

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, August 2, 2011
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	David Christian – District 7
Andrew Anguiano – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Vacant – District 5	Brenna Nava– District Mayor
Billy J. Tiller – District 8 Chairman	

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for August 2, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of July 19, 2011 Zoning Commission Minutes.
6. **(POSTPONED) ZONING CASE NUMBER Z2011166 (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 24.0 45 acres out of NCB 11156, 5019 Roosevelt Avenue. Pg. 4
7. **ZONING CASE NUMBER Z2011130 (Council District 2):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 31, Block 1, NCB 3855, 353 Brahan Boulevard. Pg. 8
8. **ZONING CASE NUMBER Z2011160 (Council District 10):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lot 9, Block 3, NCB 17439, 13107 Lookout Run. Pg. 14
9. **ZONING CASE NUMBER Z2011163 (Council District 3):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on East 225 feet of Lot 250, Block 25, NCB 11124, 563 Moursund Boulevard. Pg. 20

10. **ZONING CASE NUMBER Z2011164 (Council District 6):** A request for a change in zoning from “C-3” General Commercial District and “C-3R” General Commercial Restrictive Alcohol Sales District to “MF-25” Multi Family District on Lot 24, Block 17, NCB 17635, 11000 Block of Culebra Road. Pg. 26
11. **ZONING CASE NUMBER Z2011165 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 3 and 4, NCB 2587; and Lots 1 and 2, NCB 6288, 2008, 2012 and 2018 South Flores Street. Pg. 30
12. **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.
13. **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.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011166 (POSTPONED)
Hearing Date: August 2, 2011
Property Owner: WE-Roosevelt, L. P.
Applicant: Kaufman & Killen, Inc.
Representative: Kaufman & Killen, Inc.
Location: 5019 Roosevelt Avenue
Legal Description: Being 24.045 acres out of NCB 11156
Total Acreage: 24.045
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 20, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 14, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: None

Planning Team Members: 15 (Stinson Airport Vicinity Land Use 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 a 1997 case, the "B" Residence District was rezoned to "B-3NA AHOD" Business Nonalcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" Light Industry Airport Hazard Overlay District. In 2001 following the adoption of the Unified Development Code, the "C-3NA AHOD" General Commercial Nonalcoholic Sales District and "I-1 AHOD" General Industrial Airport Hazard Overlay District converted from the previous "B-3NA AHOD" Business Nonalcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" Light Industry Airport

Hazard Overlay District. In a 2009 large area zoning case, the property was rezoned to "C-2 AHOD" Commercial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Single-Family Dwellings and Two-Family Dwelling

Direction: East

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

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "C-2 AHOD MC-1" Commercial Airport Hazard Overlay Roosevelt Metropolitan Corridor Overlay District

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Current Land Uses: Vacant Land and Outside Storage

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: Roosevelt Avenue

Existing Character: Secondary arterial two lanes in each direction

Proposed Changes: None known.

Public Transit: The VIA number 42 bus line operates along Roosevelt Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) is required because traffic generated by the proposed development does exceed the threshold requirements.

Parking Information: 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 subject property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as "Mixed Use". Mixed Use is inclusive of community commercial uses and the medium and high density residential categories. The current and requested zoning district is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The proposed "MF-33 AHOD" Multi-Family Airport Hazard Overlay District 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 such uses can support existing and planned commercial development. The site is located in an area where there is appropriate traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

While staff finds the "MF-33 AHOD" Multi-Family Airport Hazard Overlay District appropriate for the subject property as it conforms to the future land use plan, the current "C-2 AHOD" Commercial Airport Hazard Overlay District is also appropriate.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. An "MF-33 AHOD" Multi-Family Airport Hazard Overlay District designation may be applied in an area located near supporting transportation and commercial facilities.

5. Public Policy:

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

6. Size of Tract:

The subject property is 24.045 acres in size, which is adequate to accommodate a multi-family development.

7. Other Factors:

Multi-family "MF-33" district is the designation for medium density multi-family use with a maximum gross density of up to thirty-three (33) units per acre. Given the 24.045 acres property size, the zoning could permit up to 793 units.



Zoning Case Notification Plan

Case Z-2011-130

Council District 2

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 03855 - Block 001 - Lot 31

Legend

- Subject Properties (0.1905 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
(05/10/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011130
Hearing Date: August 2, 2011
Property Owner: Steven Wayne Claflin
Applicant: Adrian Rodriguez
Representative: Adrian Rodriguez
Location: 353 Brahan Boulevard
Legal Description: Lot 31, Block 1, NCB 3855
Total Acreage: 0.1905
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "RM-4 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 20, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 14, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: Westfort Alliance Neighborhood Association

Planning Team Members: Westfort Alliance Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "D" Apartment District. In 2001 following the adoption of the Unified Development Code, the existing "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District converted from the previous "R-1" Single-family Residence District.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Multi-Family Dwellings

Direction: East

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

Current Land Uses: Single-Family Dwelling

Direction: West across North Pine Street

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

Current Land Uses: Single-Family Dwelling

Direction: South across Brahan Boulevard

Current Base Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

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: Brahan Boulevard

Existing Character: Local Access Street two lanes in each direction

Proposed Changes: None known.

Thoroughfare: North Pine Street

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA bus stop is located at the intersection of Brahan Boulevard and Cunningham Avenue, southwest of the subject property.

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

Parking Information: Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

Staff Analysis and Recommendation: Denial, inconsistent with the plan.

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 Westfort Alliance Neighborhood Plan and is currently designated as "Urban Single Family Residential". This land use classification is defined as being composed primarily of single-family dwellings on small individual lots with a density of five to ten dwelling units per acre. One detached accessory dwelling unit less than 800 square feet in size is permitted per lot. Therefore, the requested zoning district is inconsistent with the plan. The applicant has submitted a Master Plan Amendment that was considered and approved by the Planning Commission on June 22, 2011. Planning and Community Development Department Staff recommends Denial of the Master Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

The granting of the "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District will have an adverse impact on the existing adjacent low density residential uses.

3. Suitability as Presently Zoned:

The current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District is appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District would not significantly alter the mix of low and medium density residential uses in the area.

5. Public Policy:

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

6. Size of Tract:

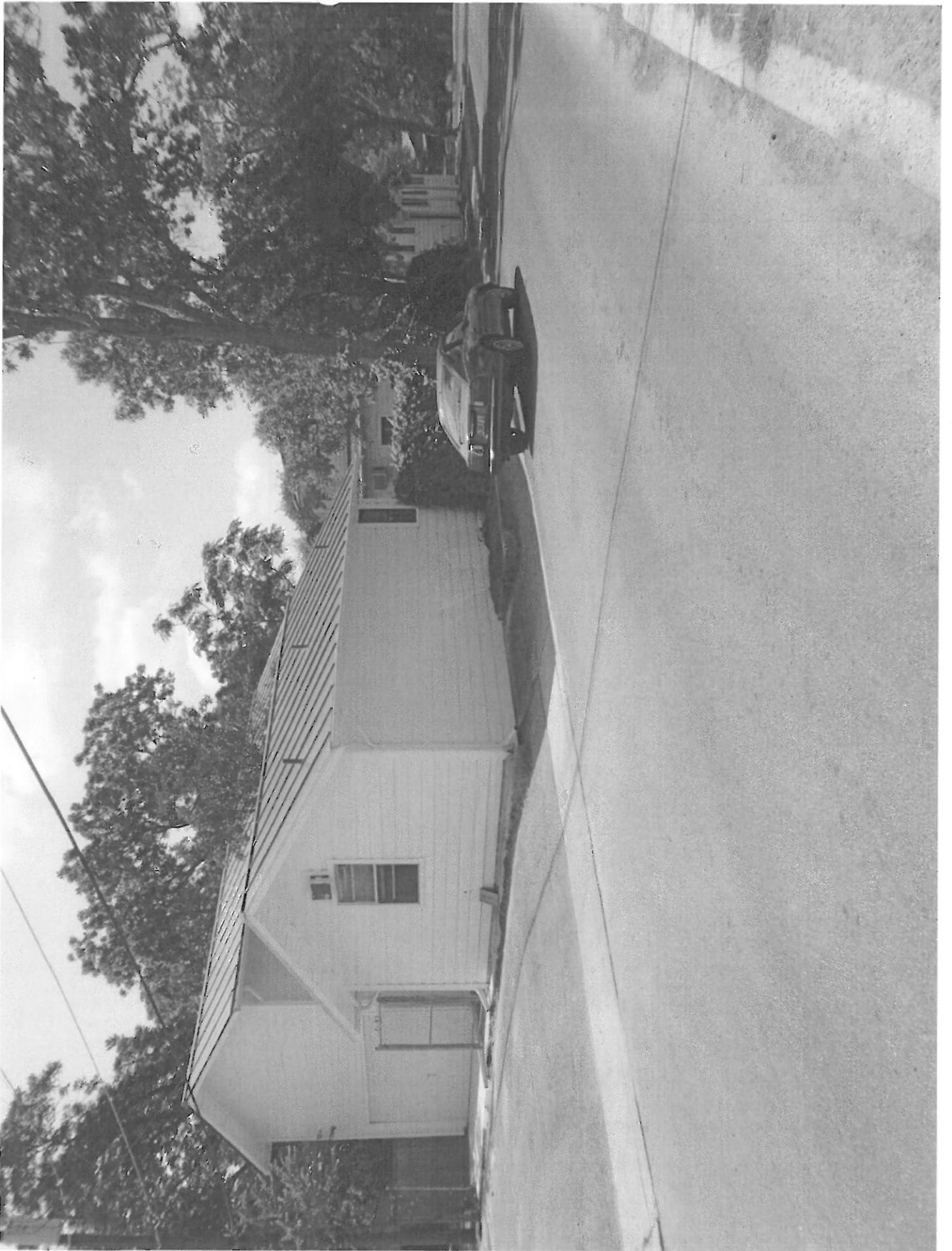
The subject property measures 8,300 square feet and is currently developed with a 2,938 square foot two story single-family dwelling built in 1923, a 440 square foot detached living area and 1,461 square foot detached garage with living area.

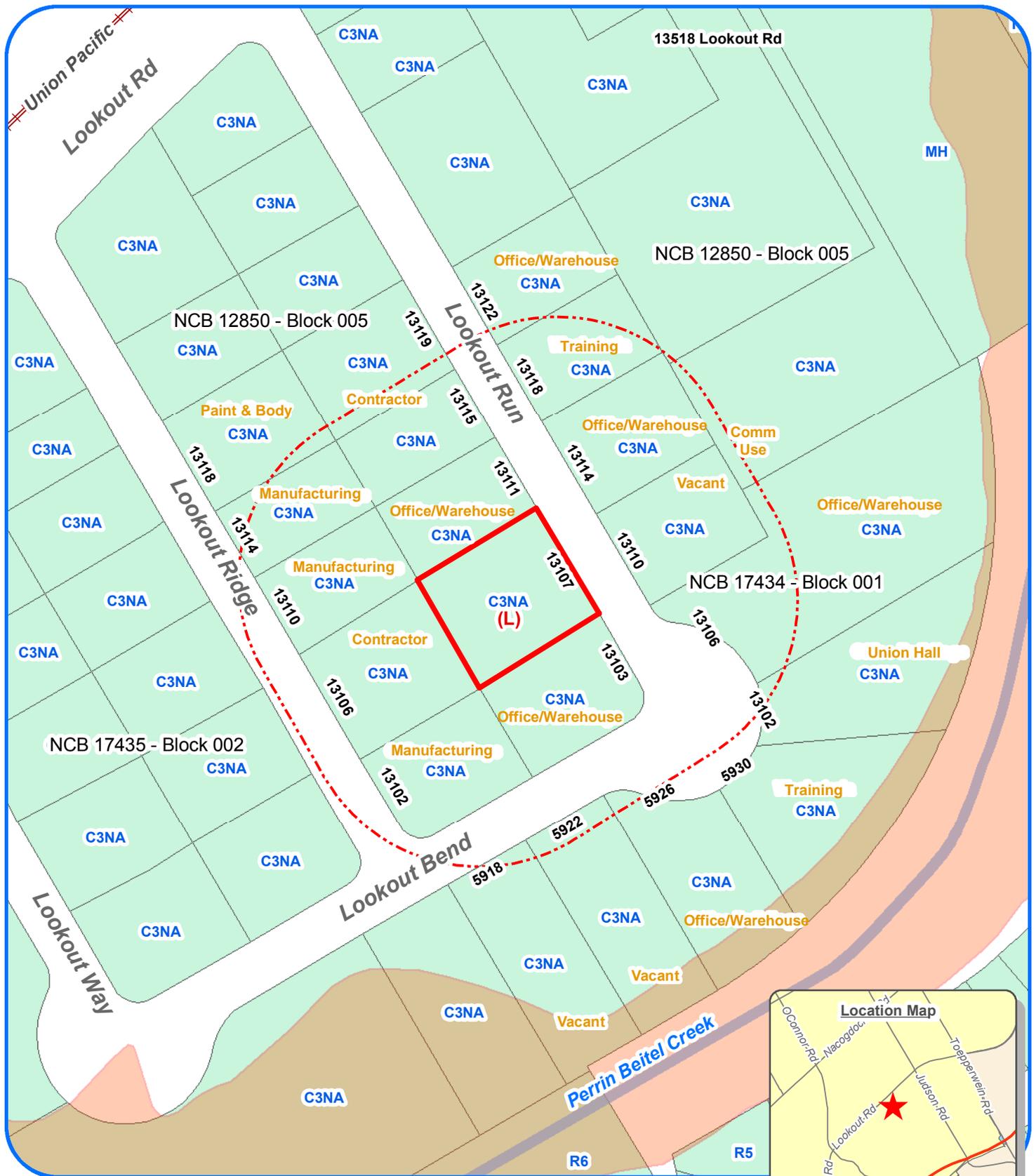
7. Other Factors:

The applicant is requesting a plan amendment and zoning change to conform the zoning to the existing land use (Three-Family Dwellings).

The "RM-4" Residential Mixed District provides areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development. The minimum lot size for the district is met, the maximum number of dwellings is limited to four (4) units for "RM-4" Residential Mixed District.







Zoning Case Notification Plan

Case Z2011160

Council District 10

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 17436 - Block 003 - Lot 9

Legend

- Subject Properties (0.457 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
(07/11/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011160

Hearing Date: August 02, 2011

Property Owner: RATCO, LC

Applicant: Southern Cross Ambulance, Inc. (Rick Anderson)

Representative: P. W. Christensen, P. C.

Location: 13107 Lookout Run

Legal Description: Lot 9, Block 3, NCB 17439

Total Acreage: 0.4566 of an acre

City Council District: 10

Case Manager: Micah Diaz, Planner

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

Proposed Zoning Change

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

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 15, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: None

Planning Team Members: 42 - North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 (per Ordinance 41430) and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1984 case, the property was rezoned to "B-3NA" Nonalcoholic Sales District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales District. The property was platted into its current configuration in 1986 (volume 9513, page 49). The subject property, and much of the surrounding

business park, was developed in 1999 or 2000 as an office/warehouse. The existing structure measures approximately 8,000 square feet in size.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain. The subdivision is located between the Beitel Creek flood plain to the southwest and an active Union Pacific freight rail line to the northeast.

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Current Land Uses: Office/Warehouses, Contractor Facilities, Moving Company, Distributors

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: Lookout Road

Existing Character: Secondary Arterial Type A; one lane in each direction; no curbs or sidewalks

Proposed Changes: None known

Thoroughfare: Lookout Run, Lookout Bend, and Lookout Ridge

Existing Character: Local streets; limited to the platted industrial park subdivision; one-lane in each direction with sidewalks; no center-stripe

Proposed Changes:

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

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: According to section 35-526 of the Unified Development Code, parking requirements for an ambulance service are determined by the size of any structure used for the purpose of sales and service. However, most ambulance services do not include sales and repair operations. In the absence of a sales and service building, parking requirements will be one space per employee. According to the applicant, the proposed ambulance service will have six employees; therefore six spaces will be required.

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 North Sector Plan, and is identified as being in the Suburban Tier land use category which includes a wide range of uses from single- and multi-family to community commercial land uses. Industrial zoning districts are not consistent with the Suburban Tier designation.

The existing zoning is not consistent with the property's Suburban Tier land use designation. The uses permitted in the "C-3" district are typically considered regional commercial land uses. These uses are most appropriately located at major intersections of arterial thoroughfares and expressways on large acreage lots as to provide adequate access to the high volume of traffic generated by retail and service uses that serve a regional customer base.

The applicant applied to amend the land use designation to Specialized Center, which is meant to accommodate industrial, manufacturing, distribution, and storage uses. Planning staff recommends denial of the Specialized Center request; while the Planning Commission alternately recommended approval of the Regional Center land use designation.

The requested “L” Light Industrial District is not consistent with the Regional Center land use designation; however, the land use designation is consistent with the existing “C-3NA” General Commercial Nonalcoholic Sales District. The proposed ambulance service may be permitted in the “C-3” district as a Specific Use Authorization.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested zoning change on neighboring properties. The subject property is located within a platted industrial park. Surrounding uses include office warehouses, contractor facilities, distributors, self-defense training facilities, light manufacturing, and auto paint and body repair. The requested zoning district is consistent with the established pattern of development for the subdivision.

3. Suitability as Presently Zoned:

The existing zoning is the result of the zoning conversion that accompanied the adoption of the 2001 Unified Development Code. The properties were previously zoned “B-3NA” Nonalcoholic Sales District. This previous district permitted many “light industrial” uses that are not permitted in the current “C-3NA” zoning district, including many of the existing uses surrounding the subject property. The existing “C-3NA” district does permit office/warehouse uses, but requires a Specific Use Authorization to permit an ambulance service.

Although the “C-3” district does allow office/warehouse uses, it also permits a wide range of retail and service uses that are not typically considered appropriate for the subject property’s location. The requested “L” Light Industrial District allows a limited range of office, service, light industrial and recreational uses that tend to include storage, processing, or noise generating activities.

4. Health, Safety and Welfare:

Staff finds no likely adverse impacts on the surrounding community related to approval of the zoning request.

5. Public Policy:

The adopted North Sector Plan identifies the subject property and all surrounding areas as Suburban Tier in the Future Land Use component of the plan. The existing and requested zoning districts are inconsistent with the adopted land use plan. A plan amendment will be required to approve any zoning change for the subject property that may allow the proposed ambulance service use.

6. Size of Tract:

The subject property is almost half an acre in size. The property is of sufficient size to accommodate the proposed ambulance service and required employee parking. The proposed use can be fully accommodated within the existing structure, with no new construction.

7. Other Factors:

For purposes of land use designation, the North Sector Plan does not differentiate between light industrial/business park uses and heavy industrial/manufacturing uses. Therefore, the light industrial and business park zoning districts require a land use designation that also permits heavy industrial and quarry zoning districts. The North Sector Plan states “heavy industrial uses should be located near expressways, arterials, and railroad line”. The requested zoning district does not allow heavy industrial uses. Staff recognizes that heavy industrial and manufacturing uses are not appropriate for the subject property or the surrounding area due to the environmentally sensitive nature of the surrounding waterway and residential neighborhoods.

Light industrial uses may generate truck traffic, but do not tend to attract a large customer base or increased amounts of automobile traffic. Lookout Road is identified in the Major Thoroughfare Plan as a Secondary Arterial Type A. Lookout Road does not carry significant amounts of residential or commercial traffic, as it offers no direct access to any of the surrounding residential subdivisions. Most commercial uses in the area are located along Judson Road, Nacogdoches Road, or Interstate 35. Lookout Road does not carry enough

traffic to attract commercial development; nor is the land along this portion of Lookout Road suitable for residential development.

The area located along Lookout Road, including the subject property, is situated between two established single-family residential areas to the southeast and the northwest. Although residential uses are present in the general vicinity, the properties located along the east side of Lookout Road are buffered from the residential areas by the railroad right-of-way to the northwest and Beitel Creek to the southeast. The rail line and roadway provide 215 feet of right-of-way and natural buffer area between the industrial park and the residential subdivision; while the creek bed provides a 140-foot natural buffer for the residential subdivision to the southeast. The area located along Lookout Road, between the railroad and floodplain, is isolated from surrounding developed areas and does not have thoroughfare infrastructure to support the residential and commercial uses recommended by the Suburban Tier land use designation.

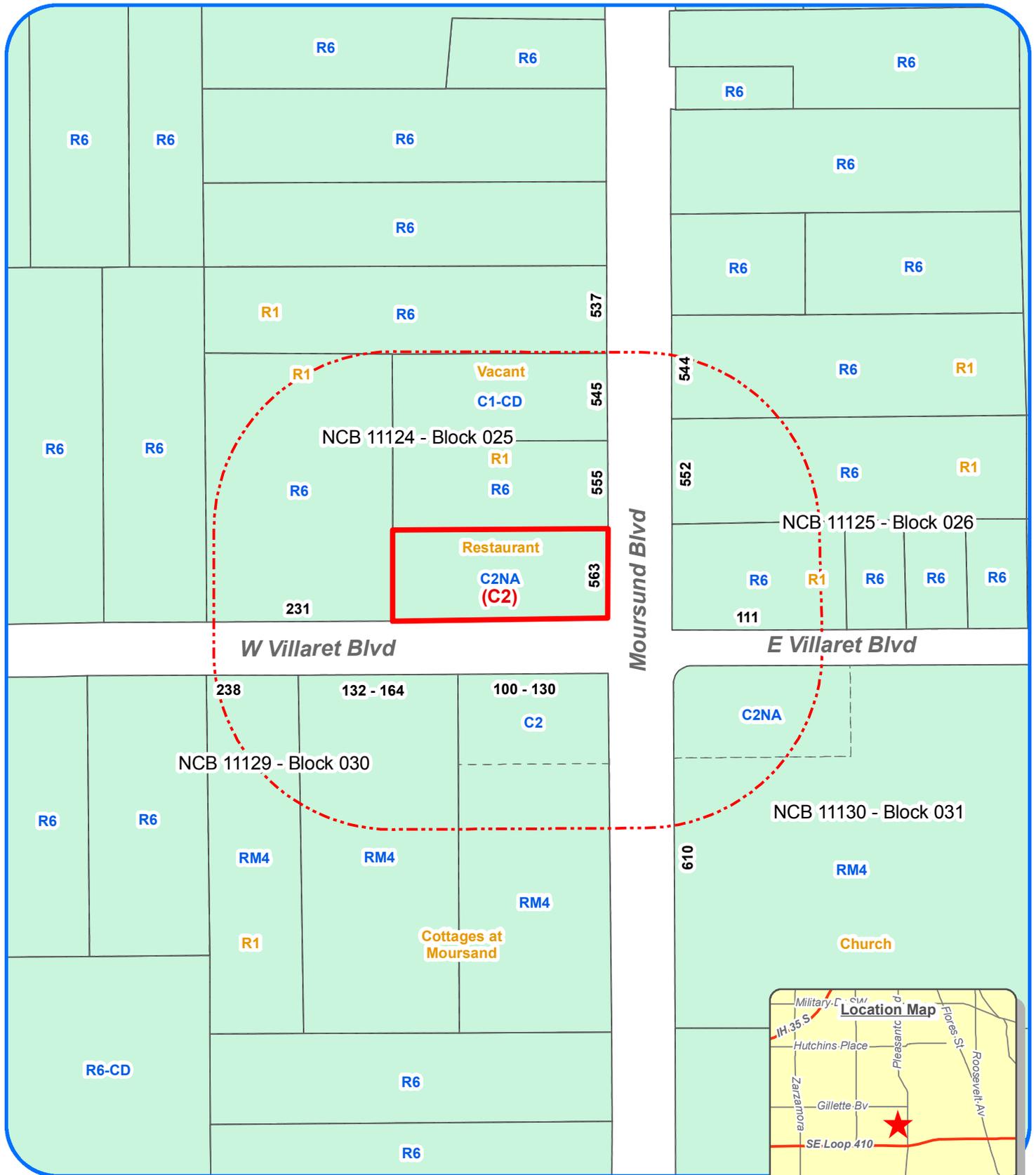
According to the North Sector Plan, Community Commercial uses should be located at intersections of arterial and/or collector roadways. The subject property does not meet this location-based criteria. The plan also states commercial uses should be accessible by car and bike and that developments should be pedestrian friendly. Lookout Road is the sole point of access to the subject property's subdivision. Lookout Road has no curbs or sidewalks, is disconnected from surrounding residential developments, has no access to public transit, and is accessible only by other major thoroughfares that are not bike or pedestrian friendly. Therefore, zoning staff finds the existing land use designation inappropriate for the area.

Planning Commission issued an alternate recommendation of approval for Regional Center instead of a Specialized Center. Zoning staff analysis has found that the subject property does not meet any of the location, size, or transportation criteria associated with a Regional Center land use designation.

The North Sector Plan describes Regional Centers as follows: *“big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. Regional Centers accommodate the most intense commercial uses and should be located at the intersection of expressways and major arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Transit is encouraged.*

The platted industrial park that includes the subject property is approximately 30 acres in size, which is consistent with the size criteria of a Specialized Center in the North Sector Plan. Although the subdivision is not located at a major intersection, it is in very close proximity to a rail line and Lookout Road, an arterial thoroughfare as identified in the City's Major Thoroughfare Plan. The local streets within the industrial park do not provide access to properties outside of the park and include oversized turn areas meant to accommodate large trucks. The internal roadways of any subdivision are not likely to be arterial thoroughfares or collector streets. Local streets within an established industrial/business/office park should be considered appropriate locations for such uses.

Zoning staff recommends denial of the requested zoning based on the adopted land use plan and the Planning and Community Development Department's recommendation of denial for the associated plan amendment request. However, zoning staff does concede that the area is suitable for light industrial uses. Zoning staff recommends the area be considered for a City-initiated plan update recognizing the unique characteristics that make the area suitable to be designated as a Specialized District that allows and encourages business park and light industrial land uses.



Zoning Case Notification Plan

Case Z-2011-163

Council District 3

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 11124 - Block 025 - E 225 ft of Lot 250

Legend

- Subject Properties ——— (0.51 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
(07/11/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011163

Hearing Date: August 2, 2011

Property Owner: Sun West Group, LLC c/o Lloyd D Miller

Applicant: Joe Luis Lozano

Representative: Joe Luis Lozano

Location: 563 Moursund Boulevard

Legal Description: East 225 feet of Lot 250, Block 25, NCB 11124

Total Acreage: 0.51

City Council District: 3

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "C-2NA AHOD" 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 July 20, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 14, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: None

Planning Team Members: 98 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently a Mexican-American Restaurant (Jalapeno Joe's). According to the Bexar County Appraisal District, the structures were constructed in 1982. The subject property was annexed in September of 1952 and was originally zoned "B" Residence District. In a 1988 case, the "B" Residence District was rezoned to "B-2NA AHOD" Business Nonalcoholic Sales Airport Hazard Overlay District. In 2001 following the adoption of the Unified Development Code, the existing "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District converted from the previous "B-2NA AHOD" Business Nonalcoholic Sales Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Single-Family Dwelling

Direction: West

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

Current Land Uses: Single-Family Dwelling

Direction: East across Moursund Boulevard

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

Current Land Uses: Single-Family Dwelling

Direction: South across West Villaret Boulevard

Current Base Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-2 AHOD"

Commercial Airport Hazard Overlay District

Current Land Uses: Two-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: Moursund Boulevard

Existing Character: Secondary arterial two lanes in each direction

Proposed Changes: None known.

Thoroughfare: West Villaret Boulevard

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

Public Transit: The VIA number 44 bus line operates along Moursund Boulevard.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as "General Urban Tier" which includes a range of medium to high density residential and community commercial uses.

The current and requested zoning district is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the "C-2 AHOD" Commercial Airport Hazard Overlay District will not have an adverse impact on the neighborhood. A Nightclub, Bar or Tavern will not be permitted in the proposed district.

3. Suitability as Presently Zoned:

The current "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District are both 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. No outdoor storage or display of goods shall be permitted, except for outdoor dining.

5. Public Policy:

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

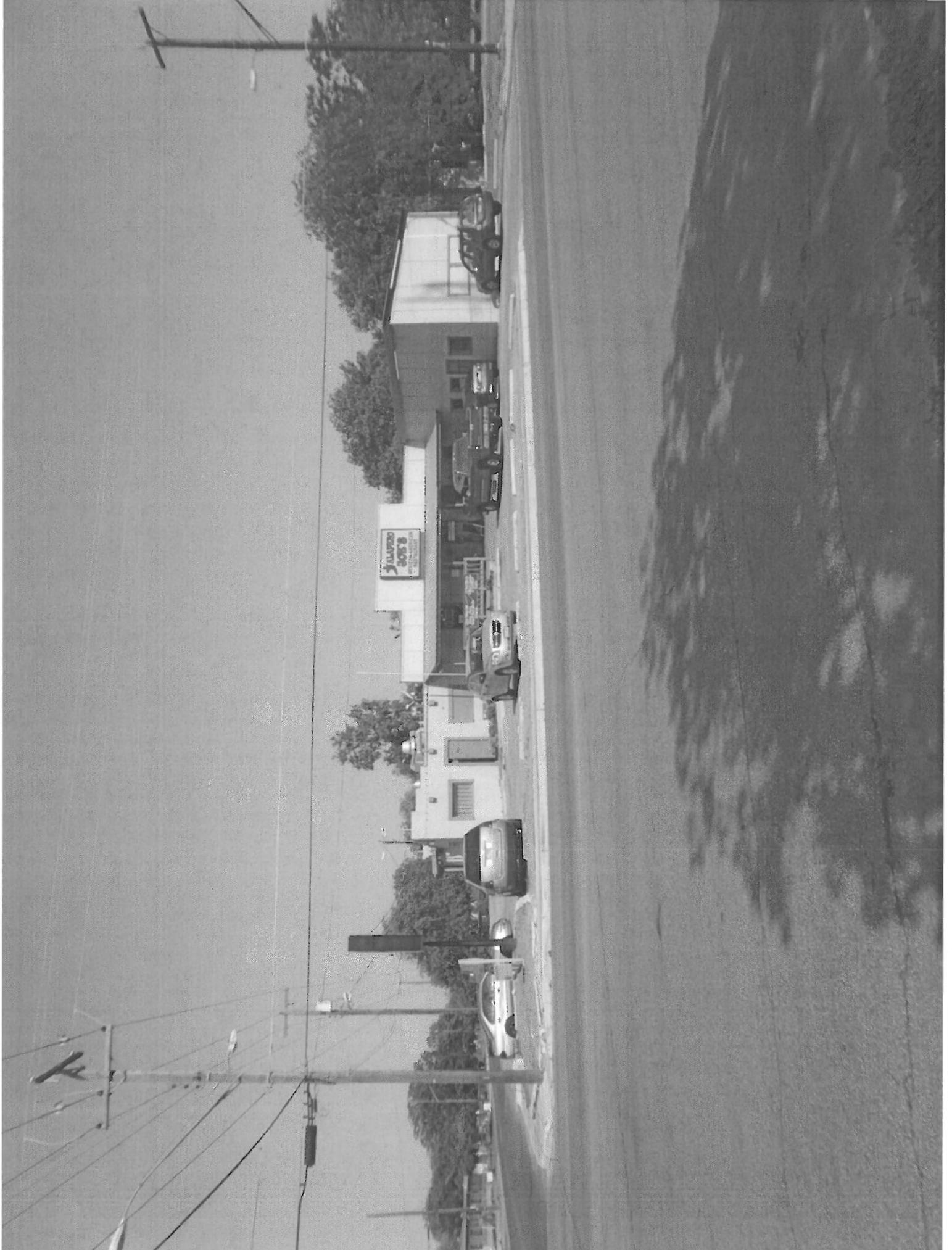
6. Size of Tract:

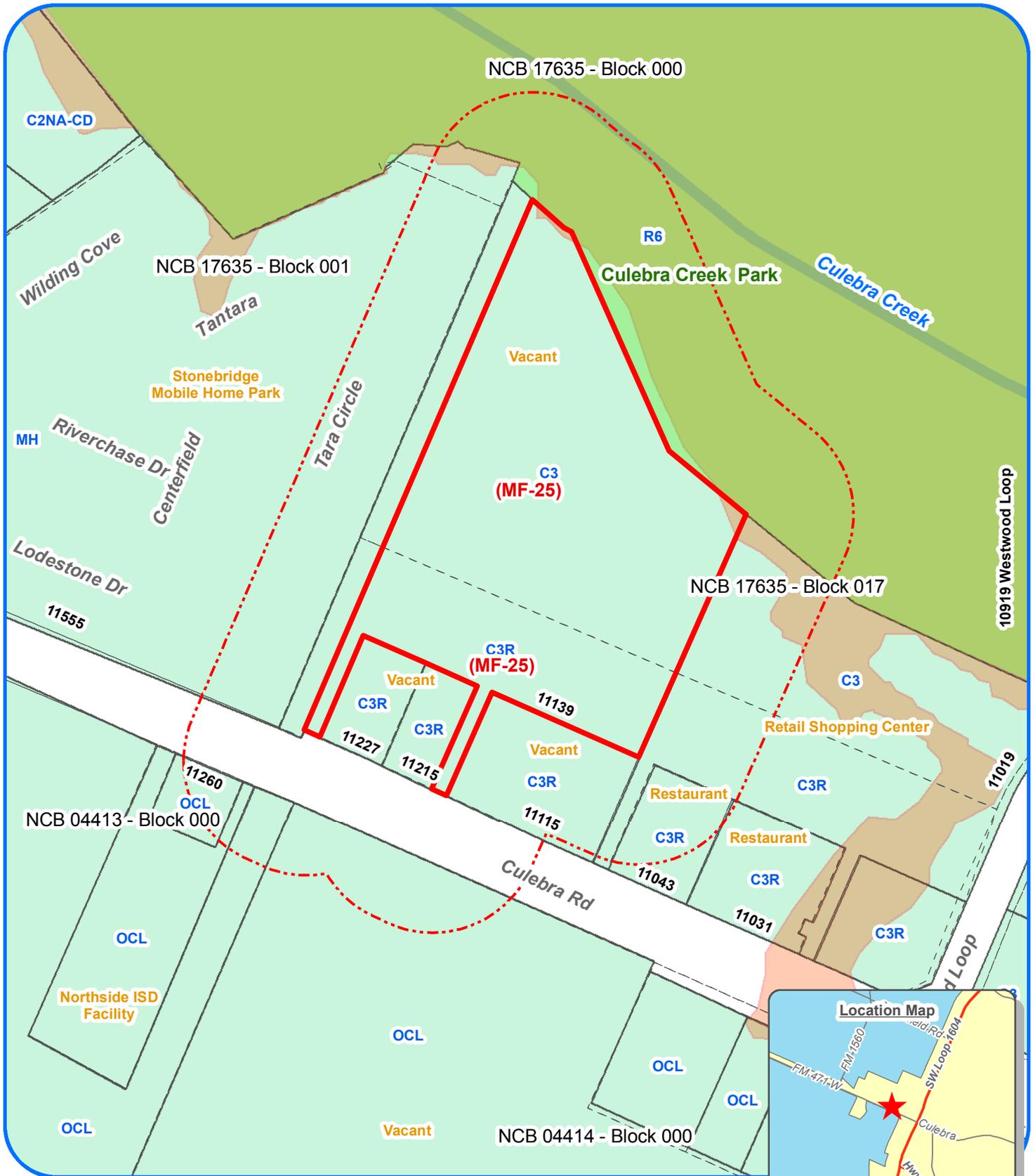
The subject property is 0.51 acres in size, which is adequate to accommodate the existing Restaurant.

7. Other Factors:

The applicant is requesting this zoning change to allow the sale of alcohol for on-premise consumption with food. Other provisions of the existing "C-2" district will not be changed.

No alcoholic beverages shall be sold for consumption on or off the premises where sold, when such premises are located within three hundred (300) feet of any church, school or hospital. The Restaurant appears to be more than the three hundred (300) foot distance requirement. The applicant shall be responsible for ensuring compliance with the distance requirement.





Zoning Case Notification Plan

Case Z-2011-164

Council District 6

Scale: 1" approx. = 250 ft.

Subject Property Legal Description(s): NCB 17635 - Block 017 - Lot 24

Legend

- Subject Properties ——— (9.423 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
(07/11/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011164

Hearing Date: August 2, 2011

Property Owner: Weingarten Investments Inc.

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

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

Location: 11000 Block of Culebra Road; Located on the north side of Culebra Road, west of Southwest Loop 1604.

Legal Description: Lot 24, Block 17, NCB 17635

Total Acreage: 9.423

City Council District: 6

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District and "C-3R" General Commercial Restrictive Alcohol Sales District

Requested Zoning: "MF-25" Multi Family 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 15, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 20, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 29, 2011, 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: 90 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped with a 60 foot wide CPS Energy easement and right of way that contains two overhead powerlines. The northern portion of the subject property was annexed in 2000 and the southern portion was annexed in 1986. The property was originally zoned "B-3" Business District and "B-3 R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District and "C-3 R" General Commercial Restrictive Alcohol Sales District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Culebra Creek Park

Direction: South

Current Base Zoning: C-3, OCL

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: C-3

Current Land Uses: Retail Shopping Center and Restaurants

Direction: West

Current Base Zoning: MH

Current Land Uses: Mobile Home Park

Overlay and Special District Information: None

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial Type A; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Westwood Loop

Existing Character: Collector Street; 2 lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 660 and the number 606 that operate along Culebra Road and Westwood Loop.

Traffic Impact: A Traffic Impact Analysis is required.

Parking Information: Minimum Parking Requirement: 1.5 per unit.

Maximum Parking Requirement: 2 per unit.

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as "Suburban Tier" in the Future Land Use Plan. The zoning request is inconsistent with the Future Land Use designation. A plan amendment has been initiated to change the land use designation on this property to "General Urban Tier". The plan amendment was recommended for approval at the July 27, 2011 Planning Commission meeting. The Planning and Community Development Department recommends approval of the plan amendment.

2. Adverse Impacts on Neighboring Lands:

The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate along arterials or major thoroughfares where such uses can support existing and planned commercial development. The site is located in an area where there is appropriate traffic circulation to major thoroughfares. Further, the MF-25 district is a logical transition from the C-3 commercial districts to the east and the MH manufactured home district to the west of the subject property.

3. Suitability as Presently Zoned:

The existing C-3 zoning is not appropriate for the subject property or the properties located west of Westwood Loop. The C-3 zoning district is typically considered a Regional Commercial land use, which is most appropriately located on large-acreage lots at intersections of highways and major arterials. The location of this property would be better suited for medium intensity commercial zoning, which would be consistent with the C-2 Commercial District.

4. Health, Safety and Welfare:

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

5. Public Policy:

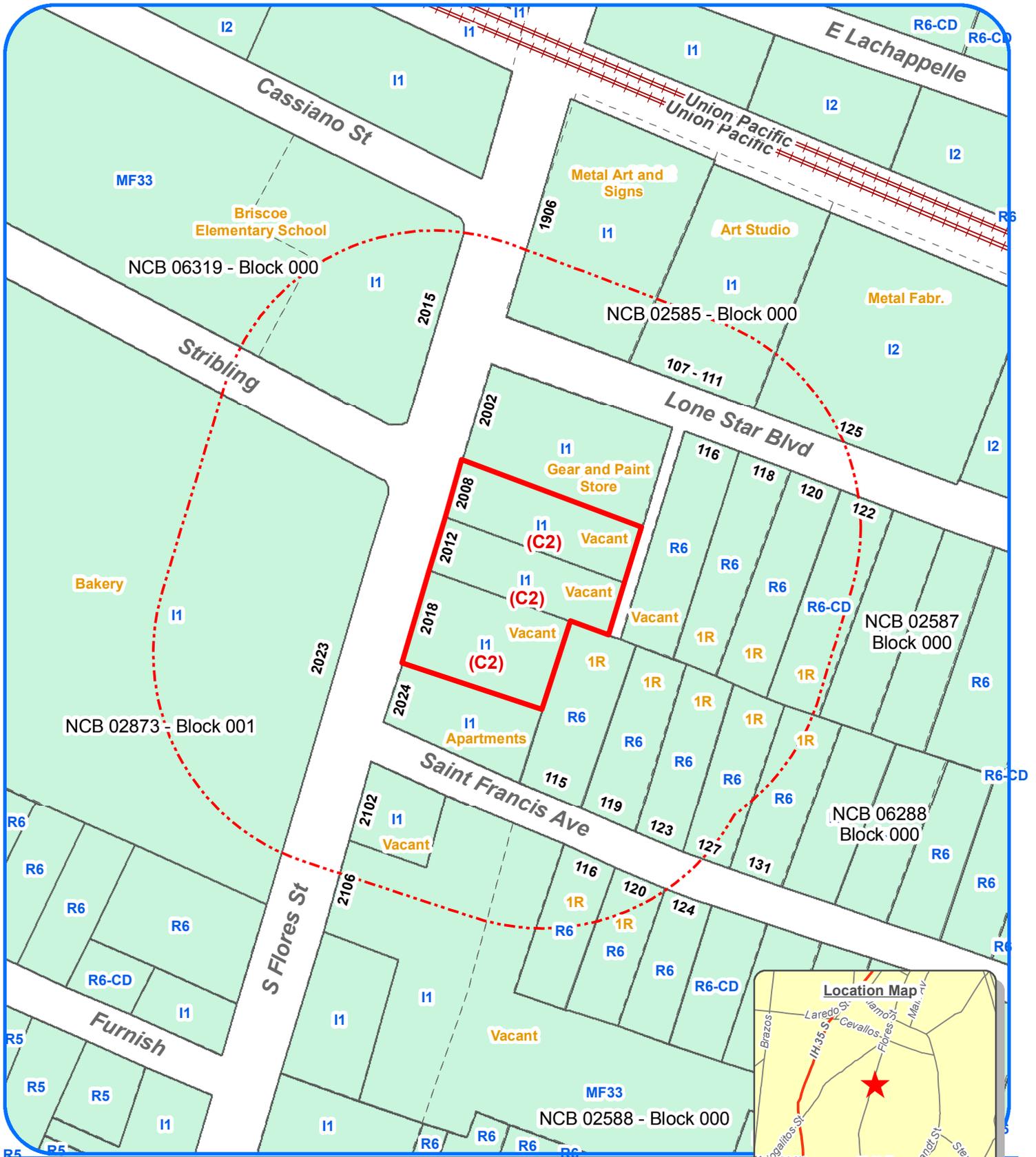
The request does not appear to conflict with any public policy objective should the land use plan be amended.

6. Size of Tract:

The subject property measures 9.423 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to 235 dwelling units. The applicant is proposing a total of 180 to 200 dwelling units for the entire site.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2011165

Council District 5

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 06288 - Block 000 - Lots 1 & 2 and NCB 02587 - Block 000 - Lots 3 & 4

Legend

- Subject Properties (0.665 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
(07/12/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011165

Hearing Date: August 02, 2011

Property Owner: Trey Martinez Fischer III & Roland Gutierrez

Applicant: Casandra Ortiz

Representative: Robert J. Perez

Location: 2008, 2012 and 2018 South Flores Street

Legal Description: Lots 3 and 4, NCB 2587; and Lots 1 and 2, NCB 6288

Total Acreage: 0.6651 of an acre

City Council District: 5

Case Manager: Micah Diaz, Planner

Case History: This is the first public hearing for this zoning case. This case has been expedited and will be heard by the City Council on August 4, 2011.

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 July 15, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 21, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: Lone Star Neighborhood Association; the Collins Garden Neighborhood Association is located within 200 feet of the subject property.

Planning Team Members: 16 – South Central San Antonio Community Planning Team

Applicable Agencies: None

Property Details

Property History: The subject properties are located within the city limits as recognized in 1938, and were originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The properties are currently undeveloped with the exception of a concrete slab on 2012 South Flores Street.

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

Adjacent Zoning and Land Uses

Direction: North, West and South

Current Base Zoning: "I-1" General Industrial District

Current Land Uses: Metal art and sign shop, elementary school, industrial bakery, vacant lots

Direction: East

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

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: South Flores Street

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

Proposed Changes: None known

Thoroughfare: Lone Star Boulevard

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

Proposed Changes: None known

Thoroughfare: St. Francis Avenue and Stribling

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

Proposed Changes: None known

Public Transit: VIA bus lines 43, 44, and 244 operate along South Flores Street with multiple stops near the subject properties.

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: The requested zoning change is meant to accommodate construction of a parking lot which would provide additional parking for the employees of the industrial bakery to the west of the subject properties.

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 properties are located within the South Central San Antonio Community Plan area and are designated as Mixed Use in the future land use component of the plan. The requested zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

None. Denial of the zoning request could lead to future development of industrial uses on the subject property.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. Current zoning practices would not place intense industrial zoning on small lots, along a commercial corridor, near established residential neighborhoods.

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 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:

Each of the subject properties is small; taken together, the lots total just over half an acre in size.

7. Other Factors:

None.