

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, December 18, 2012**  
**12:45 PM**

### ZONING COMMISSIONERS

Mariana Ornelas – District 1  
Dan Martinez – District 2  
Terry Boyd – District 3  
Orlando Salazar – District 4  
Vacant – District 5

Christopher Martinez – District 6  
Santos Villarreal – District 7  
Rick McNealy – District 9  
Milton R. McFarland – District 10  
Vacant – District Mayor

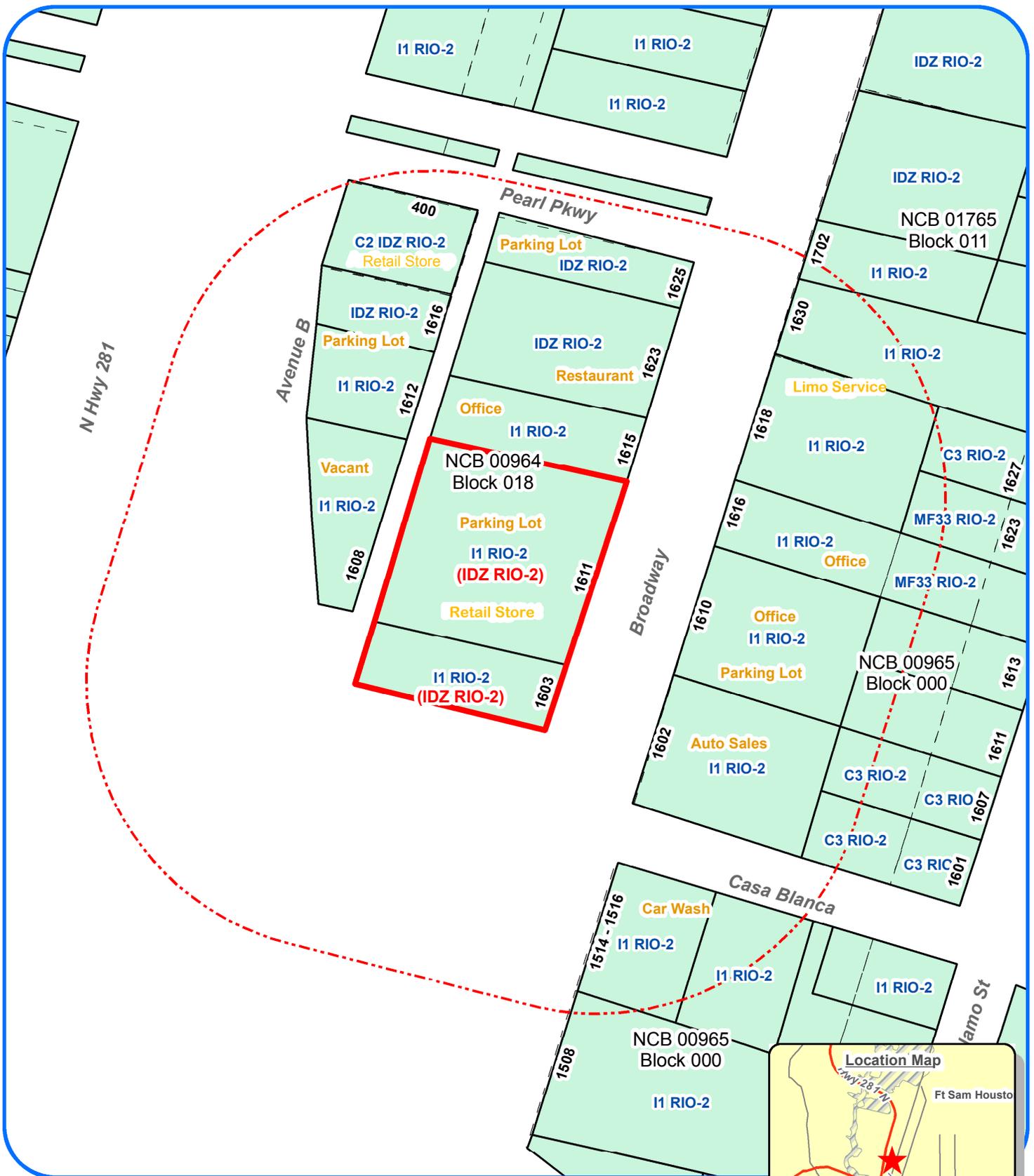
Billy J. Tiller – District 8  
Chairman

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for December 18, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the December 4, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013005 (Council District 2):** A request for a change in zoning from “I-1 RIO-2 AHOD” General Industrial River Improvement Overlay-2 Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Bar/Tavern without cover charge 3 or more days per week on Lots 6, 7, 8 and 9, Block 18, NCB 964, 1603 and 1611 Broadway.
7. **ZONING CASE NUMBER Z2013021 CD (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Pawn Shop on 0.1377 of an acre out of Lot 6 and Tract 2, NCB 8349 on a portion of 902 Bandera Road and 3031 West Woodlawn Avenue.
8. **ZONING CASE NUMBER Z2013026 CD (Council District 9):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor on Lots 30 and 37, Block 2, NCB 13060, 211 Braniff and 11407 San Pedro Avenue.

9. **ZONING CASE NUMBER Z2013029 CD (Council District 2):** A request for a change in zoning from “AE-3 S EP-1” Arts and Entertainment Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Food and Food Products - Processing to “C-2 CD EP-1” Commercial Facility Parking/Traffic Control Overlay District with a Conditional Use for Hardware Sales - Wholesale on Lots 22 and 23, Block 1, NCB 11674, 3430 and 3444 East Commerce Street.
10. **ZONING CASE NUMBER Z2013032 CD (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 2, Block 2, NCB 14159, 5131 Northwest Loop 410.
11. **ZONING CASE NUMBER Z2013033 (Council District 8):** A request for a change in zoning from “R-6” Residential Single-Family District to “MF-18” Limited Density Multi-Family District on Lot 2, Block 4, NCB 14862, 6401 Melissa Ann.
12. **ZONING CASE NUMBER Z2013034 (Council District 2):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 39.31 acres out of Block 3, NCB 14059, 310 and 434 Roland Avenue.
13. **ZONING CASE NUMBER Z2013035 (Council District 2):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 1, Block 1, NCB 14057 on the northwest corner of Interstate Highway 10 and Roland Avenue.
14. **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.
15. **ADJOURNMENT.**

#### **Accessibility Statement**

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



# Zoning Case Notification Plan

## Case Z-2013-005

Council District: 2  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 00964 - BLK 018 - LOTS 6, 7, 8 and 9

- Legend**
- Subject Properties (0.688 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  
 (10/23/2012 - 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 #: Z2013005

Hearing Date: December 18, 2012

Property Owner: Broadway Car Wash LLC (Michael Padron, Managing Member)

Applicant: Michael A. Padron

Representative: Mark Tolley

Location: 1603 and 1611 Broadway

Legal Description: Lots 6, 7, 8 and 9, Block 18, NCB 964

Total Acreage: 0.6887

City Council District: 2

Case Manager: Timothy Mulry, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the November 20, 2012 meeting.

### Proposed Zoning Change

**Current Zoning:** "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay-2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar/Tavern without cover charge 3 or more days per week

### 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 November 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 14, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 24

**Neighborhood Associations:** Downtown Residents Association; Government Hill Alliance is located within 200 feet of the subject property.

**Planning Team Members:** Tobin Hill Neighborhood Plan (13)

**Applicable Agencies:** City of San Antonio Office of Historic Preservation

## **Property Details**

**Property History:** The property is located within the City Limits as they were recognized in 1938 and was originally zoned "K" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property is currently developed as an approximately 4,512 square foot commercial structure. The property is not platted.

**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:** "I-1, "IDZ", "C-2 IDZ"

**Current Land Uses:** Office, restaurant, retail store, parking lot

**Direction:** East and West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Car wash, auto sales, office, parking lot, limo service, vacant lot

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

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

## **Transportation**

**Thoroughfare:** Broadway

**Existing Character:** Primary Arterial Type B; 3 lanes in each direction with sidewalks.

**Proposed Changes:** None known

**Thoroughfare:** Casa Blanca

**Existing Character:** Local Street; 1 westbound lane and 2 eastbound lanes with a dedicated right turn lane and sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Highway 281

**Existing Character:** Freeway; 3 lanes in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 9, 10, and 14, which operate along Broadway.

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

**Parking Information:** The "IDZ" Infill Development Zone District eliminates off-street parking requirements. Although "IDZ" waives minimum parking requirements, the requested bar use would normally be required to meet the following parking standards:

Bar/Tavern – Minimum Parking Requirement: 1 per 100 square feet of GSF. Maximum Parking Requirement: 1 per 75 square feet of GSF.

## **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 designated as High Density Mixed Use in the future land use component of the plan. The “IDZ” base zoning district is consistent with the adopted land use designation.

The subject property is also located within the Midtown Brackenridge TIRZ Master Plan, and is identified as part of the Midtown neighborhood urban core, which encourages community retail, services, offices, urban residential, restaurants, and entertainment uses. The “IDZ” base zoning district is consistent with the encouraged development pattern in the plan.

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

The relatively small size of the lot will limit the amount of available parking on site. However, the existing sidewalks, bike lanes, and public transit lines in close proximity to the subject property will alleviate some of the parking concerns.

### **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. The subject property’s location just north of downtown and in close proximity to the river encourages high intensity mixed use development similar to that experienced with the Pearl Brewery and adjoining properties. The requested “IDZ” base zoning district and requested commercial uses 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.

### **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 property is 0.6887 acres in size and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district. The relatively small size of the lot and structure would limit any potential commercial activity to an appropriate smaller scale.

### **7. Other Factors:**

The Midtown Brackenridge TIRZ Master Plan encourages Broadway as an active urban street with multiple modes of travel. Further promotion of sidewalks, bike lanes, and public transit lines within the plan allows for the elimination of off-street parking requirements as provided within the “IDZ” district.

PLEASE RECYCLE



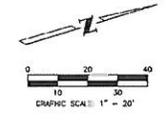
SITE MAP

LEGAL DESCRPTION: LOTS 6, 7, 8, AND 9, BLOCK 18, N2B 964  
 CURRENT ZONING: I1 RD-2  
 PROPOSED ZONING: IDZ, CZ, & USES IN C3

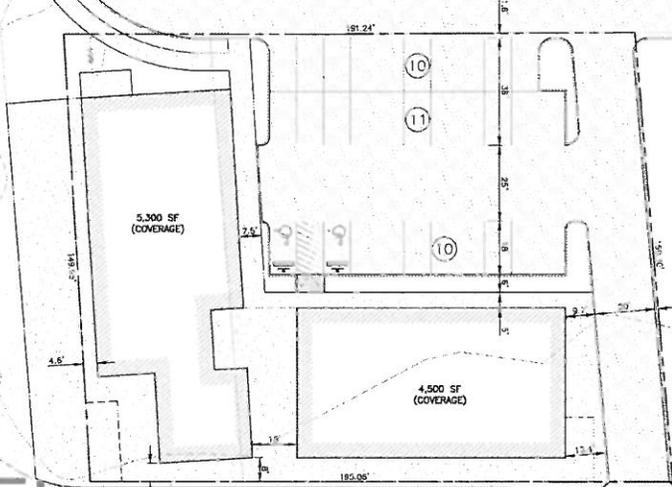
**SITE & BUILDING DATA**

LOTS: 7  
 ACREAGE: 0.6887 AC.  
 PROPOSED USE: RETAIL, RESTAURANT/BAR,  
 OFFICE, SERVICE  
 PARKING AREA: 1,255 SF  
 OTHER IMPROVEMENTS COVER:  
 (BUILDINGS/WALKS/EQUIPMENT) 1,731 SF

U.S. HWY 281 N. ACCESS RD.  
 VARIABLE WIDTH R.O.W. - ASPHALT



- LEGEND**
- BOUNDARY / RIGHT OF WAY LINE
  - - - CURB & GUTTER
  - [Hatched Box] HEAVY DUTY ASPHALT PAVEMENT
  - [Dotted Box] SIDEWALK
  - - - EASEMENT / SETBACK LINE
  - - - ACCESSIBLE ROUTE
  - - - FIRE LANE
  - - - FIRE LANE
  - - - LIMITS OF CONSTRUCTION / DISTURBANCE
  - - - LOC - LOC
  - [Symbol] OVERHEAD UTILITIES
  - [Symbol] LIGHT POLES
  - [Symbol] UTILITY POLE
  - [Symbol] WATER VALVE
  - [Symbol] WATER VAULT
  - [Symbol] FIRE HYDRANT
  - [Symbol] WASTEWATER CLEAN-OUT
  - [Symbol] UTILITY MANHOLE
  - [Symbol] ELECTRIC PULL BOX
  - [Symbol] ELECTRIC TRANSFORMER
  - [Symbol] GAS METER
  - [Symbol] BACKFLOW PREVENTOR
  - [Symbol] CURB DRAINAGE INLET
  - [Symbol] GRATE DRAINAGE INLET
  - [Symbol] GARBAGE DUMPSTER
  - [Symbol] CONCRETE WHEEL STOP
  - [Symbol] SIGN
  - [Symbol] RECYCLE RACK
  - [Symbol] PARKING STALL COUNT
  - [Symbol] ACCESSIBLE PARKING
  - [Symbol] TREE TO REMAIN
  - [Symbol] TREE TO BE REMOVED



CASA BLANCA  
 VARIABLE WIDTH R.O.W. - ASPHALT

BROADWAY ST.  
 80' R.O.W. - ASPHALT  
 (35 M.P.H. SPEED LIMIT)

ZONING: I1 RD-2

**IDZ ZONING STATEMENT**

I, BROADWAY CAR WASH, LLC (OWNER, PARTNER, MANAGING MEMBER), THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RELINING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE LAND DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REQUIRE CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

WWW.BIGREDDOG.COM  
210.860.9224

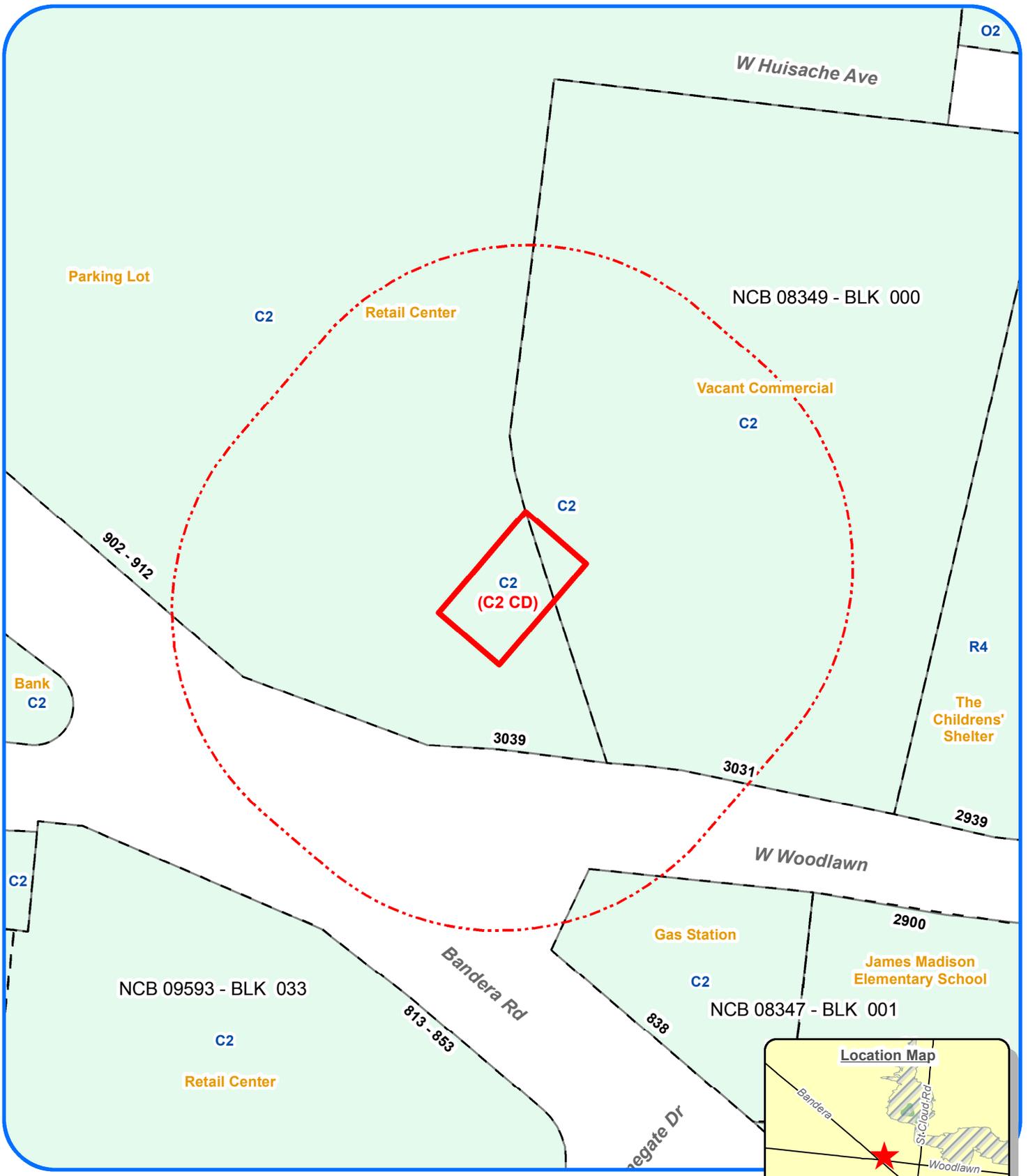
**PRELIMINARY**  
 BIGREDDOG  
 ENGINEERING CONSULTING  
 4811 UNIVERSITY AVENUE, SUITE 104  
 SAN ANTONIO, TEXAS 78247 - TEL: 210.860.9224

**210 DEVELOPMENT**  
 1603 & 1611 BROADWAY ST.  
 SAN ANTONIO, BEXAR COUNTY, TEXAS 78215

**IDZ SITE PLAN**

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 REVISED BY: \_\_\_\_\_  
 P.E.O. PROJECT: \_\_\_\_\_

**SHEET EXHIBIT**

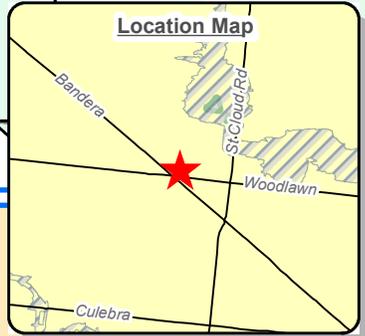


**Zoning Case Notification Plan**  
**Case Z-2013-021 CD**

Council District: 7  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): 0.1377 acres out of Lot 6 & Tract 2, NCB 08349

**Legend**

- Subject Properties (0.137 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  
 (11/26/2012 - 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 #: Z2013021 CD  
Hearing Date: December 18, 2012  
Property Owner: Wal-Mart Real Estate Business Trust  
Applicant: Joe Grasso, P. E.  
Representative: Brown & Ortiz, P. C. (James McKnight)  
Location: At the north corner of Bandera Road and West Woodlawn.  
Legal Description: 0.1377 of an acre out of Lot 6 and Tract 2, NCB 8349  
Total Acreage: 0.1377  
City Council District: 7  
Case Manager: Brenda V. Martinez  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Pawn Shop

#### **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 November 30, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 14, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 3

**Neighborhood Associations:** Donaldson Terrace Neighborhood Association

**Planning Team Members:** 19 (Near Northwest Community Plan)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject site is currently undeveloped. The property was annexed in 1944 and was originally zoned "B" Residence District. In a 1959 case, the property was rezoned to "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district, converted to the current "C-2" Commercial District. The subject property is a small portion of two larger lots that are being redeveloped as a shopping center. The subject property is not platted in its current configuration.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, South, East and West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Retail Shopping Center, Vacant Land, Gas Station and Elementary School

**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:** Bandera Road

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

**Proposed Changes:** None known

**Thoroughfare:** West Woodlawn Avenue

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the number 88, 90, 288 and 289 lines, which operate along Bandera Road and West Woodlawn Avenue.

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

**Parking Information:** Pawn Shop - Minimum Parking Requirement: 1 per 300 square feet of GFA. Maximum Parking Requirement: 1 per 150 square feet of GFA.

The subject property consists of a single suite within a larger shopping center. Parking will be provided on the larger tract, as indicated on the Conditional Use site plan.

## **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 Near Northwest Community Plan and is currently designated as “Mixed Use” in the Future Land Use Plan. The current “C-2” base zoning is not consistent with the adopted land use designation. A plan amendment has been initiated, requesting to change the land use designation to “Community Commercial”. Staff and Planning Commission recommend approval of the plan amendment request.

The existing “C-2” zoning is not consistent with the adopted Mixed Use land use category within the Near Northwest Community Plan. Although other adopted land use plans include “C-2” as a district consistent with the Mixed Use land use designation, the Near Northwest Plan’s Mixed Use designation allows only light commercial uses and zoning. The large size of the subject property’s parent tracts, along with the location at the intersection of two arterial thoroughfares, makes the property much more suitable for larger scale, medium intensity commercial development rather than the light commercial uses allowed by the adopted land use plan.

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

Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of properties fronting Bandera Road are zoned for commercial uses. Staff finds the conditional use to be appropriate as the property is situated along an arterial thoroughfares, surrounded by other properties of similar use and/or zoning district. 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.

### **3. Suitability as Presently Zoned:**

The existing “C-2” zoning district is suitable for the subject property. The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

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

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

### **5. Public Policy:**

Objective 2.2; Action Step 2.2.4 of the Near Northwest Community Plan discourages certain businesses from locating within the plan area. The discouraged uses include day labor sites, pawn shops, tattoo parlors, dollar-stores, used car sales and additional auto repair facilities.

There is an existing pawn shop located within the Bandera Shopping Center. This shopping center is proposed to be demolished and redeveloped. The applicant requests the zoning change to allow relocation of the existing pawn shop. Although the Near Northwest Community plan discourages this type of use, approval of the conditional use would allow the relocation of an existing pawn shop use, not a new establishment.

### **6. Size of Tract:**

The parent tract is of sufficient size to accommodate the proposed commercial redevelopment and required parking.

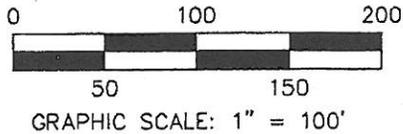
### **7. Other Factors:**

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.

# SITE PLAN

2001-467

I, BRIAN HOOPER, Agent for the property owner, WAL-MART REAL ESTATE BUSINESS TRUST, 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.



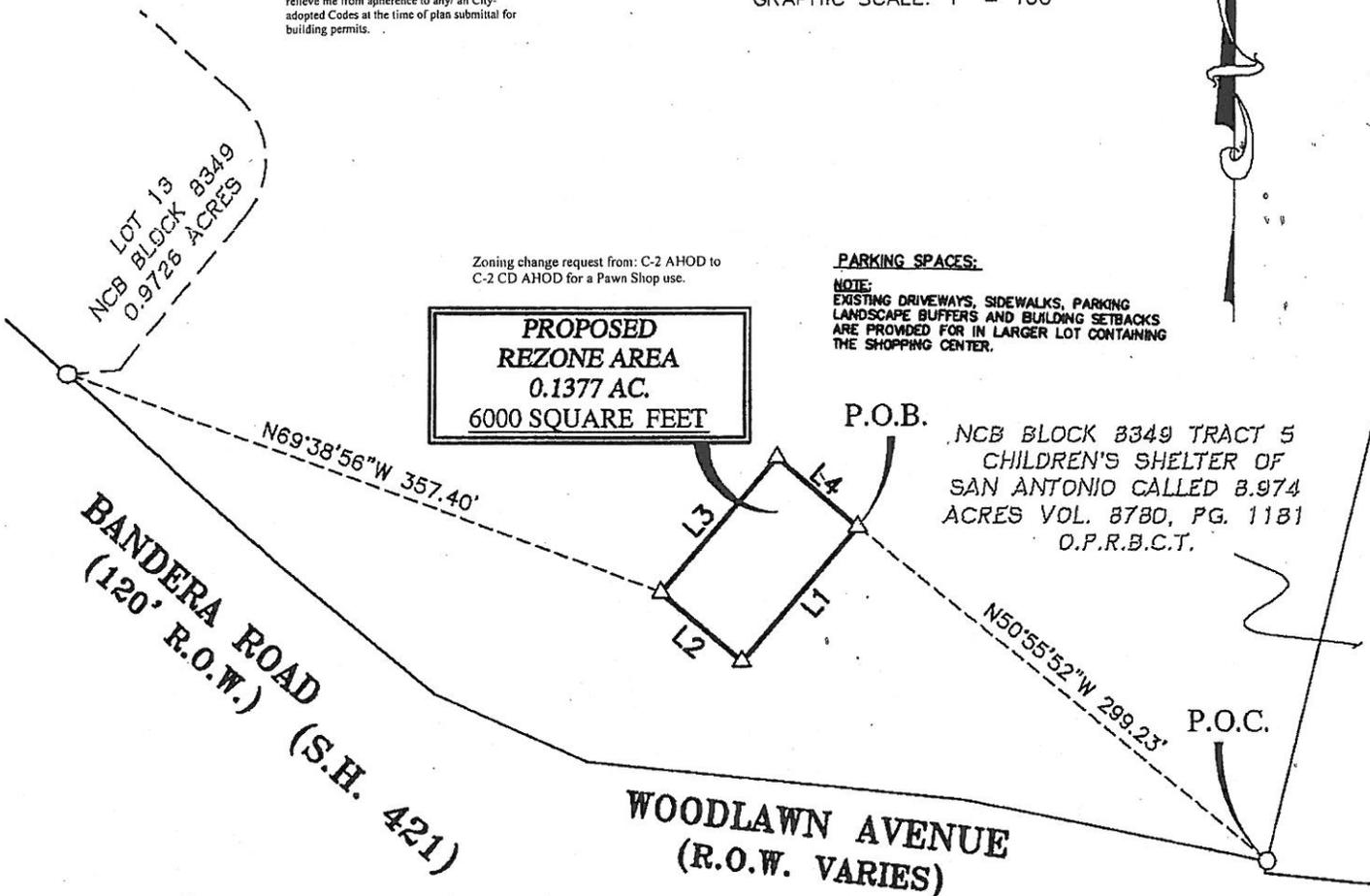
LOT 13  
NCB BLOCK 8349  
0.9726 ACRES

Zoning change request from: C-2 AHOD to C-2 CD AHOD for a Pawn Shop use.

**PROPOSED REZONE AREA**  
0.1377 AC.  
6000 SQUARE FEET

**PARKING SPACES:**

**NOTE:**  
EXISTING DRIVEWAYS, SIDEWALKS, PARKING LANDSCAPE BUFFERS AND BUILDING SETBACKS ARE PROVIDED FOR IN LARGER LOT CONTAINING THE SHOPPING CENTER.



NCB BLOCK 8349 TRACT 5  
CHILDREN'S SHELTER OF  
SAN ANTONIO CALLED B.974  
ACRES VOL. 8780, PG. 1181  
O.P.R.B.C.T.

**BANDERA ROAD**  
(120' R.O.W.)  
(S.H. 421)

**WOODLAWN AVENUE**  
(R.O.W. VARIES)



LINE TABLE		
NO.	BEARING	CHORD
L1	S40°44'00"W	100.00'
L2	N49°16'00"W	60.00'
L3	N40°44'00"E	100.00'
L4	S49°16'00"E	60.00'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	5/8" IRON ROD WITH "DOUCET" CAP SET
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.P.R.B.C.T.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

**BEARING BASIS:**

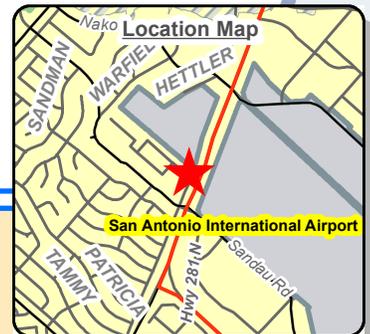
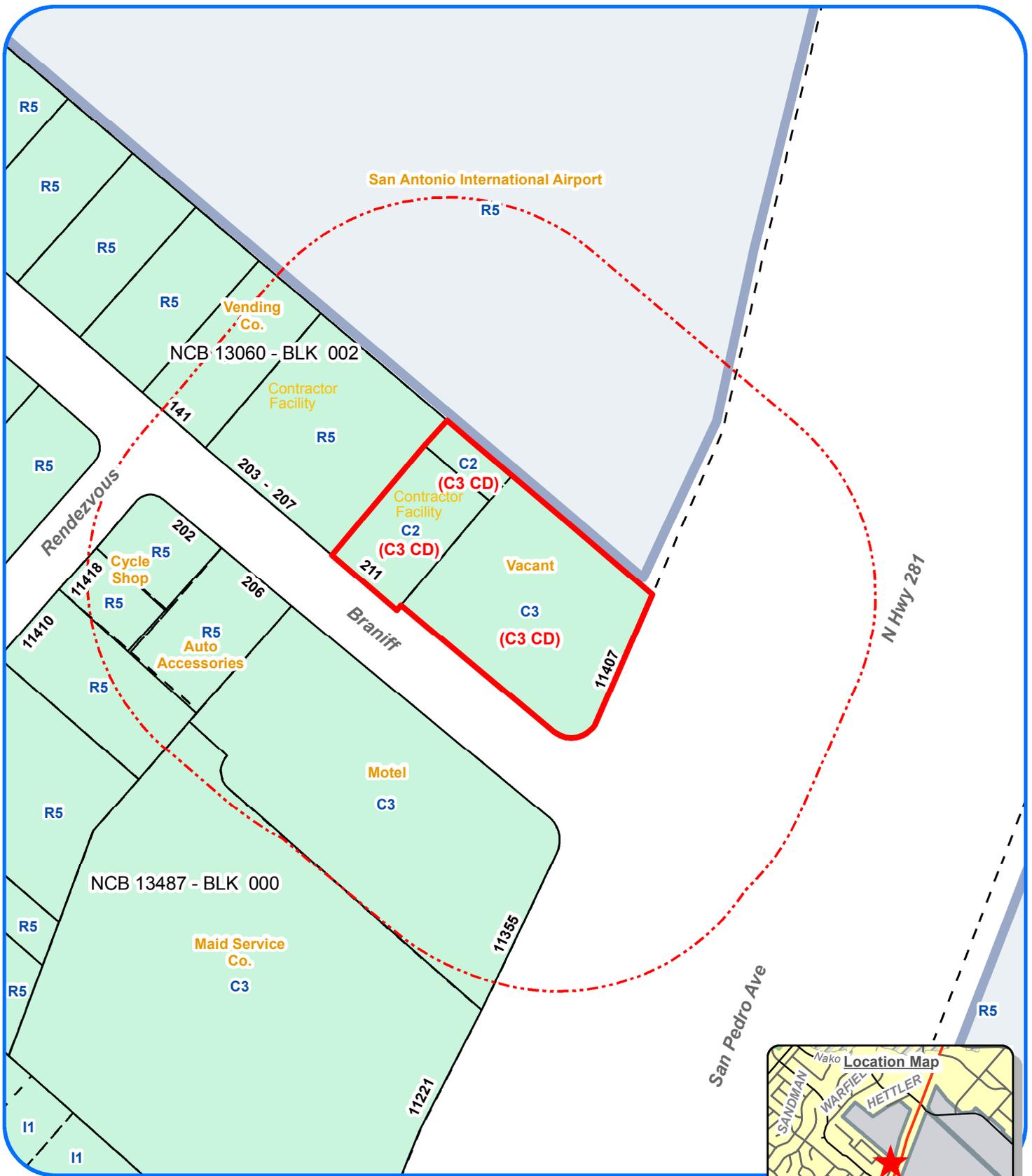
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000169770783.

**0.1377 ACRES**  
**PROPOSED REZONE AREA**  
CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS

**D&A** Doucet & Associates, Inc.  
7401 B Hwy. 71 West, Suite 160  
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601

AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA  
[www.doucetandassociates.com](http://www.doucetandassociates.com)

Date:	8/29/2012
Scale:	1"=100'
Drawn by:	DRK
Reviewer:	SSX
Project:	001-467
Sheet:	1 of 1
Field Book:	336
Party Chief:	JM
Survey Date:	02/14/2011



## Zoning Case Notification Plan

### Case Z-2013-026

Council District: 9

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 13060 - BLK 002 - LOTS 30 and 37 (AIRPORT PARK SUBD)

#### Legend

- Subject Properties ——— (0.927 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  
(12/5/2012 - 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 #: Z2013026 CD  
Hearing Date: December 18, 2012  
Property Owner: Roland Martinez  
Applicant: Roland Martinez  
Representative: P.W. Christensen, P.C. (Patrick W. Christensen)  
Location: 211 Braniff and 11407 San Pedro Avenue  
Legal Description: Lots 30 and 37, Block 2, NCB 13060  
Total Acreage: 0.9249  
City Council District: 9  
Case Manager: Timothy Mulry, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor

#### **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 November 30, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 14, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 9

**Neighborhood Associations:** None

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

**Applicable Agencies:** City of San Antonio Aviation Department

## **Property Details**

**Property History:** The property was annexed in 1952 and was originally zoned "A" Temporary Residence District (Ordinance 18115). In 1960 the subject property was rezoned to "F" Local Retail District (Ordinance 29156), and in 1968 a portion of the subject property was rezoned to "B-3" Business District (Ordinance 36353). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District and "C-3" General Commercial District. The property was platted into its current configuration in 1993 (Volume 9526, Page 42 of the Deed and Plat Records of Bexar County). The property is currently developed as an approximately 4,810 square foot industrial warehouse.

**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, West

**Current Base Zoning:** "R-5"

**Current Land Uses:** Airport, vending company, auto shop, cycle shop, contractor facility

**Direction:** South

**Current Base Zoning:** "C-3"

**Current Land Uses:** Motel, cleaning service

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

## **Transportation**

**Thoroughfare:** Highway 281

**Existing Character:** Freeway; 3 lanes in each direction

**Proposed Changes:** None known

**Thoroughfare:** Braniff

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 502, 602, and the 6, which operate along San Pedro Avenue.

**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:** Construction Trade Contractor - Minimum Parking Requirement: 1 per 1,500 square feet of GFA. Maximum Parking Requirement: 1 per 300 square feet of GFA. The conditional use site plan indicates 22 parking spaces.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan, and is currently designated as Business Park in the future land use component of the plan. The Business Park designation calls for medium to large size buildings that house professional, administrative, light manufacturing, flex space and warehousing functions. The requested base zoning district is consistent with the adopted land use designation.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Although some of the surrounding properties are zoned for residential uses, the existing land uses are primarily commercial and industrial in character. Additionally, 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.

### **3. Suitability as Presently Zoned:**

Both the existing and proposed zoning are appropriate for the subject property. The proposed conditional use for a construction trades contractor is compatible with the surrounding land uses and overall character of the area.

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

Staff has found no indication of likely negative impacts 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 measures 0.9249 acres in size, which should be able to reasonably accommodate the proposed use as shown on the conditional use site plan.

### **7. Other Factors:**

Rule Interpretation Decision (RID) 101 clarifies the difference between a contractor facility and a construction trades contractor. Per RID 101, the proposed use would be classified as a construction trades contractor. A construction trades contractor is defined as *building trades contractors including but not limited to the areas of flatwork, fencing, foundations, plumbing, electrical, mechanical, carpentry, sheet rock, painting, roofing, masonry, landscaping, yard and lawn irrigation and other similar trades.*

RID 101 was incorporated into the UDC through the amendments adopted by City Council on October 18, 2012.

22018026

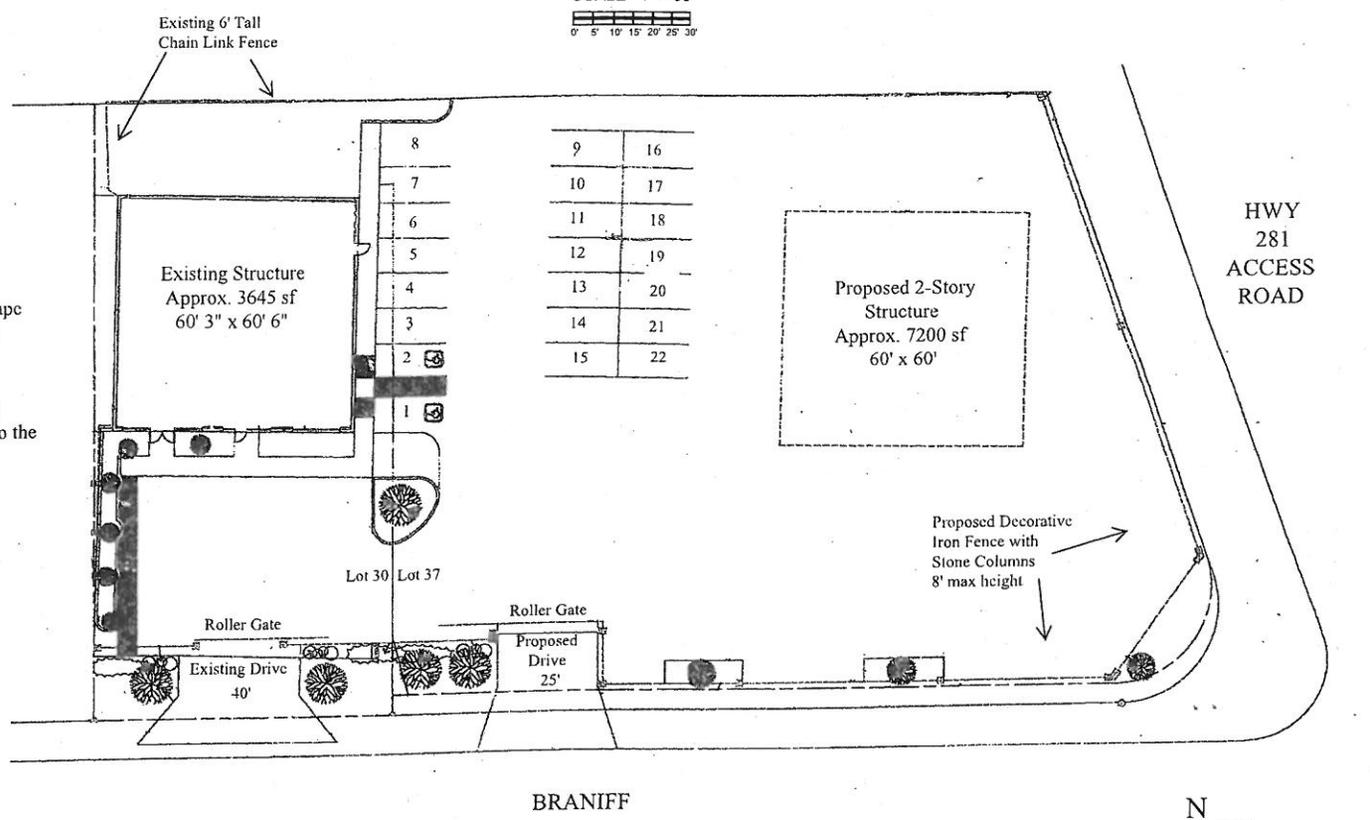
Requested Zoning:  
 "C-3 CD AHOD" with a  
 Conditional Use for  
 Construction Trades Contractor

Lots 30 and 37  
 Block 2  
 NCB 13060  
 0.9249 acres

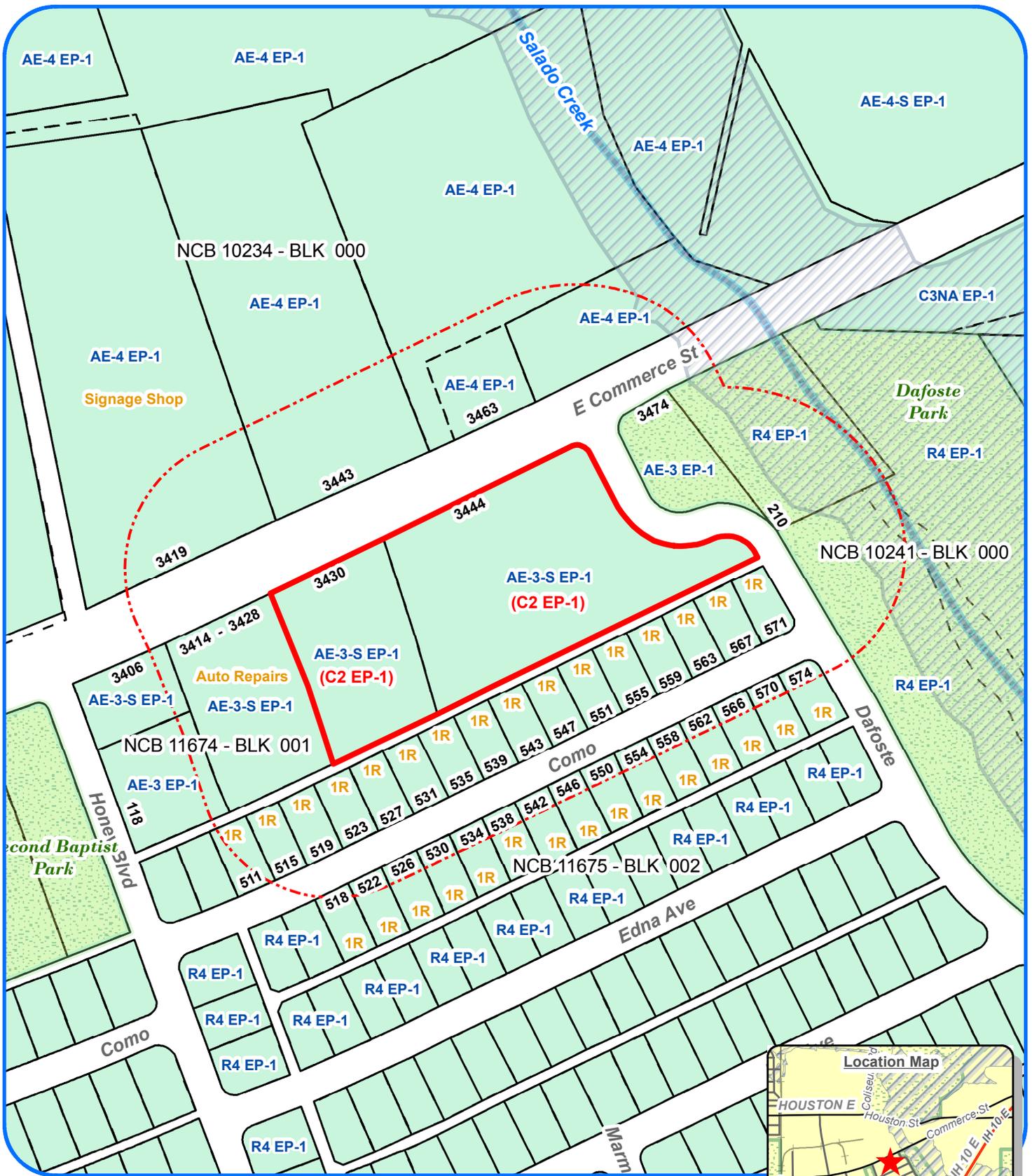
Note: Building setbacks and landscape buffers are not required for existing construction or where the property abuts residentially-zoned lots with existing nonresidential uses (airport to the northeast, contractor facility to the northwest).

Typical Parking Space = 9' x 18'

SCALE 1" = 30'



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



## Zoning Case Notification Plan

### Case Z-2013-029

Council District: 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 11674 - BLK 001 - LOT 22 and 23

#### Legend

- Subject Properties ——— (3.435 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  
(11/27/2012 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2013029 CD  
Hearing Date: December 18, 2012  
Property Owner: Simmons Commercial, L.L.C. (by Beverly Simmons, President)  
Applicant: Mission Electric Supply, Inc. (by J. David Gardner, President)  
Representative: Kaufman & Killen, Inc.  
Location: 3430 and 3444 East Commerce Street  
Legal Description: Lots 22 and 23, Block 1, NCB 11674  
Total Acreage: 3.435  
City Council District: 2  
Case Manager: Osniel Leon, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-2 CD EP-1" Commercial Facility Parking/Traffic Control Overlay District with a Conditional Use for Hardware Sales - Wholesale

#### **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 November 30, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 14, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 43

**Neighborhood Associations:** Jefferson Heights Neighborhood Association

**Planning Team Members:** 25 – Arena District/Eastside Community Plan

**Applicable Agencies:** City of San Antonio Parks and Recreation

## **Property Details**

**Property History:** The subject properties were annexed in 1951 and were originally zoned “H” Local Retail District. In a 1982 case, the northeastern property was rezoned to “I-1” Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-3” General Commercial District and “I-1” General Industrial District, respectively. In a 2008 City-initiated large-area case, the properties were rezoned to the current “AE-3 S” Arts and Entertainment District with a specific use authorization for Food and Food Products – Processing.

According to the Bexar County Appraisal, the subject properties are currently developed with two industrial buildings measuring 16,636 square feet built in 1978, and 36,795 square feet built in 1983. The properties are platted. Lot 22 was platted in 1971 (volume 6400, page 151 Deed Records of Bexar County, Texas). Lot 23 was platted in 1983 (volume 9501, page 49 Deed Records of Bexar County, Texas).

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “AE-4”, “R-4”

**Current Land Uses:** Vacant land, industrial, light manufacturing, warehouse

**Direction:** West

**Current Base Zoning:** “AE-3 S”, “AE-3”

**Current Land Uses:** Auto repairs

**Direction:** East

**Current Base Zoning:** “AE-3”, “R-4”

**Current Land Uses:** Offices, Dafoste Park

**Direction:** South

**Current Base Zoning:** “R-4”

**Current Land Uses:** Single-family residences

**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 A; 2 lanes in each direction with one sidewalk

**Proposed Changes:** None Known

**Thoroughfare:** Como Street and Dafoste Avenue

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

**Proposed Changes:** None Known

**Public Transit:** The nearest VIA bus lines are the 25 and 225, which operate along East Commerce Street.

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

**Parking Information:** Hardware Sales – Wholesale: Minimum Parking Requirement: 1 vehicle space 600 square feet GFA. Maximum Parking Requirement: 1 vehicle space per 350 square feet GFA.

The conditional use site plan shows 65 parking spaces on the two subject properties.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within the Arena District/Eastside Community Plan, and is identified as Mixed Use 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 requested "C-2" base zoning district is consistent with the adopted land use designation.

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

Granting of the "C-2" district with a Conditional Use for Hardware Sales – Wholesale is not likely to have an adverse impact on the neighboring lands. The surrounding area includes many warehouse and other light industrial uses. Approval of the requested conditional use will allow reuse of the existing warehouse structures on the subject property.

### **3. Suitability as Presently Zoned:**

Both the current "AE-3" district and proposed "C-2" district are consistent with the Arena District/Eastside Community Plan. 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.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial and light industrial uses along this portion of East Commerce Street.

### **5. Public Policy:**

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

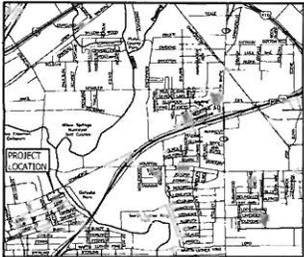
### **6. Size of Tract:**

The subject property is of sufficient size to accommodate the proposed wholesale use as well as other commercial uses permitted in the "C-2" district.

### **7. Other Factors:**

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

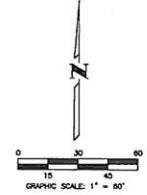
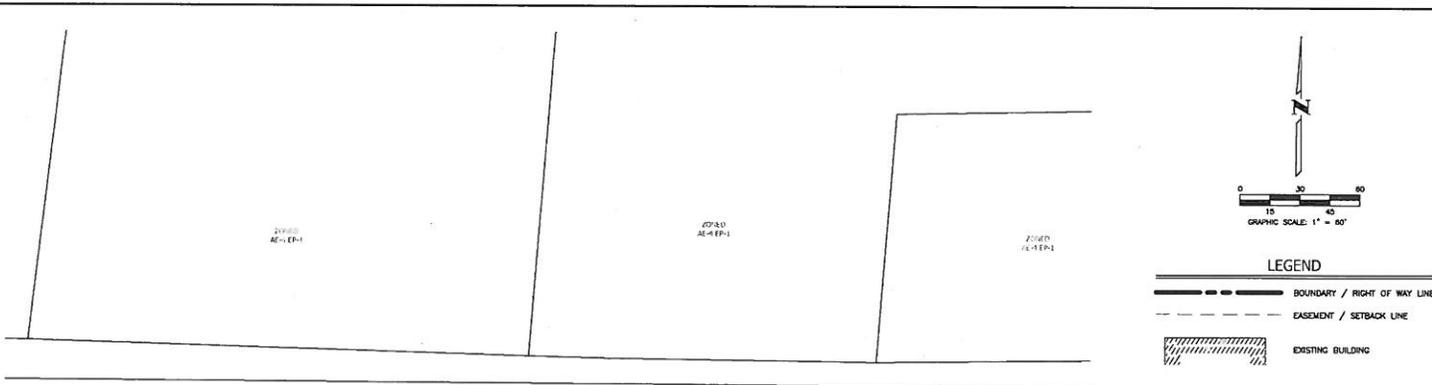


SITE MAP

LEGAL DESCRIPTION: NCB 11674, BLK 1, LOT 22 & 23  
 CURRENT ZONING: AE-3-S EP-1  
 PROPOSED ZONING: C-2 WITH A CONDITIONAL USE FOR HARDWARE SALES-WHOLESALE

SITE & BUILDING DATA

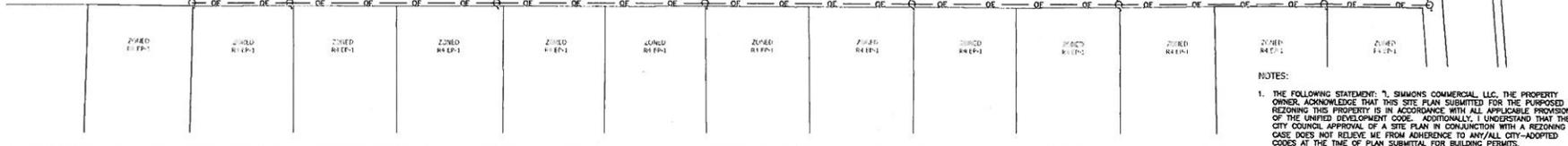
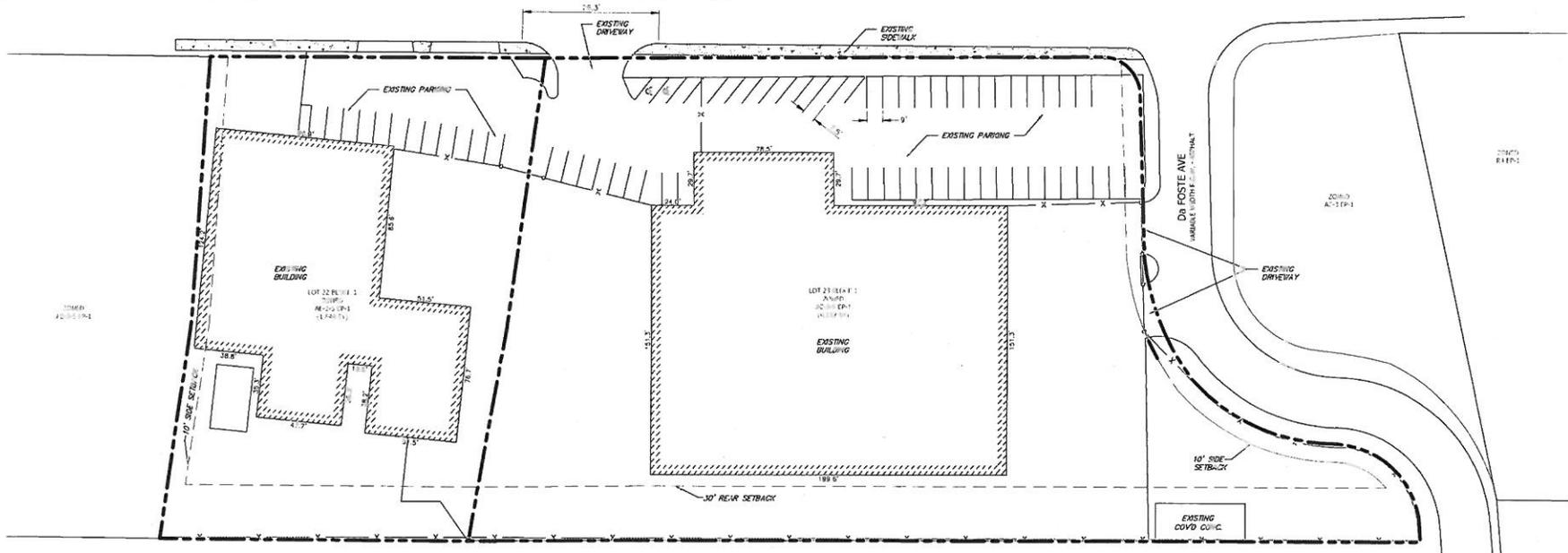
LOTS: 2  
 AREA: 3.435 Ac.  
 PROPOSED USE: HARDWARE SALES-WHOLESALE  
 TOTAL PARKING SPACES: 60  
 BUILDING AREA: 5,360 SY  
 OTHER IMPERVIOUS COVER (PAVEMENT/WALKS/EQUIPMENT): 9,836 SY  
 TOTAL IMPERVIOUS COVER: 15,196 SY



LEGEND

- BOUNDARY / RIGHT OF WAY LINE
- - - EASEMENT / SETBACK LINE
- [Hatched Box] EXISTING BUILDING

E. COMMERCE ST  
 VARIABLE WIDTH SUBURBAN - ASPHALT



NOTES:

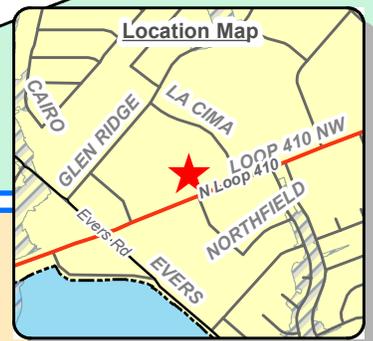
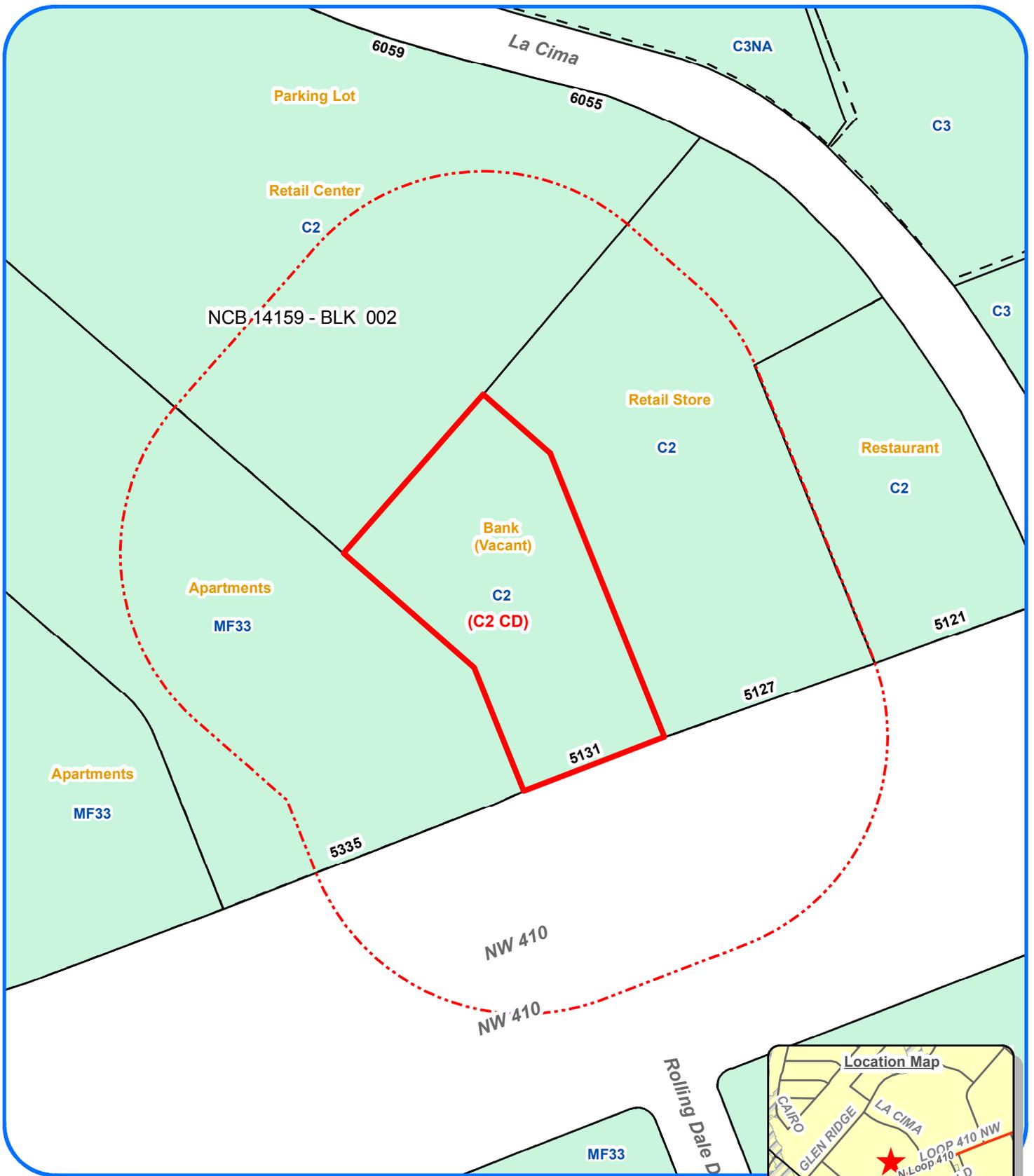
1. THE FOLLOWING STATEMENT: I, SIMMONS COMMERCIAL, LLC, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

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MISSION CONTROLS SYSTEMS  
 3430 & 3444 E. COMMERCE ST.  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

CURR: ---  
 DRAWN BY: ---  
 CHECKED: ---  
 REVISIONS: ---  
 I.D.G. PROJECT: ---

SHEET  
 EX-1



## Zoning Case Notification Plan

### Case Z-2013-032

Council District: 7

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 14159 - BLK 002 - LOT 002

#### Legend

- Subject Properties (1.120 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  
(11/29/2012 - 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 #: Z2013032 CD

Hearing Date: December 18, 2012

Property Owner: Metro Summit, L.L.C. (by Richard J. Karam, President)

Applicant: Daniel Lozano

Representative: Edward Karam

Location: 5131 Northwest Loop 410; located on the north side of Northwest Loop 410, between La Cima and Rolling Dale Drive

Legal Description: Lot 2, Block 2, NCB 14159

Total Acreage: 1.123

City Council District: 7

Case Manager: Trenton Robertson, Planner

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

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### **Proposed Zoning Change**

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

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 30, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 14, 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 property was annexed in 1968, and was originally zoned "R-3" Single-Family Residence District. The property was later rezoned to "B-1" Business District; and in 1990 was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The lot was platted into its current configuration in 1982 (volume 9500, page 52 in the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District the existing commercial structure was built in 1984.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and east

**Current Base Zoning:** "C-2"

**Current Land Uses:** Retail center, retail store and restaurant

**Direction:** West

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Mutli-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:** Northwest Loop 410

**Existing Character:** Interstate; four lanes in each direction with various merging and exiting lanes.

**Proposed Changes:** None known

**Thoroughfare:** La Cima

**Existing Character:** Local; two lanes in each direction with sidewalks.

**Proposed Changes:** None known

**Public Transit:** VIA bus line 551 operates along the Northwest Loop 410 access road, south of the subject property.

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

**Parking Information:** The conditional use site plan shows 8 parking stalls.

### Auto and Vehicle Sales

Minimum requirement: 1per 500 sf GFA of sales and service building

Maximum allowance: 1per 375 sf GFA of sales and service building

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The property is located within the North Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

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

Staff finds the requested conditional use to be appropriate. The proposed motor vehicle sales use is in character with the surrounding commercial area. The subject property is located on the Northwest Loop 410 access road which would accommodate additional traffic that may be generated by the proposed use.

### **3. Suitability as Presently Zoned:**

The existing "C-2" zoning district is appropriate for the subject property. The surrounding blocks consist of commercial and multi-family residential uses.

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

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

The subject property is 1.123 acres in size, which should be able to reasonably accommodate the proposed motor vehicle sales and required parking, as shown on the conditional use site plan.

### **7. Other Factors:**

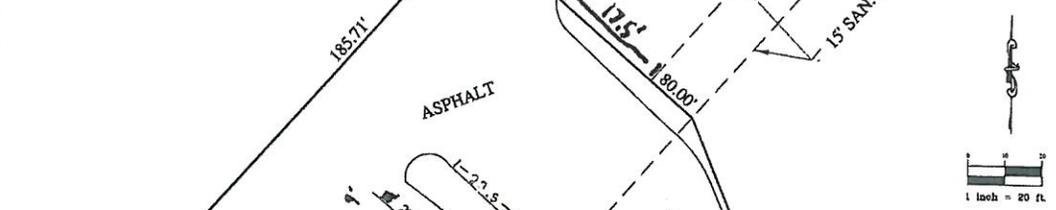
The conditional zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

22013032

LOT 3  
BLOCK 2  
N.C.B. 14159

30' INGRESS-EGRESS ESMT

TO LA CIMA ST.



LOT 2  
BLOCK 2  
N.C.B. 14159

LOT 5  
BLOCK 2  
N.C.B. 14159

for setback

ASPHALT

COMMERCIAL BUILDING  
2,394 S.F.

CANOPY  
1,826 S.F.

42198  
2899

i.c. 45092 is Impervious coverage

LOT 1  
BLOCK 2  
N.C.B. 14159



EXISTING BUILDING USE: BANK W/ DRIVE-THRU

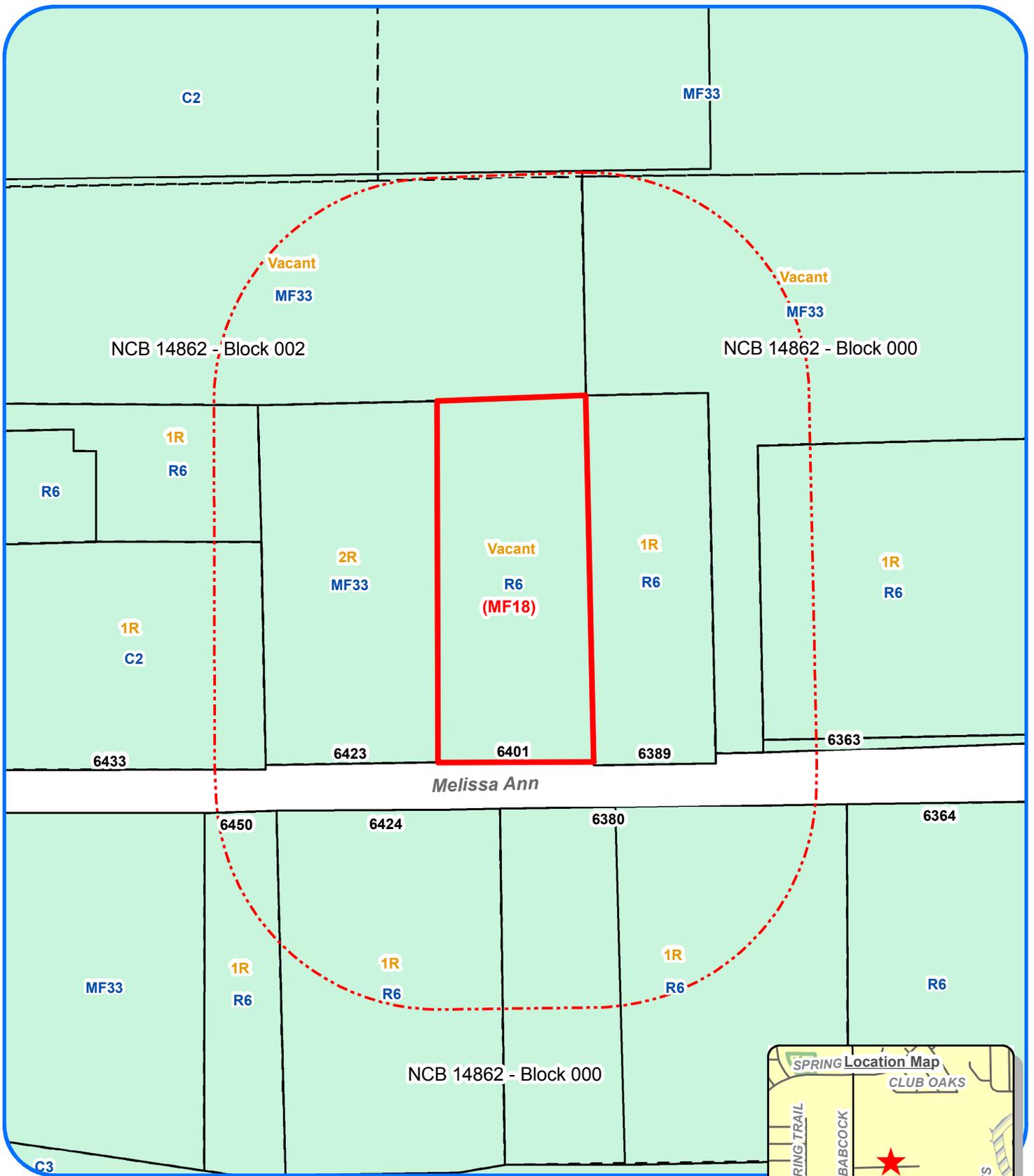
ASPHALT AND CONCRETE: 42,198 S.F.

N.W. LOOP 410  
300' ROW

\* RICHARD J. KARAM, President of METRO Summit, L.L.C., a TEXAS Limited Liability Company

I, Richard J. Karam, 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 CAS DOES NOT RELIEVE ME FROM ADHERANCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

We intend to use this property for a car lot. In the past it was a bank but it has been vacant for the past three years. We also plan on doing car inspections and insurance sales consistent with the current C-2 zoning. The car lots will be used for auto sales.



## Zoning Case Notification Plan

### Case Z-2013-033

Council District: 8

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 14862 - BLK 004 - LOT 002

#### Legend

- Subject Properties ▬ (0.960 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  
(11/29/2012 - R Martinez)



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2013033  
Hearing Date: December 18, 2012  
Property Owner: George D. Vann  
Applicant: George D. Vann  
Representative: George D. Vann  
Location: 6401 Melissa Ann  
Legal Description: Lot 2, Block 4, NCB 14862  
Total Acreage: 0.975  
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:** "R-6" Residential Single-Family District

**Requested Zoning:** "MF-18" Limited Density 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 November 30, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 14, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 13

**Neighborhood Associations:** None

**Planning Team Members:** 41 – North Sector Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1999 zoning case, the property was rezoned to “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “R-6” Residential Single-Family District. The property was platted in 2001 (volume 9551, page 2 of the Bexar County Plat Records). The property is currently undeveloped.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Undeveloped land

**Direction:** West

**Current Base Zoning:** “MF-33”, “C-2”

**Current Land Uses:** Single-family residences

**Direction:** South and East

**Current Base Zoning:** “R-6”, “MF-33”

**Current Land Uses:** Single-family residences, undeveloped land

**Overlay and Special District Information:** None

## **Transportation**

**Thoroughfare:** Melissa Ann Street

**Existing Character:** Local Street, 1 lane in each direction with no sidewalks

**Proposed Changes:** None Known

**Public Transit:** There are no public transportation lines in the immediate vicinity. The nearest VIA bus line is the 604 which operates along Spring Time Drive, north and west of the subject property.

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

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

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within 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.

The subject property is also located within the Tanglewoodridge Neighborhood Plan. This plan was adopted in 1994 and has not been updated. It is no longer a regulatory plan, but may be used as a guiding document. The Tanglewoodridge Neighborhood Plan identifies the properties with frontage on Melissa Ann as being appropriate for multi-family residential development.

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

Staff finds no likely adverse impacts of the requested "MF-18" zoning district on neighboring properties. Many of the surrounding properties are zoned "MF-33".

### **3. Suitability as Presently Zoned:**

The current "R-6" and proposed "MF-18" base zoning districts are both appropriate for the area. The "MF-18" district may serve as an appropriate transition between single-family dwellings and higher intensity uses or major thoroughfares.

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

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

### **5. Public Policy:**

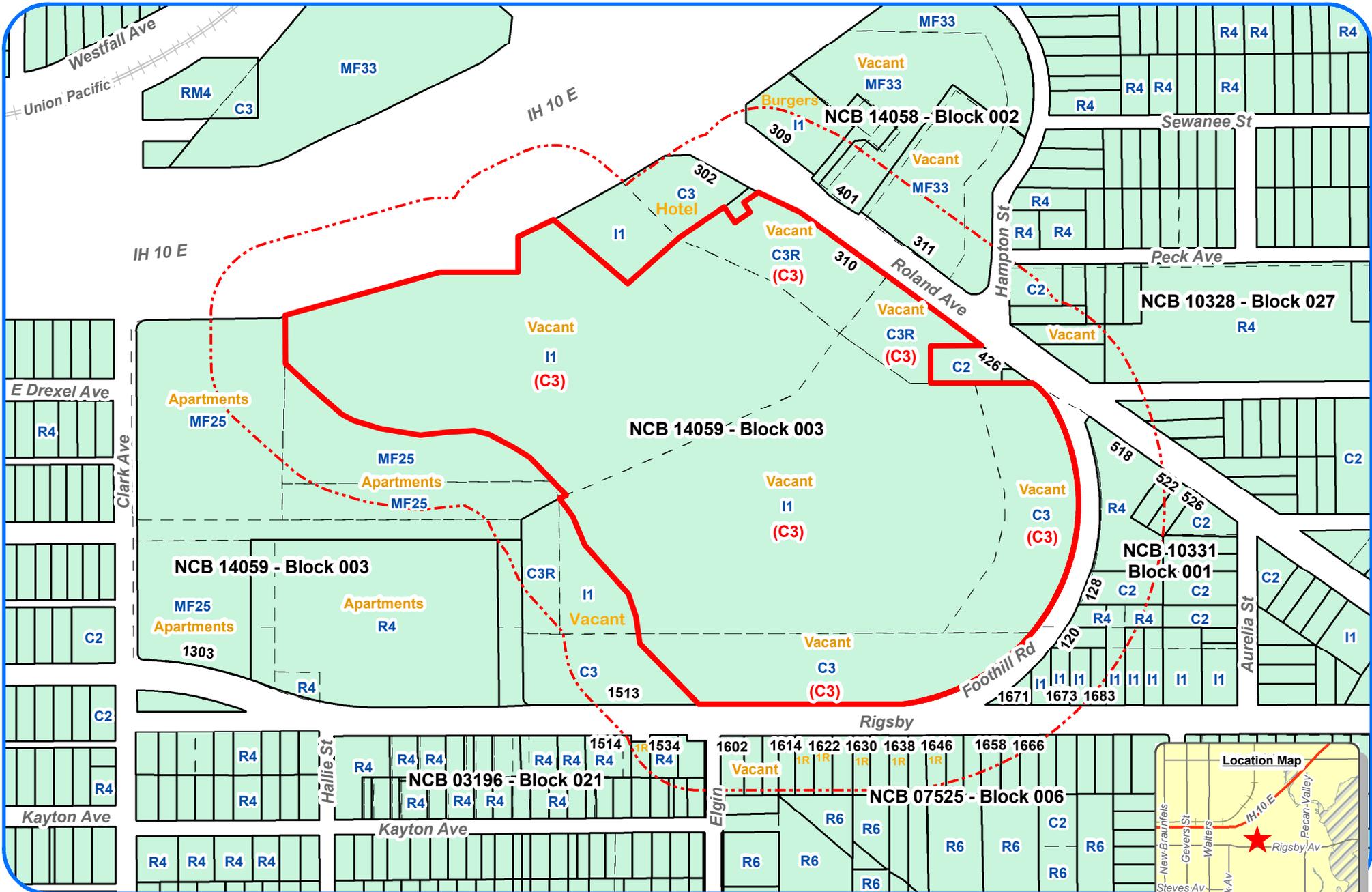
The request does not appear to conflict with any public policy objective. The request is consistent with the North Sector Plan.

### **6. Size of Tract:**

The subject property is 0.975 acres, which will allow a maximum of 17 units on the site.

### **7. Other Factors:**

None



**Zoning Case Notification Plan**

**Case Z-2013-034**

Council District 2

Scale: 1" approx. = 350 Feet

Subject Property Legal Description(s): NCB 14059 - BLK 003 - LOT 2 and portions of 1, 4, and 5

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

**Legend**

- Subject Properties (39.310 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  
(11/30/2012 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013034

Hearing Date: December 18, 2012

Property Owner: San Antonio Independent School District (by Sylvester Perez, Interim Superintendent of Schools)

Applicant: GFR Development Services, L.L.C. (by Mark Granados, Member)

Representative: Kaufman & Killen, Inc.

Location: 310 and 434 Roland Avenue

Legal Description: 39.31 acres out of Block 3, NCB 14059

Total Acreage: 39.31

City Council District: 2

Case Manager: Pedro Vega, 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, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

**Requested Zoning:** "C-3 AHOD" General 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 November 30, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 14, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 63

**Neighborhood Associations:** The Artesia Community Guild is located within 200 feet of the subject property.

**Planning Team Members:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The western portion of the subject property is located within the City Limits as they were recognized in 1938; the remaining portions were annexed in 1944 and 1951. The property was originally zoned under the 1938 zoning code. In a 1981 case, the property was rezoned to “B-3” Business District, “B-3R” Restrictive Business District and “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District and “I-1” General Industrial District, respectively. The property is undeveloped and is not platted.

**Topography:** The property slopes significantly to the south, toward Rigsby.

## **Adjacent Zoning and Land Uses**

**Direction:** West

**Current Base Zoning:** “R-4”, “MF-25”, “C-3R”, “C-3” and “I-1”

**Current Land Uses:** Multi-Family Dwellings and Undeveloped Land

**Direction:** East and Northeast

**Current Base Zoning:** “R-4”, “MF-33”, “C-2”, “C-3NA”, “C-3” and “I-1”

**Current Land Uses:** Single-Family Dwellings, Commercial Uses, and Undeveloped Land

**Direction:** South across Rigsby

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-Family Dwellings and Undeveloped Land

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

## **Transportation**

**Thoroughfare:** Roland Avenue

**Existing Character:** Primary Arterial Type A; two lanes in each direction with sidewalks.

**Proposed Changes:** None known.

**Thoroughfare:** Rigsby

**Existing Character:** Primary Arterial Type A; two lanes in each direction with sidewalks and a median.

**Proposed Changes:** None known.

**Thoroughfare:** Interstate Highway 10

**Existing Character:** Expressway; three lanes plus entrance and exit ramps

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 30 and 230, which operate along Rigsby Avenue with stops immediately adjacent to the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) study will be required; however the study may be deferred to the permitting phase of the project.

**Parking Information:** Off-street vehicle parking requirements are determined by type and size of use. As the zoning change application does not specify a proposed use, parking requirements cannot be calculated at this time.

## **Staff Analysis and Recommendation: Approval.**

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

### **1. Consistency:**

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

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

Granting of the “C-3” General Commercial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from residential to industrial. This area is in the process of revitalization and rezoning the property will encourage and promote the revitalization goals of the neighborhood.

### **3. Suitability as Presently Zoned:**

The existing “I-1” 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 are not appropriately located near established residential neighborhoods. Although the property’s current “I-1” zoning is consistent with surrounding zoning, the area is transitioning from industrial uses to retail, service and residential uses.

The “C-3” General Commercial District is typically considered consistent with Regional Commercial land uses that draw a customer base from an extended area. Such uses are best located on large acreage lots, at intersections of major arterial thoroughfares.

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

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

The property is 39.31 acres in size and appears to be of sufficient size to accommodate a wide range of commercial uses along with required parking.

### **7. Other Factors:**

The requested “C-3” General Commercial District allows uses more in character with surrounding development than the existing industrial district. Overall, reducing the intensity of zoning along Roland Avenue and Rigsby Avenue will reduce the potential for conflicts with the abutting neighborhood; allowing uses that will better serve the surrounding community.



**Zoning Case Notification Plan**

**Case Z-2013-035**

Council District 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 14057 - BLK 001 - LOT 001

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

**Legend**

- Subject Properties (6.230 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  
(11/30/2012 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013035

Hearing Date: December 18, 2012

Property Owner: J.H. Uptmore & Associates, Inc. (by James H. Uptmore, Manager of JHU, General Partner)

Applicant: GFR Development Services, L.L.C. (by Mark Granados, Member)

Representative: Kaufman & Killen, Inc.

Location: Located on the northwest corner of Roland Avenue and Interstate Highway 10

Legal Description: Lot 1, Block 1, NCB 14057

Total Acreage: 6.23

City Council District: 2

Case Manager: Pedro Vega, Planner

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

### **Proposed Zoning Change**

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

**Requested Zoning:** "C-3 AHOD" General 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 November 30, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 14, 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:** None

**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 code. In a 1968 zoning case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District. In a 2004 zoning case, the property was rezoned to "MF-33" Multi-Family District. The property was platted in 1968 (volume 5940, page 212) and is currently undeveloped.

**Topography:** The property slopes to the south. CPS Transmission Lines and Union Pacific Railroad abut the property to the northwest.

## **Adjacent Zoning and Land Uses**

**Direction:** Northwest

**Current Base Zoning:** "R-M4" and "C-3"

**Current Land Uses:** Vacant Land, CPS Transmission Lines and Union Pacific Railroad

**Direction:** Northeast across Roland Avenue

**Current Base Zoning:** "R-4" and "I-1"

**Current Land Uses:** Single-Family Dwellings, Hair Salon and Auto Repair

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

## **Transportation**

**Thoroughfare:** Roland Avenue

**Existing Character:** Local Street; one lane in each direction without sidewalks.

**Proposed Changes:** None known.

**Thoroughfare:** Interstate Highway 10

**Existing Character:** Expressway; three lanes in each direction plus entrance and exit ramps

**Proposed Changes:** None known

**Public Transit:** There are no public transit lines in the subject property area.

**Traffic Impact:** A Traffic Impact Analysis (TIA) study will be required; however the study may be deferred to the permitting phase of the project.

**Parking Information:** Off-street vehicle parking requirements are determined by type and size of use. As the zoning change application does not specify a proposed use, parking requirements cannot be calculated at this time.

## **Staff Analysis and Recommendation: Approval.**

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

### **1. Consistency:**

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

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

Granting of the "C-3" General Commercial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from residential to industrial. This area is in the process of revitalization and rezoning the project will encourage and promote the revitalization goals of the surrounding community.

### **3. Suitability as Presently Zoned:**

The existing "MF-33" Multi-Family District may be appropriate for the subject property due to its location at the periphery of a single-family residential neighborhood. However, the proposed "C-3" General Commercial District is also appropriate due to the property's close proximity to the railroad and highway.

The "C-3" General Commercial District is typically considered consistent with Regional Commercial land uses that draw a customer base from an extended area. Such uses are best located on large acreage lots, at intersections of major arterial thoroughfares.

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

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

The property is 6.230 acres in size and appears to be of sufficient size to accommodate a wide range of commercial uses along with required parking.

### **7. Other Factors:**

The requested "C-3" General Commercial District allows uses more in character with surrounding development than the existing "MF-33" Multi-Family District. Overall, the "C-3" General Commercial District allows retail and service uses that will serve the surrounding community.