - R Martinez)

Subject Property Legal Description(s): NCB 06253 BLK 10 LOT 1 THRU 8

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 #:	Z2012177 S
Hearing Date:	August 21, 2012
Property Owner:	City of San Antonio (c/o Solid Waste Management Department, David Newman, Assistant Director)
Applicant:	City of San Antonio (c/o Solid Waste Management Department, David Newman, Assistant Director)
Representative:	Andrew C. Guerrero
Location:	611 Oriental Avenue
Legal Description:	Lots 1 through 8, Block 10, NCB 6253
Total Acreage:	1.0667
City Council District:	5
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning request. The case has been expedited to City Council for consideration on September 6, 2012.

Proposed Zoning Change

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

Requested Zoning: "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Storage-Outside (Screening from Public Right-of-Way and Adjacent Property Required).

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 39

Neighborhood Associations: None

Planning Team Members: 26 (Nogalitos/South Zarzamora Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently vacant. The subject property is located within the city limits as recognized in 1938 and was originally zoned "J" Commercial District. In a 1999, City-initiated rezoning case, the subject property was rezoned to "R-5" Single-Family Residence District (Ordinance 89262). Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain. The property abuts an active railroad track to the west.

Adjacent Zoning and Land Uses

Direction: Northwest
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Union Pacific Railroad

Direction: South and East
Current Base Zoning: "R-5" Residential Single-Family District
Current Land Uses: Single-Family Dwellings

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

Transportation

Thoroughfare: Oriental Avenue, Trinity Street, and Wingate Avenue
Existing Character: Local Street, one lane in each direction (Dead End Street)
Proposed Changes: None known.

Thoroughfare: Marian Street and Cumberland Boulevard
Existing Character: Local Street, one lane in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the number 62 and 251, which operate along Frio City Road.

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

Parking Information: Minimum Parking Requirement: 1 per 600 sf of GFA. Maximum Parking Requirement: 1 per 350 sf of GFA.

Staff Analysis and Recommendation: Approval, Pending Master Plan Amendment.

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

1. **Consistency:**

   The subject property is located within the Nogalitos/South Zarzamora Community Plan and is currently designated as "High Density Residential" in the Future Land Use Plan. The zoning request is inconsistent with the Future Land Use designation. The applicant has submitted a Master Plan Amendment to "Public/Institutional" that was considered and approved by the Planning Commission on August 8, 2012. Planning and Community Development Department Staff recommends approval of the Master Plan Amendment to "Public/Institutional".

Public/Institutional land use provides for public, quasi-public, and institutional uses that facilitate the delivery of local, state, or national governmental or non-profit services. This classification includes public or private schools, churches, museums, hospitals, post offices, libraries, and other public or institutional facilities.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request may have an adverse impact on the neighborhood. The requested zoning change could generate heavy truck traffic that may impact the neighborhood and existing transportation infrastructure. It is recognized, however, that the property was used for many years as a storage facility. The Solid Waste Management Department proposed use is envisioned to enhance the delivery of environmental services to the local neighborhood and meet the needs of the surrounding community for a centralized Bulky Waste Collection Center.

This area has a high demand for a Bulky Waste Collection Center, as is evidenced by the high number of illegal dump sites in the vicinity. The subject property at 611 Oriental Avenue will be used to store empty roll off boxes and other resources necessary to conduct the operations of the Bulky Waste Collection Center at West Thompson Place.

3. Suitability as Presently Zoned:

Since the current use of the property is vacant, there will be no loss of housing stock in this neighborhood. Given the close proximity to the railroad tracks, new residential development is unlikely. The property was previously zoned "J" Commercial District which allowed a broad spectrum of commercial uses as well as industrial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The 1.0667 acre site will serve as potential storage of empty containers associated with the new bulky waste collection center to be located on Frio City Road.

The purpose of these facilities is to provide residents with a convenient method to dispose of bulky waste free of charge to residents. The goal of these proposed facilities is to provide convenient disposed options for residents and to reduce illegal dumping. The other facility is to be constructed at the southwest corner of Frio City Road at West Thompson Place utilizing a separate storage location nearby from 611 Oriental Avenue.

5. Public Policy:

The Public/Institutional classification on the 1.0667 acre site will allow continued development consistent with Objective 9.1 of the Nogalitos/South Zarzamora Community Plan, which states the community's desire to increase the health and wellness of the community by promoting environmental cleanup and ensuring a safe and clean environment.

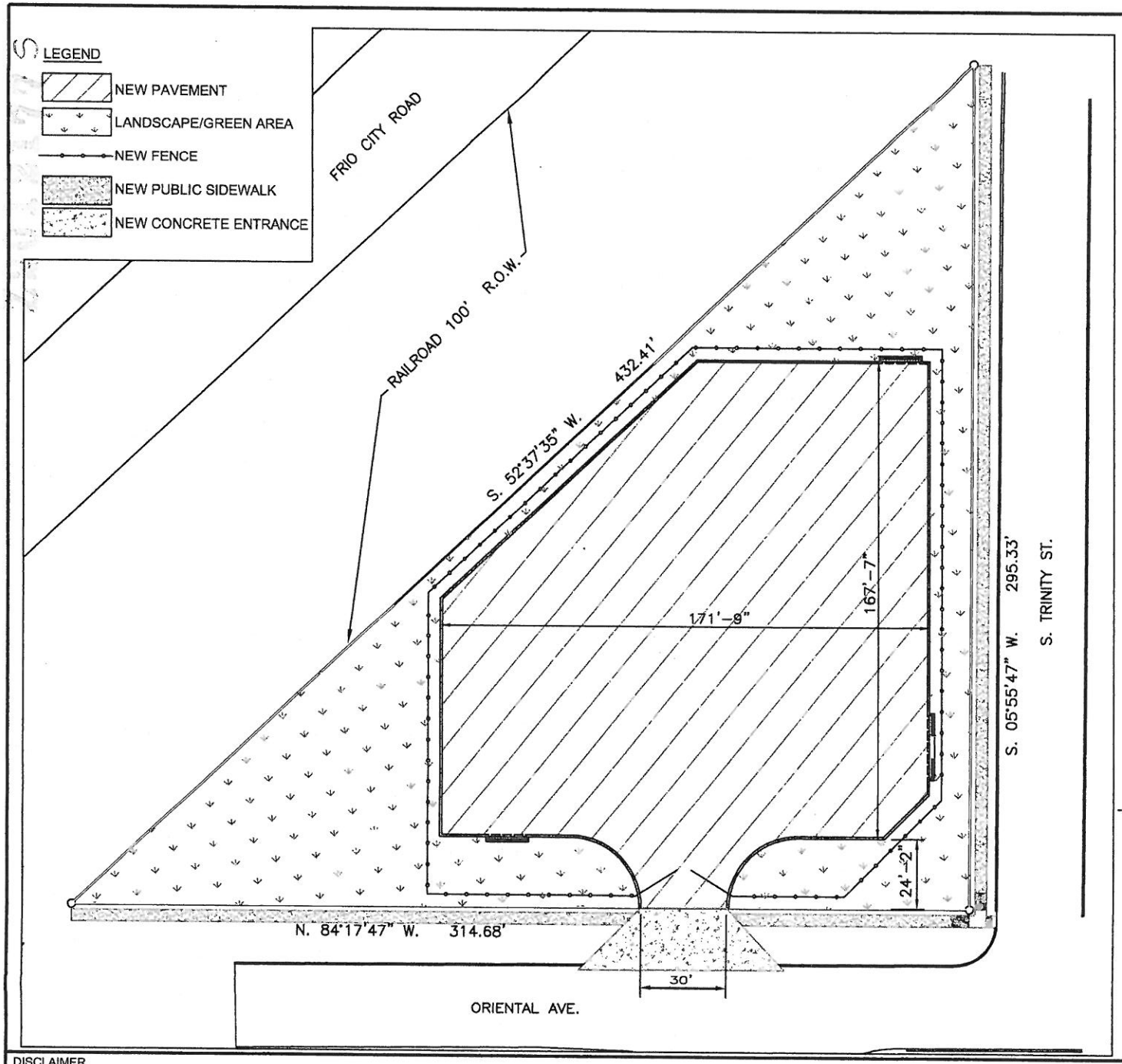
City Council authorized acquisition of the property located at 611 Oriental Avenue for the Solid Waste Department on March 29, 2012 through ordinance # 2012-03-29-0216. The property at 611 Oriental Avenue is proposed as ancillary storage for containers in support of the proposed new Solid Waste Residential Drop-Off Facility located at the southwest corner of Frio City Road at West Thompson Place.

6. Size of Tract:

The subject property is 1.0667 acres, which should be able to reasonably accommodate the proposed use. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

7. Other Factors:

On the requisite site plan, the proposed wire mesh security fence is shown a height 8 feet. Therefore, staff recommends approval of additional fence/wall height in accordance with Section 35-514(d) of the Unified Development Code.



Legal Description:
Lots 1 through 8, BLK 10, NCB 6253

Address: 611 Oriental Avenue

SITE INFORMATION
PROPERTY AREA: 1.0667 ACRES
GREEN AREA: 20536 SQ. FT.
PAVED AREA: 25931 SQ. FT.
SIDEWALK AREA: 0 (NO SIDEWALKS)
BUILDING AREA: 0 (NO BUILDING)

NOTES:
1. Intended use, Storage Lot
2. Fence shall be 8' wire mesh security fence, painted.

STATEMENT:

"I, David Newman, 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 this site plan in conjunction with a rezoning case does not relieve me from adherence to any and all City adopted Codes at the time of plan submittal for building permits."

David Newman

NOT FOR CONSTRUCTION
UNTIL APPROVED BELOW.

APPROVED BY DATE

N

SCALE 1" = 50'

0 25 50 100

DISCLAIMER
ALTHOUGH BUILDING CODES HAVE BEEN CONSIDERED IN DEVELOPING THIS DRAWING, VERIFICATION OF SITE SPECIFIC CONDITION AND COMPLIANCE WITH FEDERAL, STATE, AND LOCAL BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT AND ENGINEER.

JULY 19, 2012

DATE:

REVISION DATE:

CITY OF SAN ANTONIO
SOLID WASTE MANAGEMENT DEPT.
4410 W. PIEDRAS
SAN ANTONIO, TX 78228

SITE LAYOUT

Zoning Case Notification Plan

Case Z-2012-179

Council District 5

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.141 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
(07/23/2012 - R Martinez)

Subject Property Legal Description(s): NCB 8313 BLK 3 LOT W 102.77 FT OF 5 & 6

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 #:	Z2012179 CD
Hearing Date:	August 21, 2012
Property Owner:	Diana L. and Ruben Rios, Jr.
Applicant:	Diana L. Rios
Representative:	Diana L. Rios
Location:	On the west side of Northwest 36th Street, between Azucena Street and Amires Place
Legal Description:	The west 102.77 feet of Lots 5 and 6, Block 3, NCB 8313
Total Acreage:	0.1419
City Council District:	5
Case Manager:	Timothy Mulry
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012 in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: Memorial Heights Neighborhood Association

Planning Team Members: West/Southwest Sector Planning Team

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1945 (Ordinance 2590). In a 1948 case, the property was rezoned to "C" Apartment District (Ordinance 6846). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2004 City-initiated case, the property was rezoned to "R-5 CD" Residential Single-Family District with a Conditional Use for a Duplex (Ordinance 98691). The property is currently developed as an approximately 1,440 square foot duplex that was constructed in 1984.

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, South, East
Current Base Zoning: "R-5", "R-6"
Current Land Uses: Single-family residences

Direction: West
Current Base Zoning: "R-5", "R-5 CD" with a Conditional Use for a Triplex
Current Land Uses: Single-family residences, triplex

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: NW 36th Street
Existing Character: Secondary Arterial Type B; 2 lanes in each direction with sidewalks
Proposed Changes: None known.

Thoroughfare: Azucena Street and Amires Place
Existing Character: Local Streets; 1 lane in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 77, which operates along Aurora Avenue 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: Professional Office - Minimum Parking Requirement: 1 per 300 square foot GFA. Maximum Parking Requirement: 1 per 140 square foot GFA. Single-family Residence – Minimum Parking Requirement: 1 per Unit.

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

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

1. **Consistency:**

   The property is located within the West/Southwest Sector Plan, and is currently designated as General Urban Tier in the Future Land Use Plan. Consistency is determined by the base zoning district and is not affected by conditional use requests. The requested base zoning district is consistent with the future land use designation.

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

   Staff finds the requested "R-4 CD" to be appropriate given that the subject property will continue to permit residential development. The application of a conditional use provides an opportunity to address the impact of the proposed use on surrounding properties by limiting the scope of use allowed.

3. **Suitability as Presently Zoned:**

   The existing zoning is appropriate as the surrounding properties are residential in nature. The proposed conditional use is not consistent with the surrounding land uses, which show minimal evidence of transitioning into commercial uses. The nearest existing commercial zoning and/or uses operate along Commerce Street.

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

   Although staff has concerns regarding encroachment into a residential area, likely impacts of increased traffic to the property may be mitigated through the approval of conditions.

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property is 0.1419 of an acre in size, which should be able to reasonably accommodate the proposed professional office and required parking, as shown on the conditional use site plan.

7. **Other Factors:**

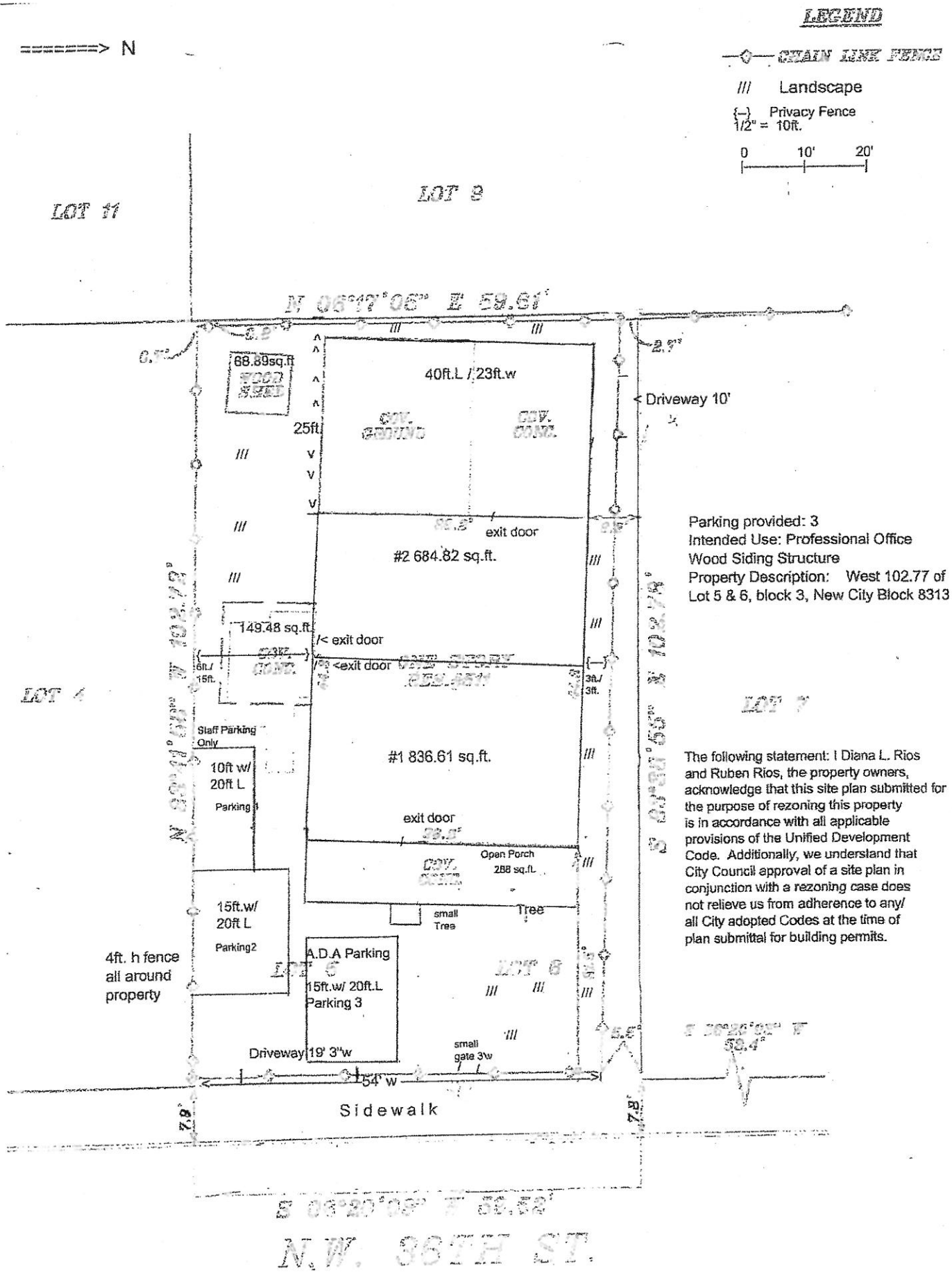
   Should the Zoning Commission recommend approval, staff recommends the following conditions apply per Section 35-422(e)(3):

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

   Staff recommends the following conditions in addition to those provided per Section 35-422(e)(3):

   D. Office uses shall be limited to a single unit with a Certificate of Occupancy.
   E. Any outside lighting shall be directed onto the site and away from surrounding residential uses.

Z2012179 CD



Parking provided: 3
Intended Use: Professional Office
Wood Siding Structure
Property Description: West 102.77 of Lot 5 & 6, block 3, New City Block 8313

The following statement: I Diana L. Rios and Ruben Rios, the property owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, we understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve us from adherence to any/ all City adopted Codes at the time of plan submittal for building permits.

Zoning Case Notification Plan

Case Z-2012-180

Council District 5

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(0.884 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
(07/24/2012 - R Martinez)

Subject Property Legal Description(s): NCB 08252 BLK 13 LOT 51 (LISA'S MEXICAN RESTAURANT)

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 #:	Z2012180
Hearing Date:	August 21, 2012
Property Owner:	CSC Holdings, LLC (by Charleen Case, Managing Member)
Applicant:	CSC Holdings, LLC (by Charleen Case, Managing Member)
Representative:	Brown & Ortiz, P C. (James Griffin)
Location:	4627 West Commerce Street
Legal Description:	Lot 51, Block 13, NCB 8252
Total Acreage:	0.884
City Council District:	5
Case Manager:	Osniel Leon, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 41

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1944 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "I-1" General Industrial District. The subject property was replatted to its current configuration in 2008 (Volume 9589) according to Plat Records of Bexar County.

Topography: The property 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: "R-4", "C-2 S"
Current Land Uses: Single-family residences, undeveloped land, telephone utility company

Direction: South
Current Base Zoning: "C-3 CD", "C-3R"
Current Land Uses: Shopping center, restaurant, pawn shop

Direction: East
Current Base Zoning: "R-4", "I-1"
Current Land Uses: Insurance agency, appliance repair, commercial uses, single-family residences

Direction: West
Current Base Zoning: "R-4", "I-1", "C-2"
Current Land Uses: Used car lot, restaurant, 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 Commerce Street
Existing Character: Primary Arterial Type B; 2 lanes in each direction
Proposed Changes: None Known

Thoroughfare: Wilmot Street
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None Known

Public Transit: The nearest VIA buslines are the number 75, 76, 275 and 276 line, which operate along West Commerce Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer familiar with the project must be present at the zoning commission meeting.

Parking Information: Restaurant or Cafeteria – Minimum Parking Requirement: 1 space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Allowance: 1 space per 40 square feet of 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 not located within a Neighborhood, Community or Sector Plan; 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 subject property is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. Approval of the "C-2" Commercial District would constitute a down zoning from the current "I-1" General Industrial District.

3. **Suitability as Presently Zoned:**

   The existing general industrial zoning is not appropriate for the subject property or surrounding area. The wide range of uses permitted in the existing "I-1" zoning district is too intense for the subject property's location. The "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which may be suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

   The requested "C-2" district is more appropriate since the property is located along an arterial thoroughfare which is also an established commercial corridor.

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

   Staff has found no evidence of negative impacts on public health, safety, or welfare related to the zoning request. Should the property be used for the industrial uses permitted in the existing zoning district, public health, safety and welfare could be at risk because of the subject property's proximity to residential uses.

5. **Public Policy:**

   The request does not appear to conflict with any public policy objective. The "C-2" Commercial District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

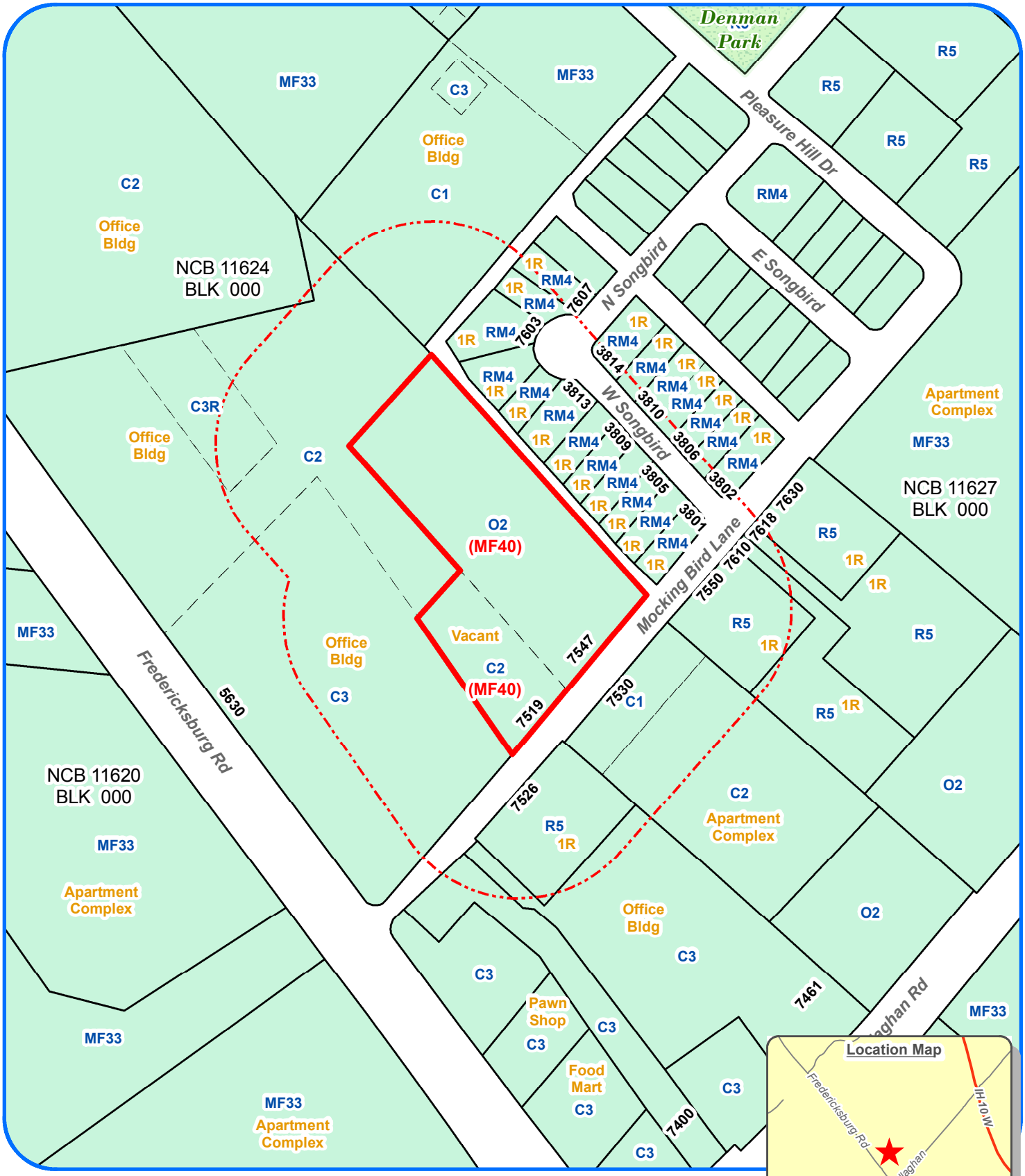
6. **Size of Tract:**

   The subject property measures 0.884 acres in size, which should be able to accommodate the commercial use with adequate space for parking.

7. **Other Factors:**

   Overall, reducing the intensity of zoning along West Commerce Street will reduce the potential for conflicts with the abutting residential neighborhoods; allowing uses that will better serve the surrounding community.

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



Zoning Case Notification Plan

Case Z-2012-181

Council District 8

Scale: 1" approx. = 200 Feet

Legend

Subject Properties	(2.587 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
(07/24/2012 - R Martinez)

Subject Property Legal Description(s): NCB 11624 BLK LOT 24 (1.981 AC), NCB 11628 LOT 81 (0.606 AC)

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 #:	Z2012181
Hearing Date:	August 21, 2012
Property Owner:	Jaime Israel Trejo Rojas
Applicant:	Juan Edgardo Trejo Rojas
Representative:	Brown & Ortiz, P.C. (James Griffin)
Location:	7519 and 7547 Mockingbird Lane
Legal Description:	Lot 24, NCB 11624 and Lot 81, NCB 11628
Total Acreage:	2.587
City Council District:	8
Case Manager:	Osniel Leon, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "MF-40 AHOD" Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: None

Planning Team Members: 41- North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The properties were annexed in 1952 and were originally zoned “A” Single Family Residence District. In a 1974 case, a portion of the subject property was rezoned to “R-3” Multi-Family Residence District; and was later rezoned to “B-2” Business District in a 1976 case. In a 1986 case, the remaining portion was rezoned to “O-1” Office District. Upon adoption of the 2001 Unified Development Code, the previous districts converted to the current “C-2” Commercial District and “O-2” High-Rise Office District, respectively.

Topography: The property is relatively flat and has a descending slope running north to south. The property does not include inclusion in a flood plain, and has no physical characteristics that are likely to affect the use or development.

Adjacent Zoning and Land Uses

Direction: North and Northeast
Current Base Zoning: “C-1”, “RM-4”
Current Land Uses: Offices, townhomes

Direction: West
Current Base Zoning: “C-3R”, “C-2”, “C-3”
Current Land Uses: Offices, parking lot

Direction: South, East
Current Base Zoning: “C-3”, “R-5”, “C-1”, “C-2”
Current Land Uses: Offices, duplex, apartments, single-family residences and undeveloped land

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

Transportation

Thoroughfare: Mocking Bird Lane, West Songbird
Existing Character: Local Streets; 1 lane in each direction
Proposed Changes: None Known

Public Transit: The nearest VIA buslines are numbers 92 and 292 lines, which operate along Fredericksburg Road and Mocking Bird Lane, south of the subject property.

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

Parking Information: Dwelling-Multi-Family (40 units maximum). Minimum Parking Requirement: 1.5 parking spaces per unit. Maximum Parking Requirement: 2 parking spaces per unit.

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

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

1. **Consistency:**

   The subject properties are located within the North Sector Plan and are currently designated as "Mixed Used Center" in the Future Land Use Plan. The proposed "MF-40" base zoning district is consistent with the adopted land use designation.

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

   The proposed multi-family zoning is appropriate for the area. 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. There is also an established pattern of mixed residential and commercial development in the surrounding area.

3. **Suitability as Presently Zoned:**

   The subject properties' current and requested zoning are appropriate. According to the North Sector Plan, mixed use developments are encouraged, community commercial and office uses are appropriate for this area. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center.

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

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

5. **Public Policy:**

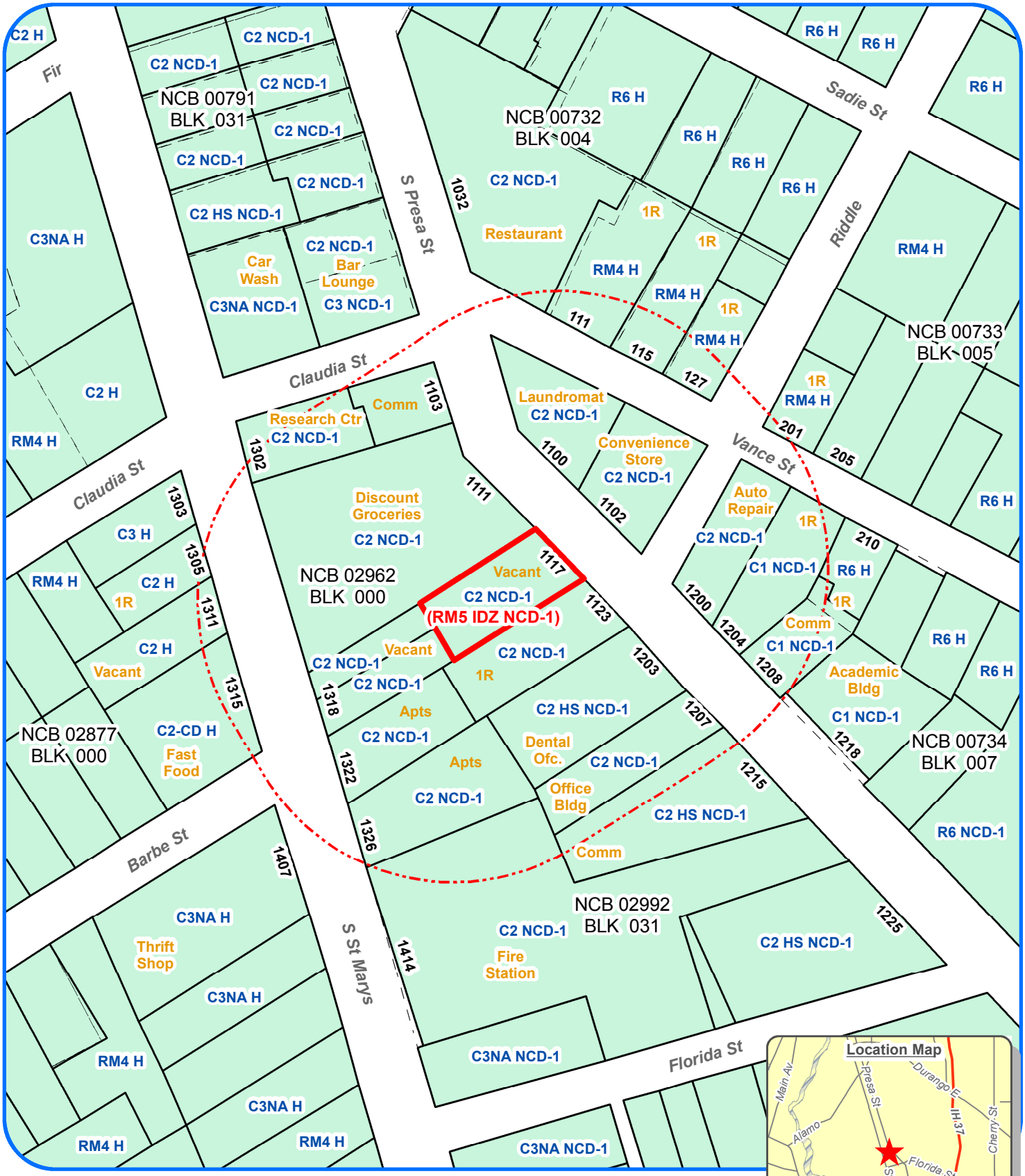
   The request is consistent with the adopted North Sector Plan and does not appear to conflict with any other public policy objective.

6. **Size of Tract:**

   The property is 2.587 acres, which should be able to accommodate proposed multi-family residential development with adequate parking.

7. **Other Factors:**

   None.



Zoning Case Notification Plan

Case Z-2012-182

Council District 1

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(0.1723 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
(07/27/2012 - R Martinez)

Subject Property Legal Description(s): 0.1723 acres out of NCB 2962

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 #:	Z2012182
Hearing Date:	August 21, 2012
Property Owner:	1117 SP, L.L.C. c/o Peter Greenblum (Assistant Manager)
Applicant:	Salah Diab, P. E.
Representative:	Salah Diab, P. E.
Location:	1117 South Presa Street
Legal Description:	0.1723 of an acre out of NCB 2962
Total Acreage:	0.1723
City Council District:	1
Case Manager:	Brenda V. Martinez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "RM-5 IDZ NCD-1 AHOD" Residential Mixed Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation 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 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Lavaca Neighborhood Association

Planning Team Members: 12 (Lavaca Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property is located within the City Limits as they were recognized in 1938. In a 1991 case the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-2" Commercial District.

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

Adjacent Zoning and Land Uses

Direction: North, South
Current Base Zoning: "C-2"
Current Land Uses: Discount Grocery Store, Single-Family Residence and Offices

Direction: East
Current Base Zoning: "C-2" and "C-1"
Current Land Uses: Laundromat, Convenience Store, Auto Repair and a Single-Family Residence

Direction: West
Current Base Zoning: "C-2" and "C-3"
Current Land Uses: Vacant Commercial Building, Vacant Land, Apartments, Thrift Shop and a Fire Station

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 South Presa/South St. Mary's Streets Neighborhood Conservation District (NCD-1) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with Planning & Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: South Presa Street
Existing Character: Secondary Arterial Type B; 1 lane in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 36 line and the number 242 line which operate along South Presa Street.

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

Parking Information: Three-Family Dwelling - Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The property is located within the Lavaca Neighborhood Plan and is currently designated as "Mixed Use" in the Future Land Use Section. The zoning request is consistent with the Future Land Use designation.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. There is a mix of uses surrounding the subject property. This development pattern is desired along this block of South Presa, as described in the Lavaca Neighborhood Plan.

   The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the "IDZ" district includes design criteria intended to create infill development that is proportional to surrounding development.

3. **Suitability as Presently Zoned:**

   Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

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

   Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property is 0.1723 acres and appears to be of sufficient size to accommodate the proposed three-family dwelling with the flexibility offered by the "IDZ" district.

7. **Other Factors:**

   One of the goals of the Lavaca Neighborhood Plan is to improve the quality of housing within the Lavaca neighborhood. It also has the objective to maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.