

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, August 7, 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

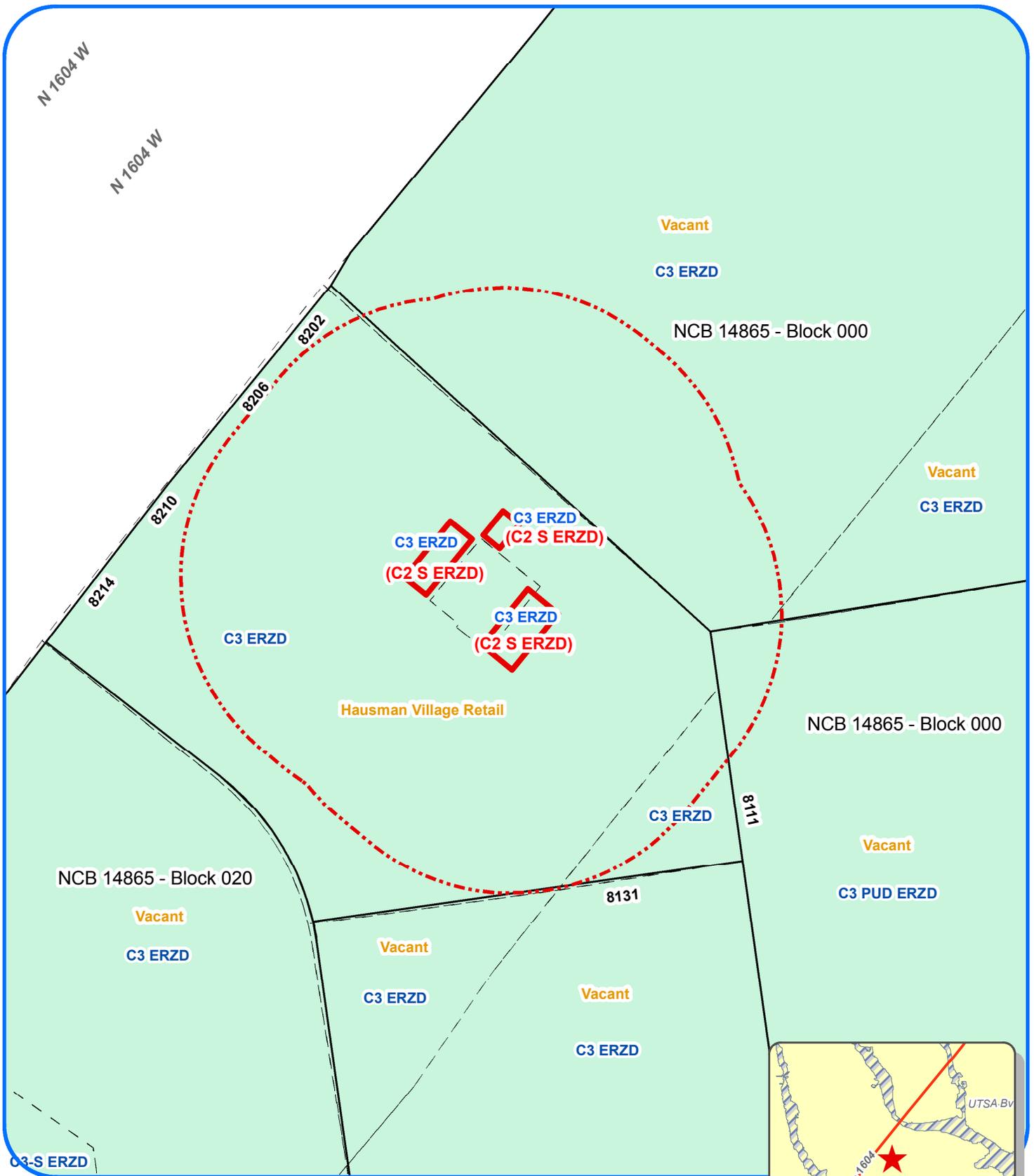
1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, zoning intensity range, application amendments and any items for consideration on the agenda for August 7, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the July 17, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012162 CD (Council District 5) POSTPONED:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-3 CD IDZ AHOD” Residential Single-Family Infill Development Zone Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lots 47 and 48, Block 7, NCB 2889, 2803 Vera Cruz Street.
7. **ZONING CASE NUMBER Z2012121 S ERZD (Council District 8):** A request for a change in zoning from “C-3 ERZD” General Commercial Edwards Recharge Zone District to “C-2 S ERZD” Commercial Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic on 0.105 of an acre out of Lot 4, Block 20, NCB 16883 on a portion of 8202 North Loop 1604 West.
8. **ZONING CASE NUMBER Z2012137 (Council District 8):** A request for a change in zoning from “C-1 PUD GC-1 MSAO-1 MLOD” Planned Unit Development Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to “C-2 GC-1 MSAO-1 MLOD” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District on Parcel 5, NCB 34754, 24165 West IH 10.

9. **ZONING CASE NUMBER Z2012148 HL (Council District 1):** A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “HL R-6 NCD-5 AHOD” Historic Landmark Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 6, 7, 8 and 9, Block 44, NCB 1852, 932 West Woodlawn.
10. **ZONING CASE NUMBER Z2012129 CD (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.1469 of an acre out of Lots 10 and 11, Block, 17, NCB 3775, 1838 Culebra Road.
11. **ZONING CASE NUMBER Z2012156 CD (Council District 7):** A request for a change in zoning from “R-5 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 an Assisted Living Facility with no more than 16 residents on Lot 8, Block 1, NCB 11500, 208 Hope Drive.
12. **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.
13. **ZONING CASE NUMBER Z2012158 (Council District 2):** A request for a change in zoning from “AE-3 S EP-1” Arts and Entertainment-3 Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Motor Vehicle Sales (full service) to “I-1 EP-1” General Industrial Facility Parking/Traffic Control Overlay District on Tract 2 and Lot 4, NCB 10233, 3011 East Commerce Street.
14. **ZONING CASE NUMBER Z2012159 (Council District 2):** A request for a change in zoning from “AE-4 EP-1” Arts and Entertainment-4 Facility Parking/Traffic Control Overlay District to “I-1 EP-1” General Industrial Facility Parking/Traffic Control Overlay District on Tract 7A, NCB 10234, 3363 East Commerce Street.
15. **ZONING CASE NUMBER Z2012160 (Council District 2):** A request for a change in zoning from “AE-3 S EP-1” Arts and Entertainment-3 Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Warehousing to “I-1 EP-1” General Industrial Facility Parking/Traffic Control Overlay District on 7.558 acres out of Lot 15, NCB 10233, 185 Coca Cola Place.
16. **ZONING CASE NUMBER Z2012163 (Council District 1):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on 0.6516 of an acre out of Lots 1 through 10, Block 34, NCB 6896, 441, 443, 445 and 447 West Hildebrand Avenue.
17. **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.
18. **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.

19. **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.
20. **ZONING CASE NUMBER Z2012169 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Alcohol Distillation on Lot 1, Block 3, NCB 2582, 1902 South Flores Street (also known as 110 East LaChappelle).
21. **ZONING CASE NUMBER Z2012171 (Council District 6):** A request for a change in zoning from “C-3” General Commercial District to “MF-33” Multi-Family District on 5.468 acres out of NCB 17636, Located along the east side of Loop 1604, approximately 5,000 feet north of Culebra Road.
22. **ZONING CASE NUMBER Z2012172 CD (Council District 9):** A request for a change in zoning from “R-4 NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District to “R-4 CD NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Non-Commercial Parking Lot on Lots 27, 28, 29 and 30, Block 3, NCB 6229, 149 and 153 Perry Court and 152 and 156 Burr Road.
23. **ZONING CASE NUMBER Z2012173 HL (Council District 1):** A request for a change in zoning from “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “MF-50” Multi-Family District, “D” Downtown District and the additional uses of Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property to “HL IDZ RIO-2 AHOD” Historic Landmark Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “MF-50” Multi-Family District, “D” Downtown District and the additional uses of beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property on Lot 2, Block 2, NCB 14164, 604 Avenue A (also known as 602 Avenue A).
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-2012-121 S

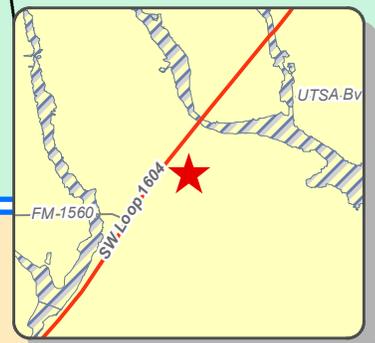
Council District 8

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 16883 - Block 020 - 0.105 of an acre out of Lot 4

Legend

- Subject Properties (0.105 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
(06/27/2012 - R Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012121 S ERZD
Hearing Date: August 7, 2012
Property Owner: K Partners Hausman LP and Hausman Village Retail Owners Association
Applicant: Pulman, Cappuccio, Pullen & Benson, LLP (Devin "Buck" Benson)
Representative: Pulman, Cappuccio, Pullen & Benson, LLP (Devin "Buck" Benson)
Location: 8202 North Loop 1604 West
Legal Description: 0.105 of an acre out of Lot 4, Block 20, NCB 16883
Total Acreage: 0.105
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: "C-3 ERZD" General Commercial Edwards Recharge Zone District

Requested Zoning: "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic

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 18, 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: 40

Neighborhood Associations: None

Planning Team Members: 41 - North Sector Plan

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject site is currently developed with a multi-tenant structure measuring 42,295 square feet in total. According to the Bexar County Appraisal District, the structure was constructed in 2007. The subject property was annexed in 1971, and was originally zoned "B-3" Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District.

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

Adjacent Zoning and Land Uses

Direction: All

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

Current Land Uses: Retail center and undeveloped 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".

Transportation

Thoroughfare: North Loop 1604 West

Existing Character: Freeway; 8 lanes

Proposed Changes: None known

Thoroughfare: West Hausman Road

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

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 660 line which operates along the access road of North Loop 1604 West and West Hausman 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: Veterinary Clinic - Minimum Parking Requirement: 1 per employee. Maximum Parking Requirement: N/A. The property is already developed with sufficient parking to accommodate the established and proposed uses.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan area, and is identified as Suburban Tier in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of surrounding properties are zoned for commercial uses.

3. Suitability as Presently Zoned:

The subject property's current "C-3" zoning is not consistent with the North Sector Plan's future land use designation. The uses permitted in the "C-3" zoning district are typically considered "regional commercial" uses and are most appropriate on large-acreage lots located at the intersections of and with direct access to expressways and arterial thoroughfares that can accommodate high levels of traffic generated by a regional customer base. The subject property meets the criteria for "Regional Center" designation within the North Sector Plan. Therefore, the existing "C-3" zoning district is suitable for the subject property and abutting parcels.

4. Health, Safety and Welfare:

Staff finds no evidence likely negative impacts on public health, safety or welfare related to the proposed use.

5. Public Policy:

The request is consistent with the North Sector Plan, which is a component of the City's Master Plan.

6. Size of Tract:

The subject property is 0.105 of an acre out of a 4.7-acre lot, which is of sufficient size to accommodate the existing commercial development and the proposed expansion of the existing veterinary clinic.

7. Other Factors:

SAWS Summary:

The property is classified as a Category 2 property.

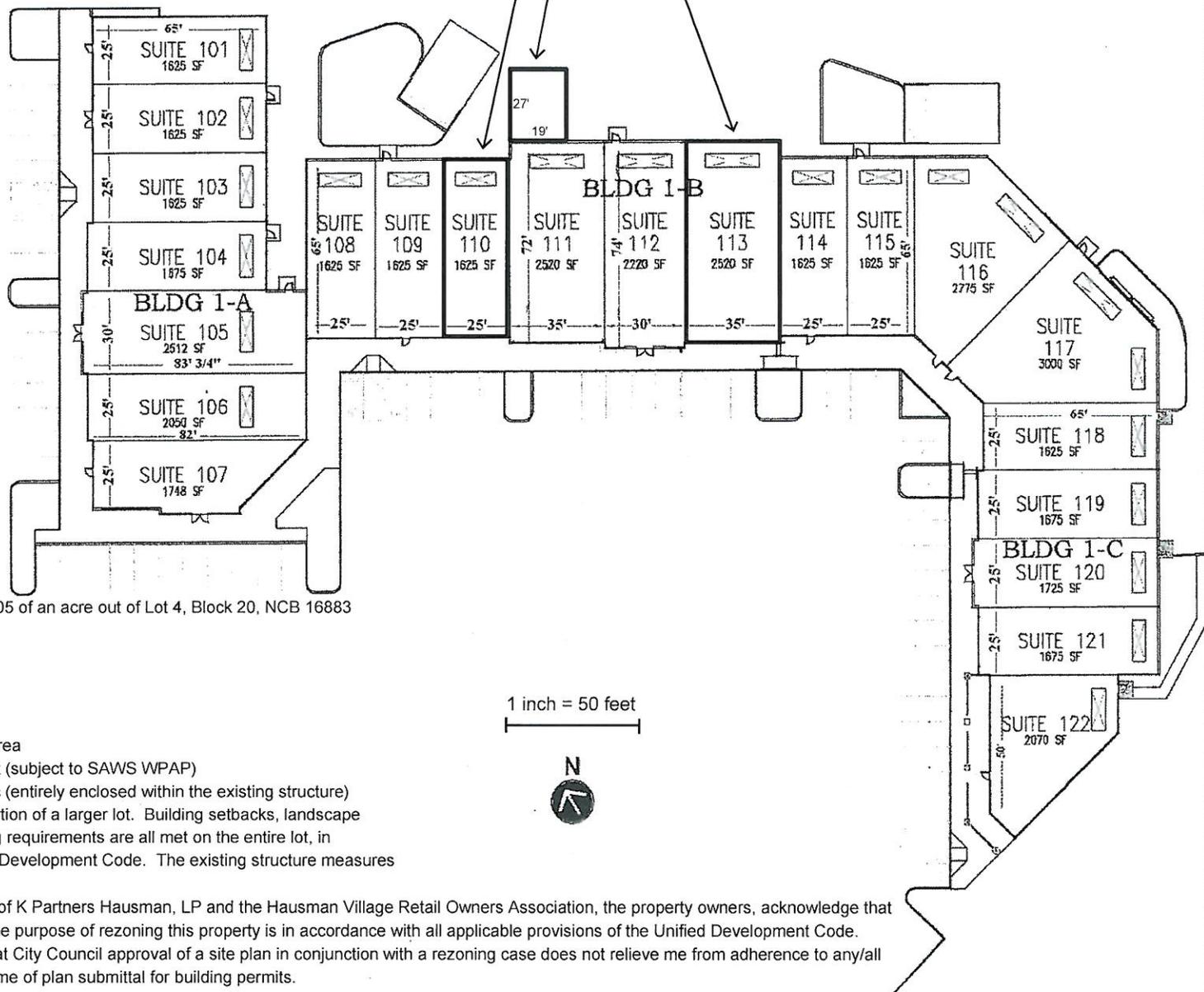
No geologic features were observed on the property.

No additional impervious cover shall be added to the existing retail center.

Recommendation of approval from the Resource Protection Division.

RID 103 clarifies and congregates all animal care related uses listed in the Nonresidential Use Matrix. Per Rule Interpretation Decision (RID) 103, the proposed use is classified as an animal clinic. An animal clinic is defined as *a facility for the prevention, treatment, minor surgery, cure, or alleviation of disease and/or injury in small domestic animals, with all care conducted within a completely enclosed building, provided that noise or odors created by activities within the building are not perceptible beyond the property line, and that no animals are kept outside the building at any time. Overnight boarding of animals is permitted.* An animal clinic is permitted by right in the following zoning districts: NC, C-1, C-2, C-3, D and L. A Specific Use Authorization is required for properties located over the Edwards Aquifer Recharge Zone.

Rezoning Subject Property Areas



ANDERSON LOOP 1604

Subject Property Area = 0.105 of an acre out of Lot 4, Block 20, NCB 16883

Suite 110 = 0.038 ac.

Suite 113 = 0.055 ac.

Slab area = 0.012 ac.

Paved Area = 4,573.8 s.f.

Impervious Cover:

100% of subject property area

30% of 16-acre parent tract (subject to SAWS WPAP)

Proposed Use: Animal Clinic (entirely enclosed within the existing structure)

The subject property is a portion of a larger lot. Building setbacks, landscape

buffers and off-street parking requirements are all met on the entire lot, in

accordance with the Unified Development Code. The existing structure measures

approximate 42,000 s.f.

I, Lisa Rabinowitz on behalf of K Partners Hausman, LP and the Hausman Village Retail Owners Association, 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 permits.

72012121

SAN ANTONIO WATER SYSTEM SERVICES
RECEIVED
Interdepartment Correspondence Sheet

2012 JUN 19 PM 3:00

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, Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2012121 S (Animal Clinic)

Date: June 19, 2012

SUMMARY

A request for a change in zoning has been made for a 4,665 square foot retail suite that lies within an existing retail center that makes up 4.66 acres located on the city's northwest side. A change in zoning from **C-3 ERZD to C-2 S ERZD** is being requested by the applicant, Pulman, Cappuccio, Pullen and Benson, LLP. The change in zoning has been requested to occupy two existing suites for an animal clinic. The property is classified as Category 2 property.

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

LOCATION

The subject property is located in City Council District 8, located at 8202 N. Loop 1604 W., Suites 110 & 113. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-3 ERZD to C-2 S ERZD and is to occupy two additional suites (suite #s 110 & 113) to an existing animal clinic. The proposed animal clinic will be located in an existing retail center that was constructed in 2007.

2. Surrounding Land Uses:

Loop 1604 and vacant land is located to the west of the tract. Hausman Road and an existing commercial development lie to the south of the tract. Vacant land lies to the east and north of the tract.

3. Water Pollution Abatement Plan:

The Hausman /Loop 1604 Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on July 17, 2006. According to the geologic assessment in the WPAP, there were no sensitive geologic features located on the site. During a site investigation on May 30, 2012 SAWS staff inspected the existing water quality basin and found it to be in compliance and upon further review has found that the basin has a history of being compliant.

3. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on May 30, 2012, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single parcel, currently constructed and in use as a multi-tenant strip mall, approximately 4,145 square feet in area. A single story combination strip mall with surrounding parking lot, storage lot, and curbing was observed on the site.

No significant exposure of bedrock was observed throughout the property. The site was observed to be covered in asphalt paving with small individual landscaping islands throughout the parking areas.

The site appeared to slope slightly to the north and northwest. Stormwater occurring on the subject site would drain to the northwest towards Huestra Creek.

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

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. This could not be confirmed due to lack of exposed bedrock.

- C. The subject site was observed to be developed for commercial use. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. Any biological or hazardous waste that is generated on site which needs to be disposed of properly.
2. The proper storage of any biological, hazardous, or medical chemicals and disposal of waste from the requested use.

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. No additional impervious cover shall be added to the existing retail center.
2. Any biological or hazardous waste that is generated on site shall be disposed of in accordance with federal, state, and local guidelines.

3. All biological, hazardous, or medical chemicals on site shall be stored in accordance with federal, state, and local guidelines.
4. 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.
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 from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

General Recommendations

1. 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.
2. 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.
3. 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.

Zoning Commission Members
Zoning Case Z2012121 S (Animal Clinic)
Page 5

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.



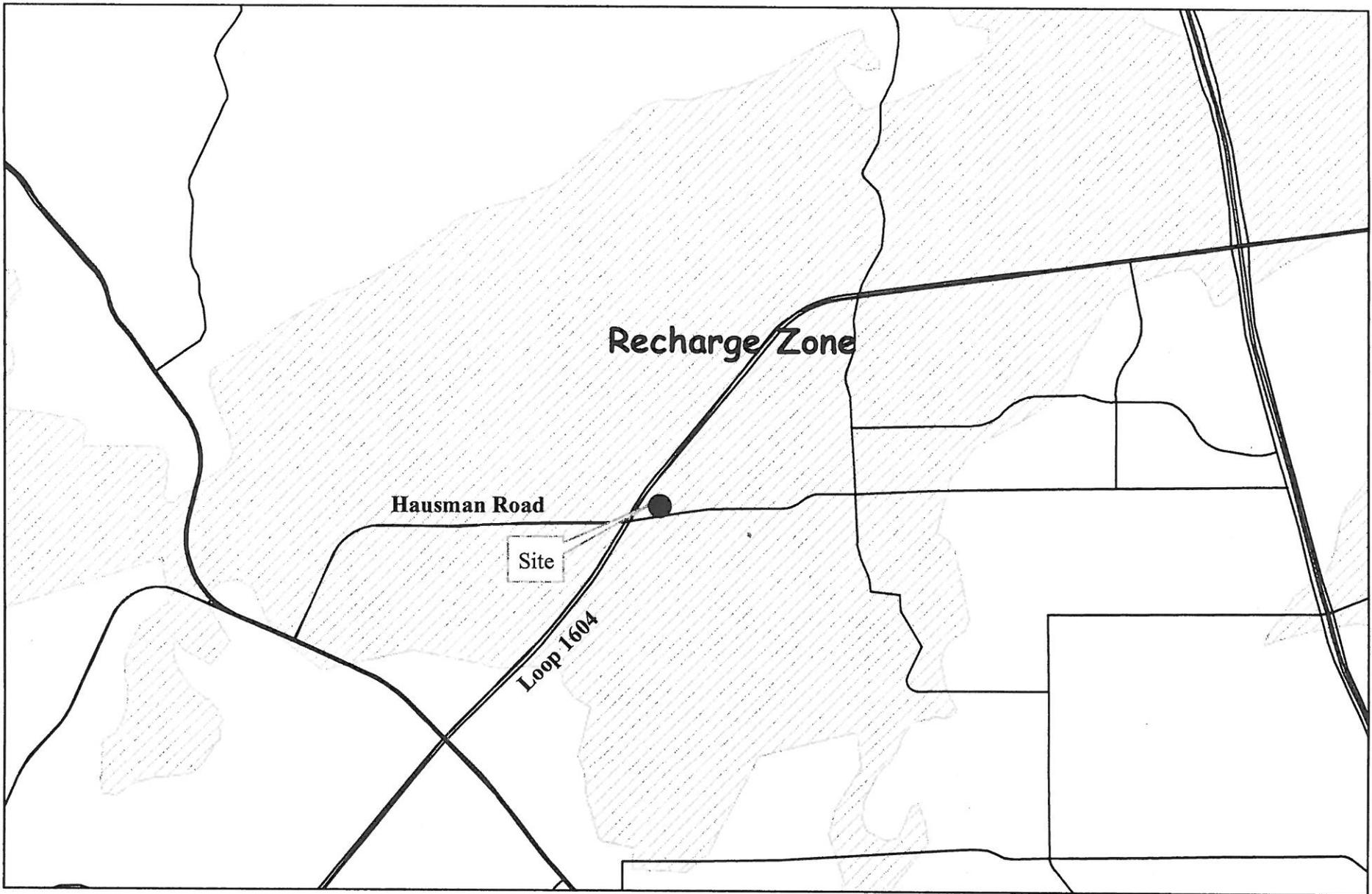
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB

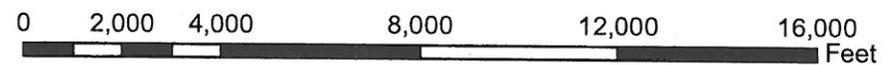


Zoning Case No. Z2012121S Figure 1

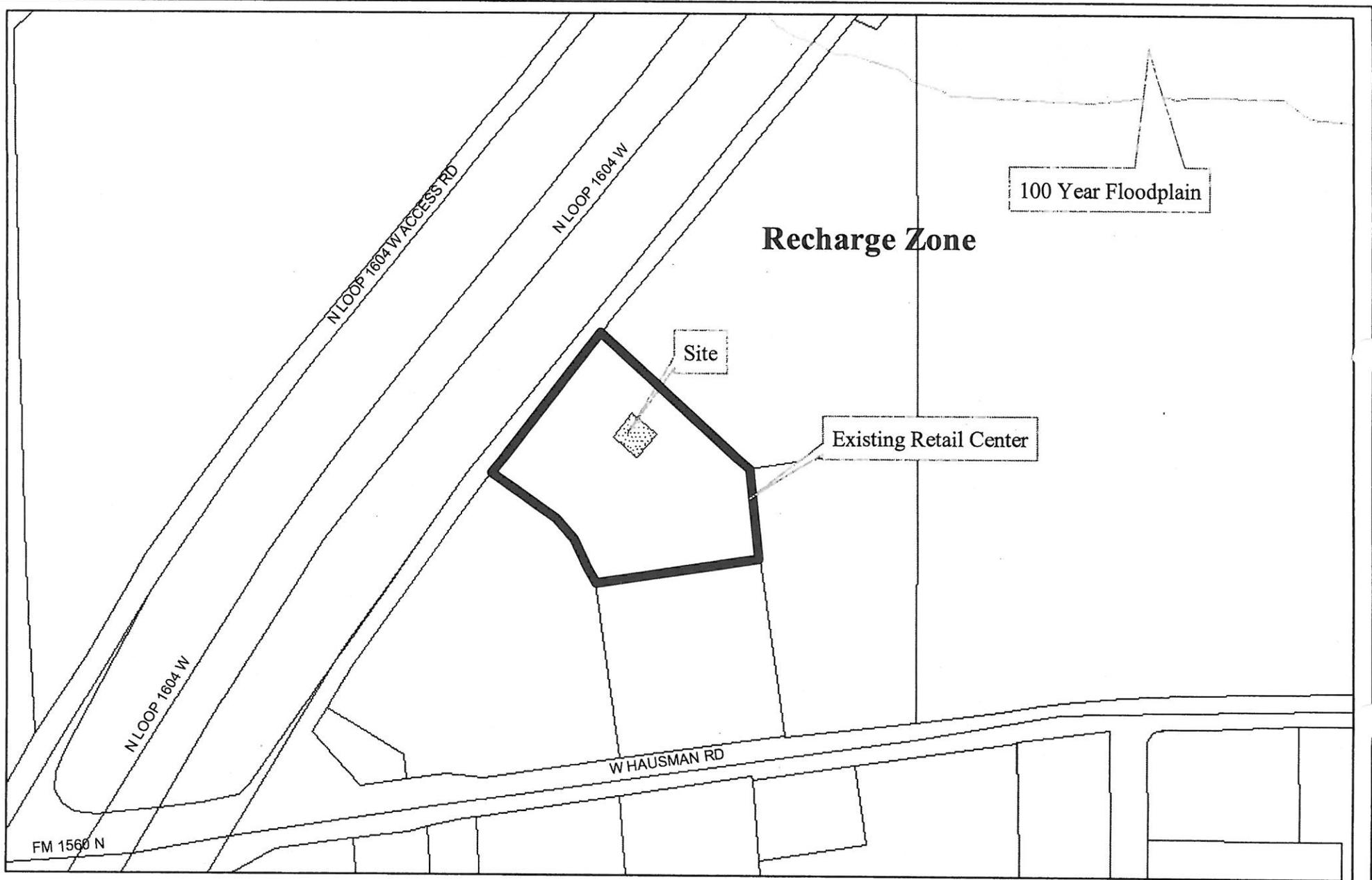
Animal Clinic

Map Page 513 C8

Map Prepared by Aquifer Protection and Evaluation MJB 5/8/2012



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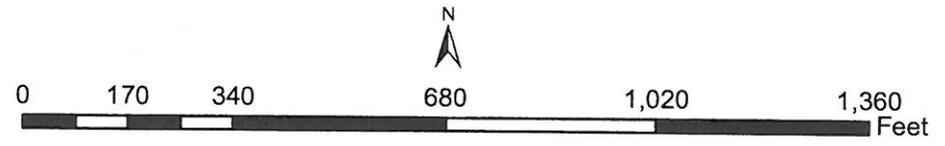


Zoning Case No. Z2012121S Figure 2

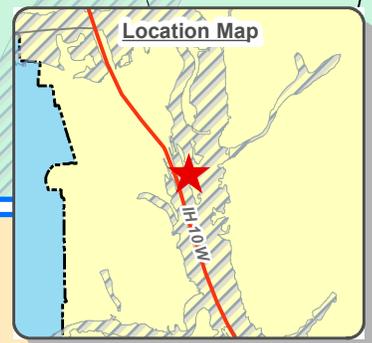
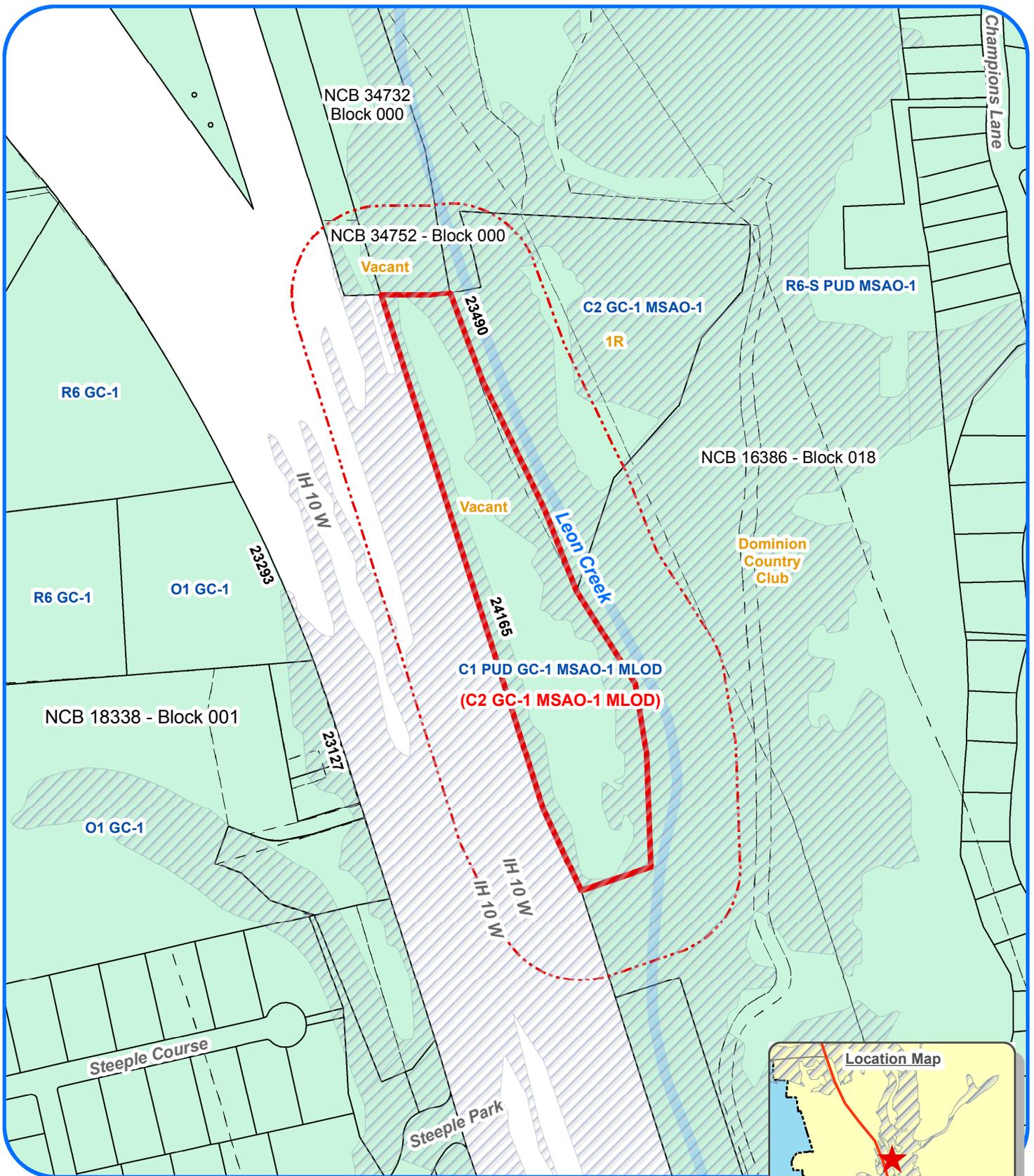
Animal Clinic

Map Page 513 C8

Map Prepared by Aquifer Protection and Evaluation MJB 5/8/2012



1:3,682



Zoning Case Notification Plan

Case Z-2012-137

Council District 8

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 34754 - Block - Lot P-5 "IH 10 W - DOMINION ANNEXATION"

Legend

- Subject Properties ——— (5.513 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
(06/07/2012 - R Martinez)

Note: All properties are located within the "MLOD" Military Lighting Overlay District



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012137

Hearing Date: August 7, 2012

Property Owner: Dominion Creek, LLC (Jadon Newman, Manager)

Applicant: Dominion Creek, LLC (Jadon Newman, Manager)

Representative: Brown & Ortiz, P. C.

Location: 24165 West IH 10

Legal Description: Parcel 5, NCB 34754

Total Acreage: 5.511

City Council District: 8

Case Manager: Osniel Leon, Planner

Case History: This is the third public hearing for this zoning request. The case was continued from the July 3 and July 17, 2012 meetings due to Planning Commission continuances for the related plan amendment request.

Proposed Zoning Change

Current Zoning: "C-1 PUD GC-1 MSAO-1 MLOD" Planned Unit Development Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District

Requested Zoning: "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting 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 June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 15, 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: 5

Neighborhood Associations: None

Planning Team Members: 41 - North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The property was annexed in 1998. The property has been rezoned numerous times as part of the Dominion development. The current "C-1 PUD" district was established through a City-initiated case in 2004.

Topography: The property slopes slightly to the east and south, toward Leon Creek. The perimeter of the property is located within the 100-year flood plain; therefore, mitigation may be required prior to development of the site.

Adjacent Zoning and Land Uses

Direction: North, South, East

Current Base Zoning: "C-2 PUD", "R-6 S PUD", and "C-2"

Current Land Uses: Undeveloped land, country club golf course, and a single-family residence

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

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

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

Planned Unit Developments ("PUD") provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: IH 10 West

Existing Character: Freeway 250' - 500'

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 not required because traffic generated by the proposed uses does not exceed the threshold requirements.

Parking Information: The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often 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.

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 North Sector Plan and is designated as Rural State Tier in the Future Land Use component of the plan. The requested "C-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 Suburban Tier. 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. The property has frontage on an expressway, which is an appropriate location for medium intensity commercial uses. The property is subject to lighting and sound attenuation regulations. The "MLOD" district regulates outdoor lighting in an effort to minimize night-time light pollution. The "MSAO" district establishes standards intended to lessen the impact of external noise from the near by military installation.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are 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 due to this request. The "C-2" district permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.

5. Public Policy:

The North Sector Plan was adopted in 2010. According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. The Plan is a component of the City's Master Plan.

6. Size of Tract:

The property is 5.513 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 Garrison Commander did not review the rezoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.



Zoning Case Notification Plan

Case Z-2012-148

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 1852 BLK 44 LOT 6,7,8 & 9

Legend

- Subject Properties ——— (0.298 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
(06/13/2012 - 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 #: Z2012148 HL

Hearing Date: August 7, 2012

Property Owner: Dean and Heidi Whitus

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 932 West Woodlawn

Legal Description: Lots 6, 7, 8 and 9, Block 44, NCB 1852

Total Acreage: 0.2984

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 3, 2012 meeting.

Proposed Zoning Change

Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "HL R-6 NCD-5 AHOD" Historic Landmark Residential Single-Family Beacon Hill 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 June 14, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 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: 28

Neighborhood Associations: Beacon Hill Neighborhood Association

Planning Team Members: 11 – Midtown Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 Zoning Ordinance. In a 1997 City-initiated large-area case, the property was rezoned to "R-1" Single-Family Residence District (Ordinance 86704). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. In a 2005 case, the property was rezoned to include the "NCD-5" Beacon Hill Neighborhood Conservation District. According to the City of San Antonio Office of Historic Preservation, the structure was built in 1911 and is currently developed as an approximately 3,400 square foot single-family home.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R6", "RM-4"

Current Land Uses: Single-Family Residences and a duplex

Direction: South and East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-6", "RM-4", "MF-33"

Current Land Uses: Single-Family Residences, Apartments

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: Woodlawn, Grant Avenue, and West Craig Place

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 2 and 90, which operate along Blanco Road and Woodlawn.

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 Neighborhood Plan, and is currently designated as Low Density Residential. The zoning request does not include a change to the existing base zoning district; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the property's base zoning district. However, historic designation will regulate the exterior aesthetic of the structure. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district and proposed "HL" designation are both 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.

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 0.2894 acres, which is large enough to accommodate the existing single-family use.

7. Other Factors:

On October 5, 2011, 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.

22012148



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

October 05, 2011

HDCR CASE NO: 2011-199
ADDRESS: 932 W Woodlawn
LEGAL DESCRIPTION: NCB 1852 BLK 44 LOT 6&7, 8 AND 9
APPLICANT: Dean & Heidi Whitus 932 W Woodlawn
OWNER: Dean & Heidi Whitus
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The property owner is requesting a Finding of Historic Significance for the property at 932 W Woodlawn.

RECOMMENDATION:

Staff recommends a Finding of Historic Significance.

The property at 932 W. Woodlawn is an early 20th century Classical Revival style residence that was constructed in 1911 for Thomas N. Smith of Nicholson, Furnish, & Smith Real Estate Investments. The majestic two-and-a-half-story home was one of the earliest houses constructed within this block of W. Woodlawn and appears to have been altered very little from its original design. A 1911 newspaper article, "Elegant Home of T.N. Smith Graces Beacon Hill Addition," featured a photograph and the following description of the property:

"Elegant new home of T.N. Smith at 932 West Woodlawn, which is a decided addition to the beautiful Beacon Hill suburb. The home is one of the most completely fitted on the interior in the city, the feature being a living room sixteen feet by twenty-five, elegantly furnished. The lower floor contains five rooms, the upper floor four rooms and two baths and the attic is finished into a large billiard room. A large cement basement is another feature of the home. Charles T. Fincham was the contractor." (San Antonio Light, 6/11/1911)

Research indicates that the property was owned and occupied by Thomas N. and Maggie Smith through approximately 1920. By 1924-25, the City directory indicates that the property was the home of Jack E. Gugenheim of Gugenheim-Goldsmith Co., a wholesale fruit company with offices on E. Houston Street. The Gugenheims maintained ownership of the home until approximately 1938 when it was purchased by the third owner Dr. W. Wortham Maxwell. Dr. Maxwell was a prominent OB/GYN in San Antonio. The home remained under the Maxwell ownership until 1978, and the house is referred to as "The Maxwell House" in the neighborhood today.

The current owner possesses the original architect's plans for the home dated December 15, 1910 by Sanguinet and Staats, a prominent Fort Worth architectural firm. Sanguinet and Staats are known locally for the design of the 1913 Rand Building on E. Houston Street (formerly Wolff and Marx Department Store); the 1912 Gibbs Building at the corner of E. Houston and Alamo Plaza; and the 1922 former Frost Bank/Municipal Plaza Building on Commerce Street (now home to the City Council Chamber). In addition to large commercial buildings, Sanguinet and Staats also designed a number of large residences for prominent cattle, cotton, and oil barons across the state. Eventually, the firm of Sanguinet and Staats established branch offices in Dallas, Wichita Falls, San Antonio, Waco, and Houston. (AIA website: <http://communities.aia.org>)

2011-199
10/5/11

The imposing Classical Revival style home features a central pediment supported by two-story Doric columns. Smaller paired columns support a front porch and balustrade which extends across the entire first and second stories. The house is of frame construction with original wood clapboard siding and a red clay tile roof. Classical features include decorative brackets, a dentil cornice, egg-and-dart molding on the column capitals, and Palladian windows on the third floor side elevations. An original arched door surround with leaded glass is centered on the façade. Windows appear to be original one-over-one wood sash. A single story detached garage is located in the rear yard and appears to be the original outbuilding from the 1911 Sanborn map. The outbuilding features wood clapboard siding and a red tile roof like the main house and appears to contain living space in addition to the garage. The house and outbuilding retain high integrity of original materials, design, and workmanship. Along with the home on the adjoining eastern lot, it represents one of the grandest examples of residences of this era in the neighborhood.

The house at 932 W. Woodlawn is eligible for landmark designation based on the following criteria:

35-607 (b) 4: Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the community, county, state, or nation: its design by the prolific Fort Worth architectural firm of Sanguinet and Staats;

35-07 (b) 5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials : an outstanding example of an early 20th century Classical Revival style home;

35-607 (b) 8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship: its retention of original materials, design, and workmanship and its representation of an intact, high-style example of an early 20th century Classical Revival style home;

35-607 (b) 12: It is an important example of a particular architectural type or specimen: along with the house on the adjoining eastern lots, it represents one of the grandest examples of homes from this era within the neighborhood.

COMMISSION ACTION:

Approval for a finding of Historic Significance for 932 W. Woodlawn Avenue.



Shanon Peterson
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2012-129 CD

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.1469 of an acre out of Lots 10 & 11, Block 17, NCB 3775

Legend

- Subject Properties (0.1469 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
(05/29/2012 - 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 #: Z2012129 CD

Hearing Date: August 7, 2012

Property Owner: Payam & Gol Laleh Heidari

Applicant: Mansaur Heidari

Representative: Mansaur Heidari

Location: 1838 Culebra Road

Legal Description: 0.1469 of an acre out of Lots 10 and 11, Block, 17, NCB 3775

Total Acreage: 0.1469

City Council District: 5

Case Manager: Brenda V. Martinez, Planner

Case History: This is the third public hearing for this zoning case. The case was previously continued from the July 3 and July 17, 2012 meetings. The applicant postponed the case and amended the rezoning request.

Proposed Zoning Change

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

Requested Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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: 26

Neighborhood Associations: Prospect Hill Neighborhood Association. Woodlawn Lake Community Association is within 200 feet.

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject site is currently vacant with the exception of a portable structure. The property is located within the City Limits as they were recognized in 1938, and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Auto Body Shop, Motel and Commercial Uses

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Auto Repair Facility/Tire Shop

Direction: West

Current Base Zoning: "I-1" and "C-2"

Current Land Uses: Commercial Use 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: Culebra Road

Existing Character: Primary Arterial Type A Street; 3 lanes in each direction

Proposed Changes: None known.

Thoroughfare: NW 22nd Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 282 line and 288 line, which operate along Culebra Road.

Traffic Impact: A Traffic Impact Analysis is not required.

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 with conditions

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

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of surrounding properties are zoned for commercial uses. Staff finds the conditional use to be appropriate as the property is situated on an arterial at the edge of a neighborhood. 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. The requisite site plan indicates no new construction and no changes from the property's current configuration.

3. Suitability as Presently Zoned:

The current "C-2" Commercial base zoning district on the property resulted from the conversion of the 1938 "F" Local Retail District. The "C-2" Commercial zoning district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. Although approval of the requested "C-2" will allow a wide-range of medium intensity retail and service uses in close proximity to existing residential uses, the small size of the subject property limits the potential size and intensity of possible development.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.14 acres and would appear to be of sufficient size to accommodate the proposed use.

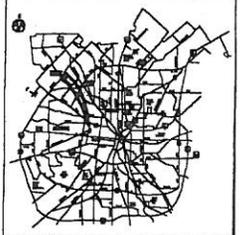
7. Other Factors:

Should the Zoning Commission decide to recommend approval, staff recommends the following conditions:

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

C-2 NA CD Motor Vehicle Sales

6' PROPOSE NEW PRIVACY FENCE



EXISTING DRAINAGE ALLEY

CPS POLE

EXISTING CLEANOUT

CPS POLE

Customer Parking

Impervious Cover is 100%

Display Vehicles

BUILDING
450 S.F.
15'x30'



CPS POLE

10' Min.

SPUR 421 (CULEBRA ROAD)
VARIDS ROW

PAYAM AUTO CENTER
ZONING CASE 2012-0129CD

site plan
1" = 10'
NOTES:
OWNER / CONTRACTOR SHOULD VERIFY
DIMENSIONS BEFORE PROCEEDING
WITH IMPLEMENTATION OF PLAN.

We, Payam Heideri & Gol Laleh Heidari, 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 relive me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

EXISTING SIDEWALK
& APPROCH CONSTRUCTED BY TXDOT.

NW 22nd St.
VARIDS ROW

SUR TEJAS CORP.
CONSULTING ENGINEERS

2828 MCCULLOUGH
SAN ANTONIO, TEXAS 78212
TEL 788-4008
FAX 888-1411

PN 8853



Zoning Case Notification Plan

Case Z-2012-156 CD

Council District 7

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 11500 BLK 1 LOT 8

Legend

- Subject Properties (0.232 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(06/28/2012 - 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 #: Z2012156 CD

Hearing Date: August 7, 2012

Property Owner: Maria I. Lopez and Esdras Mendoza

Applicant: Esdras Mendoza

Representative: Ruben Sanchez

Location: 208 Hope Drive

Legal Description: Lot 8, Block 1, NCB 11500

Total Acreage: 0.2324

City Council District: 7

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the July 17, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-5 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 an Assisted Living Facility with no more than sixteen (16) residents

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 3, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: Woodlawn Hills

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (per Ordinance 18115), and was originally zoned “A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “R-5” Residential Single-Family District. The subject property was platted in 1955 (volume 3700, page 50). According to the Bexar County Appraisal District, the existing residence was constructed in 1974 and measures approximately 2,500 square feet in size.

Topography: The subject property slopes significantly to the northeast toward Hope Drive.

Adjacent Zoning and Land Uses

Direction: All directions

Current Base Zoning: “R-5” Residential Single-Family District, “NP-15” Neighborhood Preservation District and “RE” Residential Estate 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.

Properties located to the west and south of the subject property are located within the “Neighborhood Conservation Districts”. Within the City of San Antonio there are many unique and distinctive residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the city. They are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts. As a matter of public policy, the city council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of “Neighborhood Conservation Districts”.

Transportation

Thoroughfare: Hope Drive, Faith Drive, Benrus Boulevard and Sherril Brooks Drive

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

Proposed Changes: None known

Public Transit: Multiple VIA bus lines operate in the area surrounding the subject property; however, there are no stops in the immediate vicinity of the 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: On-site parking requirements for assisted living facilities are determined by the number of resident rooms.

Minimum Parking Requirement: 0.3 parking space per room

Maximum Parking Requirement: 1 parking space per room

The applicant proposes 10 residents, housed in 6 rooms. Therefore, the proposed use will be required to provide at least 2 parking spaces, but not more than 6 parking spaces, (including one ADA van-accessible parking and loading space).

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”. The subject property is located within the “Suburban Tier” in the future land use component of the sector plan. Both the current and requested zoning are consistent with the land use designation.
- 2. Adverse Impacts on Neighboring Lands:** The granting of the Conditional Use will not have an adverse impact on the neighboring lands. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall not be for all of the uses permitted in a given district but shall be only for the conditional use named in the ordinance (Assisted Living Facility) approving the conditional zoning district.
- 3. Suitability as Presently Zoned:** The existing single-family zoning district permits assisted living facilities, community homes, and boarding homes with five or fewer residents, such as the one currently operated on the subject property. The purpose of the requested zoning change is to allow more than five residents, but not more than ten residents in the existing facility. In addition to City regulations, the proposed facility will be subject to State of Texas licensing and inspections.
- 4. Health, Safety and Welfare:** Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Staff supports continued use of the subject property as an assisted living facility. Staff also does not object to allowing the facility to increase the number of residents; however, such an increase should be permitted in a way that does not upset the character of the surrounding neighborhood.
- 5. Public Policy:** The request does not appear to conflict with any public policy objective.
- 6. Size of Tract:** The applicant proposes no new construction on the subject property. The applicant has submitted a site plan in order to comply with the Conditional Use requirements.
- 7. Other Factors:** If the facility is permitted to house six or more residents it will be obligated to meet International Building Code requirements for larger congregated living facilities such as fire sprinklers and commercial electrical wiring. Ultimately, the number of residents will be limited by the improvements made (including available parking) and the State of Texas licensing requirements. The applicant provides a residential setting that provides assistance with activities necessary for independent living to mentally or physically limited persons.

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

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

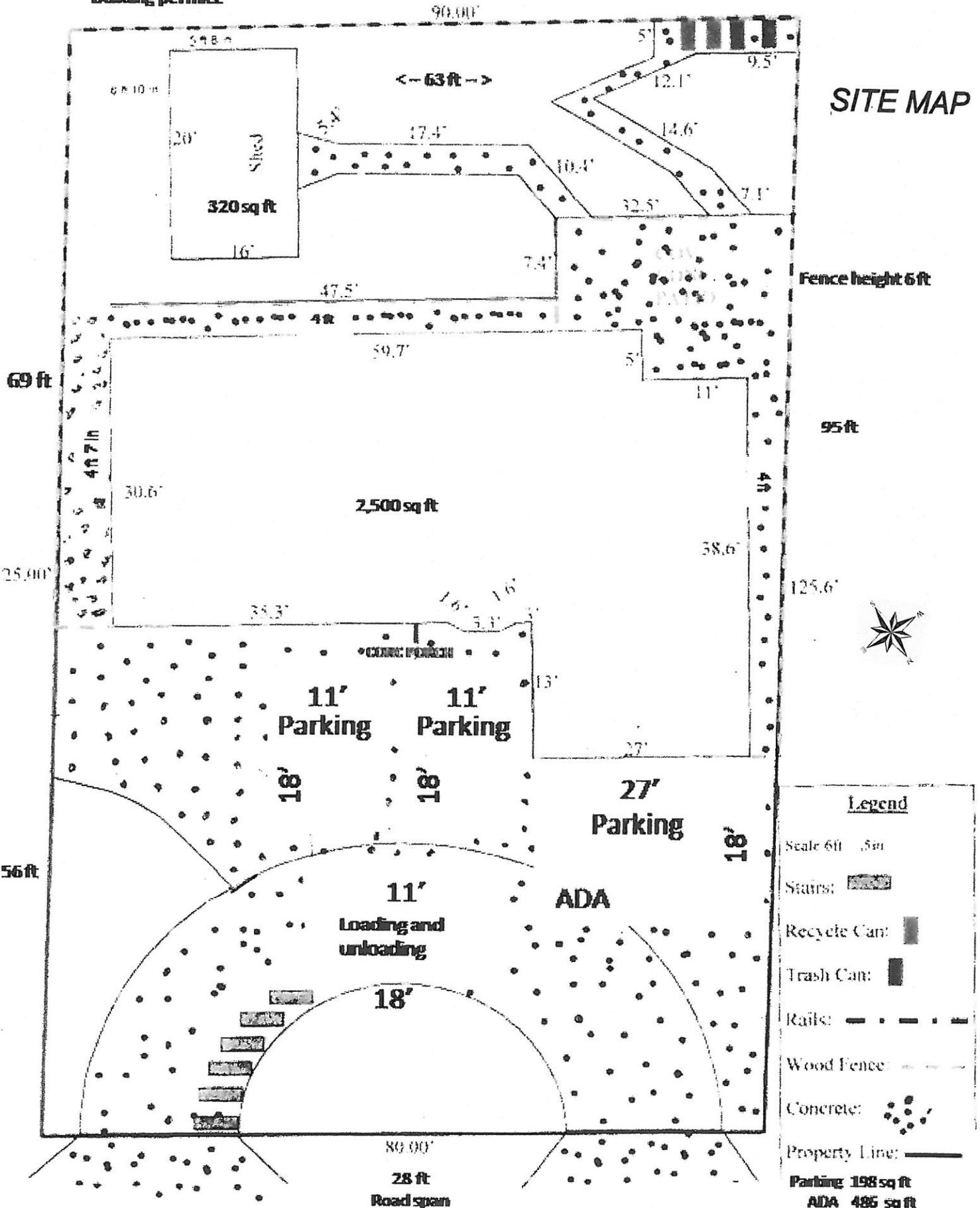
Should the requested zoning be approved, staff recommends waiver of the hours of operation limitation as the facility offers 24-hour care. Additionally, staff recommends the following condition:

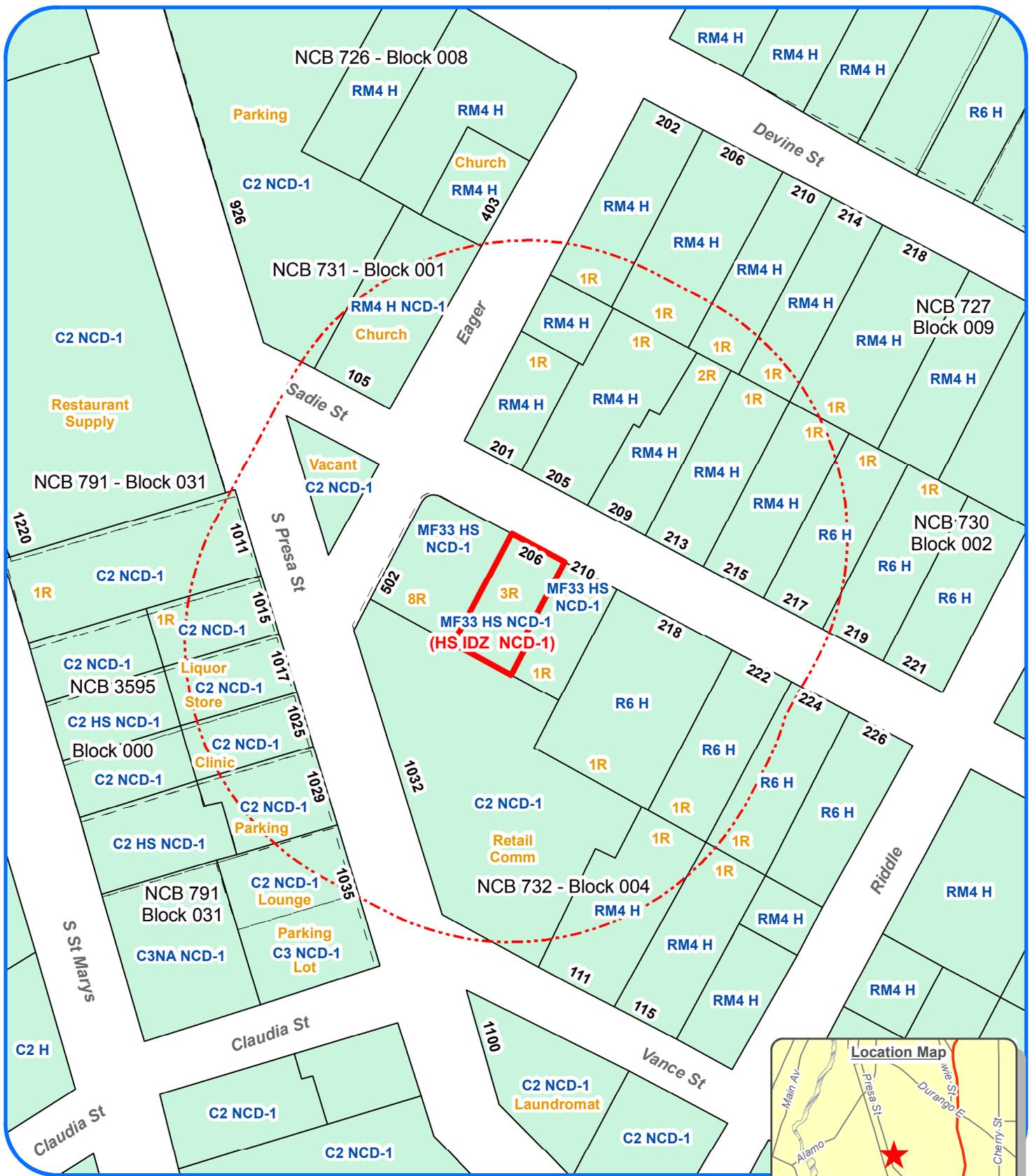
1. The facility shall be limited to a maximum of ten residents.
2. Front yard impervious cover shall not exceed 50% in accordance with Section 35-515(d) of the Unified Development Code

The following statement: "I Esdras Mendoza & Maria Lopez 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 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 permits.

SITE MAP





Zoning Case Notification Plan

Case Z-2012-157

Council District 1

Scale: 1" approx. = 100 Feet

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

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)

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 7, 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 first public hearing for this zoning case.

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”.

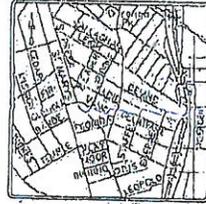
7. Other Factors:

None

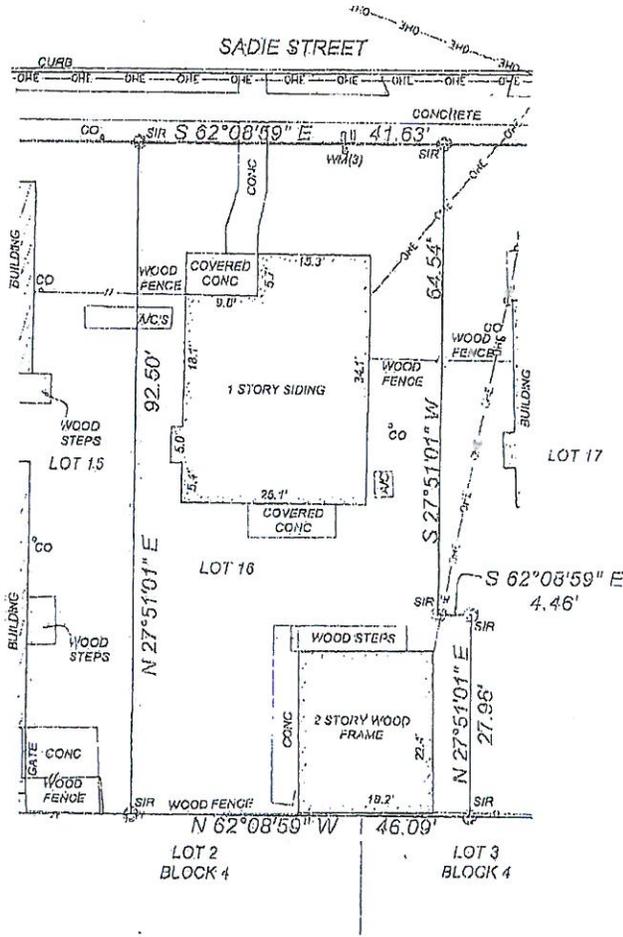
22012157

NOTES

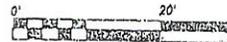
- 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- 2. NO TITLE COMMITMENT PROVIDED.
- 3. REFERENCED PROPERTY IS IN ZONE X, AINAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS SCALED FROM FEMA FLOOD MAP #15 OF 705, COMMUNITY PANEL NO. 48029CO415C, 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 IRON WITH A BLUE CAP STAMPED "KFW 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:
 Multi-family, retail,
 office, art space,
 service uses



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 0621 PAGE 27 DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS.

ADDRESS: 206 SADIE,
 SAN ANTONIO, TX



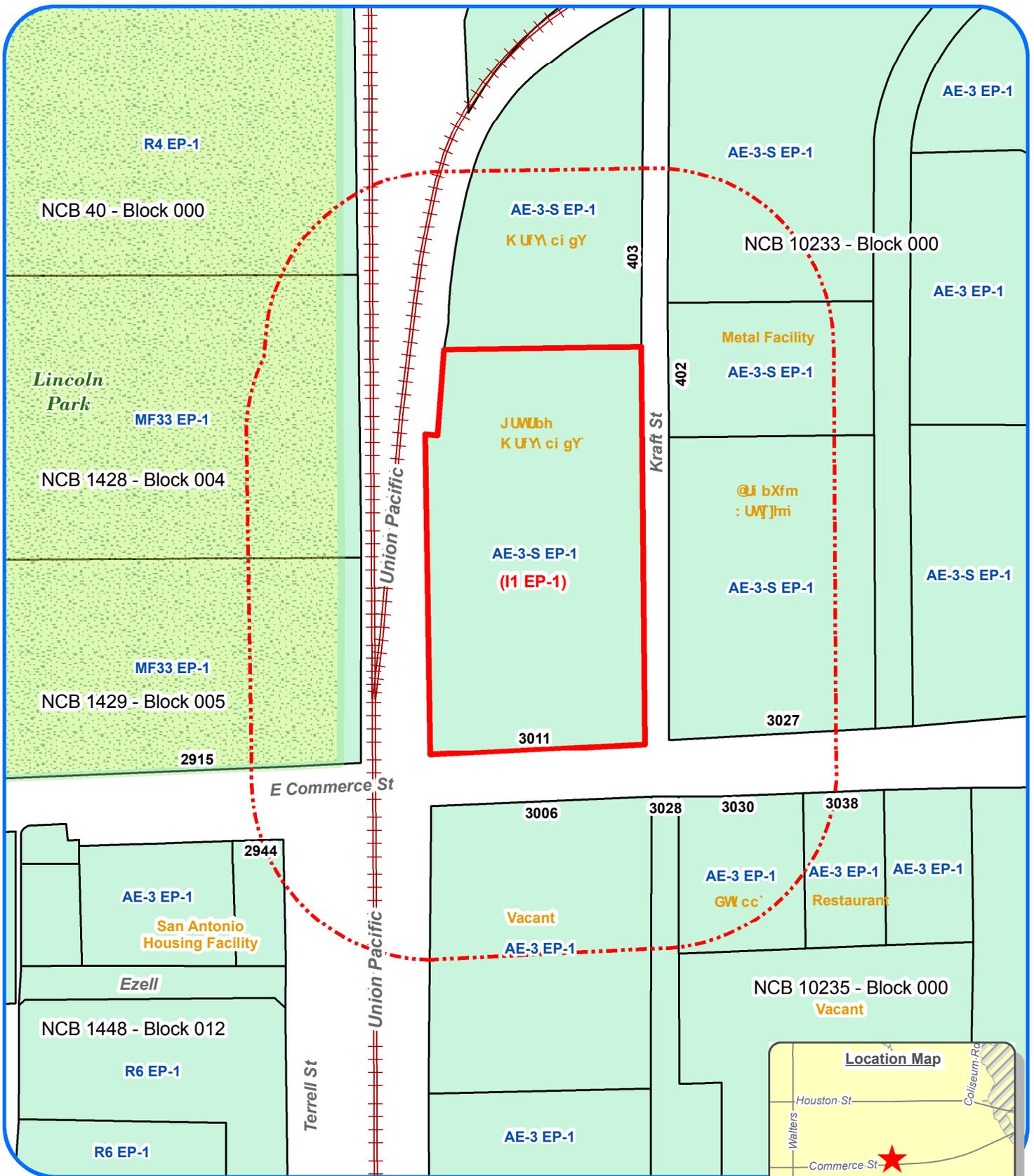
300 BLANCO, SUITE 100,
 SAN ANTONIO, TEXAS 78211
 PHONE (210) 218-4441
 FAX (210) 975-3441

DATE: 11/03/11	DRAWN BY: TJS	CHECKED BY: TJS	SHEET: 1 OF 1
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THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN UNINTENTIONALLY FILTERED, DELETED, OR OTHERWISE MODIFIED SINCE THE ORIGINAL DOCUMENT WAS PRODUCED.

" I, Andrew Paul Blawie, 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 connection with a rezoning case does not require my own attendance.

APD



Zoning Case Notification Plan

Case Z-2012-158

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 10233 BLK LOT TR-2 & TR-4

Legend

- Subject Properties (2.166 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
(07/02/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012158
Hearing Date: August 7, 2012
Property Owner: Obald U. Ahmadzal
Applicant: Obald U. Ahmadzal
Representative: P.W. Christensen, P.C. (Patrick W. Christensen)
Location: 3011 East Commerce Street
Legal Description: Tract 2 and Lot 4, NCB 10233
Total Acreage: 2.174
City Council District: 2
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "AE-3 S EP-1" Arts and Entertainment-3 Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Motor Vehicle Sales (full service)

Requested Zoning: "I-1 EP-1" General Industrial Facility Parking/Traffic Control 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 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: Jefferson Heights Association

Planning Team Members: 25 (Arena District/Eastside Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city in 1951, and was originally zoned “L” First Manufacturing District (Ordinance 15765). Upon adoption of the Unified Development Code, the previous base zoning district converted to “I-2” Heavy Industrial District. The “EP-1” Facility Parking/Traffic Control District was applied as an overlay district in 2002. In a 2008 City-initiated rezoning case, the subject property was rezoned to "AE-3 S" Arts and Entertainment-3 District with a Specific Use Authorization for Motor Vehicle Sales (full service) (Ordinance 2008-12-04-1128). The property was platted into its current configuration in 1954 (volume 3535, page 131 of the Deed and Plat Records of Bexar County, Texas), and is currently developed as an approximately 23,334 square foot warehouse that was constructed in 1959.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “AE-3 S” with a Specific Use Authorization for Warehousing

Current Land Uses: Warehouse

Direction: South

Current Base Zoning: “AE-3”

Current Land Uses: Vacant, school, restaurant

Direction: East

Current Base Zoning: “AE-3 S” with a Specific Use Authorization for Metal Products – Fabrication, and Laundry – Plant District

Current Land Uses: Metal facility, laundry facility

Direction: West

Current Base Zoning: “MF-33”, “R-4”

Current Land Uses: Lincoln Park

Overlay and Special District Information: The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: East Commerce Street

Existing Character: Primary Arterial "Type B" Street; 2 westbound lanes and 1 eastbound lane with sidewalks

Proposed Changes: None known.

Thoroughfare: Kraft Street

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 25, which operates along East Commerce Street.

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 zoning request refers to proposed industrial uses. Parking requirements are determined by the use and, often, size of the development; therefore staff can not calculate future parking requirements for the subject property.

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 Arena District/Eastside Community Plan and is currently designated as Mixed Use Town Center in the future land use component of the plan. The Mixed Use designation provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment. The Mixed Use Town Center is meant to provide a central civic function with mixed uses incorporated into the peripheral development. The requested zoning district is inconsistent with the plan. A Master Plan Amendment has been submitted, requesting to change the future land use designation to Heavy Industrial. Planning and Community Development Department Staff recommends denial of the request.

The Planning Commission heard the request at their July 25, 2012 public hearing, but voted to continue the case to the September 12, 2012 meeting. As the Planning Commission has not yet issued a recommendation for the plan amendment request, the zoning case must also be continued by the Zoning Commission.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "AE-3" zoning district is compatible with both the existing structure and the surrounding zoning. The "AE-3" district is appropriate for areas with high lot and building vacancy rates where infill development and redevelopment is desired. This district may be applied where the existing development pattern includes larger lots that are undeveloped or occupied by warehouses or other industrial buildings that are vacant or underutilized. Although several abutting properties are industrial in nature, the base zoning district for these properties is "AE-3".

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:

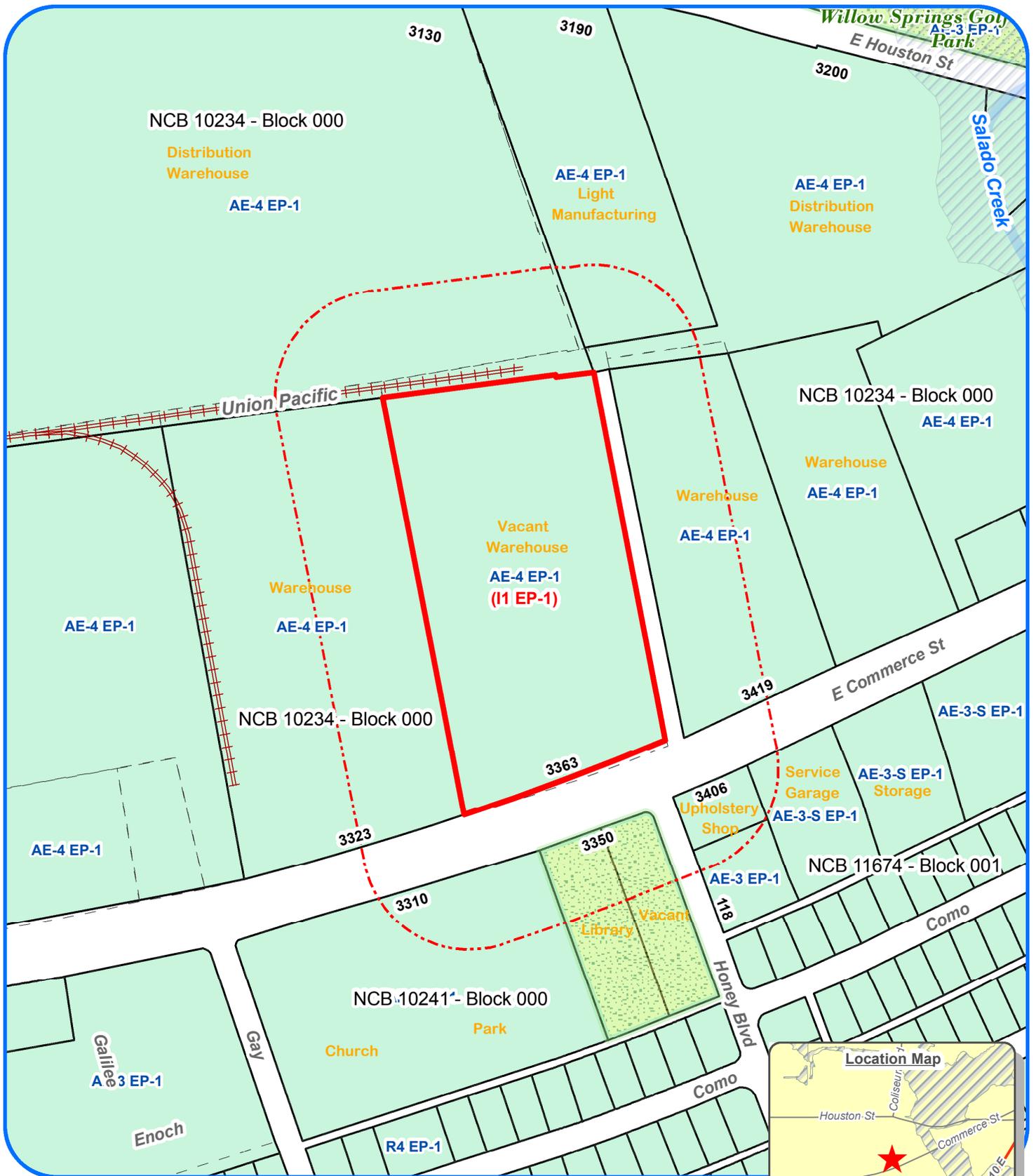
The requested zoning would allow a range of industrial uses that are inconsistent with the goals of the Arena District/Eastside Community Plan. The "AE-3" zoning district allows a limited range of industrial uses by Specific Use Authorization as indicated in Table 358-1 of the Unified Development Code.

6. Size of Tract:

The subject property is of sufficient size (2.174 acres) to accommodate the proposed zoning request.

7. Other Factors:

Rezoning of the tract to "I-1" would void the existing Specific Use Authorization for Motor Vehicle Sales and such use is not permitted in the "I-1" district.



Zoning Case Notification Plan

Case Z-2012-159

Council District 2

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 10234 BLK LOT TR-7A

Legend

- Subject Properties (6.807 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
(07/02/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012159
Hearing Date: August 7, 2012
Property Owner: DMI Properties, Inc.
Applicant: DMI Properties, Inc. (David McGrain, President)
Representative: P.W. Christensen, P.C. (Patrick W. Christensen)
Location: 3363 East Commerce Street
Legal Description: Tract 7A, NCB 10234
Total Acreage: 6.807
City Council District: 2
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "AE-4 EP-1" Arts and Entertainment-4 Facility Parking/Traffic Control Overlay District

Requested Zoning: "I-1 EP-1" General Industrial Facility Parking/Traffic Control 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 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: Jefferson Heights Association

Planning Team Members: 25 (Arena District/Eastside Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city in 1951, and was originally zoned "L" First Manufacturing District (Ordinance 15765). Upon adoption of the Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. The "EP-1" Facility Parking/Traffic Control District was applied as an overlay district in 2002. In a 2008 City-initiated rezoning case, the subject property was rezoned to "AE-4" Arts and Entertainment-4 (Ordinance 2008-12-04-1128). The property is currently developed as an approximately 50,427 square foot warehouse that was constructed in 1964.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "AE-4"

Current Land Uses: Warehousing, light manufacturing

Direction: South

Current Base Zoning: "AE-3", "R-4"

Current Land Uses: Church, park, library, upholstery shop, service garage

Direction: East

Current Base Zoning: "AE-4"

Current Land Uses: Warehousing, offices

Direction: West

Current Base Zoning: "AE-4"

Current Land Uses: Warehousing, offices

Overlay and Special District Information: The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: East Commerce Street

Existing Character: Primary Arterial "Type B" Street; two lanes in each direction with sidewalks

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 25, which operates along East Commerce Street.

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 zoning request refers to proposed industrial uses. Parking requirements are determined by the use and, often, size of the development; therefore staff can not calculate future parking requirements for the subject property.

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 Arena District/Eastside Community Plan and is currently designated as Light Industrial in the future land use component of the plan. The Light Industrial designation includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses. The requested zoning district is inconsistent with the plan. A Master Plan Amendment has been submitted, requesting to change the future land use designation to Heavy Industrial. Planning and Community Development Department Staff recommends denial of the request.

The Planning Commission heard the request at their July 25, 2012 public hearing, but voted to continue the case to the September 12, 2012 meeting. As the Planning Commission has not yet issued a recommendation for the plan amendment request, the zoning case must also be continued by the Zoning Commission.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "AE-4" zoning district is compatible with both the existing structure and the surrounding zoning. The "AE-4" designation is also appropriate along primary arterials and for areas with established industrial uses that are in close proximity to arts and entertainment venues.

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:

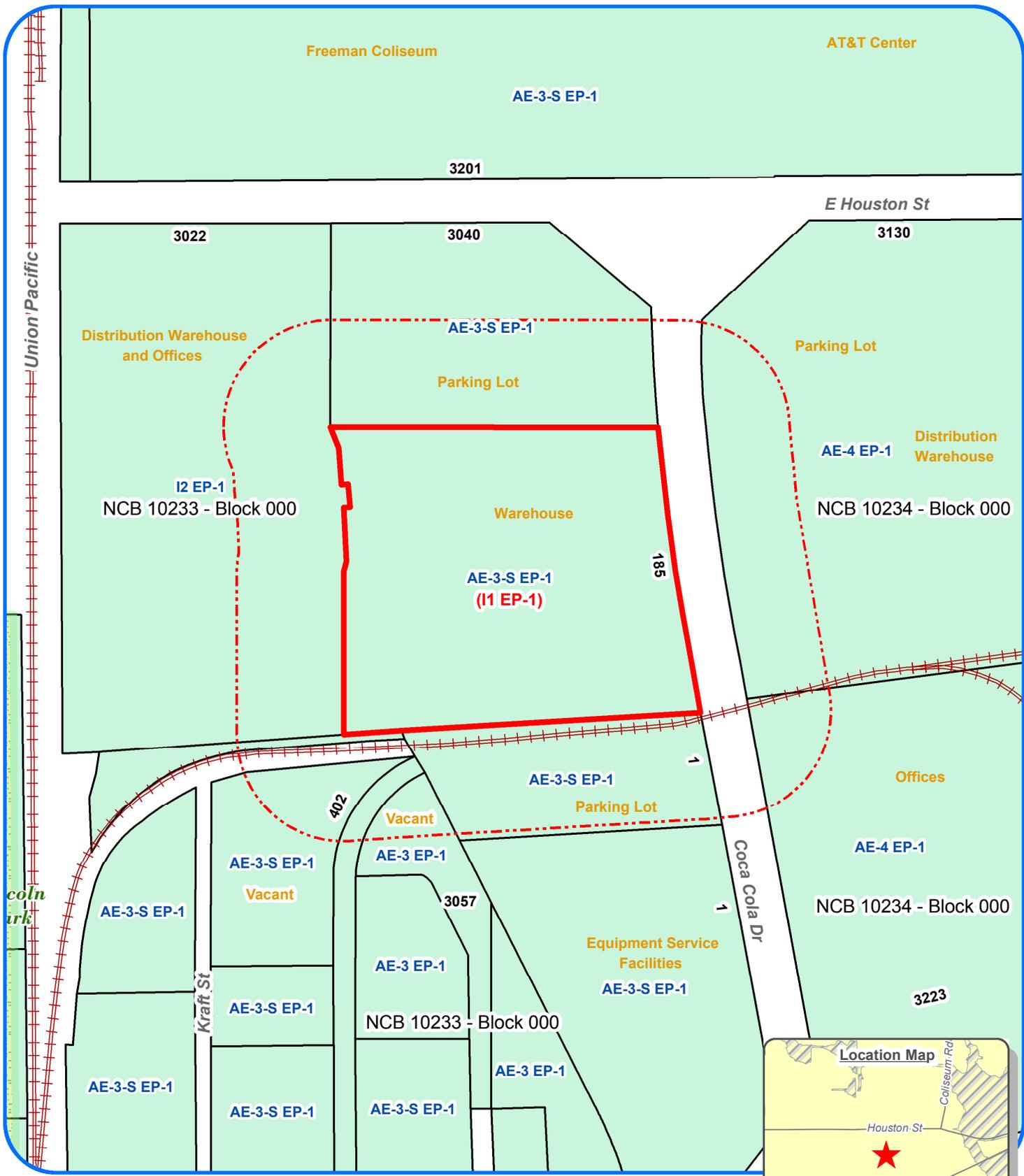
The requested zoning would allow a range of industrial uses that are inconsistent with the goals of the Arena District/Eastside Community Plan. The "AE-4" zoning district allows a range of industrial uses as indicated in Table 358-1 of the Unified Development Code.

6. Size of Tract:

The subject property is of sufficient size (6.807 acres) to accommodate the proposed zoning request.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-160

Council District 2

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 10233 BLK LOT S IRR 548.07 FT OF 15

Legend

- Subject Properties (7.558 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
(07/02/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012160

Hearing Date: August 7, 2012

Property Owner: SFPI, LLC

Applicant: SFPI, LLC (Danny Dabby, President, IPMG Inc., Managing Member)

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

Location: 185 Coca Cola Place

Legal Description: 7.558 acres out of Lot 15, NCB 10233

Total Acreage: 7.558

City Council District: 2

Case Manager: Timothy Mulry, Planner

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

Proposed Zoning Change

Current Zoning: "AE-3 S EP-1" Arts and Entertainment-3 Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Warehousing

Requested Zoning: "I-1 EP-1" General Industrial Facility Parking/Traffic Control 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 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Jefferson Heights Association

Planning Team Members: 25 (Arena District/Eastside Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city in 1951, and was originally zoned “L” First Manufacturing District (Ordinance 15765). Upon adoption of the Unified Development Code, the previous base zoning district converted to “I-2” Heavy Industrial District. The “EP-1” Facility Parking/Traffic Control District was applied as an overlay district in 2002. In a 2008, City-initiated rezoning case, the subject property was rezoned to “AE-3 S” Arts and Entertainment-3 with a Specific Use Authorization for Warehousing (Ordinance 2008-12-04-1128). The property is currently developed as an approximately 105,654 square foot warehouse that was constructed in 1965.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “AE-3 S” with a Specific Use Authorization for Warehousing

Current Land Uses: Parking lot

Direction: South

Current Base Zoning: “AE-3”, “AE-3 S” with a Specific Use Authorization for Motor Vehicle Sales (full service)

Current Land Uses: Parking lot, equipment service facility

Direction: East

Current Base Zoning: “AE-4”

Current Land Uses: Parking lot, warehousing, offices

Direction: West

Current Base Zoning: “I-2”

Current Land Uses: Distribution warehouse

Overlay and Special District Information: The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: Coca Cola Place

Existing Character: Local Collector Street; two lanes in each direction with sidewalks

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the number 24 and 25, which operate along East Houston Street and East Commerce Street.

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

Parking Information: The zoning request refers to proposed industrial uses. Parking requirements are determined by the use and, often, size of the development; therefore staff can not calculate future parking requirements for the subject property.

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 Arena District/Eastside Community Plan and is currently designated as Mixed Use Town Center in the future land use component of the plan. The Mixed Use designation provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment. The Mixed Use Town Center is meant to provide a central civic function with mixed uses incorporated into the peripheral development. The requested zoning district is inconsistent with the plan. A Master Plan Amendment has been submitted, requesting to change the future land use designation to Heavy Industrial. Planning and Community Development Department Staff recommends denial of the request.

The Planning Commission heard the request at their July 25, 2012 public hearing, but voted to continue the case to the September 12, 2012 meeting. As the Planning Commission has not yet issued a recommendation for the plan amendment request, the zoning case must also be continued by the Zoning Commission.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "AE-3" zoning district is compatible with both the existing structure and the surrounding zoning. The "AE-3" district is appropriate for areas with high lot and building vacancy rates where infill development and redevelopment is desired. This district may be applied where the existing development pattern includes larger lots that are undeveloped or occupied by warehouses or other industrial buildings that are vacant or underutilized. Although several abutting properties are industrial in nature, the base zoning districts for these properties are "AE-3" and "AE-4".

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:

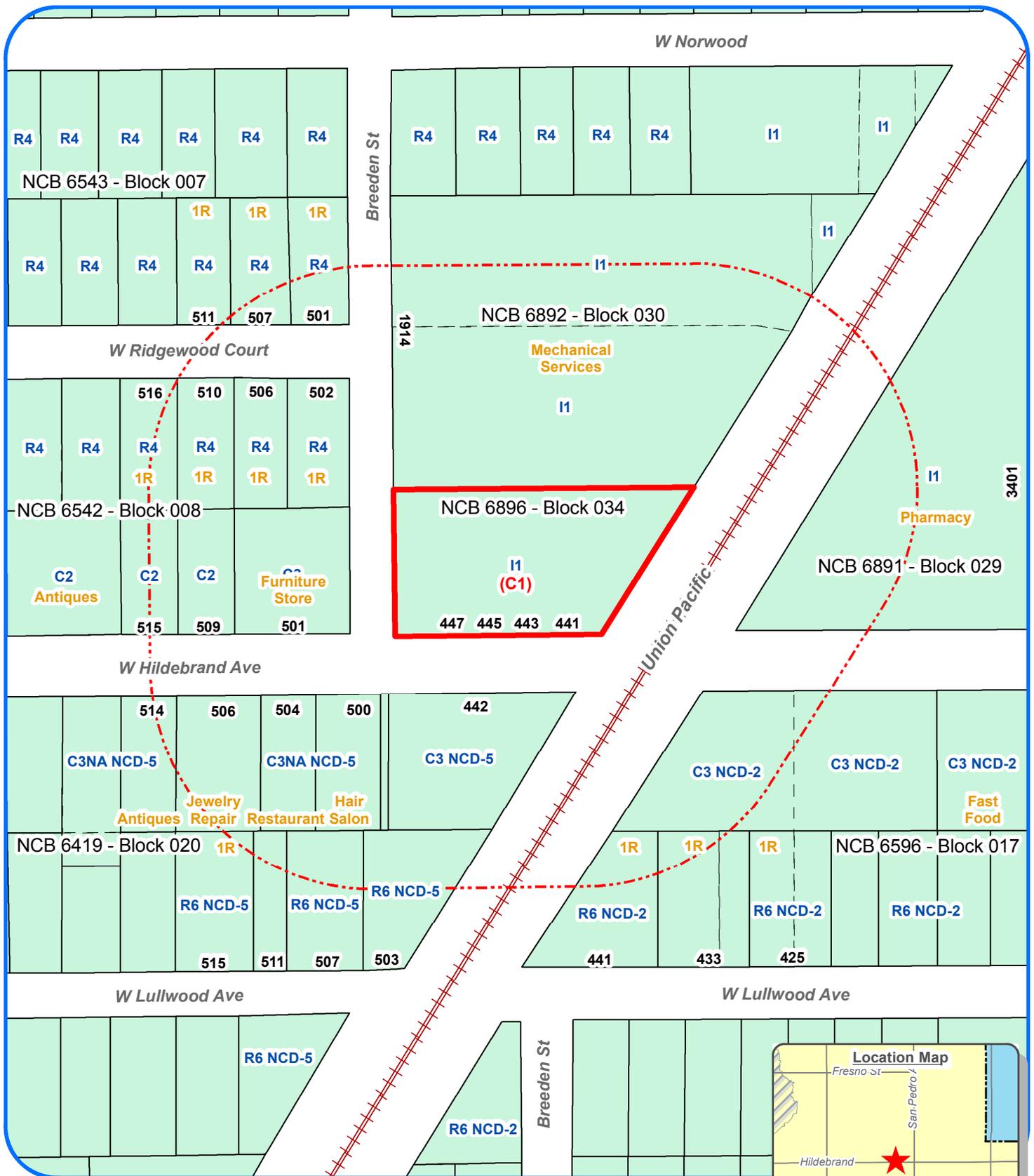
The requested zoning would allow a range of industrial uses that are inconsistent with the goals of the Arena District/Eastside Community Plan. The "AE-3" zoning district allows a limited range of industrial uses by Specific Use Authorization as indicated in Table 358-1 of the Unified Development Code.

6. Size of Tract:

The subject property is of sufficient size (7.558 acres) to accommodate the proposed zoning request.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-163

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 6896 BLK 34 LOT 7,8, 9, 10 & S 13.6 FT OF 1 THRU 5 & S TRI 16.02 FT OF 6

Legend

- Subject Properties ——— (0.651 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 #: Z2012163
Hearing Date: August 7, 2012
Property Owner: Cookie's Properties Co., L.L.C.
Applicant: Cookie's Properties Co., L.L.C. (Rochelle Adelstein, Manager)
Representative: P.W. Christensen, P.C. (Patrick W. Christensen)
Location: 441, 443, 445 and 447 West Hildebrand Avenue
Legal Description: 0.6516 of an acre out of Lots 1 through 10, Block 34, NCB 6896
Total Acreage: 0.6516
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: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: Edison Neighborhood Association; Alta Vista Neighborhood Association and Beacon Hill Neighborhood Association are both located within 200 feet of the subject property.

Planning Team Members: 46 – North Central Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with a commercial structure measuring 7,148 square feet in size. According to the Bexar County Appraisal District, the structure was built in 1965. The subject property is located within the City Limits as they were recognized in 1938 and was originally split-zoned "B" Residence District and "F" Local District. In 1953, the entire property was rezoned to "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.

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 and East

Current Base Zoning: "I-1"

Current Land Uses: Mechanical services, pharmacy

Direction: South

Current Base Zoning: "C-3 NCD-5" and "R-6 NCD-5"

Current Land Uses: Hair salon, restaurant, jewelry repair, single family residences

Direction: West

Current Base Zoning: "R-4", "C-2"

Current Land Uses: Furniture store, 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 Hildebrand Avenue

Existing Character: Secondary Arterial Type B; 2 lanes in each direction

Proposed Changes: None Known

Thoroughfare: Breeden Street and West Ridgewood Court

Existing Character: Local Streets; 1 lane in each direction.

Proposed Changes: None Known

Public Transit: The nearest VIA busline is the number 509 line, which operate on the corner of West Hildebrand Avenue and Breeden Street.

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 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 the existing 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 North Central Community Plan and is designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "C-1" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located in an area where there is accessibility to public services and traffic circulation to a major thoroughfare.

3. Suitability as Presently Zoned:

The existing general industrial zoning is not appropriate for the subject property or surrounding area and is not consistent with the adopted future land use designation. 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" zoning district allows uses that generate heavy truck traffic, as well as increased noise, lighting, and air pollution.

The requested "C-1" district is more appropriate since the property is located along an arterial thoroughfare which is also an established commercial corridor. This development pattern is desired along this block of West Hildebrand Avenue, as described in the North Central Community Plan. The existing shopping center serves a customer base that is made up of multiple neighborhoods, but does not tend to draw customers from the larger region.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on public health, safety, or welfare related to the zoning 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 0.6516 acres, which should be able to accommodate commercial uses with adequate parking.

7. Other Factors:

The "C-1" districts accommodate neighborhood commercial uses and are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses. Uses permitted within the commercial districts shall occur within completely enclosed structures. No external sound systems or live music shall be allowed. No outdoor storage or display of goods shall be permitted except for outdoor dining.



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
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

(0.148 Acres)

TEXT

(TEXT)

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 7, 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 first public hearing for this zoning case.

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:

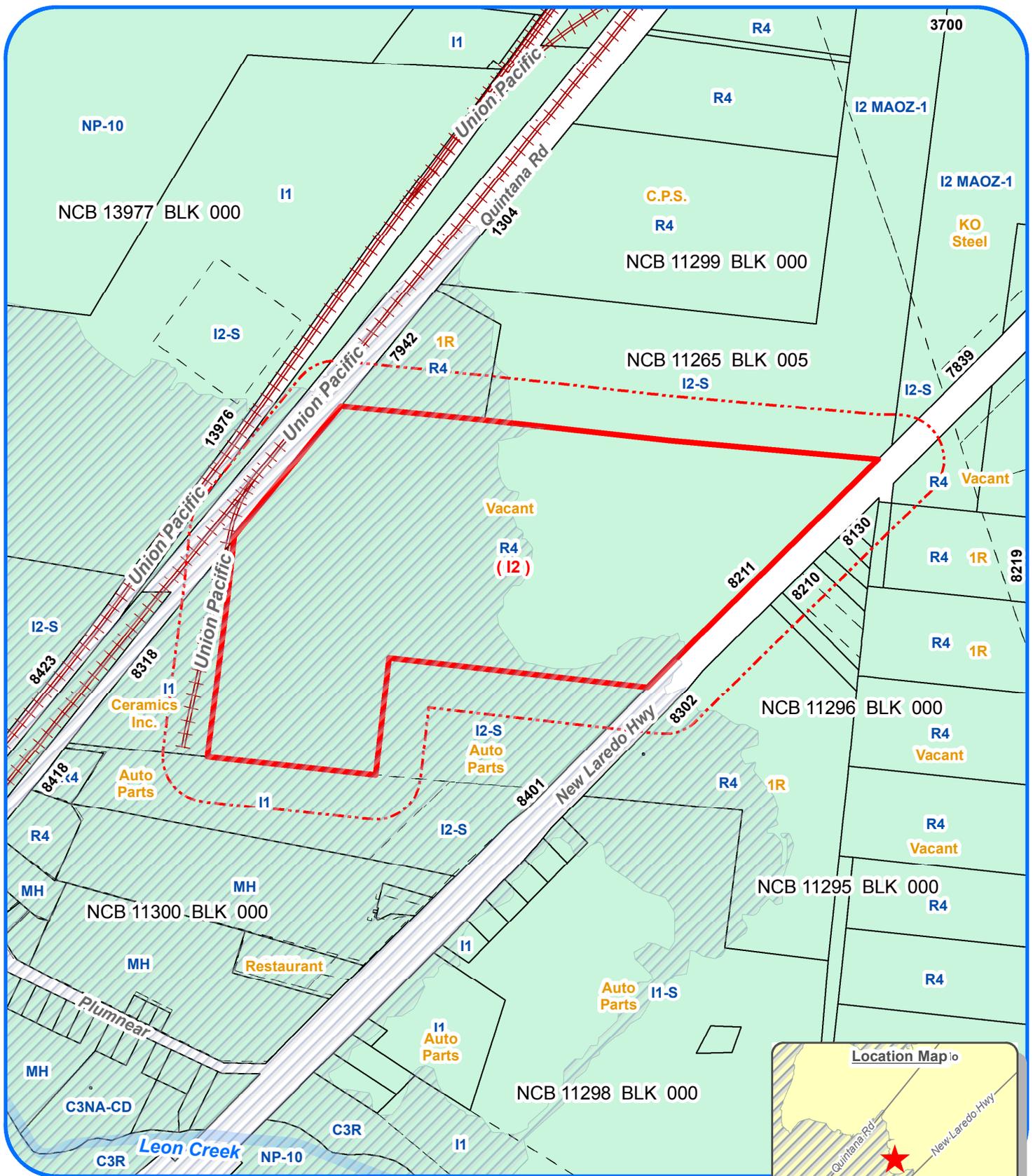
The request does not appear to conflict with any public policy objective.

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 7, 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 first public hearing for this zoning request.

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 3, 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. 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.

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 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". Planning and Community Development staff recommends approval of this request. Planning Commission continued the case to their August 8, 2012 public hearing; therefore, the zoning case will also need to be continued by the Zoning Commission.

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

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

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)

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 7, 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 first public hearing for this zoning request.

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 3, 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.

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 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:

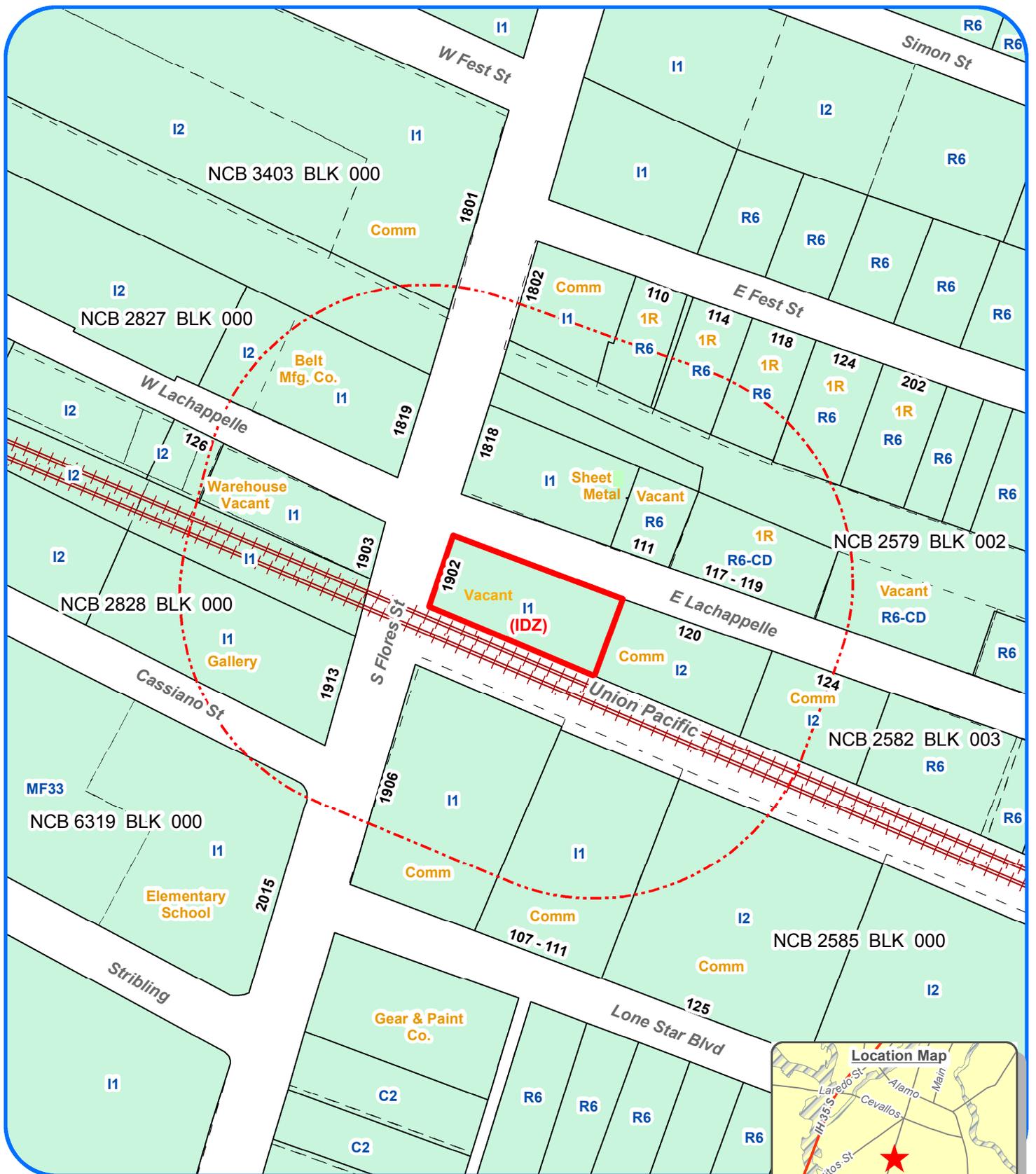
The subject property is of sufficient size to accommodate the existing use. The owner wishes to update the zoning to allow previous construction of a small storage area.

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-2012-169

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 2582 BLK 3 LOT 1

Legend

- Subject Properties (0.182 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

(0.182 Acres)

TEXT

(TEXT)

1R



Development Services Dept
City of San Antonio
(07/10/2012 - 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 #: Z2012169

Hearing Date: August 7, 2012

Property Owner: 1902, LLC (Boyan Kalusevic, Managing Member)

Applicant: Boyan Kalusevic

Representative: Boyan Kalusevic

Location: 1902 South Flores Street (also known as 110 East LaChappelle)

Legal Description: Lot 1, Block 3, NCB 2582

Total Acreage: 0.1823

City Council District: 5

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Alcohol Distillation

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 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: Lone Star Neighborhood Association

Planning Team Members: 15 (South Central San Antonio 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 "J" Commercial District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property is undeveloped.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain; however, the property abuts railroad right-of-way

Adjacent Zoning and Land Uses

Direction: Northwest across South Flores Street
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Warehousing and Manufacturing

Direction: Southwest across Union Pacific Railroad
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Art Gallery and School

Direction: South
Current Base Zoning: "I-2" Heavy Industrial District
Current Land Uses: Art Gallery, Signage and Printing

Direction: North across East LaChappelle
Current Base Zoning: "I-1" General Industrial District and "R-6" Residential Single-Family District
Current Land Uses: Sheet Metal, Single-Family Dwellings and Vacant Lots

Transportation

Thoroughfare: South Flores Street
Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks
Proposed Changes: None known.

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

Public Transit: The nearest VIA bus lines are the 43, 44, and 46, which operate along Flores Street and Probandt Street.

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

Parking Information: Alcohol-distillation, storage - Minimum Parking Requirement: 1 per 600 square feet of GFA. Maximum Parking Requirement: 1 per 350 square feet of 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 subject property is located within the South Central San Antonio Community Plan and is designated as “Mixed Use” in the future land use component of the plan. The requested “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Alcohol Distillation is consistent with the adopted land use plan.

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. Denial of the request could allow industrial uses on the subject property. This area is in the process of revitalization and rezoning this property to “IDZ” will encourage and promote the revitalization goals the Future Land Use Plan.

3. Suitability as Presently Zoned:

The existing “I-1” zoning district is not appropriate for the subject property. 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 existing industrial zoning district does not typically allow retail or service uses; therefore, denial of the zoning change request will likely lead to long-term commercial vacancy or the establishment of new industrial uses that are not compatible with the surrounding community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Overall, reducing the intensity of zoning along South Flores Street and East LaChappelle will reduce the potential for conflicts with the neighborhood, allowing uses that will better serve the surrounding community.

5. Public Policy:

The existing industrial zoning is not consistent with the adopted land use designation, which is a component of the City’s Master Plan.

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 of sufficient size (0.1823 acres) to accommodate the proposed uses, as well as proposed parking, as shown on the “IDZ” site plan.

7. Other Factors:

DISTILLER’S AND RECTIFIER’S PERMIT (D) (Chapter 14) authorizes “permit holder to manufacture distilled spirits and rectify, purify, and refine distilled spirits, mix liquor, bottle and package finished products”. The license explicitly bars holder from selling distilled spirits for consumption on the permitted premises. Distillation is not susceptible to the 300 foot distance requirement under the State of Texas “three-tier” alcohol distribution system. No alcoholic beverages will be sold for consumption on or off the premises. (Section 109.33 of the Texas Alcoholic Beverage Code).

Z2012169

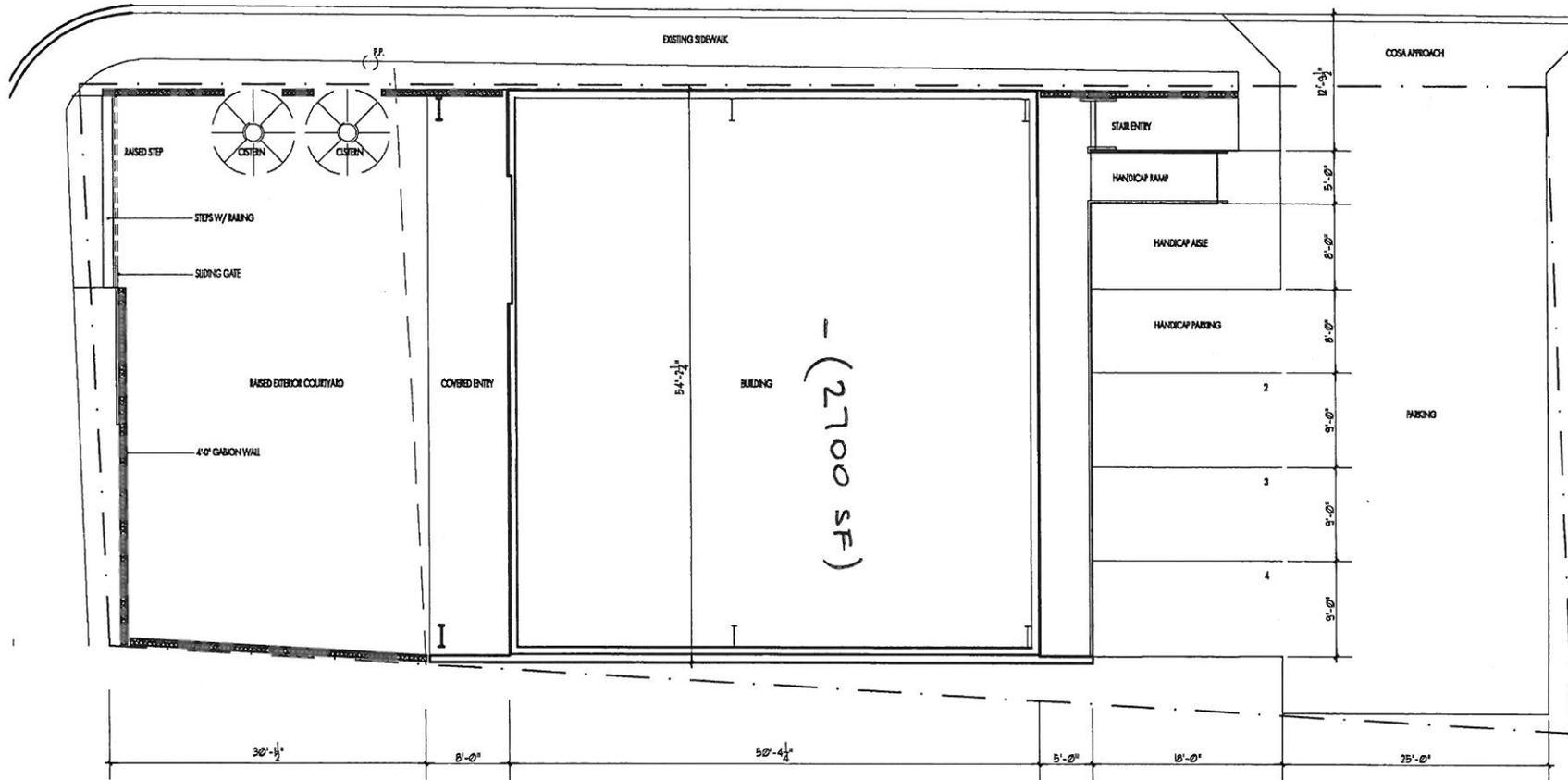
*REQ'D LAND USE:
Retail, office, service &
alcohol distillery.

LA CHAPPELLE

LA CHAPPELLE

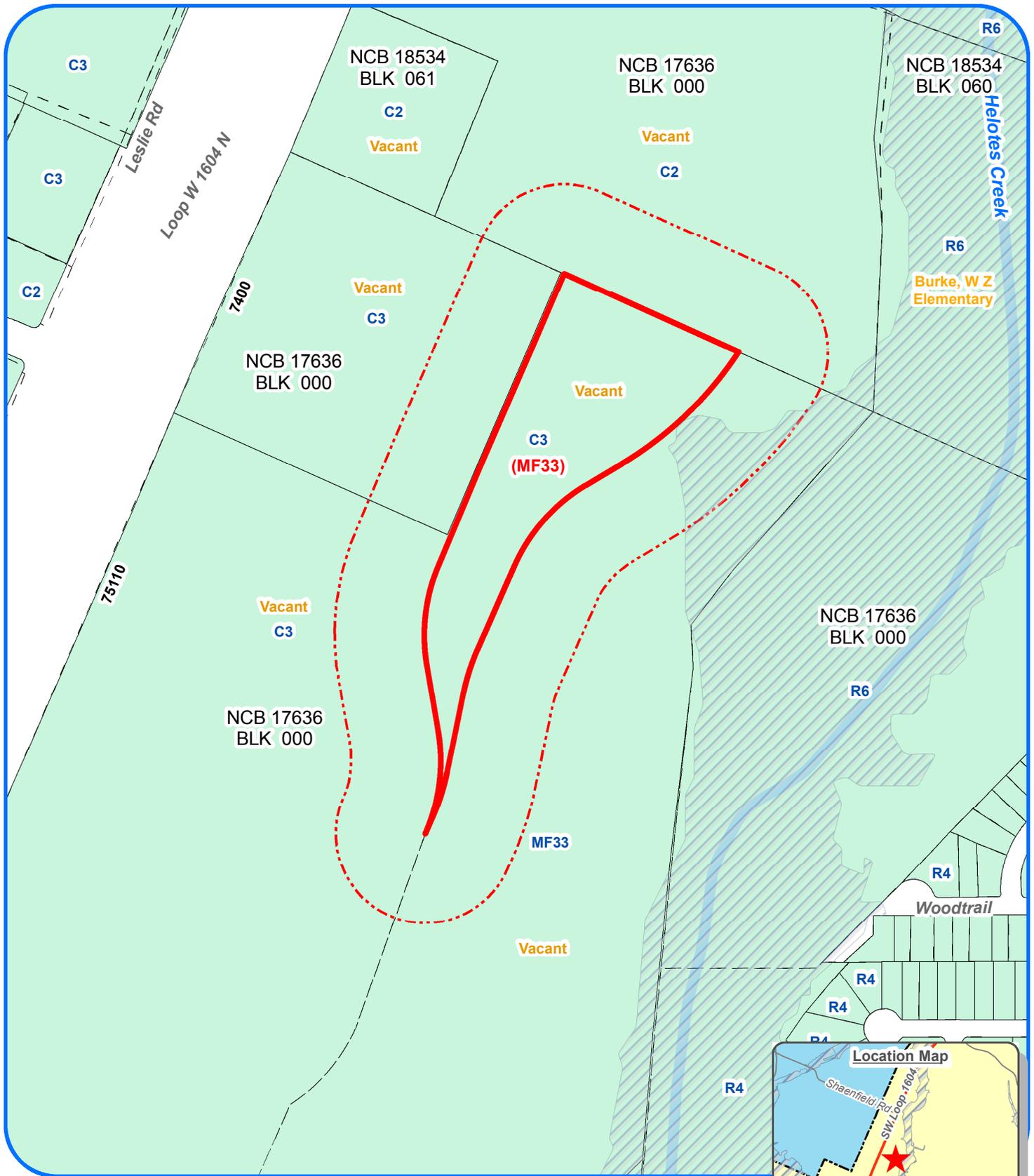
LOT 1, BLOCK 3, NEW CITY BLOCK 2582
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

S. FLORES



I, Boyan Kalusevic, on behalf of 1902, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted codes at the time of plan submitted for

NORTH  01.SITE PLAN
SCALE 1/8"=1'-0"



Zoning Case Notification Plan

Case Z-2012-171

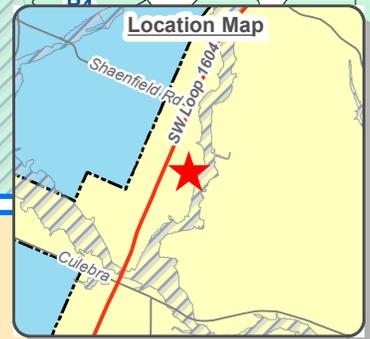
Council District 6

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): 5.468 acres out of NCB 17636

Legend

- Subject Properties ——— (5.468 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
 (07/11/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012171

Hearing Date: August 7, 2012

Property Owner: SLF IV-1604/Culebra, L.P.

Applicant: SLF IV-1604/Culebra, L.P.

Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond

Location: Located along the east side of Loop 1604, approximately 5,000 feet north of Culebra Road.

Legal Description: 5.468 acres out of NCB 17636

Total Acreage: 5.468

City Council District: 6

Case Manager: Brenda V. Martinez

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

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District

Requested Zoning: "MF-33" 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 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: 3

Neighborhood Associations: None

Planning Team Members: 13 (Northwest Community 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. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "R-6" Residential Single-Family District. In a 2006 case, the property was rezoned from "R-6" to "C-3" General Commercial District.

In a 2011 case, the property located immediately to the east of the subject site was rezoned from "C-2" Commercial District and "C-3" General Commercial District to "MF-33" Multi-Family District. The requested rezoning is meant to accommodate multi-family development of the surrounding property.

Topography: The subject property has a slight slope but has no physical characteristics that are likely to affect the development or use.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "C-3" and "MF-33"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "MF-33" and "R-6"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant Land

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: Freeway; 6 lanes

Proposed Changes: None known.

Public Transit: The nearest VIA busline is the number 660 which operates along the West Loop 1604 North access road.

Traffic Impact: A Traffic Impact Analysis is not required. Previously approved under TIA # 20120204.

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

Staff Analysis and Recommendation: Approval pending the 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 “Regional Commercial” in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to “High Density Residential”. Planning Staff and Planning Commission recommend approval of the plan amendment request.

According to the Northwest Community Plan, the high density residential land use classification should be located along or near major arterials or collectors. This land use classification may be used as a transitional buffer between lower density residential uses and nonresidential uses.

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.

3. Suitability as Presently Zoned:

The subject property’s current zoning is appropriate. The uses permitted in the “C-3” district are typically considered “regional commercial” uses, and are most appropriately located at the intersections of arterial thoroughfares and expressways, on large-acreage lots in an effort to minimize the impact of increased traffic, noise, and lighting on surrounding properties by ensuring sufficient area to accommodate building setbacks and landscape buffer requirements.

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 acres 5.468. However, when aggregated with the adjacent property, the entire tract of land that will accommodate the multi-family development measures 35.028 acres.

Should the requested rezoning be approved, the 35.028 acre tract could accommodate a multi-family development with up to approximately 1,100 dwelling units. The applicant is proposing approximately 875 to 980 dwelling units for the entire site.

7. Other Factors:

Access to the properties east of Loop 1604 will be enhanced upon completion of the eastern extension of Shaenfield Road, which is a joint project between property owners and the City of San Antonio.



Zoning Case Notification Plan

Case Z-2012-172 CD

Council District 9

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 6229 - BLK 3 - LOT 27,28,29 & 30

Legend

- Subject Properties (0.4018 Acres)
 - 200' Notification Area
 - Current Zoning
 - Requested Zoning Change
 - 100-Year DFIRM Floodplain
 - Single Family Residential
- TEXT
(TEXT)
1R



Development Services Dept
 City of San Antonio
 (07/11/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012172 CD

Hearing Date: August 7, 2012

Property Owner: University of the Incarnate Word (Douglas B. Endley, Vice President, Business & Finance)

Applicant: University of the Incarnate Word (Douglas B. Endley, Vice President, Business & Finance)

Representative: Kaufman & Killen, Inc.

Location: 149 and 153 Perry Court and 152 and 156 Burr Road

Legal Description: Lots 27, 28, 29 and 30, Block 3, NCB 6229

Total Acreage: 0.4018

City Council District: 9

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District

Requested Zoning: "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation 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). 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 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Mahncke Park Neighborhood Association

Planning Team Members: 21 (Mahncke Park Neighborhood 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 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property consists of four platted lots and is currently undeveloped.

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: East

Current Base Zoning: "MF-33 PUD" Multi-Family District Planned Unit Development

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: "R-4" Residential Single-Family District

Current Land Uses: Single-Family Dwellings and Apartments

Direction: South across Perry Court

Current Base Zoning: "R-4" Residential Single-Family District

Current Land Uses: Single-Family Dwellings

Direction: North across Burr Road

Current Base Zoning: Alamo Heights City Limits

Current Land Uses: Single-Family Dwellings

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

The Mahncke Park Neighborhood Conservation District (NCD-6) 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: Perry Court

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

Proposed Changes: None known.

Thoroughfare: Burr Road

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

Proposed Changes: None known.

Public Transit: VIA bus lines 8 and 509 operate along North New Braunfels Avenue with a bus stop at Burr Road and North New Braunfels Avenue.

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: Non-Commercial Parking Lot - Parking lots do not carry Minimum or Maximum Parking Requirements.

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 Mahncke Park Neighborhood Plan area, and is identified as “Low Density Residential” in the Future Land Use component of the Plan. Low Density Residential land use includes single-family homes on individual lots. Consistency is determined by the base zoning district. The base zoning district request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the Conditional Use could have an adverse impact on the neighborhood. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties. The proposed parking lot would provide additional parking for the University of the Incarnate Word, which is located at 4301 Broadway Street. A secure off-street parking facility diminishes the likelihood of patrons parking on the streets in the neighborhood; however, encroachment of institutional uses into the residential area may destabilize neighborhood integrity.

3. Suitability as Presently Zoned:

The current “R-4” residential zoning is appropriate for the area. The property is currently undeveloped; therefore approval of the requested Conditional Use will not result in a loss of existing housing stock.

4. Health, Safety and Welfare:

Staff has identified potential adverse effects on the public health, safety, or welfare due to this request. The proposed parking lot should reduce some of the current on-street parking; however it is also likely to increase traffic in the neighborhood. The proposed parking lot is approximately 700 feet from the boundary of the University of the Incarnate Word Campus.

The Unified Development Code Section 35-526(g) provides for Cooperative/ Off-Street Parking Facilities be within six hundred (600) feet of the property requiring the additional parking. Six hundred (600) feet is approximately three (3) typical urban blocks which is an acceptable walking distance for parking in a dense urban area.

5. Public Policy:

The zoning request and proposed use are not in accordance with the Mahncke Park Neighborhood Plan. Goal 1: Preserve and enhance the existing character of the neighborhood. Objective 4.5: Enhance safety of Neighborhood streets and protect the neighborhood’s traditional development style by addressing problems with on- and off-street parking.

6. Size of Tract:

The subject property is 0.4018 of an acre in size, which will accommodate the proposed 33 vehicles as a Non-Commercial Parking Lot (see site plan). Proposed access to the property is from Burr Road.

7. Other Factors:

Should the Zoning Commission recommend approval of the zoning change request, zoning staff recommends the following conditions with site plan and in order to mitigate possible land use conflicts between the proposed parking lot and adjacent residential uses,

1. A 5 foot wide landscape buffer shall be provided along the west property line per section 35-514 (e)(1); and the buffer shall meet the requirements of a Type A buffer;
2. A 7 foot existing solid wall shall be maintained along the east property line;
3. A 5 foot predominantly open decorative steel fence shall be maintained along the north and south property lines;
4. All on-site lighting shall be directed onto the site and point away from any residential uses;
5. 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 (not to exceed three (3) square feet in area).

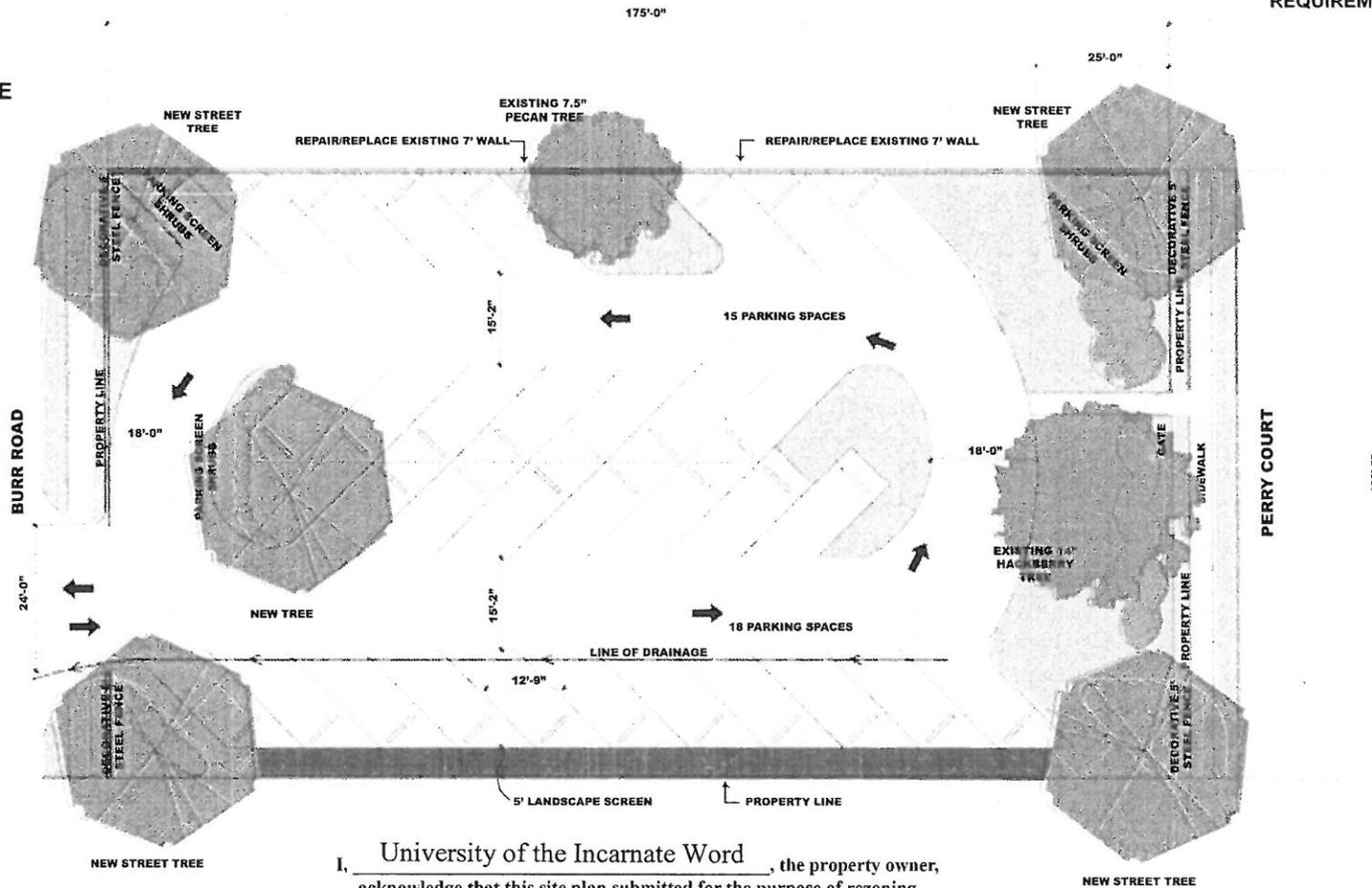
Should the requested zoning be approved, staff recommends waiver of the hours of operation limitation stipulated by Section 35-422(3)(C) since the parking lot will be gated with restricted access.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

Section 35-526: Parking and Loading Standards. The purpose of this section is to prescribe minimum off-street parking and design standards. Lack of adequate parking can result in motorists parking in adjacent neighborhoods or business areas. This, in turn, can affect the perceived livability of the neighborhood and reduce the ability of business to accommodate customers. Circulation to find parking can increase which adds unnecessary vehicle trips on the surrounding street network, increasing the length of time and distance a vehicle is operated.

SCHEME E
 12,682 SQ. FT.
 OF PAVED SURFACE
 0.4018 OVERALL
 ACREAGE

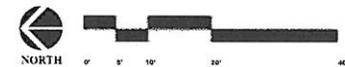
NOTE: PROPERTY OWNER WILL
 COMPLY WITH FENCING
 REQUIREMENTS OF THE UDC



I, University of the Incarnate Word, 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.

JULY 26, 2012

SITE PLAN

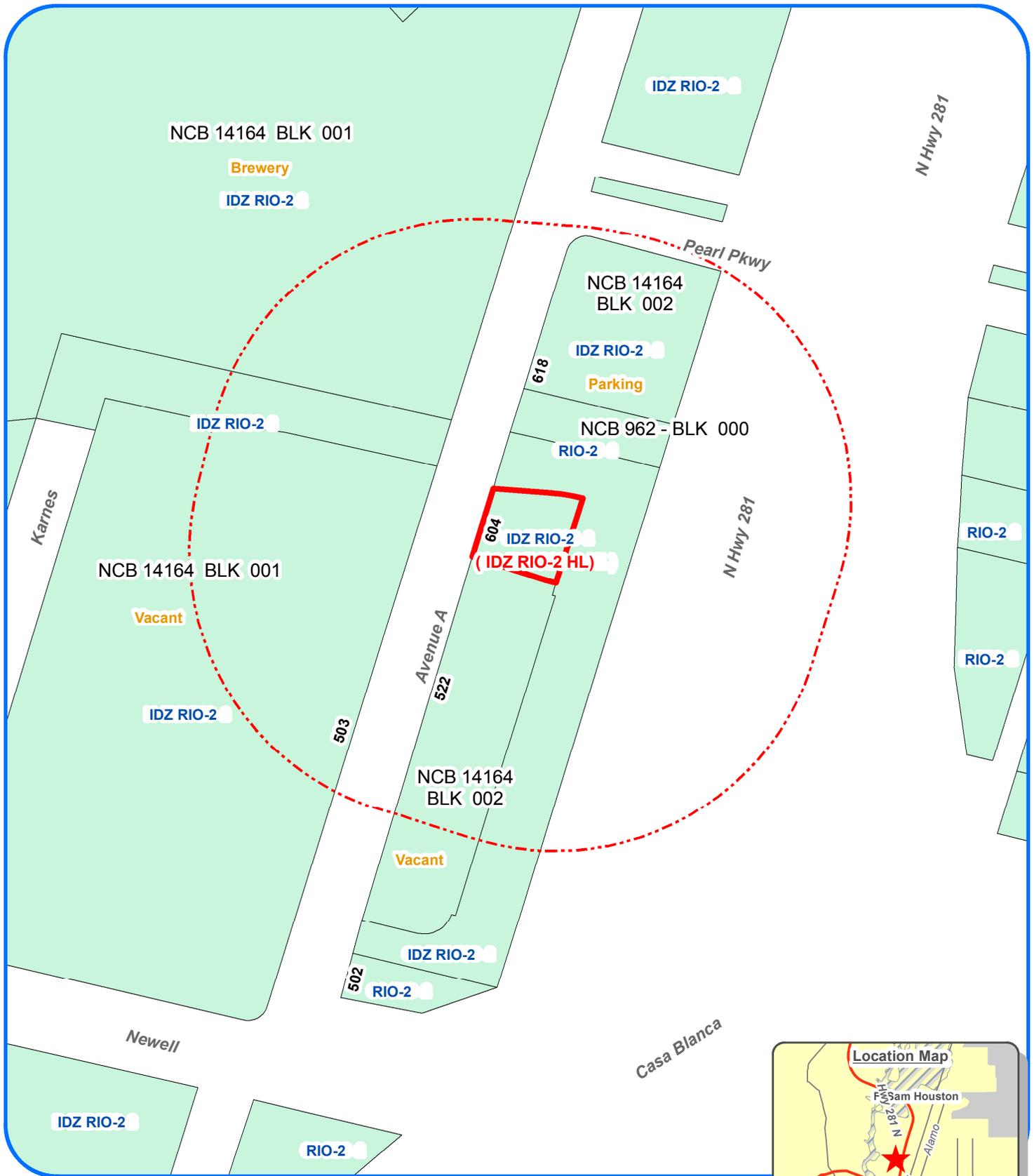


McCHESNEY/BIANCO
 ARCHITECTURE
 315 FIFTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215
 P: (210) 225-4544 F: (210) 225-7591

**PROPOSED BURR ROAD/PERRY COURT
 33 CAR PARKING LOT
 UNIVERSITY OF THE INCARNATE WORD**



LANDSCAPE ARCHITECTURE
 MASTER PLANNING
LAFFOON
 ASSOCIATES
 118 HARMON DR., SUITE 100
 SAN ANTONIO, TEXAS 78209
 TEL: (210) 225-4544 FAX: (210) 225-7591



Zoning Case Notification Plan

Case Z-2012-173

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 14164 BLK 2 LOT 2 (0.089 AC.- CAN PLANT EAST SUBD)

Legend

- Subject Properties (0.089 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

(0.089 Acres)

TEXT

TEXT

1R



Development Services Dept
City of San Antonio
(07/18/2012 - 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 #: Z2012173 HL
Hearing Date: August 7, 2012
Property Owner: Rio Perla Properties, L. P. (Lewis Westerman)
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 604 Avenue A (also known as 602 Avenue A)
Legal Description: Lot 2, Block 2, NCB 14164
Total Acreage: 0.089
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: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District and the additional uses of Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property

Requested Zoning: "HL IDZ RIO-2 AHOD" Historic Landmark Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District and the additional uses of Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property

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 20, 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: 8

Neighborhood Associations: The Tobin Hill Community Association

Planning Team Members: 13 – Tobin Hill Neighborhood 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 1,440 square feet and was constructed in 1901. The property is located within the City Limits as they were recognized in 1938, and was originally zoned “B” Residence District. In a 1995 case, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3” General Commercial District. The current zoning was established in 2004, as part of the Pearl Brewery redevelopment.

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, South, West and East

Current Base Zoning: “IDZ”

Current Land Uses: Apartments, parking lot and brewery

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: Avenue A and Pearl Parkway

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None Known

Thoroughfare: North Highway 281

Existing Character: Freeway 250' - 500'

Proposed Changes: None Known

Public Transit: The nearest VIA buslines are numbers 9, 10, 14, 209 and 214, which operate along Broadway Street and Pearl Parkway, east of the subject property.

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

Parking Information: The “IDZ” Infill Development Zone District eliminates off-street parking requirements. Required parking is dependent upon the use of the property. The subject property is vacant and has no proposed use; therefore, parking requirements cannot be determined.

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 Tobin Hill Neighborhood Plan and is identified as “High Density Mixed Use” in the future land use component of the plan.

The applicant has requested adding a Historic Landmark designation to the property which does not affect the base zoning; therefore, a 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 “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District and proposed Historic Landmark designation are both appropriate for the subject property. Staff believes the proposed Historic Landmark designation will preserve the overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

The subject property 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 size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On May 16, 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 three 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

May 16, 2012

HDRC CASE NO: 2012-146
ADDRESS: 602 Avenue A
LEGAL DESCRIPTION: NCB 14164 BLK 2 LOT 2 0.089AC (CAN PLANT EASTSUBD)
HISTORIC DISTRICT: RIO-2
APPLICANT: Lewis Westerman, Rio Perla Properties, LP 102 W. Grayson
OWNER: Rio Perla Properties, LP
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 602 Avenue A (formerly 604 Avenue A). The home on this property, moved to 602 Avenue A from the adjacent lot in recent years, was built in 1901 and is typical of the houses that once populated the area north of downtown. Today, most of them have been lost to development. This home has many historic character defining features, including Queen Anne style details, Corinthian column capitals and turned railing balusters on the porch.

RECOMMENDATION:

Staff recommends approval as submitted. This structure represents a style that was typical in this area in the early part of the twentieth century and that has steadily been replaced with new development.

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

COMMISSION ACTION:

Approved as submitted.

A handwritten signature in black ink, appearing to read 'Shanon Peterson'.

Shanon Peterson
Historic Preservation Officer