

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, February 1, 2011**  
**12:45 PM**

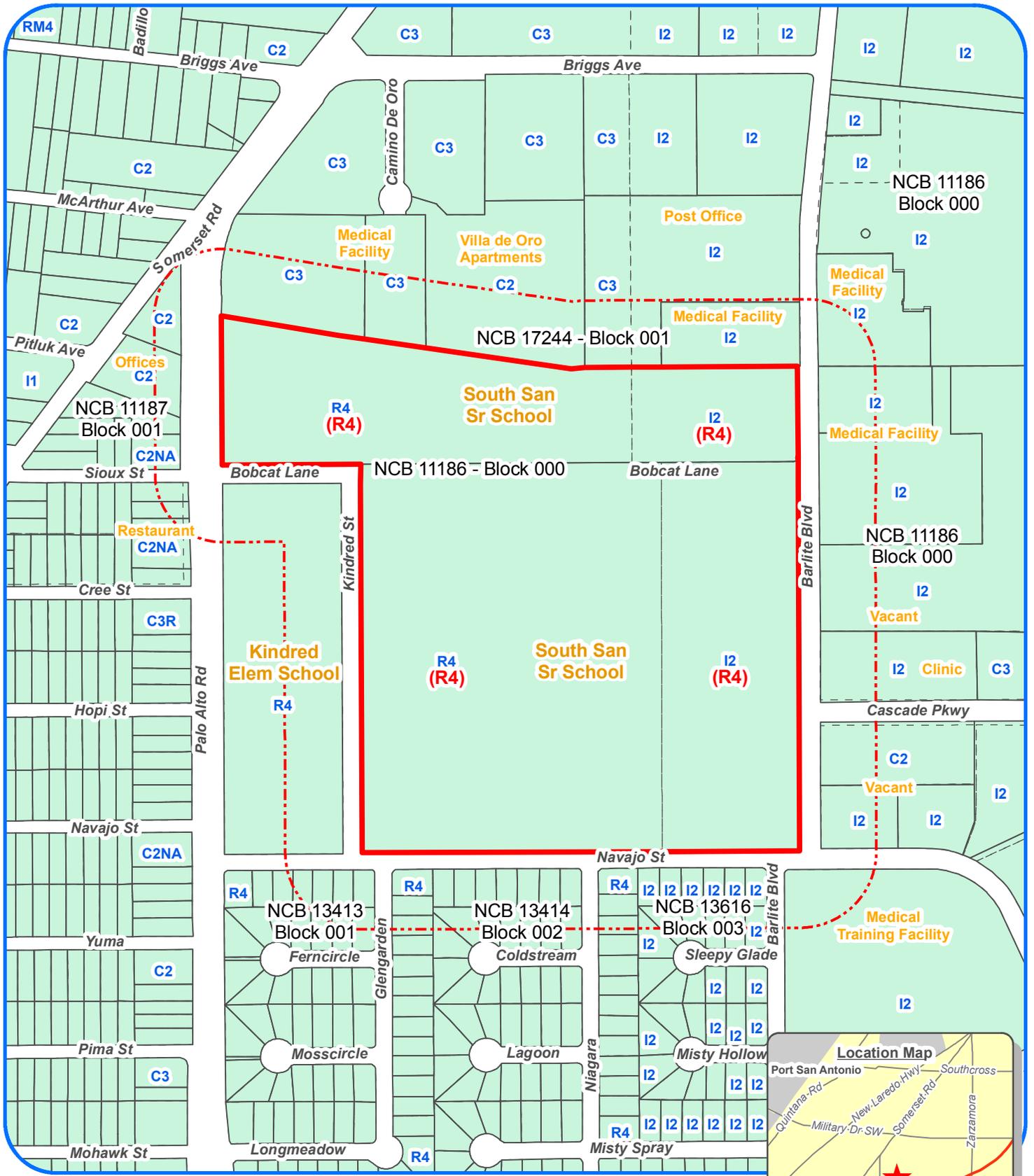
### ZONING COMMISSIONERS

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 February 1, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of January 18, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011045:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 1D and 16, NCB 11186 and 1.785 acres out of NCB 11186 (formerly a portion of Bobcat Lane), 2515 Navajo Street and 7525 Barlite Boulevard. (Council District 4)
7. Election of Officers for 2011.
8. Appointment of a Zoning Commission representative to the Planning Commission Technical Advisory Committee.
9. **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.
10. **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-2011-045

Council District 4

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): NCB 11186 - Block 000 - Lots 16 and 1D

#### Legend

- Subject Properties (47.745 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  
(01/05/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011045

Hearing Date: February 1, 2011

Property Owner: South San Antonio Independent School District

Applicant: South San Antonio Independent School District

Representative: Brown & Ortiz, PC (c/o James Griffin)

Location: 2515 Navajo Street and 7525 Barlite Boulevard

Legal Description: Lots 1D and 16, NCB 11186 and 1.785 acres out of NCB 11186 (formerly a portion of Bobcat Lane)

Total Acreage: 47.745 acres

City Council District: 4

Case Manager: Micah Diaz, Planner

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

---

#### **Proposed Zoning Change**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 13, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 19, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 28, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 65

**Neighborhood Associations:** None

**Planning Team Members:** None

**Applicable Agencies:** None

## Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"C-2" Commercial District, "C-3" General Commercial District, and "I-2" Heavy Industrial District	Medical facilities, apartments, and post office
East	"I-2" Heavy Industrial District	Medical facilities, undeveloped land
South	"R-4" Residential Single-Family District	Single-family residences
West	"R-4" Residential Single-Family District and "C-2" Commercial District	Elementary school, offices, and restaurant

**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	Existing Character	Proposed Changes
Navajo Street and Kindred Street	Local "Type B" roadways, one lane in each direction	None known
Bobcat Lane	Local "Type B" roadway, closed to through traffic between Kindred Street and Barlite Boulevard	None known
Barlite Boulevard	Collector street; two lanes in each direction	None known
Palo Alto Road	Arterial thoroughfare; two lanes in each direction with a center turn lane	None known

**Public Transit:** VIA bus line 51 runs along Barlite Boulevard, with multiple bus stops abutting and adjacent to the subject properties. Additionally, VIA bus line 524 runs along Briggs Avenue and Somerset Road, with multiple bus stops in close proximity to the subject properties.

**Traffic Impact:** A Traffic Impact Analysis (TIA) study is not required. The school use is existing and the traffic generated by the proposed new construction does not exceed the threshold requirements.

**Parking Information:** Public and private schools are required to provide one parking space per classroom. As the zoning request does not require submittal of a site plan, staff cannot calculate future parking requirements for the subject properties.

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

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

**Property History:** The subject properties are currently developed as a public high school. The property was annexed in 1952, per Ordinance 18115. The western portion of each property was originally zoned "B" Residence District; while the eastern portion of the properties were zoned "MM" Second Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-4" Residential Single-Family District and "I-2" Heavy Industrial District, respectively. The properties were replatted to their current configuration in 1973 (Lot 1D) and 1993 (Lot 16). The subject property also includes a vacated portion of Bobcat Land that was abandoned by the City of San Antonio per Ordinance 2007-12-06-1251.

**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.

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

None. The requested zoning is consistent with other public schools in the City of San Antonio. While schools are permitted in all residential, office and commercial zoning districts, the single-family residential districts are preferred as they restrict possible future uses. Denial of the zoning request could lead to future development of industrial uses on the subject property.

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

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The industrial/residential split-zoning is the result of out-dated zoning practices that were once very common, and that continue to affect the entire surrounding neighborhood. Current zoning practices would not place intense industrial zoning in or near established residential neighborhoods.

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

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

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

None.

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

The property is of sufficient size to accommodate the existing and proposed development. Size of the tract is not a factor in this zoning case.

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

None.