

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, December 7, 2010
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Vacant – District 5	Brenna Nava– District Mayor
Susan Wright – District 9	
Chair	

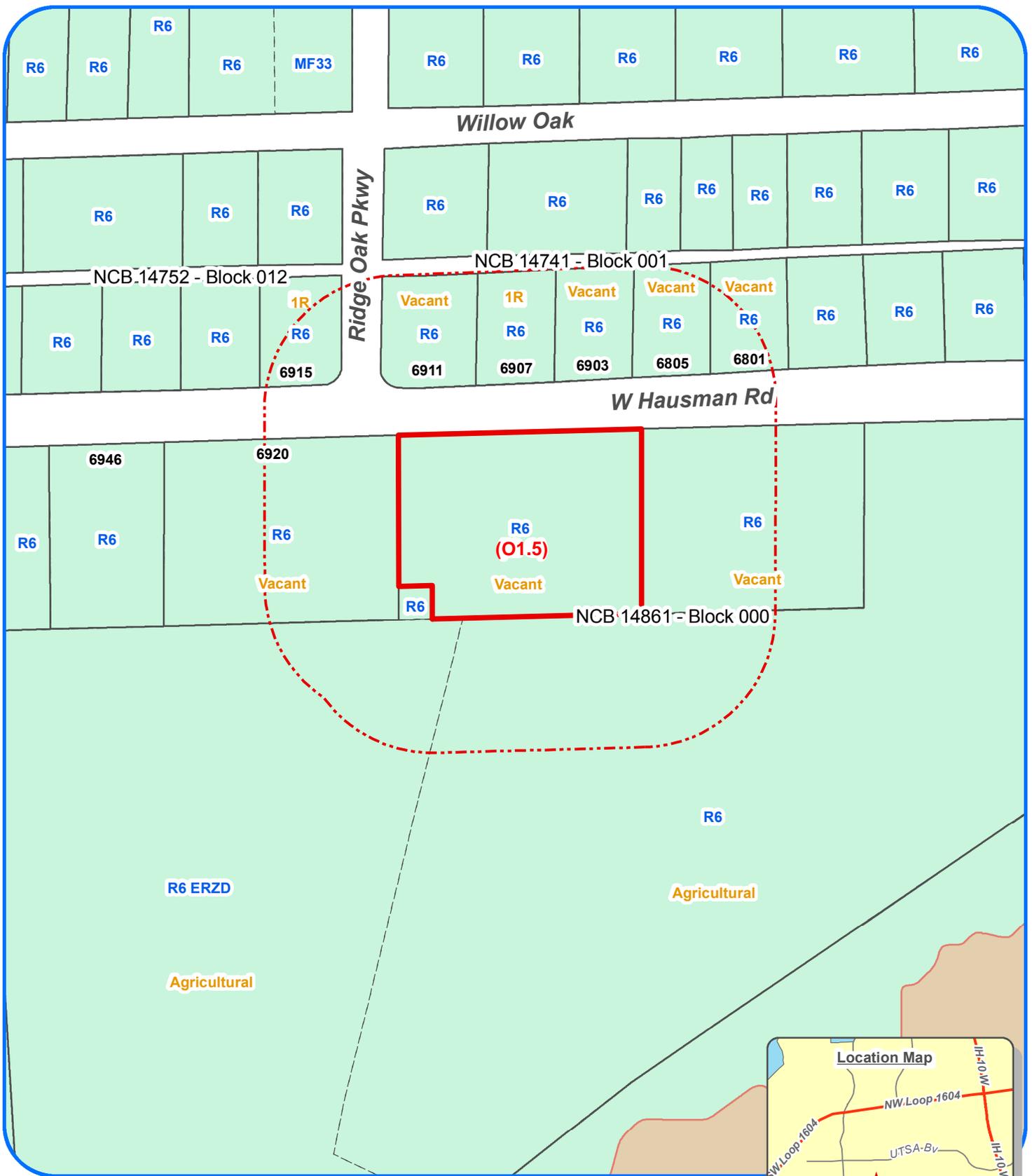
1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for December 7, 2010.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of November 16, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011004 ERZD:** A request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Military Lighting Overlay District and “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Military Lighting Overlay District to “O-1.5 MLOD-1” Mid-Rise Office Military Lighting Overlay District and “O-1.5 ERZD MLOD-1” Mid-Rise Office Edwards Recharge Zone Military Lighting Overlay District on 2.243 acres out of P-26, NCB 14861 on a portion of the 6900 Block of West Hausman Road. (Council District 8)
7. **ZONING CASE NUMBER Z2011003:** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 27 through 44, Block 21, NCB 3815; Lots 1 through 18 and Lots 27 through 44, Block 25, NCB 3819 on multiple properties generally bound by Greer Street, Channing, South Gevers Street, and South Mittman Street. (Council District 3)
8. **ZONING CASE NUMBER Z2011006:** A request for a change in zoning from “MR AHOD” Military Reservation Airport Hazard Overlay District to “MF-33 IDZ AHOD” Multi-Family Infill Development Zone Airport Hazard Overlay District on 16.728 acres and “C-3 AHOD” General Commercial Airport Hazard Overlay District on 6.411 acres and 4.524 acres all on 27.663 acres out of Parcel 111, NCB 10879, southeast Military Road and South New Braunfels Avenue. (Council District 3)

9. **ZONING CASE NUMBER Z2011008:** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “MF-18 AHOD” Multi-Family Airport Hazard Overlay District on 0.430 of an acre out of NCB 11268, 7600 Block of Somerset Road. (Council District 4)
10. **ZONING CASE NUMBER Z2011009:** A request for a change in zoning from “H MF-33 RIO-4 AHOD” Multi-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District to “H C-3NA RIO-4 AHOD” General Commercial Mission Historic Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District on 55.132 acre tract of land out of NCB A-20, on a portion of the 1100 Block of Mission Road. (Council District 3)
11. **ZONING CASE NUMBER Z2011011:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 26, 27, 28, 29 and 30, NCB 10179, 6100 Block of West Commerce Street. (Council District 6)
12. **ZONING CASE NUMBER Z2011012:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Multi-Family Airport Hazard Overlay District on east 34 feet of Lot 18 and west 40 feet of Lot 19, Block 40, NCB 9600, 2607 and 2609 Cincinnati Avenue. (Council District 7)
13. **ZONING CASE NUMBER Z2011013:** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 58, Block 4, NCB 11264, 7402 New Laredo Highway. (Council District 4)
14. **ZONING CASE NUMBER Z2011014:** A request for a change in zoning from “C-3NA HS AHOD” General Commercial Nonalcoholic Sales Historic Significant Airport Hazard Overlay District to “C-2 CD HS AHOD” Commercial Historic Significant Airport Hazard Overlay District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens and Paddocks Permitted) on Lots J, K, L (also known as Lot 4), M (also known as Lot 5), N (also known as a portion of Lot 6), O (also known as the east portion of Lot 6) and P (also known as Lot 7), Block 5, NCB 310, 937 through 1019 South Laredo Street. (Council District 1)
15. **ZONING CASE NUMBER Z2011015:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 14 and the north 48.8 feet of Lot 2, Block 14, NCB 3883, 1102 Nogalitos Street. (Council District 5)
16. **ZONING CASE NUMBER Z2011016 CD:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “IDZ” Infill Development District with uses permitted in “MF-25 AHOD” Multi-Family Airport Hazard Overlay District and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 19, NCB 2597, 2600 South Flores Street. (Council District 5)
17. **ZONING CASE NUMBER Z2011017 S:** A request for a change in zoning from “H O-2 HS AHOD” High-Rise Office Lavaca Historic Significant Airport Hazard Overlay District to “H IDZ HS AHOD” Infill Development Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District and “O-1.5 S” Mid-Rise Office District with a Specific Use Authorization for a Art Studio on 0.271 acres being a portion of Lot 11 and all of Lot 12, Block 9, NCB 712, 126 Lavaca Street. (Council District 1)

18. **ZONING CASE NUMBER Z2011018 CD:** 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 Veterinary Hospital - Small animals (No outside runs, pens and paddocks permitted) on Lot 11, Block 4, NCB 8323, save and except the part of said lot conveyed to the City of San Antonio in Volume 7395, Page 361, Real Property Records, Bexar County, Texas, 5357 West Commerce Street. (Council District 5)
19. **ZONING CASE NUMBER Z2011019:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overly District, “MF-33 AHOD” Multi-Family Airport Hazard Overly District and “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to "G AHOD" Golf Course Airport Hazard Overly District on 139.771 acres out of NCB 15837, NCB 15688, NCB 16738 (Northern Hills Country Club Subdivision), save and except Lots 1 through 15, Block 1, NCB 15688; P-80 and P-81, NCB 15837; Lot 48, Block 31, NCB 16738; and Lot 15, Block 51, NCB 17193, 13202 Scarsdale. (Council District 10)
20. **Executve 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.
21. **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 Z2011004 ERZD

Council District 8

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): A Portion of NCB 14861 - Block 000 - Lot P-26

Legend

- Subject Property (2.24 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
(10/26/2010 - E Hart)

CASE NO: Z2011004 ERZD

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Continuance (applicant's request) from November 16, 2010

Council District: 8

Ferguson Map: 513 F8

Applicant Name:
Moises & Leticia Rodriguez

Owner Name:
Martha J Droby, Independent Executrix of the Estate of
Maria G Alonzo

Zoning Request: From "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District and "R-6 ERZD MLOD-1" Residential Single-Family Edwards Recharge Zone Military Lighting Overlay District to "O-1.5 MLOD-1" Mid-Rise Office Military Lighting Overlay District and "O-1.5 ERZD MLOD-1" Mid-Rise Office Edwards Recharge Zone Military Lighting Overlay District.

Property Location: 2.243 acres out of P-26, NCB 14861

A portion of the 6900 Block of West Hausman Road

On the south side of West Hausman Road, at Ridge Oak Parkway

Proposal: To allow medical offices

Neigh. Assoc.: Maverick Creek Homeowners Association is the nearest registered association.

Neigh. Plan: North Sector Plan

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

Staff Recommendation:

The North Sector Plan identifies the subject property as being within the "Suburban Tier" which includes a range of use classifications from low density residential to community commercial uses. Therefore, both the existing and requested zoning districts are consistent with the plan.

Denial.

The subject property consists of 2.243 acres of undeveloped land, out at a 2.5-acre parcel. The remaining portion (the southwest corner) of the property is currently developed as a wireless communication tower. The property was annexed in 1971, per Ordinance 39169, and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. Surrounding zoning includes "R-6" Residential Single-Family District in all directions. Surrounding land uses include single-family homes, undeveloped land, and agricultural uses. The applicant requests "O-1.5" Mid-Rise Office District to allow development of medical offices.

Staff finds the requested zoning inappropriate for the subject property as it is entirely surrounded by single-family residential zoning. Although significant amounts of land in the area remain undeveloped, all of the existing surrounding uses are low-density residential or agricultural in character. West Hausman Road is identified as a Secondary Arterial "Type A" roadway in the City's Major Thoroughfare Plan; and as such would normally be an appropriate location for low-intensity commercial development. However, the subject property is not located at a major intersection, and is encompassed by substantial flood plain areas. Therefore, staff does not support the properties along the south side of Hausman Road transitioning to commercial development.

CASE NO: Z2011004 ERZD

Final Staff Recommendation - Zoning Commission

Additionally, the "O-1.5" Mid-Rise Office District is meant to accommodate office buildings up to five stories tall and of unlimited size. The uses and construction being proposed by the applicant can reasonably be supported by the "O-1" Office District, which would also provide for additional development standards limiting the potential impact of development on surrounding residential uses.

CASE MANAGER: Micah Diaz 207-5876

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

To: Zoning Commission Members

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

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Bruce Keels, Environmental Geologist, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2011004 (7022 W. Hausman Road)

Date: October 22, 2010

SUMMARY

A request for a change in zoning has been made for an approximate 2.3-acre tract located on the city's north west side. A change in zoning from "R-6" Residential ERZD to "O-1.5" Mid-rise Office ERZD is being requested by the applicant the City of San Antonio's Planning & Development Services Department. The change in zoning has been requested to allow for development of a psychological therapist office.

Currently, the subject site is undeveloped property with an automated cell phone tower. The property is located at 7022 W. Hausman Road inside Loop 1604 which is approximately 2.3 acres. Only a very small portion of the site containing the access road to the cell phone tower is located within the Edwards Recharge Zone. A historic grave site was observed within the area outside of the Edwards Recharge Zone. Additionally, the proposed zoning will not increase the impervious cover within the Edwards Recharge Zone, as that area is already occupied by the access road to the cell phone tower.

According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Upper Confining Unit Undivided of the Edwards Aquifer. The Undivided Upper Confining Unit is characterized by the presence of massive limestone with very low porosity and permeability throughout the formation. The full section thickness of this member is approximately 30 feet thick. This could not be confirmed due to a lack of bedrock exposure on the subject site. The subject property is located in City Council District 8, on 7022 W. Hausman Road, approximately 1/2 mile east of Babcock Road. The property lies partially within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

Zoning Commission Members
Z2011044 (7022 W. Hausman Road)
Page 2

Based on the information submitted by the applicant, SAWS staff does not object to the office rezoning, as this will not affect the water quality. Should the San Antonio City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any proposed development on that property after the zoning classification has been changed should be reviewed by all applicable agencies.



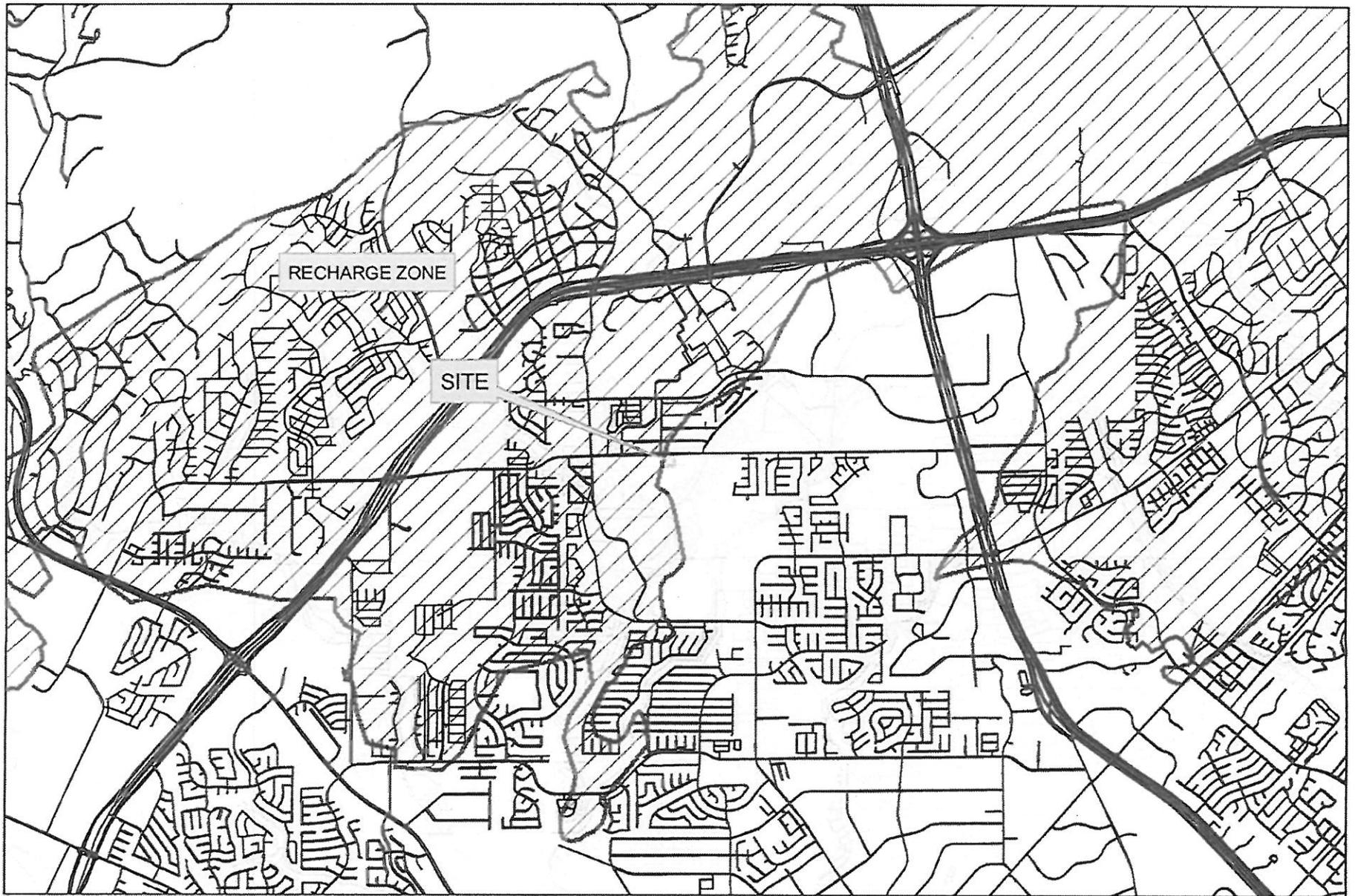
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



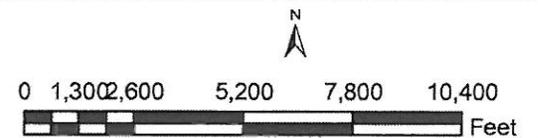
Scott R. Halty
Director,
Resource Protection & Compliance Department

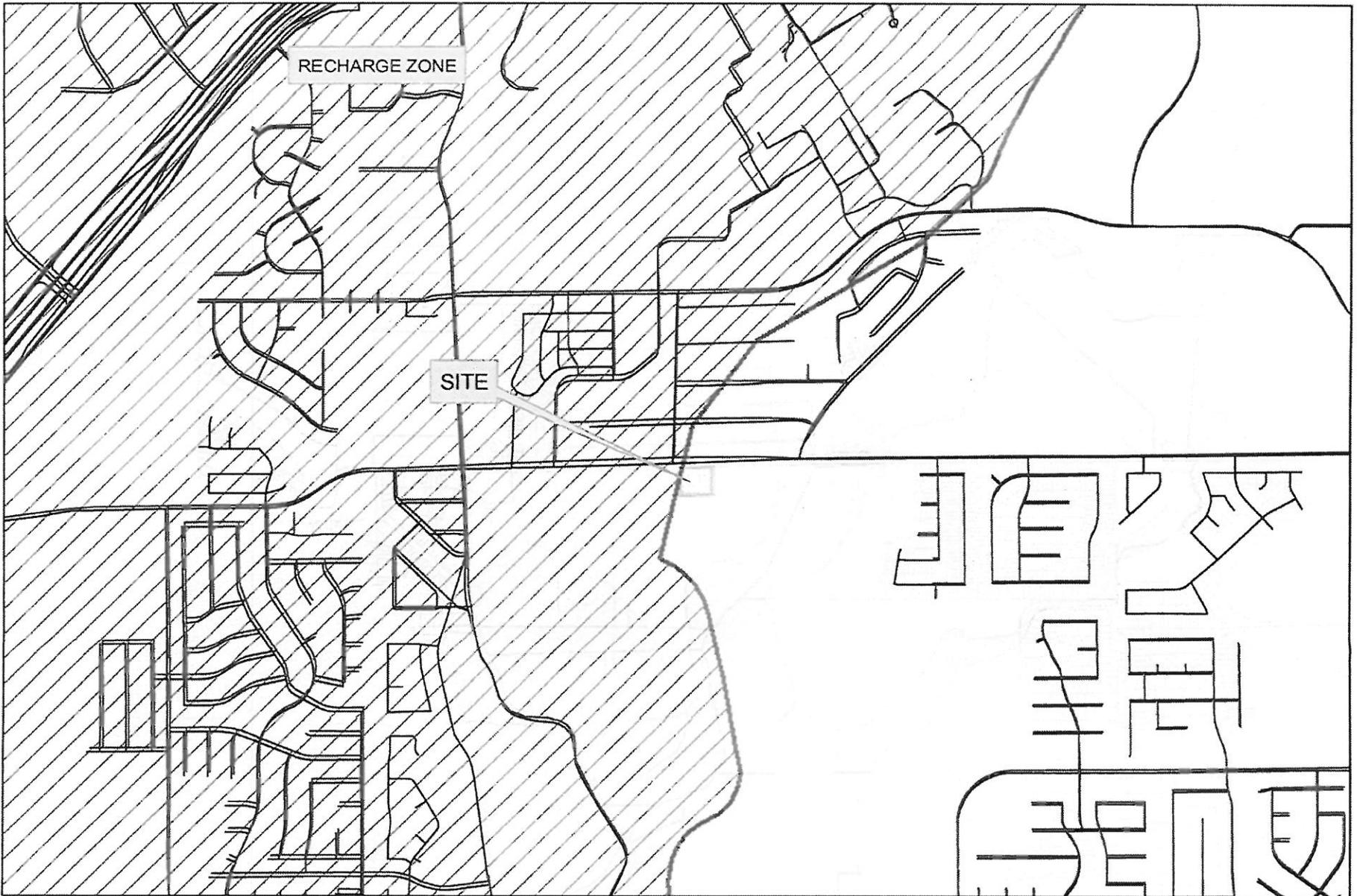
KMN:BVK



ZONING: 7022 W. HAUSMAN ROAD
ZONING NUMBER: Z2011004

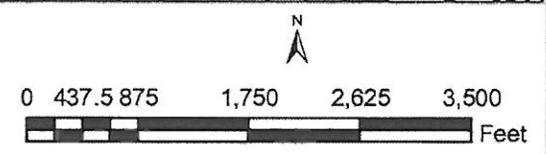
Map Prepared by Aquifer Protection & Evaluation BVK 10/26/10





ZONING: 7022 W. HAUSMAN ROAD
ZONING NUMBER: Z2011004

Map Prepared by Aquifer Protection & Evaluation BVK 10/26/10





Zoning Case Notification Plan

Case Z-2011-003

Council District 3

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 03815 - Block 021 - Lots 27 thru 44 and NCB 03819 - Block 025 - Lots 1 thru 18 and 27 thru 44

Legend

- Subject Property (Red outline)
- 200' Notification Area (Dashed red line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Orange shading)
- Single Family Residential 1R (Red text)



Development Services Dept
City of San Antonio
(10/15/2010 - E Hart)

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

CASE NO: Z2011003

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Continuance (applicant's request) from November 2nd); case was rescheduled to December 7th due to staff error.

Council District: 3

Ferguson Map: 651 D2

Applicant Name:

Robert J. Perez

Owner Name:

RJ & P Developments, LLC; Robert C. Flores and Justin D. Martinez

Zoning Request: From "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

Property Location: Lots 27 through 44, Block 21, NCB 3815; Lots 1 through 18 and Lots 27 through 44, Block 25, NCB 3819

Multiple properties generally bound by Greer Street, Channing, South Gevers Street, and South Mittman Street

Along the north side of Channing and both the north and south sides of Cosgrove Street, between South Gevers Street and South Mittman Street

Proposal: To allow single-family residential development on lots 6000 square feet in size

Neigh. Assoc.: Southeast Citizens Committee (Registration Unconfirmed); Highland Park Neighborhood Association is within 200 feet.

Neigh. Plan: Highlands Community Plan

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

Staff Recommendation:

The subject properties are located within the Highlands Community Plan, and are currently designated as Low Density Residential in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

Approval.

The subject properties consist of 3.815 acres of undeveloped land, located on the west side of South Gevers Street between Greer Street and Channing. The properties are located within the City Limits as recognized in 1938. The properties were originally zoned "B" Residence District. In a 2000 case, the properties were rezoned to "B-2NA" Nonalcoholic Sales District, "R-1a" Single Family Residence District, and "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2NA" Commercial Nonalcoholic Sales District, "NP-8" Neighborhood Preservation District, and "R-6" Residential Single-Family District. Surrounding zoning includes a mix of Residential Single-Family, Residential Mixed, and Multi-Family districts to the north, east, and south; with "R-4" Residential Single-Family District, "C-2" Commercial District, "O-2" Office District, and "I-1" General Industrial District to the west across South Gevers Street. Surrounding land uses include single-family residences to the north, east, and south; a church to the north and a small apartment complex to the south; with residences, medical offices, a restaurant, a bakery, and a tavern to the west. Applicant requests "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to allow residential development on lots 6,000 square feet in size.

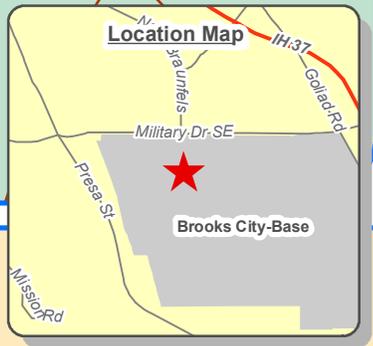
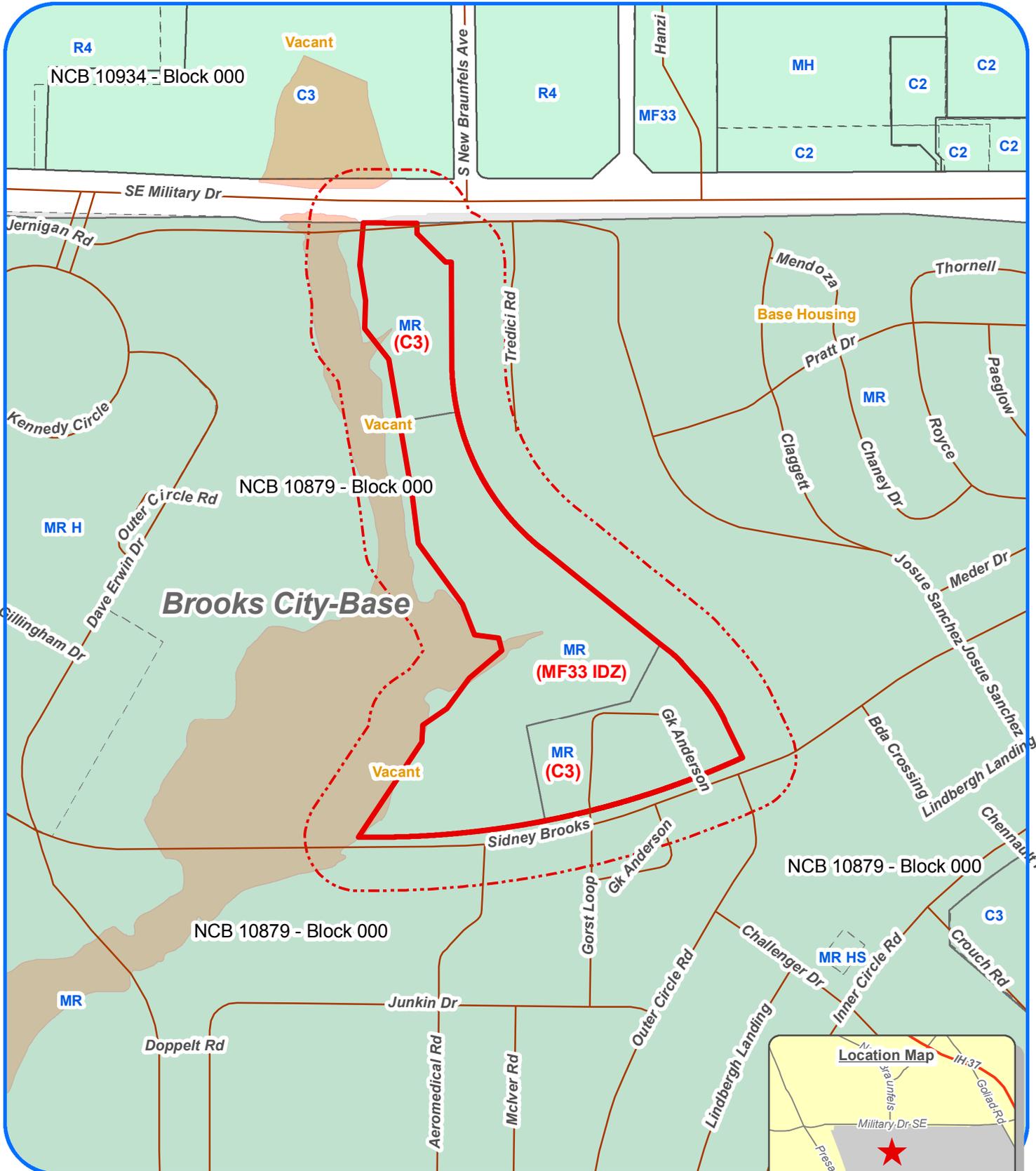
CASE NO: Z2011003

Final Staff Recommendation - Zoning Commission

Staff finds the requested zoning appropriate for the subject properties and surrounding residential neighborhoods. The portions of the subject property currently zoned for commercial uses are not consistent with the future land use plan portion of the Highlands Community Plan. The requested down-zoning will bring these properties into conformance with the adopted Community Plan.

Although the existing "NP-8" zoning district is consistent with the Community Plan, the required 8,000 square-foot lot size is larger than most of the established residential lots in the area. The 6,000 square foot lots permitted in the "R-6" zoning district are consistent with the existing residential development both west and east of South Gevers Street.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2011-006

Council District 3
 Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): A Portion of NCB 10879 - Block 000 - P-111, P-112 and P-113 and NCB 10921 - Block 000 - P-101

- Legend**
- Subject Property (Red Solid Line) (27.67 Acres)
 - 200' Notification Area (Dashed Red Line)
 - Current Zoning (Blue Text)
 - Requested Zoning Change (Red Text)
 - 100-Year DFIRM Floodplain (Brown Shaded Area)
 - Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (10/28/2010 - E Hart)

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

CASE NO: Z2011006

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 3

Ferguson Map: 683 F1

Applicant Name:
Andrew C. Guerrero

Owner Name:
Brooks Development Authority

Zoning Request: From "MR AHOD" Military Reservation Airport Hazard Overlay District to "MF-33 IDZ AHOD" Multi-Family Infill Development Zone Airport Hazard Overlay District on 16.728 acres and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 6.411 acres and 4.524 acres.

Property Location: 27.663 acres out of Parcel 111, NCB 10879

Southeast Military Road and South New Braunfels Avenue

On the south side of Southeast Military Road, west of South New Braunfels Avenue

Proposal: To allow multi-family and commercial development

Neigh. Assoc.: Hot Wells Neighborhood Association is within 200 feet.

Neigh. Plan: Stinson Airport Vicinity Land Use Plan

TIA Statement: A new Traffic Impact Analysis (TIA) is not required; project has been approved under #2010TIA0908.

Staff Recommendation:

The subject properties are located within the Stinson Airport Vicinity Land Use Plan, and are currently designated as Public/Institutional in the Future Land Use Plan. The zoning request is not consistent with the Land Use Plan. The applicant has submitted a request to amend the plan to High Density Residential and Regional Commercial designations. Staff and Planning Commission recommend approval.

Approval.

The subject properties consist of 27.663 acres of undeveloped land that was formerly part of Brooks Air Force Base. The properties were annexed in 1952, per Ordinance 18115; and were originally zoned "MR" Military Reservation District. Surrounding zoning includes a "MR" Military Reservation District to the west, south, and east "C-3" General Commercial District to the northwest; and "R-4" Residential Single-Family District to the northeast. Surrounding land uses include undeveloped land and remaining military buildings to the west, south, east, and north. The applicant requests "MF-33 IDZ AHOD" for 16.728 acres to allow multi-family development and "C-3 AHOD" to two separate portions (6.411 acres and 4.524 acres) to allow commercial development.

Staff finds the requested zoning appropriate for the subject properties. The subject properties are located along the proposed southern extension of South New Braunfels Avenue at the intersection with Southeast Military Drive, which the City's Major Thoroughfare Plan identifies as a Secondary Arterial "Type A" and Primary Arterial "Type A", respectively. The uses permitted in the "C-3" zoning district are typically identified as Regional Commercial land uses which are most appropriately located at intersections of major thoroughfares. Similarly, the uses permitted in the "MF-33" district are typically identified as "High Density Residential" land uses, and are most appropriately located along arterial thoroughfares.

CASE MANAGER: Micah Diaz 207-5876

Z 2011006

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
1/2" RIBBON FOUND	1/2" RIBBON FOUND	WASTEWATER LINE	WASTEWATER LINE
1/2" RIBBON SET	1/2" RIBBON SET	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
1/2" RIBBON	1/2" RIBBON	UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
1/2" RIBBON POINT	1/2" RIBBON POINT	GAS LINE	GAS LINE
1/2" RIBBON FOUND	1/2" RIBBON FOUND	PROPERTY LINE	PROPERTY LINE
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	ADJUSTED	ADJUSTED
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	SPOT ELEVATION	SPOT ELEVATION
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	FLOW DIRECTION	FLOW DIRECTION
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	CONCRETE SURFACE	CONCRETE SURFACE
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	LIMITS OF CONSTRUCTION	LIMITS OF CONSTRUCTION
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	RETAINING WALL	RETAINING WALL
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	ACCESSIBLE ROUTE	ACCESSIBLE ROUTE
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	ON SITE TREE TO BE REMOVED	ON SITE TREE TO BE REMOVED
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	ON SITE TREE TO REMAIN	ON SITE TREE TO REMAIN
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	100' FEET FLOODPLAIN LIMIT	100' FEET FLOODPLAIN LIMIT
1/2" RIBBON POINT OF BEGINNING	1/2" RIBBON POINT OF BEGINNING	100' FEET FLOODPLAIN LIMIT	100' FEET FLOODPLAIN LIMIT

NOTES

1. THE 100' FLOODPLAIN LIMIT IS SHOWN BY A DASHED LINE.

2. THE 100' FLOODPLAIN LIMIT IS SHOWN BY A DASHED LINE.

3. THE 100' FLOODPLAIN LIMIT IS SHOWN BY A DASHED LINE.

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5. THE 100' FLOODPLAIN LIMIT IS SHOWN BY A DASHED LINE.

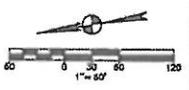
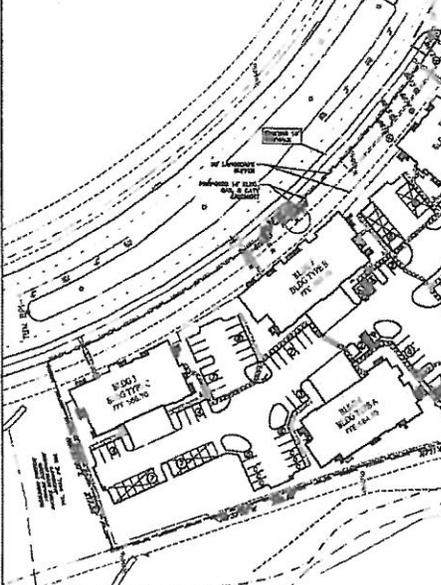
6. THE 100' FLOODPLAIN LIMIT IS SHOWN BY A DASHED LINE.

7. THE 100' FLOODPLAIN LIMIT IS SHOWN BY A DASHED LINE.

8. THE 100' FLOODPLAIN LIMIT IS SHOWN BY A DASHED LINE.

9. THE 100' FLOODPLAIN LIMIT IS SHOWN BY A DASHED LINE.

10. THE 100' FLOODPLAIN LIMIT IS SHOWN BY A DASHED LINE.



**TREES TO REMAIN
(WITH IN PROJECT LIMITS)**

8005	3' CEDAR EM
8006	1' CEDAR EM
8007	1' CEDAR EM
8008	1' CEDAR EM
8009	1' CEDAR EM
8010	1' CEDAR EM
8011	1' CEDAR EM
8012	1' CEDAR EM
8013	1' CEDAR EM
8014	1' CEDAR EM
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8037	1' CEDAR EM
8038	1' CEDAR EM
8039	1' CEDAR EM
8040	1' CEDAR EM
8041	1' CEDAR EM
8042	1' CEDAR EM
8043	1' CEDAR EM
8044	1' CEDAR EM
8045	1' CEDAR EM
8046	1' CEDAR EM

NO.	DESCRIPTION	AMOUNT	REMARKS
1	TOTAL PARKING	120	APPROACH TO S. NEW BRAUNFELS
2	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
3	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
4	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
5	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
6	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
7	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
8	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
9	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
10	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
11	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
12	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
13	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
14	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
15	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
16	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
17	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
18	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
19	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS
20	APPROACH TO S. NEW BRAUNFELS	120	APPROACH TO S. NEW BRAUNFELS

SEE NOTES SHEET CO.1

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OVERALL SITE PLAN

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SAN ANTONIO, TX**

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DATE: 08/20/09
PROJECT NO.: 00799-09

DESIGN BY: BURE
CHECKED BY: BURE
REVISIONS BY: BURE
PROJECT NO.: 00799-09

**SHEET
C2.0**

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Zoning Case Notification Plan

Case Z-2011-008

Council District 4

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 0.430 of an acre out of NCB 11268

Legend

- Subject Property (0.430 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
(11/09/2010 - E Hart)

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

CASE NO: Z2011008

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 4

Ferguson Map: 649 E6

Applicant Name:
Ford Engineering, Inc. (Lee Perry, P. E.)

Owner Name:
Daughters of Charity of St. Vincent de Paul

Zoning Request: From "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District.

Property Location: 0.430 of an acre out of NCB 11268

7600 Block of Somerset Road

On the southeast side of Golden Avenue between Somerset to the east and Albren to the west.

Proposal: To conform the zoning with the existing land use.

Neigh. Assoc.: None

Neigh. Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:
Approval.

The subject property is located southwest of the intersection of Golden Avenue and Somerset Road. The subject property is 0.430 of an acre and is occupied by a multi-family structure that measures approximately 5,410 square feet. The property is adjacent to "RM-4" zoning to the north and east; "C-1" and "RM-4" zoning to the south and "R-4" and "R-6" zoning to the west. The surrounding land uses consist of residential dwellings to the east and north; a church to the southwest and the St. Vincent de Paul Family Center to the west.

The applicant is requesting a zoning change to allow additional residential utility meters. Staff finds the requested "MF-18" Multi-Family District to be appropriate for the subject property as it would not alter the character of the neighborhood. Multi-family dwellings are most appropriate on the periphery of single-family neighborhoods, and along arterials or major thoroughfares.

Medium and high density developments are encouraged in areas 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 a major thoroughfare; Somerset Road (a Secondary Arterial "Type A" street) to the east. In addition, there is access to VIA bus stops along Somerset Road.

CASE MANAGER: Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2011-009

Council District 3
 Scale: 1" approx. = 500 Feet
 Subject Property Legal Description(s): A Portion of NCB 00020 - Abstract 15 - Tract 21

Legend

- Subject Property (55.132 Acres) [Red Solid Line]
- 200' Notification Area [Red Dashed Line]
- Current Zoning [Blue Text]
- Requested Zoning Change [Red Text]
- 100-Year DFIRM Floodplain [Orange Text]
- Single Family Residential [1R Text]



Development Services Dept
 City of San Antonio
 (11/09/2010 - E Hart)

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

CASE NO: Z2011009

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 3

Ferguson Map: 650 E2

Applicant Name:
Andrew C. Guerrero

Owner Name:
Archdiocese of San Antonio

Zoning Request: From "H MF-33 RIO-4 AHOD" Multi-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District to "H C-3NA RIO-4 AHOD" General Commercial Mission Historic Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District.

Property Location: 55.132 acre tract of land out of NCB A-20

A portion of the 1100 Block of Mission Road

Between Mission Road and San Antonio River

Proposal: To develop a Multi-Purpose Sports Facility (Mission Conception Athletic & Recreational Complex)

Neigh. Assoc.: Roosevelt Park Neighborhood Association

Neigh. Plan: South Central San Antonio Community Plan

TIA Statement: The Development Services TIA Division has reviewed the Level 2 Traffic Impact Analysis (TIA) for the Mission Conception Athletic & Recreational Complex. The analysis is in compliance with TIA Ordinance 91700.

Staff Recommendation:
Approval.

The subject properties are located within the South Central San Antonio Community Plan, and are currently designated as Public/Institutional in the Future Land Use Plan. Public/Institutional includes government, post offices, libraries, social services, police and fire stations, public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals. The zoning request is consistent with the Future Land Use designation.

The subject property consist of 55.132 acres of undeveloped land and existing baseball fields, located east of the San Antonio River and west of Mission Road. The properties are located within the City Limits as recognized in 1938. The properties were originally zoned "B" Residence District. In a 1985 case, the 55.132 acre site was rezoned to "H R-3" Multi-Family Residence Mission Historic District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "H MF-33 RIO-4 AHOD" Multi-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District. Surrounding zoning includes "H MF-33 RIO-4 AHOD" Multi-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District to the east, west and north with "H R-6 RIO-4 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District

Applicant requests "H C-3NA RIO-4 AHOD" General Commercial Mission Historic Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District to allow a Multi-Purpose Sports Facility (Mission Conception Athletic & Recreational Complex). The ultimate development proposal consists of seven baseball/softball fields, a field for football/soccer/track-and-field, and a multi-purpose sports gymnasium that will accommodate twelve basketball courts or twenty-four volleyball courts. The 55.132 acre site is an isolated area along the San Antonio River and, as such, could accommodate some heavier uses that could serve the public or institutional uses nearby without disturbing nearby residential areas. The site also includes the existing Don Basco baseball fields consisting of four baseball fields. The realignment of Theo Avenue will allow distribution of traffic to adjacent major thoroughfares. Staff finds the requested zoning appropriate for the 55.132 acre site.

CASE MANAGER: Pedro Vega 207-7980

SAN ANTONIO RIVER

PARKWAY

E THEO AVE

Z2011009

MISSION DR

MISSION CONCEPCION

NATURAL OPEN FIELD (CHANDOHA, LTD/NATIONAL PARK SERVICE)

PROPOSED MAIN SPORTS PARK ENTRANCE AT THEO

CONCEPCION PARK (CITY OF SAN ANTONIO)

PROPOSED THEO ROAD REALIGNMENT

W THEO AVE

NEW MULTI-PURPOSE SPORTS FIELD (FULL SIZE SOCCER)

ST. PETER-ST. JOSE CHILDREN'S HOME

PROPOSED FUTURE ACCESS TO ST. PETER-ST. JOSE CHILDREN'S HOME

PROPOSED FUTURE DRIVE TO SETON HOME

SETON HOME

EXISTING MISSION ROAD ACCESS DRIVE

NEW PARKING 262 SPACES

NEW GYMNASIUM BUILDING

CONNECTION TO EXISTING SERVICE DRIVE TO MISSION ROAD (CONTROLLED ACCESS)

FUTURE GYMNASIUM BUILDING EXPANSION EMBAYMENT (SARA)

BLESSED SACRAMENT ACADEMY

NEW PARKING 108 SPACES

NEW BASEBALL / SOFTBALL FIELDS (3) (BID ALTERNATE)

RENOVATED EXISTING CONCESSION/ MAINTENANCE BUILDING

UPGRADE EXISTING BASEBALL / SOFTBALL FIELDS

MISSION TRAILER PARK

SAN ANTONIO RIVER





Zoning Case Notification Plan

Case Z-2011-011

Council District 6

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 10179 - Block 000 - Lots 26 Thru 30

Legend

- Subject Property (0.8609 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R

TEXT
(TEXT)



Development Services Dept
City of San Antonio
(11/09/2010 - E Hart)

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

CASE NO: Z2011011

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 6

Ferguson Map: 614 F4

Applicant Name:
Mary Jane & Annalisa Rodriguez

Owner Name:
Mary Jane & Annalisa Rodriguez

Zoning Request: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: Lots 26, 27, 28, 29 and 30, NCB 10179

6100 Block of West Commerce Street

On the south side of West Commerce Street between SW 39th Street to the east and SW 40th Street to the west.

Proposal: To allow for a retail center.

Neigh. Assoc.: Community Workers Council

Neigh. Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:
Approval.

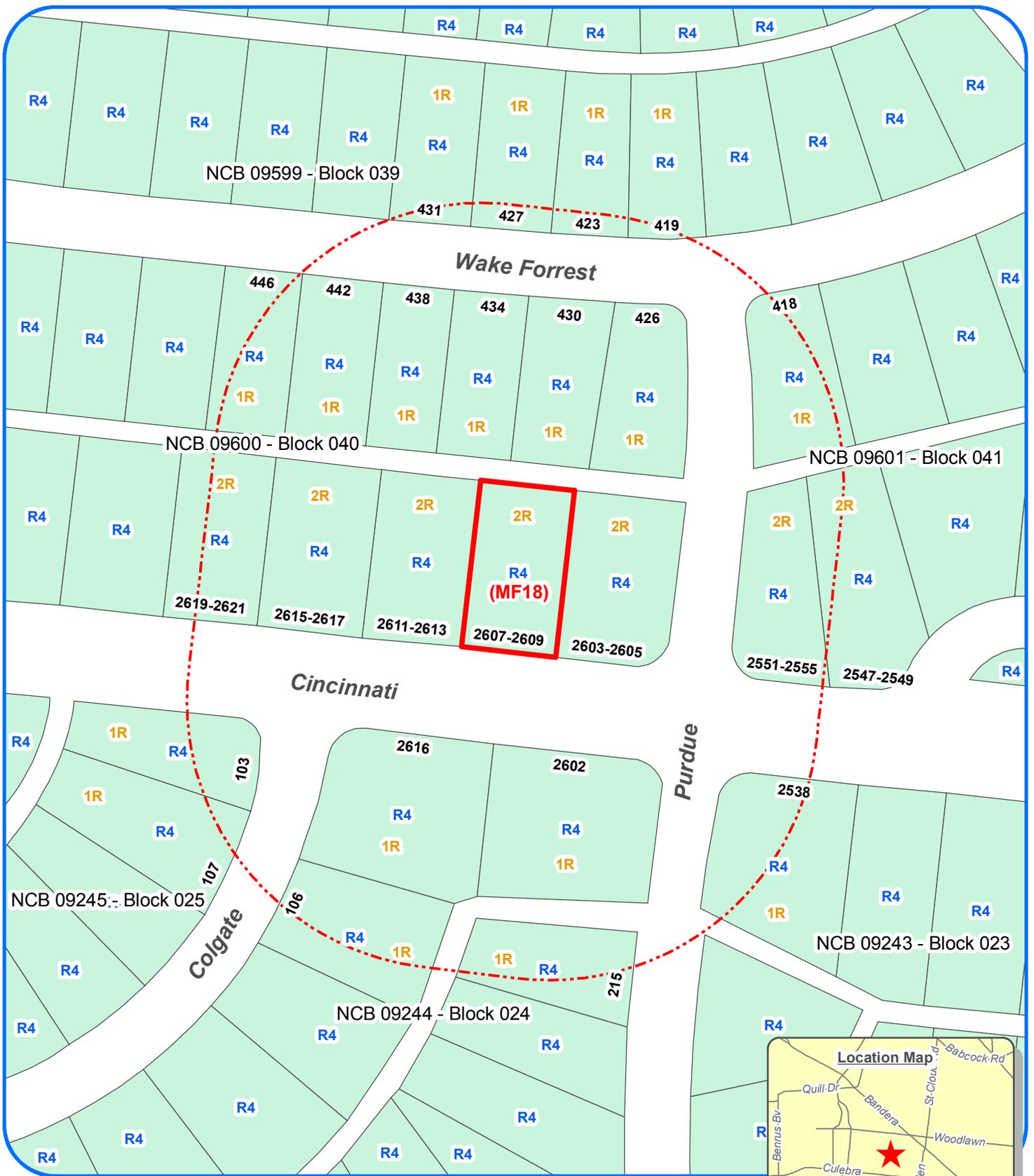
The subject property consists of undeveloped land with frontage along West Commerce Street. The property is adjacent to "R-4" and "R-6" zoning to the north, "R-6" zoning to the south, "C-2" zoning to the west and "R-6" and "MF-33" zoning to the east. The surrounding land uses consist of residential dwellings to the north and south, apartments and commercial uses to the east, and a car wash to the west.

The applicant is requesting a zoning change to allow the development of a commercial retail center. Staff finds the requested "C-2" district to be appropriate for the subject property due to the character of the land uses to the east and west. A commercial use with only frontage along a primary arterial, which lies at the edge of a large residential neighborhood, would not constitute commercial encroachment and would provide a buffer between the residential dwellings and the major thoroughfare. The property directly east of the subject property would be appropriate for commercial zoning as well.

Additionally, there is a significant amount of commercial zoning that exists within the general vicinity of the subject property. Therefore, the proposed zoning and use would be appropriate at this location and would not be out of character with the neighboring properties. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

If this zoning change request is approved, a Type B (15 foot) landscape buffer will be required along the east and south property lines to screen and separate the requested zoning district from adjoining single-family residential zoning districts.

CASE MANAGER: Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2011-012

Council District 7

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 09600 - Block 040 - E 34 ft of Lot 18 & W 40 ft of Lot 19

Legend

- Subject Property (0.204 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
(11/10/2010 - E Hart)

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

CASE NO: Z2011012

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 7

Ferguson Map: 615 C1

Applicant Name:
Israel and Maria C. Garza

Owner Name:
Israel and Maria C. Garza

Zoning Request: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District.

Property Location: East 34 feet of Lot 18 and west 40 feet of Lot 19, Block 40, NCB 9600

2607 and 2609 Cincinnati Avenue

Northside of Cincinnati Avenue, west of Purdue Street

Proposal: To conform the zoning with the existing land use (Two Family Dwelling).

Neigh. Assoc.: University Park Neighborhood Association

Neigh. Plan: None

TIA Statement: Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Denial, with an alternate recommendation of "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

The subject property is located east of Downtown, on the north side of Cincinnati Avenue, west of Purdue Street. The subject property is occupied by one vacant two-family dwelling and has frontage on Cincinnati Avenue, a local street. The existing vacant two-family dwelling on the subject property measures approximately 1472 square feet and was built in the 1948. The subject property was originally zoned "B" Residence District under the 1938 zoning code. Under the 1938 zoning code "B" zoning permitted duplexes. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District. The subject property is completely surrounded by "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District. The subject property did not register non-conforming rights.

The applicant is requesting a change of zoning in order to conform zoning to the existing on the property use (two-family dwelling). Although the general area is primarily zoned "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, there is an existing mix of residential densities in the general area. The current zoning of "R-4 AHOD" permits only single-family dwelling with a minimum lot size of 4,000 square feet. The "MF-18 AHOD" permits multi-family dwellings, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, with a maximum density of 18 units per acre but due to the lot's size would allow two units maximum. Staff finds the requested "MF-18 AHOD" Multi-Family Airport Hazard Overlay District to be appropriate for the subject property and would not alter the character of the neighborhood. The proposed rezoning would allow the applicant to make improvements to the subject property.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2011-013

Council District 4

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11264 - Block 004 - Lot 58

Legend

- Subject Property (0.458 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
(11/10/2010 - E Hart)

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

CASE NO: Z2011013

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 4

Ferguson Map: 649 B7

Applicant Name:
Benito M. Valdez

Owner Name:
Benito M. Valdez

Zoning Request: From "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Property Location: Lot 58, Block 4, NCB 11264

7402 New Laredo Highway

Corner of New Laredo Highway and Masters Avenue

Proposal: To allow for a Party House

Neigh. Assoc.: None

Neigh. Plan: None

TIA Statement: Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:
Denial.

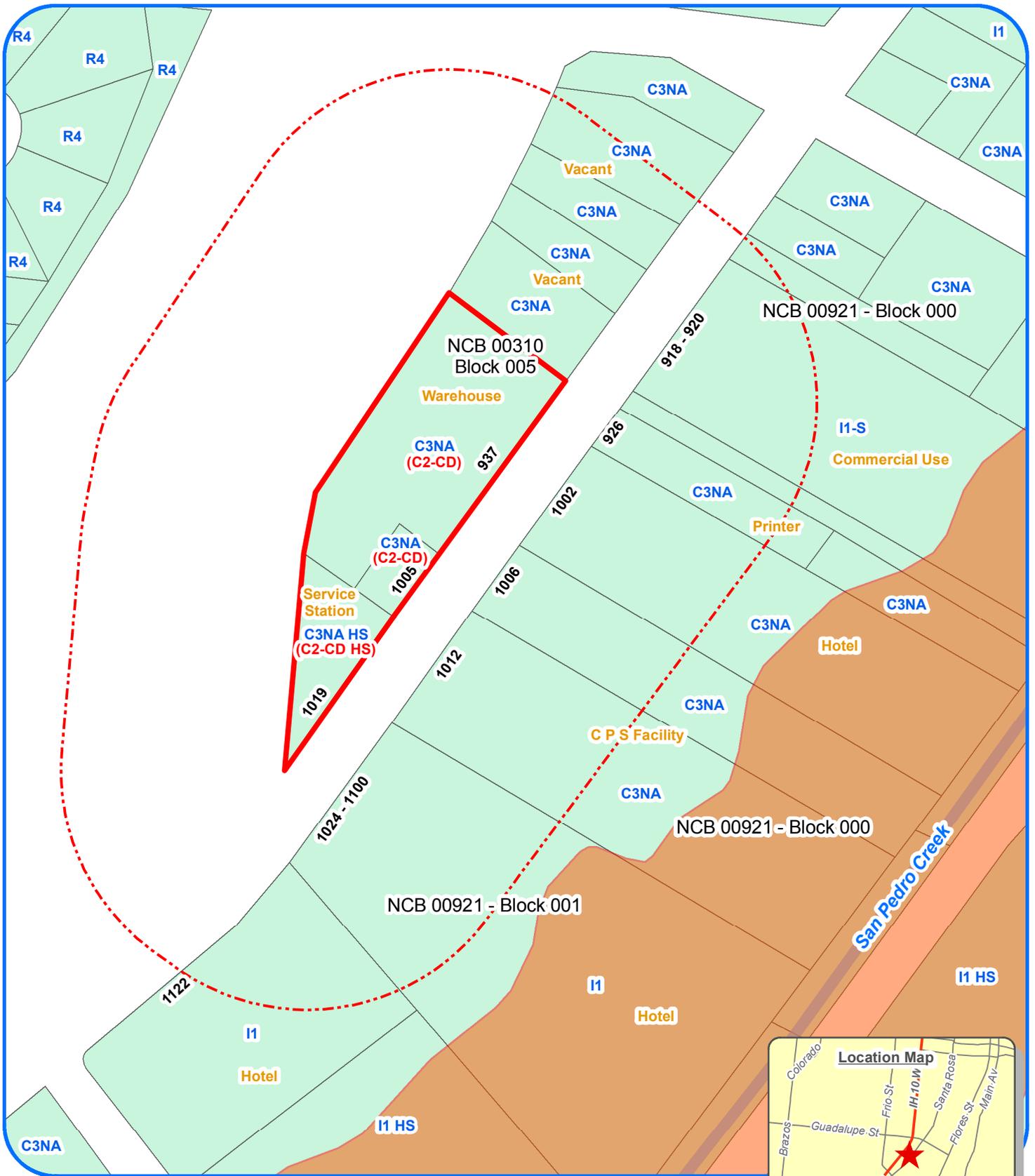
In 1999, the subject property was included in the Palo Alto large area rezoning case (Z99189). The purpose of the Palo Alto rezoning initiative was to reduce the visual chaos and create a more attractive corridor to enhance or complement the area by phasing out used automobile sales, automobile repair, bars, etc. The intention of the rezoning was to attract more neighborhood oriented businesses. The subject property, which is located on the corner of New Laredo Highway (a primary arterial on the City's Major Thoroughfare Plan) and Masters Avenue, measures .4576 of an acre in size. The property is occupied by a commercial structure that measures approximately 2,604 square feet and was constructed in 1970. The structure is currently vacant.

The property was annexed in September of 1952. It was originally zoned "F" Local Retail District. In 1978, the property was rezoned to "B-3" and "B-2" Business Districts. In January of 2001, the subject property was rezoned "B-2 NA AHOD" Business Nonalcoholic Sales Airport Hazard Overlay District as part of the Palo Alto Large Area Rezoning Initiative. Upon adoption of the 2001 Unified Development Code, that zoning designation was converted to the current "C-2 NA AHOD".

The subject property is situated on a block of intense commercial (C-3 and C-3 NA) properties bound by New Laredo Highway (north and west), Masters Avenue (east) and Pitluk Avenue (south). The zoning on adjacent properties across the street to the south and east is "RM-4". The zoning districts to the north and west are "I-1" and "RM-4". The surrounding land uses on the island on which the subject property is situated are auto related and include auto repair and a car wash.

The applicant is requesting a zoning change in order to allow a range of more intense uses that will include a Party House and remove the NA designation in order to allow the sale and on-premise consumption of alcohol. Staff finds any additional "C-3" zoning would be inappropriate adjacent to the established "RM-4" residential zoning. "C-3" zoning is most appropriate at the intersections at arterials or commercial nodes.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2011-014

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00310 - Block 005 - Lots L, N, O, P, E Irr 15.5 ft of Lot J, E Irr 8 ft of Lot K, and E Irr 118 ft of LOT M

Legend

- Subject Properties (6) ——— (0.85 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
(11/17/2010 - E Hart)

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

CASE NO: Z2011014

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 1

Ferguson Map: 616 D6

Applicant Name:
Dennis Stein

Owner Name:
Stein Real I Family Limited Partnership

Zoning Request: From "C-3NA HS AHOD" Commercial Nonalcoholic Sales Historic Significant Airport Hazard Overlay District to "C-2 CD HS AHOD" Commercial Historic Significant Airport Hazard Overlay District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens and Paddocks Permitted).

Property Location: Lots J, K, L (also known as Lot 4), M (also known as Lot 5), N (also known as a portion of Lot 6), O (also known as the east portion of Lot 6) and P (also known as Lot 7), Block 5, NCB 310

937 through 1019 South Laredo Street

Corner of South Laredo Street and Interstate Highway 35 South

Proposal: To allow for a Veterinary Clinic

Neigh. Assoc.: King William Association

Neigh. Plan: Downtown Neighborhood Plan

TIA Statement: Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:
Approval.

The subject properties are located within the Downtown Neighborhood Plan, and are currently designated as mixed use in the Future Land Use Plan. Mixed use allows for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian oriented environment. The zoning request is consistent with the Future Land Use designation.

The subject property is located on the northwest corner of South Laredo Street and Interstate Highway 35 South. The property is midblock on Laredo Street (a Secondary Arterial "Type B" street), just southwest of the intersection of Laredo Street and Guadalupe Street (a Secondary Arterial "Type B" street). The subject property is 0.85 acres and is occupied by two vacant commercial structures, one previously used for a storage warehouse and the other as a service station. The storage warehouse measures about 18, 522 square feet and was constructed in 1976. The service station measures about 938 square feet and was constructed in 1950 and is designated as a Historic Significant structure. The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "K " Commercial District. In December of 1991, the parcel was part of a large area rezoning that changed the zoning to "B-3NA HS AHOD" Commercial Nonalcoholic Sales Historic Significant Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA HS AHOD" Commercial Nonalcoholic Sales Historic Significant Airport Hazard Overlay District. The property is adjacent to "C-3NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to the northeast and across South Laredo Street to the southeast.

CASE NO: Z2011014

Final Staff Recommendation - Zoning Commission

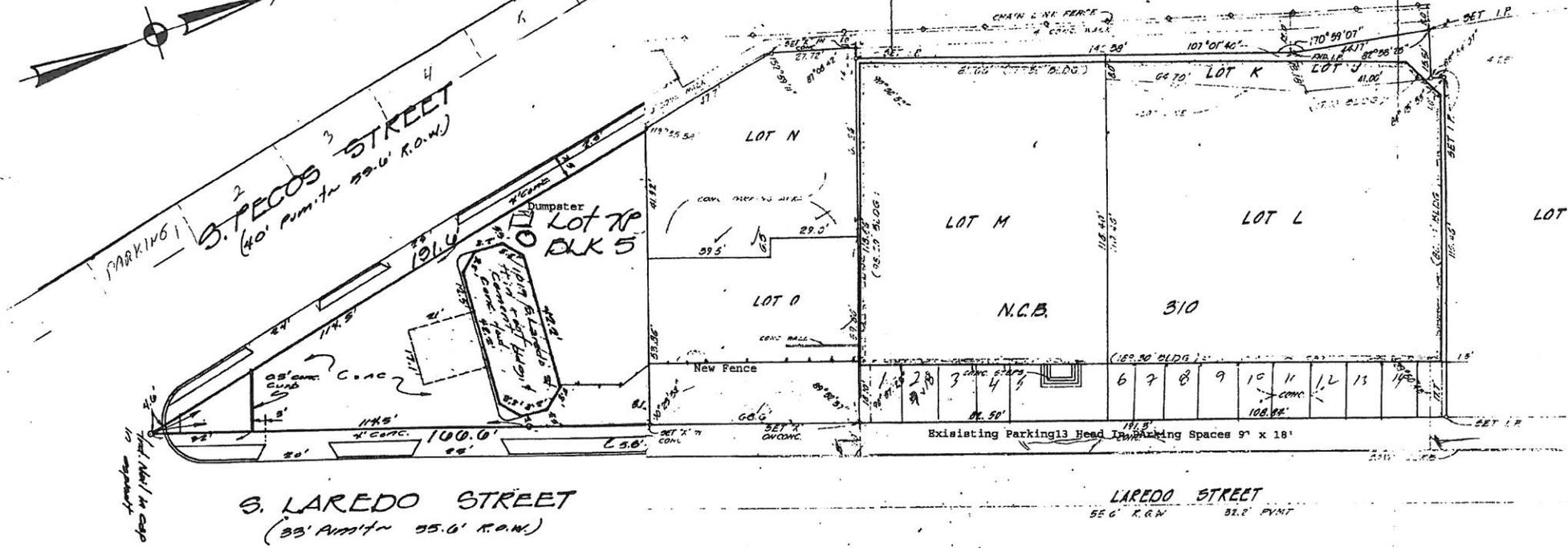
The applicant is requesting a zoning change in order to allow a veterinary clinic, which requires a Conditional Use in "C-2" zoning districts. Staff finds the requested down-zoning of the "C-3NA" district as appropriate in order to implement the Downtown Neighborhood Plan. The requested conditional use for a veterinary clinic would be appropriate at this location in order to provide services that would compliment and serve the community. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. Further, the application of a conditional use would limit the scope of use allowed and restrict future occupancy should the use cease for an extended period of time, while maintaining the requested base zone. Given the variety of commercial and light industrial uses in the immediate vicinity and the structure's location on the subject property, oriented close to the freeway frontage and away from residences, the requested zone change is appropriate. The applicant has submitted a site plan with the required information.

CASE MANAGER: Pedro Vega 207-7980

TRAVELING TAILS VETERINARY CLINIC
 DR. TRACY TOMMACK
 Lucy's Doggy Day Care & SPA

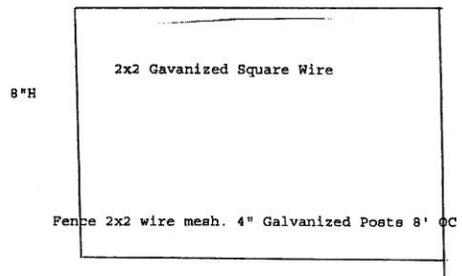
1" = 30'
 30'

U.S. HIGHWAY NR 81



S. LAREDO STREET
 (33' PAVEMENT 55.0' R.O.W.)

LAREDO STREET
 55.0' R.O.W. 32.2' PAVEMENT



Proposed Use Veterinary Clinic, Grooming, Boarding Facility, Dog Day Care, Self Service Dog Wash
 Total Acres - .85 Impervious Cover 1000±
 Building 1 - 18,522 sf, Zoning C-3na
 Building 2 - 938 sf Zoning C-3na
 Drives and Parking - 18,000 sf
 Set Backs 0 Front Rear Side
 Veterinary Clinic 2500sf, Boarding Facility 16000sf
 No changes other than cosmetic to buildings and drives other than a fence as shown.

I, Dennis Stein, President of GP for SteinReal I Family Limited Partnership, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property 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 building permits.

CASE NO: Z2011015

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 5

Ferguson Map: 616 C6

Applicant Name:
Jorge Herrera

Owner Name:
Casa Herrera, LLC

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: Lot 14 and the north 48.8 feet of Lot 2, Block 14, NCB 3883

1102 Nogalitos Street

On the southeast side of Nogalitos Street between Glass Avenue to the north and Alvarez Place to the south.

Proposal: To allow commercial uses.

Neigh. Assoc.: Collin Gardens Neighborhood Association

Neigh. Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

The subject property is located in the 1100 block of Nogalitos Street. The subject property is 0.2438 acres and is occupied by a vacant commercial building that measures approximately 1700 square feet. The property is adjacent to "I-1" zoning to the north and west, and "I-1" and "R-4" zoning to the south and east. The surrounding land uses consist of a motel to the northeast, a bar to the north, residential dwellings to the east and south and a mix of commercial uses to the west.

The applicant is requesting a zoning change to allow commercial uses. Staff supports down-zoning the subject property's base zoning from "I-1" to "C-2". A significant amount of commercial uses exists within the vicinity of the subject property. Staff finds the request for "C-2" to be appropriate given the subject property's location off of a major arterial, Nogalitos Street (a Secondary Arterial "Type B" street) and the prevalence of commercial uses to the north, south and west. Furthermore, commercial uses would be compatible at this location rather than industrial uses because the existing use patterns in this area are mostly commercial in nature.

The South Central San Antonio Community Plan currently designates the future land use for the subject property as Mixed Use. The requested "C-2" designation is consistent with the South Central San Antonio Community Plan. Further, the "C-2" Commercial District would lessen a potential intensity increase of uses offered by the existing "I-1" General Industrial District.

CASE MANAGER: Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2011-016

Subject Property Legal Description(s): A Portion of NCB 02597 - Block 000 - Lot 19

Scale: 1" approx. = 150 Feet
Council District 5

Legend

- Subject Property (2.28 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



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

CASE NO: Z2011016 CD

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 5

Ferguson Map: 650 D1

Applicant Name:
Roger A. Perez

Owner Name:
Elpidio E. Medelez

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ" Infill Development District with uses permitted in "MF-25 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair.

Property Location: A 2.28 acre tract of land out Lot 19, NCB 2597

2600 South Flores Street

Eastside of South Flores Street, along San Pedro Creek

Proposal: To conform the zoning with the existing land uses

Neigh. Assoc.: Lone Star Neighborhood Association

Neigh. Plan: South Central San Antonio Community Plan

TIA Statement: Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:
Approval.

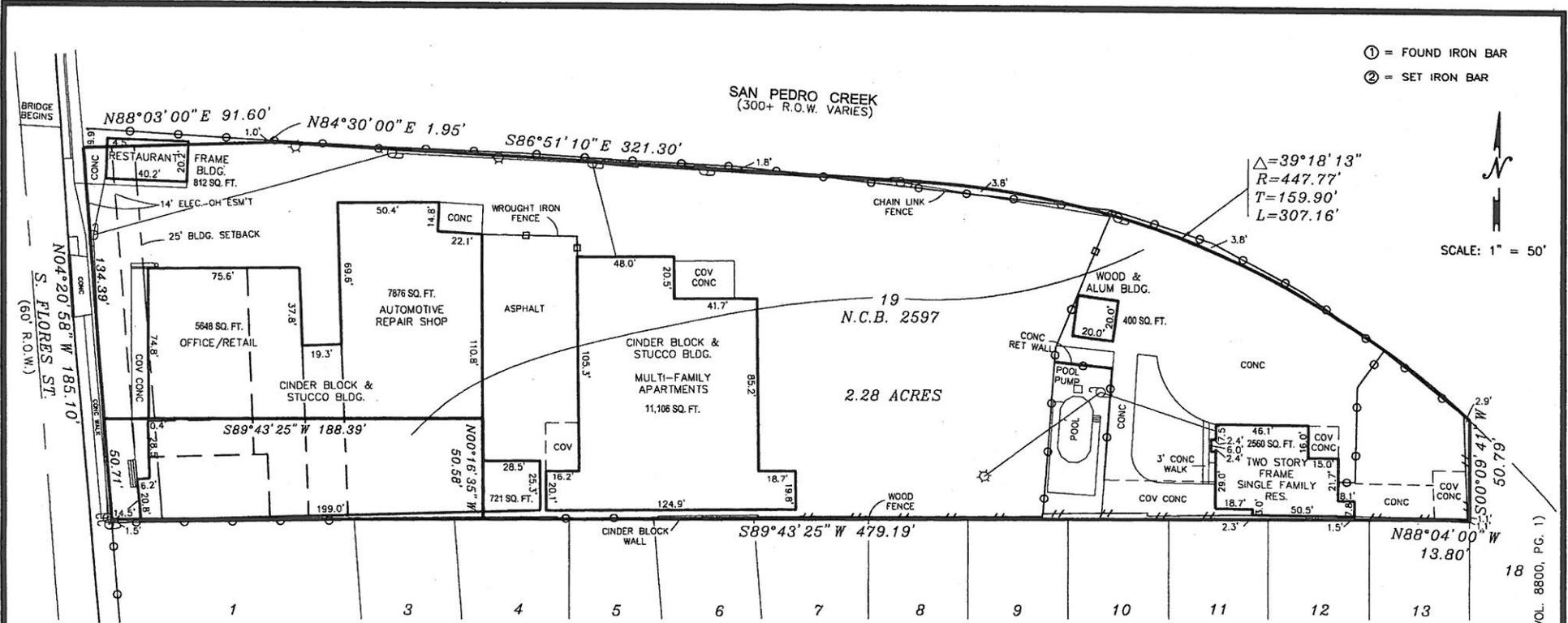
The subject properties are located within the South Central San Antonio Community Plan, and are currently designated as Community Commercial in the Future Land Use Plan. Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. The zoning request is consistent with the Future Land Use designation.

The subject property consists of 2.38 acres of commercial and residential uses, located on the eastside of South Flores Street and south of the San Pedro Creek. The property is located within the City Limits as recognized in 1938. The properties were originally zoned "J" Commercial District and "C" Apartment District. In a 1971 case, the "C" Apartment District was rezoned to "I-1 AHOD" Light Industry Airport Hazard Overlay District and "B-3 AHOD" Business Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District. Surrounding zoning includes "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to the south, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to the east with "I-1 AHOD" General Industrial Airport Hazard Overlay District to the south. San Pedro Creek runs along the north property line.

Applicant requests "IDZ AHOD" Infill Development Airport Hazard Overlay District with uses permitted in "MF-25 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair to conform the zoning to the existing land uses. The subject property is included in the original 36 square mile city limit boundary and is therefore eligible for a rezone to "IDZ", either as a base district or as an overlay zone. The applicant has requested "IDZ" Infill Development Zone as a base zoning district. The uses on the property are currently non-conforming and the applicant is seeking to allow them by-right. Additionally, the applicant also seeks the relaxation of the development standards offered by the "IDZ" designation. Staff finds the requested zoning appropriate for the subject property as it conforms to the future land use plan and downzones the inappropriate "I-1" district.

CASE MANAGER: Pedro Vega 207-7980

Z2011016



① = FOUND IRON BAR
 ② = SET IRON BAR

SCALE: 1" = 50'

$\Delta = 39^{\circ}18'13''$
 $R = 447.77'$
 $T = 159.90'$
 $L = 307.16'$

SURVEY OF
 2.28 ACRES OUT OF LOT 19
 NEW CITY BLOCK 2597
 GARDEA SUBDIVISION
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS

I, ELPIDIO RIVERA, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THE 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.

Elpidio Rivera



STATE OF TEXAS
 COUNTY OF BEXAR

I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY AND CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT, EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN,

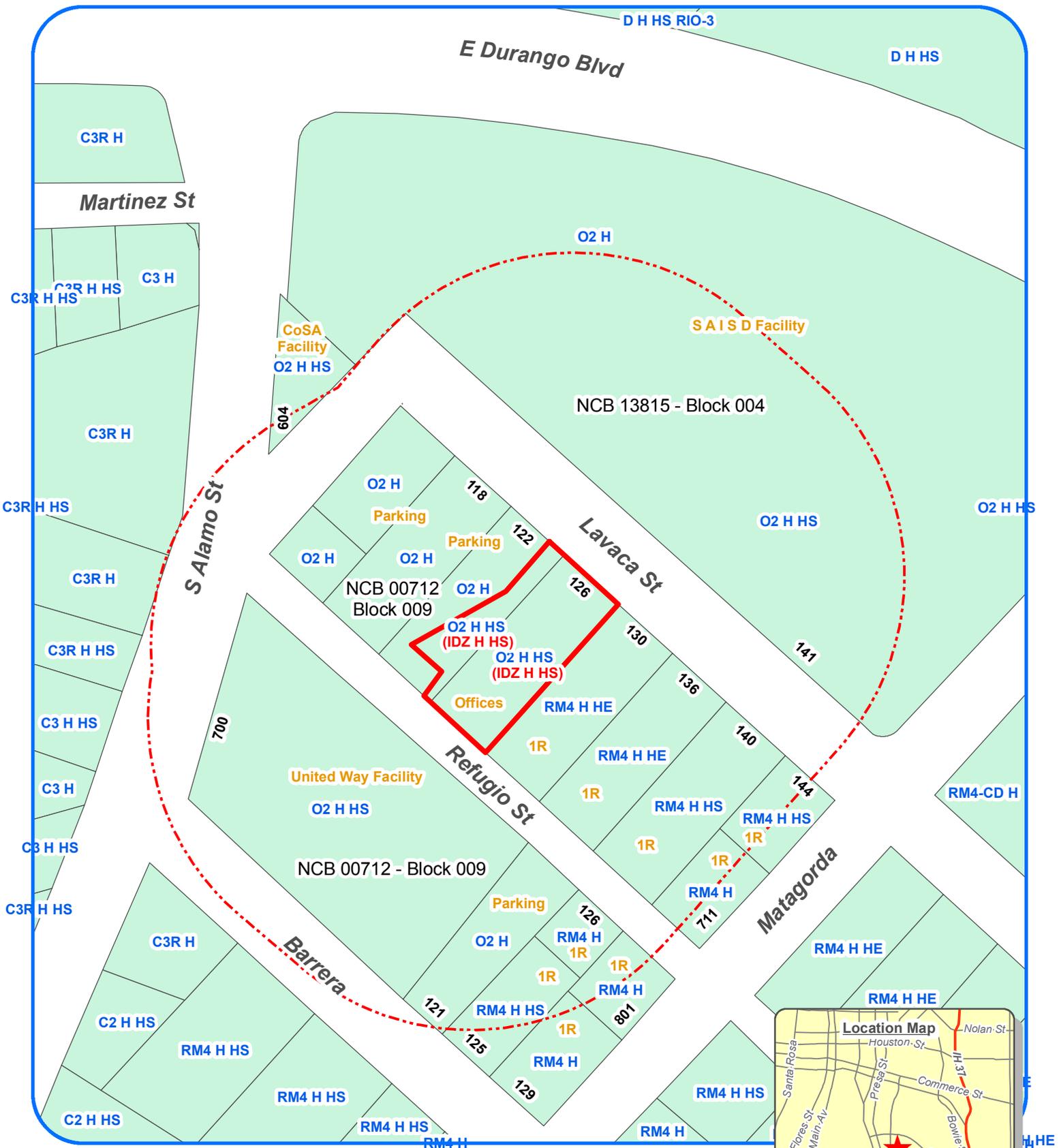
BY: *Armando A. Aranda*
 ARMANDO A. ARANDA
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398

DATE: OCTOBER 17, 2010
 REVISED: OCTOBER 28, 2010
 REVISED: NOVEMBER 04, 2010

ARMANDO A. ARANDA
 2222 BEECHAVEN
 SAN ANTONIO, TEXAS 78207
 210-432-7405
 JOB NUMBER: 2837

PLAT REFERENCE: VOL. 8800, PG. 1
 DEED REFERENCE:
 DEED REFERENCE:
 DEED REFERENCE:
 G.F. NO.:
 BUYER:
 2600 S. FLORES ST.

(VOL. 8800, PG. 1)



Zoning Case Notification Plan

Case Z-2011-017 S

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00712 - Block 009 - Lot 12 and E Irr 15.54 ft of Lot 11

Legend

- Subject Property (0.271 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
(11/10/2010 - E Hart)

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

CASE NO: Z2011017 S

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 1

Ferguson Map: 616 F6

Applicant Name:
Lionel Sosa and Kathy Sosa

Owner Name:
Lionel Sosa and Kathy Sosa

Zoning Request: From "H O-2 HS AHOD" High-Rise Office Lavaca Historic Significant Airport Hazard Overlay District to "H IDZ HS AHOD" Infill Development Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "O-1.5 S" Mid-Rise Office District with a Specific Use Authorization for a Art Studio.

Property Location: 0.271 acres being a portion of Lot 11 and all of Lot 12, Block 9, NCB 712

126 Lavaca Street

Between Lavaca Street and Refugio Street

Proposal: To allow mix use

Neigh. Assoc.: Lavaca Neighborhood Association (Unconfirmed)

Neigh. Plan: Lavaca Neighborhood Plan

TIA Statement: Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, pending plan amendment.

The zoning request of "H IDZ HS AHOD" Lavaca Historic Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "H RM-4 HS AHOD" Lavaca Historic Residential Mixed Historic Significant Airport Hazard Overlay District and "H O-1.5 HS AHOD S" Lavaca Historic Mid-Rise Office Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for a Art Studio is inconsistent with the Lavaca Neighborhood Plan. The Lavaca Neighborhood Plan designates the Future Land Use of the subject property as Public/Institutional. Public/Institutional includes schools, government facilities and libraries. A plan amendment is required in order to establish the "H IDZ HS AHOD". The applicant has submitted a Master Plan Amendment to Medium Density Residential that was considered and approved by the Planning Commission on December 8, 2010. Should the Plan Amendment be approved, staff would support the requested "H IDZ HS AHOD".

The subject property is located southeast of Downtown, on the southside of Lavaca Street between Lavaca Street and Refugio Street. The subject property is occupied by a single-family dwelling that measures approximately 1,816 square feet with ingress/egress on Refugio Street. The property consists of 0.271 of an acre and the existing structure was constructed in 1898. The surrounding zoning includes "H O-2 AHOD" Lavaca Historic, Office Airport Hazard Overlay District to the northwest, "H O-2 HS AHOD" Lavaca Historic Office Historic Significant Airport Hazard Overlay District across Lavaca Street to the northeast and across Refugio Street to the southwest with "H RM-4 HE AHOD" Lavaca Historic Residential Mixed Historic Exceptional Airport Hazard Overlay District. The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. In December of 1991, the parcel was part of a large area rezoning that changed the zoning to "H O-1 HS AHOD" Lavaca Historic Office Historic Significant Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "H O-2 HS AHOD" Lavaca Historic Office Historic Significant Airport Hazard Overlay District.

CASE NO: Z2011017 S

Final Staff Recommendation - Zoning Commission

The owner is requesting "H IDZ HS AHOD" Lavaca Historic Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "O-1.5" Mid-Rise Office District with a Specific Use Authorization for a Art Studio in order to live and work in the same place. Staff finds the requested "H IDZ HS AHOD" would not alter the character of the neighborhood as there are a significant number of "O-2" zoning to the north, west and south. The proposed rezoning would allow the applicant to build a single-family dwelling and have an Art Studio. The subject property is included in the original 36 square mile city limit boundary and is therefore eligible for a rezone to "IDZ", either as a base district or as an overlay zone. The applicant has requested "IDZ" Infill Development Zone as a base zoning district. Additionally, the applicant also seeks the relaxation of the development standards offered by the "IDZ" designation.

CASE MANAGER: Pedro Vega 207-7980

72011017

LAVACA STREET

(55.6' R.O.W.)

(BEARING BASIS)

S80°00'00"E 71.84'

56.56'

P.D.B.

CDNC. WALK

1.1' FENCE OUT

LOT 12 & A
PORTION OF
LOT 11, BLOCK 9
11,804 S.F.
0.271 ACRES

LIVING & OFFICE
one-story stone/wood

one-story stone/wood

1,500 S.F. STONE PATIO

EXIST. PORCH

PROPOSED NEW PORCH

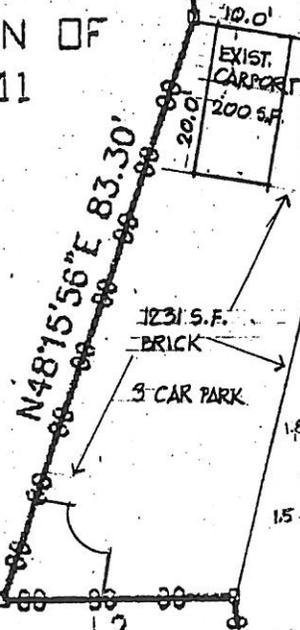
PROPOSED ONE STORY FRAME

PROPOSED TWO STORY FRAME
LIVING & STUDIO

1,897.0 S.F. FIRST FLOOR
1,553.0 S.F. SECOND FLOOR
3,450.0 S.F. TOTAL

49.5

PORTION OF LOT 11



SITE PLAN 1"=20'-0"

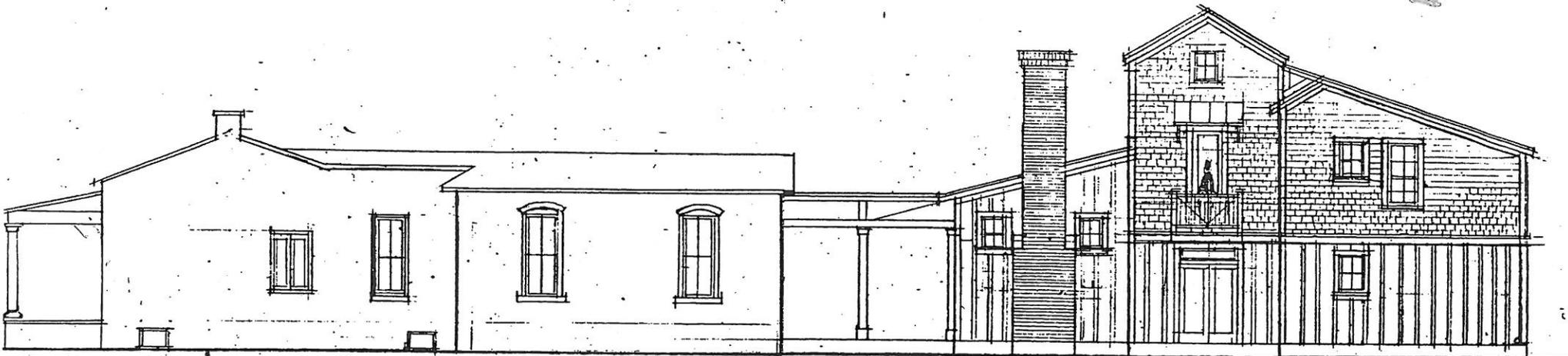
N59°42'22"W 64.53'

REFUGIO STREET (ALLEY)

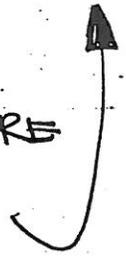
(27.8' R.O.W.)

We, Lionel & Kathy Sosa, the property owners, acknowledge that the attached Site Plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, we understand that City Council approval of a Site Plan in conjunction with a rezoning case does not relieve us from adherence to any / all city adopted codes at the time of plan submittal for building permits

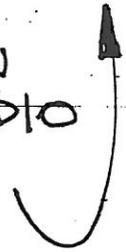
72011017

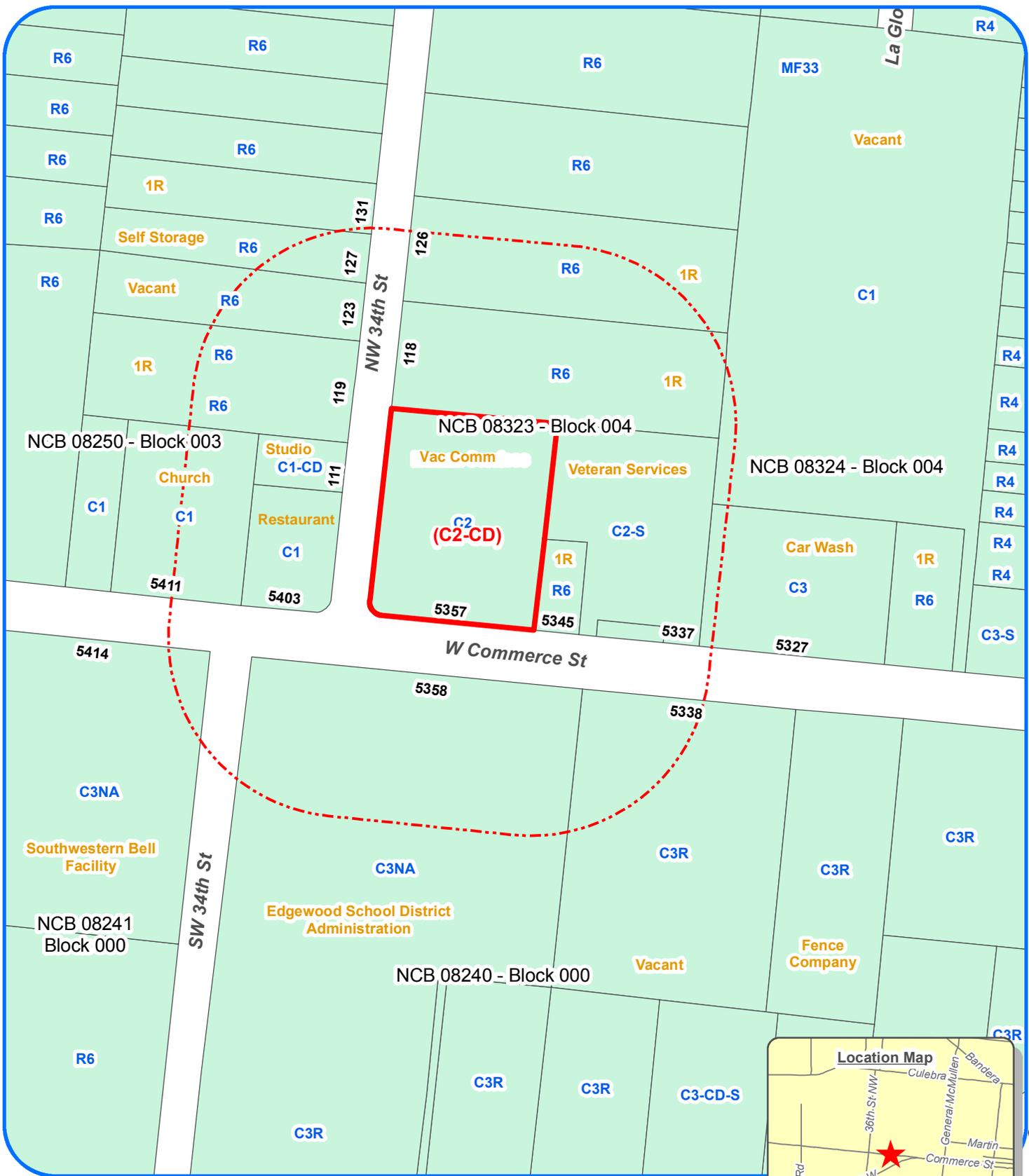


EXISTING
HISTORIC STRUCTURE
(OFFICE)



PROPOSED ADDITION
(RESIDENCE + STUDIO)





Zoning Case Notification Plan

Case Z-2011-018 CD

Council District 5

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 08323 - Block 004 - Lot 11

Legend

- Subject Property (0.5795 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
(11/15/2010 - E Hart)

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

CASE NO: Z2011018 CD

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 5

Ferguson Map: 615 B4

Applicant Name:
Kathleen A. McGowan

Owner Name:
Rangel Holding Co., Inc.

Zoning Request: 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 Veterinary Hospital - Small animals (No outside runs, pens and paddocks permitted).

Property Location: Lot 11, Block 4, NCB 8323, save and except the part of said lot conveyed to the City of San Antonio in Volume 7395, Page 361, Real Property Records, Bexar County, Texas

5357 West Commerce Street

Located on the northeast corner of West Commerce and NW 34th Street.

Proposal: To allow a veterinary hospital.

Neigh. Assoc.: Memorial Heights Neighborhood Association

Neigh. Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:
Approval.

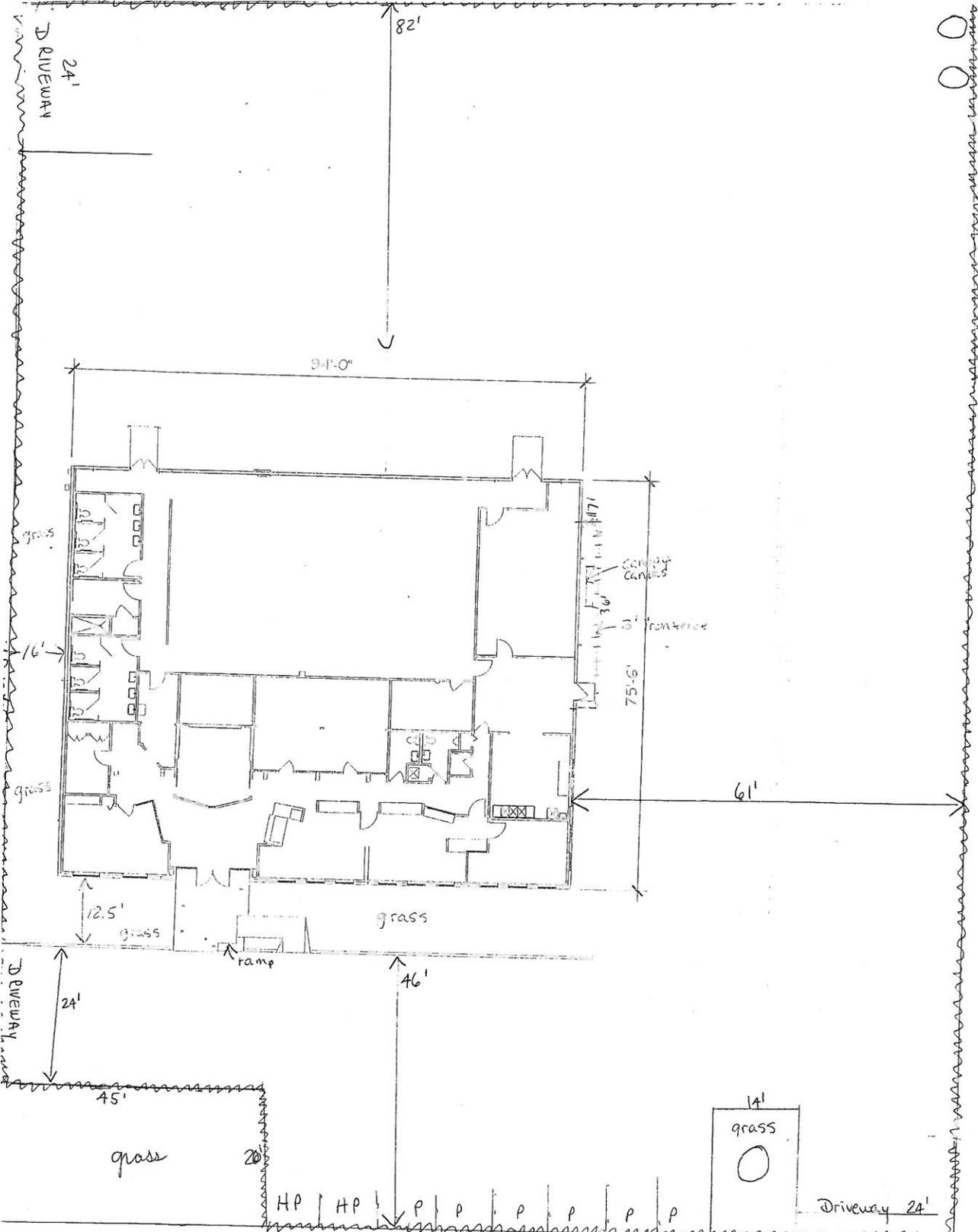
The subject property is located on the northeast corner of West Commerce Street (a Primary Arterial "Type B" street) and NW 34th Street. The subject property is 0.5795 acres and is occupied by a vacant commercial building that measures approximately 7,100 square feet and was constructed in 1987. The subject property was zoned "JJ" under the provisions of the 1938 zoning code. It was subsequently converted to "I-1" upon adoption of the 2001 Unified Development Code. This property was the subject of a comprehensive rezoning case in 2005 that rezoned the property to "C-2". The goal of this rezoning was to downzone the industrial districts to a more reasonable intensity.

The property is adjacent to "C-1" zoning to the west, "R-6" zoning to the north, "R-6" and "C-2" zoning to the east and "C-3" zoning to the south. The surrounding land uses consist of a restaurant, studio and church to the west, a residential dwelling and veteran facility to the east, residential dwellings to the north and the Edgewood ISD administration office to the south.

The applicant is requesting a zoning change in order to allow a veterinary/spay and neuter clinic for small animals with no outside runs, pens or paddocks, which requires a Conditional Use in "C-2" zoning districts. A significant amount of commercial zoning exists within the general vicinity of the subject property. Therefore, the requested conditional use would be appropriate at this location and will not be out of character with the neighboring properties. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. Although the property abuts single-family uses, it is located on the periphery of the residential neighborhood and fronts on an arterial street.

Furthermore, as the Conditional Use limits the proposed facility to small animals and prohibits outdoor pens and runs, possible negative effects on the surrounding neighborhood will be minimized. The application of a conditional use would limit the scope of the use allowed and restrict future occupancy should the use cease for an extend period of time, while maintaining the existing base zone.

CASE MANAGER: Brenda Valadez 207-7945

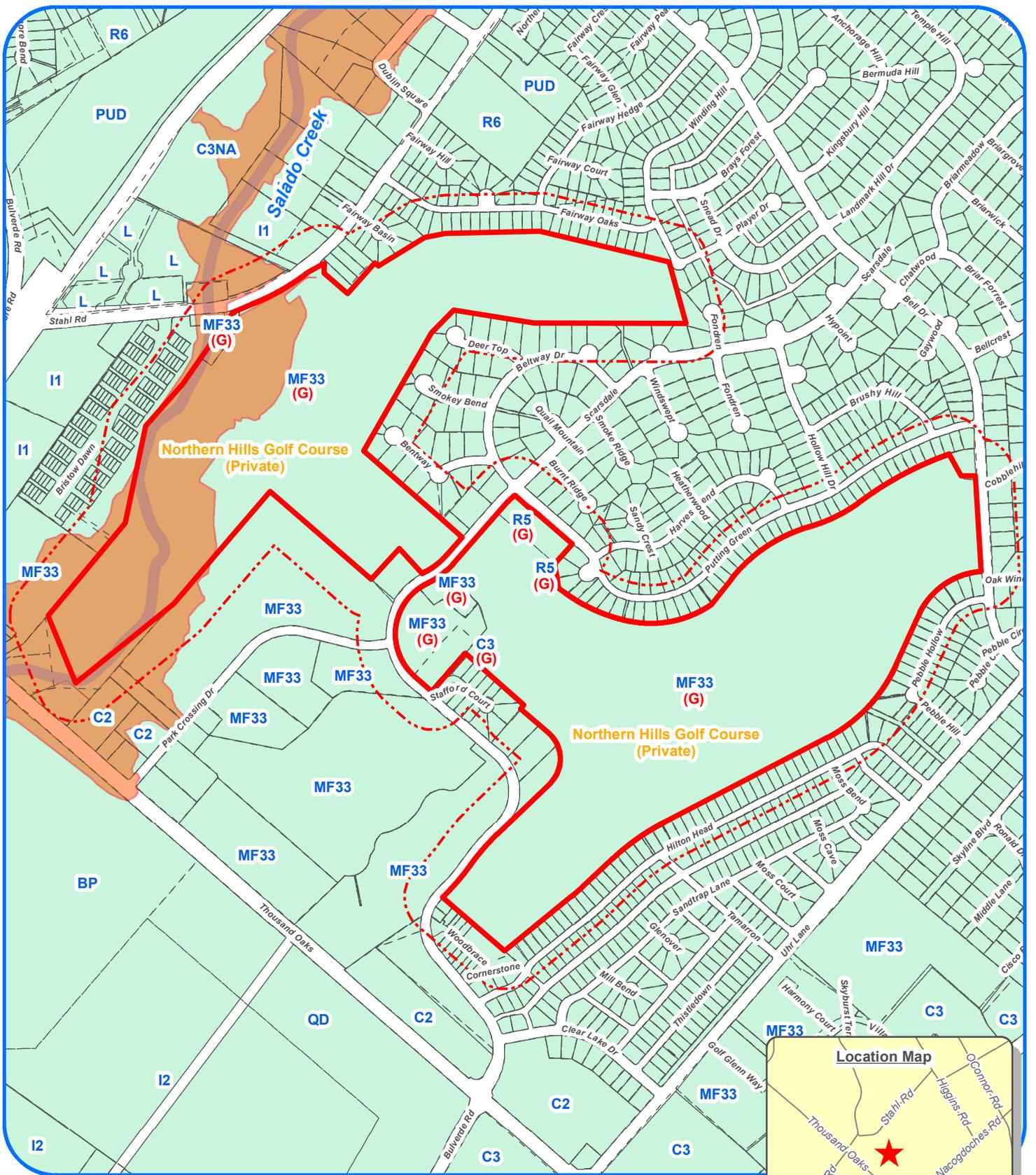


Z2011018

1/4" = 1'

- ~~~~~ = fence - chain link - 6'
- = Tree
- HP - Handicap Parking
- P - Parking

- ① Intended use of property is Veterinary spay/neuter clinic (nonprofit). No external changes to site
- ② I, Kathleen A. Milligan, proposed tenant, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of U.S. Department 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 a 1971 all City-adopted Code at the time of plan submitted for building permits.



Zoning Case Notification Plan

Case Z-2011-019

Council District 10

Scale: 1" approx. = 700 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties (6) ——— (135.44 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
(11/15/2010 - E Hart)

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

CASE NO: Z2011019

Final Staff Recommendation - Zoning Commission

Date: December 7, 2010

Council District: 10

Ferguson Map: 552 D1

Applicant Name:
City of San Antonio - c/o Rudy Nino, Jr.

Owner Name:
Northern Hills Country Club

Zoning Request: From "C-3 AHOD" General Commercial Airport Hazard Overly District, "MF-33 AHOD" Multi-Family Airport Hazard Overly District and "R-5 AHOD" Residential Single-Family Airport Hazard Overly District to "G AHOD" Golf Course Airport Hazard Overly District.

Property Location: 139.771 acres out of NCB 15837, NCB 15688, NCB 16738 (Northern Hills Country Club Subdivision), save and except Lots 1 through 15, Blk 1, NCB 15688; P-80 and P-81, NCB 15837; Lot 48, Blk 31, NCB 16738; and Lot 15, Blk 51, NCB 17193

13202 Scarsdale

Northeast of the intersection of Thousand Oaks and Park Crossing Drive

Proposal: To rezone the Northern Hills Golf Club to the most appropriate zoning district

Neigh. Assoc.: Northern Hills Home Owners Association

Neigh. Plan: North Sector Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:
Approval.

The subject property is occupied by the approximately 130 acre Northern Hills Golf Club, a private golf club centrally located in the Northern Hills subdivision, which is a large residential neighborhood in the City's northeast side. The Northern Hills neighborhood was predominately platted around the golf course in the 1970's, with the nearest subdivision (Unit-5B) being platted in 1979. The subject property is bisected by Scarsdale, which is classified as a local street. Scarsdale intersects with Thousand Oaks at the intersection to the south approximately 3,500 feet from the main entrance to the Northern Hills Golf Course. Thousand Oaks is classified as a Secondary Arterial "Type A" roadway.

The subject property is currently zoned "C-3" General Commercial District, "MF-33" Multi-Family District, and "R-5" Residential Single-Family District. The largest portion of the property is zoned "MF-33", which allows dwelling units at a maximum density of 33 units per acre. Additionally, the "MF-33" district allows a range of other uses, including but not limited to: an assisted living facility/skilled nursing facility; a bed and breakfast; off-campus college/university housing; and an transit center/ park and ride facility. To the north, east and west of the subject property are single-family residences with single-family residential zoning.

The City of San Antonio, acting as the applicant, is proposing the subject property be rezoned to the "G" Golf Course District to best reflect the current use of the subject property and to limit the impact of potential future uses on the surrounding established single-family neighborhood. The City Council passed a resolution (#2010-10-21-0048R) directing staff to initiate rezoning procedures for the subject property on October 21, 2010. It is a goal of the City of San Antonio that golf courses, particularly those adjacent to or associated with established residential subdivisions be rezoned to the "G" District for the aforementioned purposes. This district permits the operation of public or private golf courses and customary accessory uses such as driving ranges, club houses and pro-shops. Additionally, the "G" District allows residential conservation subdivisions

CASE NO: Z2011019

Final Staff Recommendation - Zoning Commission

Further, the subject property does not, in its entirety, conform to the San Antonio International Airport Vicinity Land Use Plan (adopted May 20, 2010), which designates the property as Parks/Open Space. Recommended zoning districts for property with this land use classification are "RP" Resource Protection District; all residential zoning districts; and the "G" District. This proposal would bring the property, in its entirety, into conformity with the adopted land use plan, which is a component of the City's master plan.

CASE MANAGER: Rudy Nino, Jr. 207-8389

A RESOLUTION **2010-10-21-0048R**

DIRECTING DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY FOR PROPERTY LOCATED AT 13202 SCARSDALE FROM "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "G AHOD" GOLF COURSE AIRPORT HAZARD OVERLAY DISTRICT.

* * * * *

WHEREAS, pursuant to Article IV, Section 35-421 (b) of the San Antonio Unified Development Code, Councilman Clamp, District 10 is requesting concurrence from City Council for a Resolution to initiate a change in the zoning district boundary of property located at 13202 Scarsdale; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of property which is inconsistent to an appropriate zoning district compatible with the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code;

NOW THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

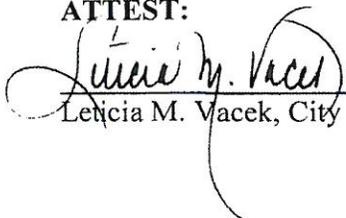
Section 1. The City Council hereby directs the Planning and Development Services Department to initiate a change in the Zoning District Boundary for property located at 13202 Scarsdale from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "G AHOD" Golf Course Airport Hazard Overlay District.

Section 2. This resolution shall be effective on October 31, 2010.

PASSED AND APPROVED this 21st day of October, 2010.


M A Y O R
Julián Castro

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Michael Bernard, City Attorney