

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, February 15, 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 15, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of February 1, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011051:** A request for a change in zoning from “R-4 AHOD” Residential Single Airport Hazard Overlay District to “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on Lot 25, Lot 26, Lot 27 and Lot 46, Block 2, NCB 2491, 1419 South Hamilton Avenue. (Council District 5)
7. **ZONING CASE NUMBER Z2011053 S:** A request for a change in zoning from “C-2” Commercial District to “C-2 S” Commercial District with a Specific Use Authorization for Specified Financial Institution on Lot 78, NCB 10754, 1264 South W. W. White. (Council District 2)
8. **ZONING CASE NUMBER Z2011054:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 26, Block 2, NCB 16301, 13051 O'Connor Cove. (Council District 10)
9. **ZONING CASE NUMBER Z2011055:** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “O-2 AHOD” High-Rise Office Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 2.306 acres out of NCB 2228, 2000 Block of West Martin Street and the 1300 block of Morales. (Council District 1)

10. **ZONING CASE NUMBER Z2011057:** A request for a change in zoning from “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “MF-33 GC-2 AHOD” Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on A 12.72 tract of land out of NCB 15239. 8500 Block of State Highway 151. (Council District 6)
11. **ZONING CASE NUMBER Z2011058 S:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “MF-33 S AHOD” Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center Caring for Over 20 Children, and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 S AHOD” Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Parking on Lot 5 and the south half of Lot 4, Block 9, NCB 15507 and Lot 1 and the north half of Lot 2, Block 3, NCB 15513 on a portions of the 2500 and 2600 Blocks of Observation Drive. (Council District 4)
12. **ZONING CASE NUMBER Z2011060:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “O-1.5 AHOD” Mid-Rise Office Airport Hazard Overlay District on Lots 3 and 4, Block 10, NCB 1682, 2402 South Presa Street. (Council District 5)
13. Briefing by the Office of Historic Preservation regarding proposed changes to Chapter 35 of the Municipal Code (Unified Development Code) related to the River Improvement Overlay Districts design guidelines.
13. **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.
14. **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-2011-051

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02491 - Block 008 - Lots 25, 26, 27, and 46

Legend

- Subject Properties ——— (0.1724 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
(01/13/2011 - 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 #: Z2011051
Hearing Date: February 15, 2011
Property Owner: Abraham K. Paulose
Applicant: Robert A. Pizzini
Representative: Robert A. Pizzini
Location: 1419 South Hamilton Avenue
Legal Description: Lot 25, Lot 26, Lot 27 and Lot 46, Block 2, NCB 2491
Total Acreage: 0.1724
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the second public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 26, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 27, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 32

Neighborhood Associations: None

Planning Team Members: 22 (Guadalupe Westside Community Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"R-4 AHOD"	Vacant
South	"C-2 AHOD"	Convenience Store
West	"R-4 AHOD"	Single-Family Dwellings
East	"MF-33 AHOD"	Apartments

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

Transportation

Thoroughfare	Existing Character	Proposed Changes
South Hamilton Avenue	Collector street one lane in each direction	None

Public Transit: The nearest VIA bus line is the number 67 line which runs along South Laredo Street.

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

Parking Information: Minimum Parking Requirement: 6 per 1,000 sf GFA. Maximum Parking Requirement: 10 per 1,000 sf GFA.

Staff Analysis and Recommendation: Approval, pending plan amendment.

Topography: The subject property is relatively flat, with no vegetation and little grass.

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "B" Residence District. In 1991, the property was part of a City-initiated comprehensive rezoning case; and as a result of the case was zoned "R-7 AHOD" Small Lot Residence Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

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 Guadalupe Westside Community Plan and is currently designated as "Low Density Residential". The applicant is requesting to change the future land use designation for the subject property to "Neighborhood Commercial. The applicant has submitted a Master Plan Amendment that was considered and approved by the Planning Commission on February 9, 2011. Planning Staff recommends approval.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. The Neighborhood Commercial would require building setbacks and landscape buffers to protect abutting residential uses.

3. Suitability as Presently Zoned:

The subject property is not likely to be developed for residential use. The subject property is located between a single-family residential neighborhood on the west and the Cassiano Homes Public Housing Project on the east.

4. Health, Safety and Welfare:

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

5. Public Policy:

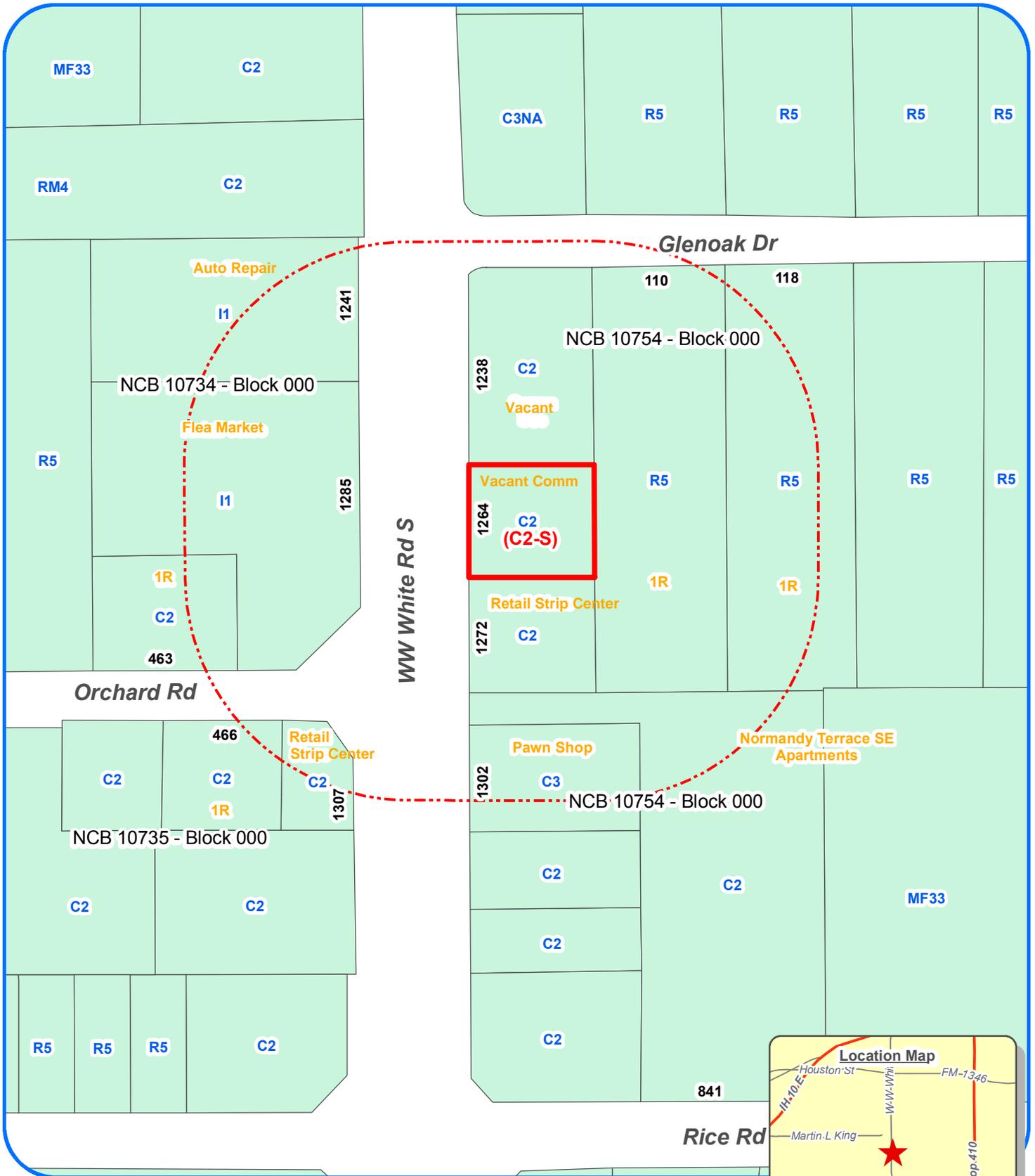
None

6. Size of Tract:

The subject property is approximately 0.1724 of an acre of undeveloped land, located at the southwest corner of South Hamilton Avenue and Loma Vista Street. The Neighborhood Commercial land use categories include uses that are compatible and may be placed in close proximity to residential uses.

7. Other Factors:

The applicant currently leases and operates the adjacent convenience store at 1423 South Hamilton Avenue. The proposed zoning change would allow the applicant to build a new convenience store on the subject property. Staff agrees that a small convenience store is not out of scale with the surrounding neighborhood. Such uses are permitted in the "NC" Neighborhood Commercial District which is meant to allow small businesses that can be supported by the local residents.



Zoning Case Notification Plan

Case Z-2011-053 S

Council District 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): Lot 78, NCB 10754

Legend

- Subject Properties ——— (0.2571 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
(01/13/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011053 S

Hearing Date: February 15, 2011

Property Owners: Ae. S Oh and II K. Oh

Applicants: Ae. S Oh and II K. Oh

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

Location: 1264 South W. W. White; On the east side of South WW White between Glenoak Drive to the north and Rice Road to the south.

Legal Description: Lot 78, NCB 10754

Total Acreage: 0.2571

City Council District: 2

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

Current Zoning: "C-2" Commercial District

Requested Zoning: "C-2 S" Commercial District with a Specific Use Authorization for Specified Financial Institution

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 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 2, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Dellcrest Area Neighborhood Association. The Hein-Orchard Subdivision Association is within 200 feet.

Planning Team Members: 27 (Eastern Triangle Planning Team)

Applicable Agencies: None.

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	“C-2”	Vacant
East	“R-5”	Single-Family Residence
West	“I-1”	Flea Market, Tire Shop
South	“C-2”	Commercial uses

Overlay and Special District Information: None.

Transportation

Thoroughfare	Existing Character	Proposed Changes
S. WW White Road	Primary Arterial Type A; 2 lanes in each direction with 1 center turn lane	None known.
Glenoak drive	Local street; 1 lane in each direction	None known.
Orchard Road	Local street; 1 lane in each direction	None known.

Public Transit: The nearest VIA buslines are the number 550 line and the number 551 line which run along South WW White Road.

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

Parking Information: The proposed use is a specified financial institution with a gross floor area (GFA) of 3,600 square feet, as indicated by the applicant on the Traffic Impact Analysis (TIA) Worksheet.

Minimum Parking Requirement: 1 space per 1,000 square feet of GFA

Maximum Parking Requirement: 1 space per 200 square feet of GFA

Staff Analysis and Recommendation: Staff recommends Denial.

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

Property History: The subject property is currently developed and measures 3,600 square feet. According to the Bexar County Appraisal District, the 3,600 square foot structure was built in 1986. The property was annexed in 1952 and was originally zoned “F” Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District.

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 Eastern Triangle Community Plan and is currently designated as “High-Density Mixed Use” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The property owners intend to operate a car title loan business, which is classified in the Unified Development Code as a Specified Financial Institution, and therefore requires a specific use authorization. The purpose of the specific use criterion of specified financial institutions is to ensure that these uses do not become overly prevalent in any one general area. Currently, there are five existing businesses located along South WW White Road that provide loans and/or check cashing services, which are other uses classified as specified financial institutions. These businesses are within 2 to 3 blocks from the subject property and include:

- Money Box is located at 1107 South WW White,
- World Finance is located at 1002 South WW White Ste 102,
- Cash Advance is located at 1002 South WW White Ste. 104,
- Ace Cash Express is located at 931 South WW White Ste 101 and
- EZ Loan is located at 830 South WW White.

Therefore, staff does not support the request of a Specific Use Authorization for a specified financial institution at this location.

3. Suitability as Presently Zoned:

The current C-2 commercial zoning is appropriate for the area. 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.

5. Public Policy:

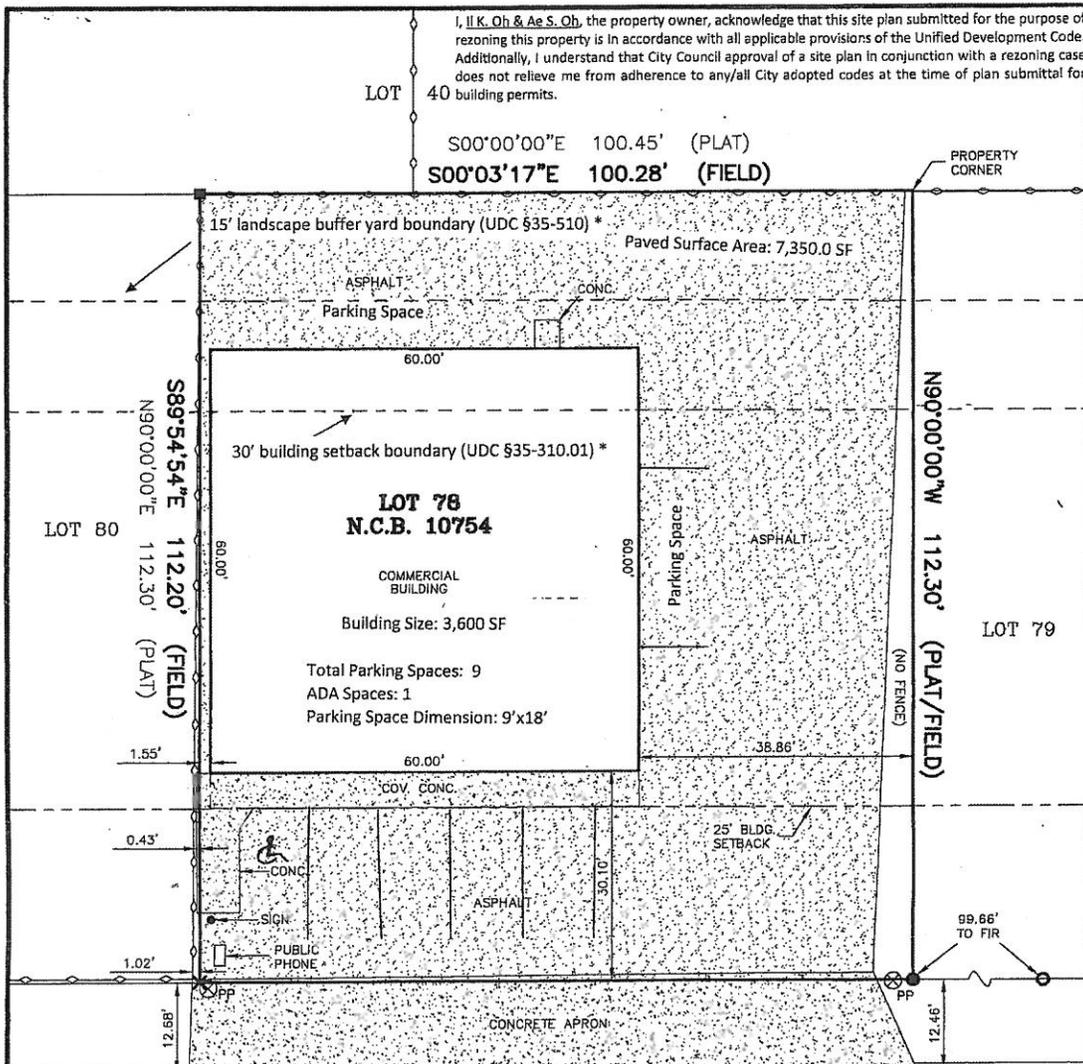
As stated in criterion #2, in 2008 City Council required this type of business to have a Specific Use Authorization to ensure that they do not create a major concentration in any particular area.

6. Size of Tract:

The subject property is of sufficient size to accommodate the use permitted in the requested Specific Use Authorization.

7. Other Factors:

None.



I, IL K. Oh & Ae S. Oh, the property owner, acknowledge that this site plan submitted for the purpose of zoning 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 zoning case does not relieve me from adherence to any/all City adopted codes at the time of plan submittal for LOT 40 building permits.

S00°00'00\"

N00°00'00\"

- LEGEND:
- FND 3/4\"
 - ✕ SET \"X\" IN CONC.
 - SET 1/2\"
 - FENCE POST

SCALE: 1\"

BUYER: IL KWON OH AND AE SOOK OH		ADDRESS: 1264 SO. W. W. WHITE ROAD	
TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY		G.F. NO.: 200409117	
LOT: 78	BLOCK: ~	N.C.B.: 10754	
SUBDIVISION: J. H. SRUBAR PROPERTY			
CITY: SAN ANTONIO		COUNTY: BEXAR	STATE: TEXAS
PLAT RECORDED IN: VOLUME 4400 PAGE 29 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.			
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:			
VOLUME 4575 PAGE 355 DEED RECORDS OF BEXAR COUNTY, TEXAS			
VOLUME 4600 PAGE 3 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS			
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS			
			REVISED: 27 OCTOBER 2004

P.O. BOX 100442
SAN ANTONIO, TEXAS 78201
PHONE: 210-534-6700
FAX: 210-534-9673

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.

THIS 12TH DAY OF OCTOBER 2004, A.D.

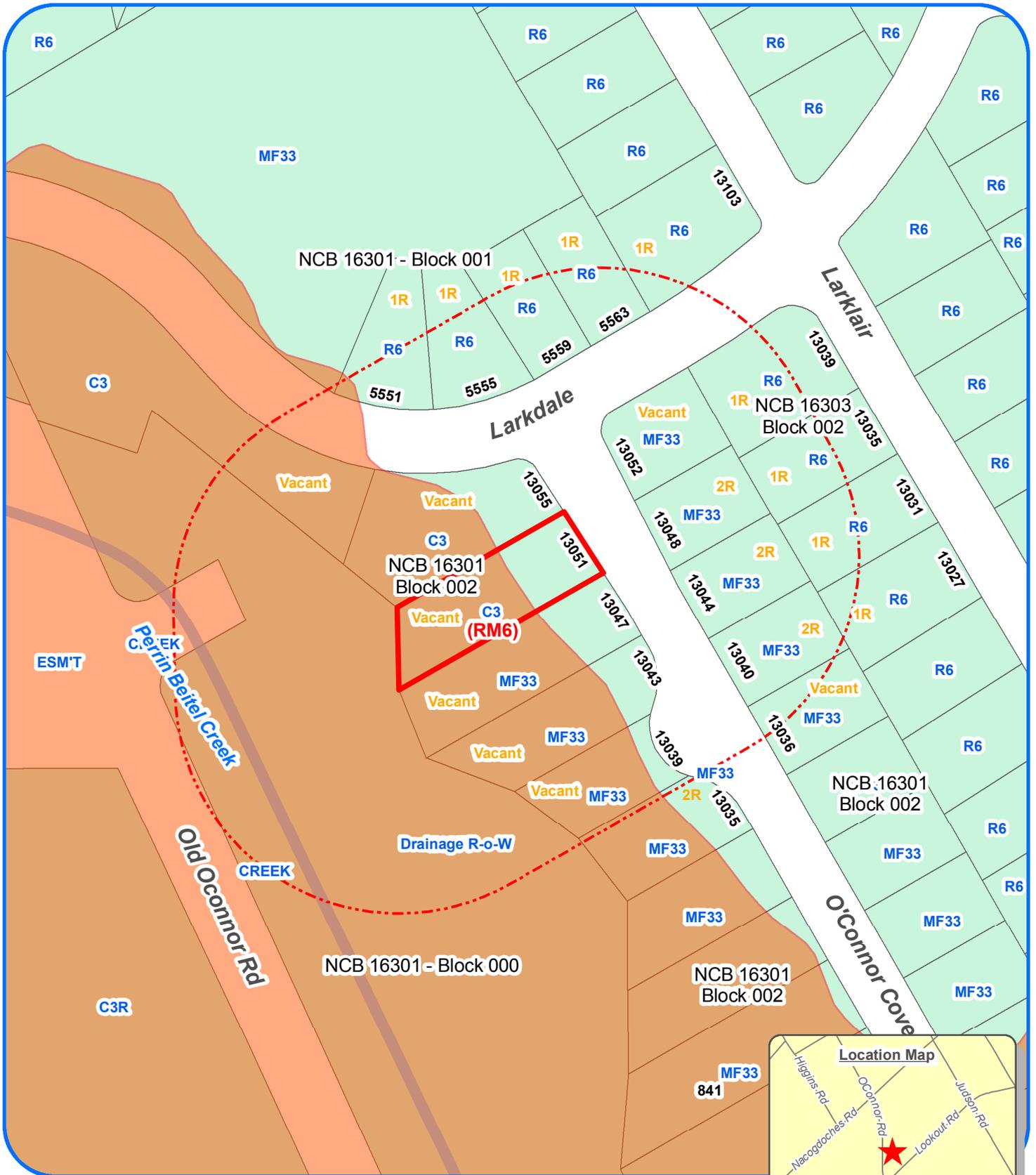
PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: NAG

JOB NO: 4-4024-022

FIELD WORK COMP.: 11 OCTOBER 04

* Note: the existing structure and parking lot were constructed prior to the current building setbacks and landscape buffer yard requirements



Zoning Case Notification Plan

Case Z-2011-054

Council District 10

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 16301 - Block 002 - Lot 26

Legend

- Subject Properties (0.2858 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

(0.2858 Acres)

TEXT

(TEXT)

1R



Development Services Dept
City of San Antonio
(01/13/2011 - 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 #: Z2011054
Hearing Date: February 15, 2011
Property Owner: GWC Homes & General Contracting, LLC
Applicant: GWC Homes & General Contracting, LLC
Representative: Carlo White
Location: 13051 O'Connor Cove
Legal Description: Lot 26, Block 2, NCB 16301
Total Acreage: 0.2858
City Council District: 10
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 26, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 27, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: None

Planning Team Members: 42 (North Sector Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
Northeast	"MF-33 AHOD"	Vacant Lot and Two-Family Dwelling
Southwest	" AHOD"	Drainage ROW
Northwest	"C-3 AHOD"	Vacant Lot
Southeast	"MF-33 AHOD"	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. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

Transportation

Thoroughfare	Existing Character	Proposed Changes
O'Connor Cove	Collector street one lane in each direction	None

Public Transit: The nearest VIA bus line is at the intersection of O'Connor Road and Fountainwood Street number 641 line.

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

Parking Information: Minimum vehicle spaces 1 per unit. Maximum vehicle spaces 2 per unit.

Staff Analysis and Recommendation Approval

Topography: A portion of the subject property is located within the 100 Year Floodplain and serves as drainage.

Property History: The property was annexed in December 1972, per Ordinance 41430. The subject property was originally zoned "Temporary R-1" Temporary Single Family Residence District. In a 1973 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as "Suburban Tier" which includes a range of use classifications from low to medium density residential to neighborhood and community commercial uses. Therefore, the requested zoning district is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood.

3. Suitability as Presently Zoned:

The current commercial zoning on the subject property is not appropriate for the subject property. The proposed zoning change of the property is consistent and compatible with the current development trends along O'Connor Cove.

4. Health, Safety and Welfare:

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

5. Public Policy:

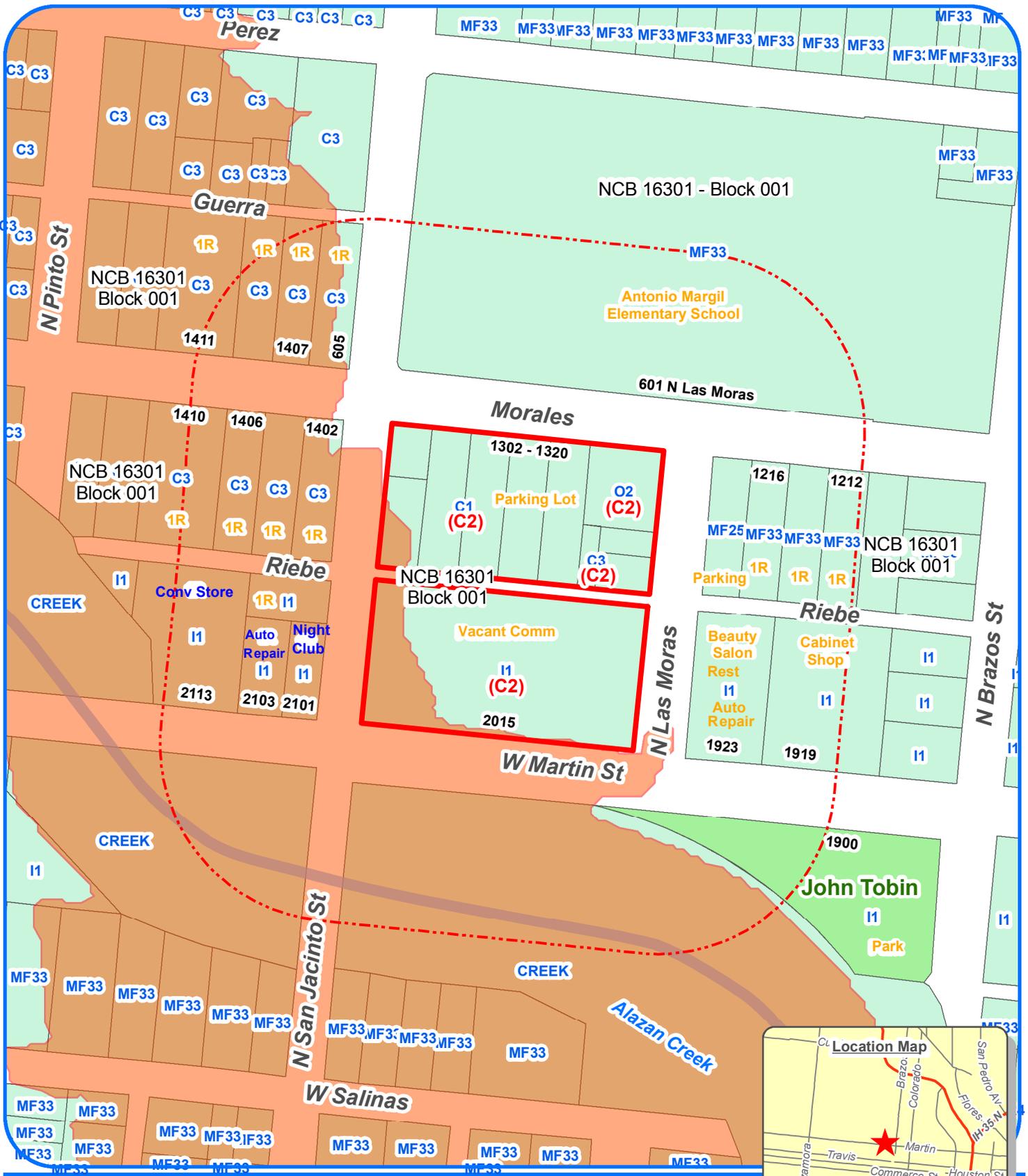
None

6. Size of Tract:

The subject property is vacant and 0.2858 acres in size, which is adequate for a two-family dwelling and uses permitted in the requested zoning district.

7. Other Factors:

Staff supports down-zoning the subject property from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District. A significant amount of single-family and multi-family zoning exists within the vicinity of the subject property. Staff finds the request for "RM-6 AHOD" to be appropriate given the subject property's location off of a local residential street and the prevalence of two-family dwellings along O'Connor Cove.



Zoning Case Notification Plan

Case Z-2011-055

Council District 1

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 2.306 acres out of NCB 02228

Legend

- Subject Properties (2.306 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(01/14/2011 - 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 #: Z2011055

Hearing Date: February 15, 2011

Property Owner: Accion Texas, Inc.

Applicant: Accion Texas, Inc. c/o Janie Barrera

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

Location: 2000 Block of West Martin Street and the 1300 block of Morales. Multiple properties bound by Morales to the north, North Las Moras to the east, North San Jacinto to the west and West Martin Street to the south

Legal Description: 2.306 acres out of NCB 2228

Total Acreage: 2.306

City Council District: 1

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 2, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: Gardendale Neighborhood Association. The Prospect Hill Neighborhood Association is within 200 feet.

Planning Team Members: None

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	“MF-33”	Elementary School
East	“MF-25”, “MF-33” & “I-1”	Single-family residences, Parking Lot, Commercial uses
West	“C-3” & “I-1”	Single-family residences, Commercial uses
South	N/A	Alazan Creek

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
Morales	Local street; 1 lane in each direction	None known.
North Las Moras	Local street; 1 lane in each direction	None known.
North San Jacinto Street	Local street; 1 lane in each direction	None known.
West Martin Street	Collector street; 2 lanes in each direction	None known.

Public Transit: The nearest VIA buslines are the number 77 line and the number 277 line which run along West Martin Street.

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

Parking Information: As indicated by the applicant on the Traffic Impact Analysis (TIA) Worksheet, the proposed use is a nonprofit headquarters (loan office), which specializes in microlending, with a gross floor area (GFA) of 30,100 square feet.

Loan Office

Minimum Parking Requirement: 1 space per 1000 square feet of GFA

Maximum Parking Requirement: 1 space per 200 square feet of GFA

Therefore, the proposed use would require a minimum of approximately 30 parking spaces.

Staff Analysis and Recommendation: Staff recommends Approval.

Topography: The property does not contain any abnormal physical features such as slope. However, a portion of the subject property appears to be within the 100 year floodplain.

Property History: The subject site is currently developed with a structure measuring 22,152 square feet. According to the Bexar County Appraisal District, the 22,152 square foot structure was constructed in 1960. The property owner intends to redevelop the property with a 30,100 square foot structure. The properties are located within the City Limits as they were recognized in 1936, and were originally zoned “J” Commercial District, “B-1” Business District and “C” Apartment District. In a 1976 rezoning case (Z6682), a portion of the subject property was rezoned from “C” Apartment District to “B-1” Business District and “B-3” Business District. In a 1977 rezoning case (Z7055), a

portion of the subject property was rezoned from “B-1” Business District to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “I-1” General Industrial District, “C-3” General Commercial District, “O-2” High-Rise Office District and “C-1” Light Commercial District.

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:

Denial of the zoning request could lead to future development of industrial and intense commercial uses on the subject property. Staff supports this request in order to further protect adjacent uses. The subject property’s location is more appropriate for Community Commercial uses, which is consistent with the requested C-2 Commercial District.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The Industrial, High-Rise Office, and Intense Commercial zoning is the result of outdated zoning practices that were once common, and that continue to affect the entire surrounding neighborhood. Current zoning practices would not place intense commercial and industrial zoning in or near established residential neighborhoods. Further, the difference in permitted uses for each district, tend to create portions of a property that are not useable. The proposed rezoning would allow a consistent zone on the entire lot.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Staff believes that the removal of the industrial zoning would advance public safety in this area, as this type of zoning would introduce heavy vehicles, noise and potential noxious odors to this neighborhood and adjacent school.

5. Public Policy:

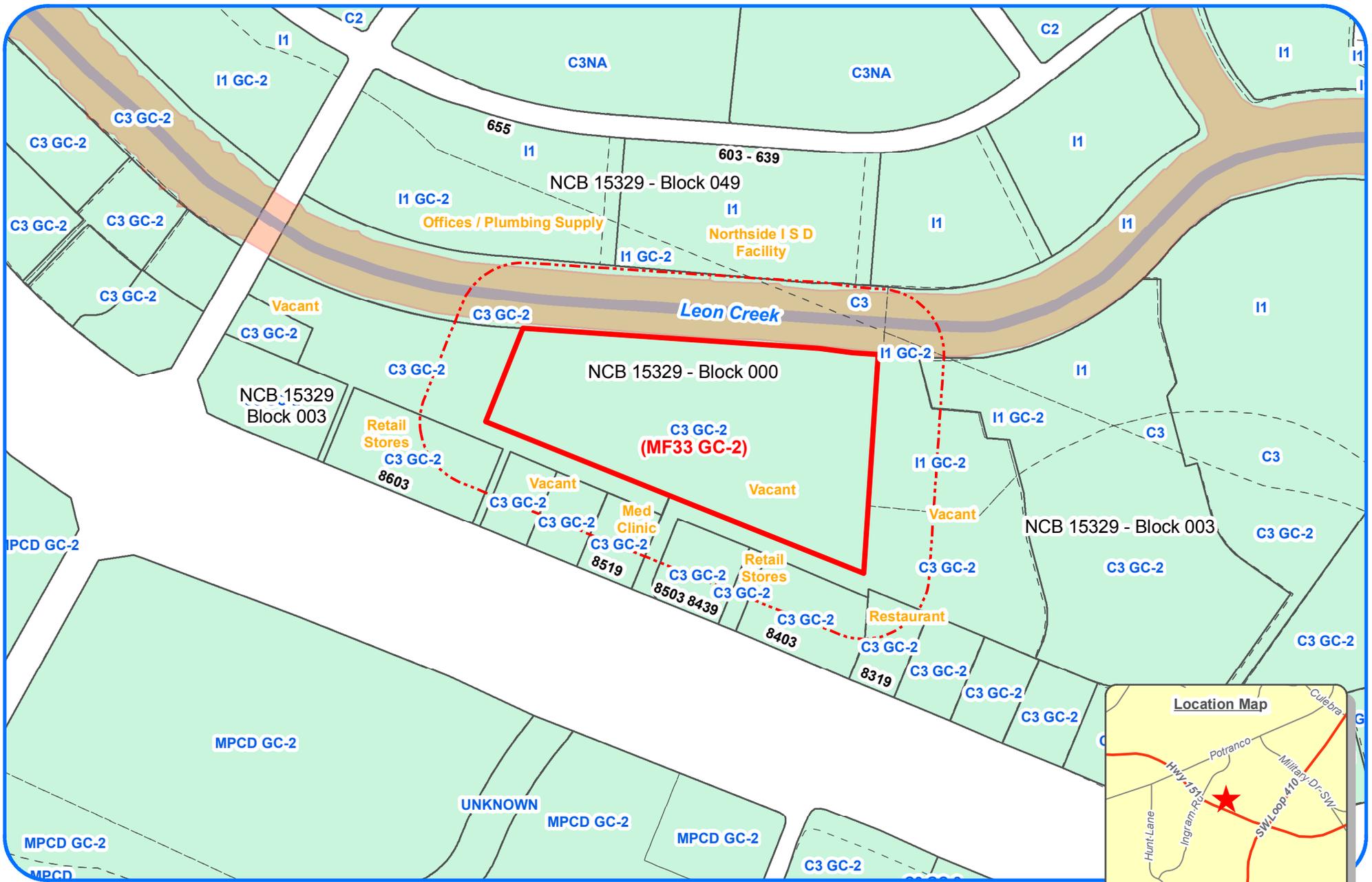
The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The subject property is 2.306 acres, which should be able to reasonably accommodate the proposed commercial use with adequate spaces for parking and loading.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2011-057

Subject Property Legal Description(s): A Portion of NCB 15329 - Block 000 - Parcel P-11

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

Scale: 1" approx. = 400 Feet
Council District 6

Legend

- Subject Properties (12.72 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
(01/24/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011057
Hearing Date: February 15, 2011
Property Owner: Ranch Road 12 Apartments, Ltd.
Applicant: Kaufman & Killen, Inc.
Representative: Kaufman & Killen, Inc.
Location: 8500 Block of State Highway 151
Legal Description: A 12.72 tract of land out of NCB 15239
Total Acreage: 12.72
City Council District: 6
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District.

Requested Zoning: "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 26, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 27, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"C-3 GC-2 AHOD"	Drainage R.O.W.
Southwest	"C-3 GC-2 AHOD"	Vacant
Northwest	"C-3 GC-2 AHOD"	Vacant
East	"C-3 GC-2 AHOD" and "I-1 GC-2 AHOD"	Vacant

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.

Highway 151 Gateway Corridor "GC-2"; April 28, 2005. The Highway 151 Gateway Corridor District provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and Loop 1604. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor.

Transportation

Thoroughfare	Existing Character	Proposed Changes
State Highway 151	Highway with two lanes in each direction and a center median	None

Public Transit: The nearest VIA bus line is the number 64 line which runs along Richland Hills Drive.

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

Parking Information: Minimum vehicle spaces 1.5 per unit. Maximum vehicle spaces 2 per unit.

Staff Analysis and Recommendation: Approval

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

Property History: The property was annexed in May 1986, per Ordinance 62547. The subject property was originally zoned “Temporary R-1” Temporary Single Family Residence District. In a 1986 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay.

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 Community Plan or Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the surrounding uses.

3. Suitability as Presently Zoned:

The current commercial zoning and proposed multi-family zoning are both appropriate for the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

None

6. Size of Tract:

The subject property is vacant and 12.72 acres in size. Multi-family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size.

7. Other Factors:

Uses allowed in the corridor shall be in accordance with the design and development standards found in the UDC. An "MF-33" district designation may be applied to an area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.



Zoning Case Notification Plan

Case Z2011058

Council District 4

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 15507 - Block 009 - Lot 5 and the South 1/2 of Lot 4 and NCB 15513 - Block 003 - Lot 1 and the North 1/2 of Lot 2

Legend

- Subject Properties (1.377 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
(01/24/2011 - 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 #: Z2011058 S

Hearing Date: February 15, 2011

Property Owner: Grace First Baptist Church

Applicant: Grace First Baptist Church

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

Location: Portions of the 2500 and 2600 Blocks of Observation Drive, located on the west side of Observation Drive between Airlift Avenue and Glider Avenue, and at the southeast corner of Observation Drive and Glider Avenue

Legal Description: Lot 5 and the south half of Lot 4, Block 9, NCB 15507, and Lot 1 and the north half of Lot 2, Block 3, NCB 15513

Total Acreage: 1.3769 acres

City Council District: 4

Case Manager: Micah Diaz, Planner

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

Proposed Zoning Change

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center Caring for Over 20 Children, and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Parking

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 27th. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 4th. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 11th, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 43

Neighborhood Associations: None

Planning Team: None

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"O-2 CD", "MH", "R-6"	Warehouse, vacant land, single-family residences
East	"R-6"	Church, single-family residences
South	"R-6"	Single-family residences, vacant land, apartments
West	"R-6", "MF-33"	2- and 4-unit dwellings

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

Transportation

Thoroughfare	Existing Character	Proposed Changes
Observation Drive	Local street, two lanes with no center stripe	None known.
Glider Avenue	Local street, two lanes with no center stripe	None known.
Airlift Avenue	Local street, two lanes with no center stripe	None known.
Altitude Drive	Local street, two lanes with no center stripe	None known.
Gunsmoke	Local street, two lanes with no center stripe	None known.

Public Transit: VIA bus line 617 runs along Gunsmoke; with multiple bus stops in close proximity to the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. Parking lots do not generate peak hour trips; therefore, the traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The requested specific use authorizations are meant to allow parking as a primary use, which would provide additional parking for the adjacent church and its accessory uses. According to the requisite site plans submitted for this zoning request, the two parking lots would include a total of 168 parking spaces.

Staff Analysis and Recommendation: Denial of "C-1 S AHOD" with an alternate recommendation for approval of "O-1 S" Office Airport Hazard Overlay District with a Specific Use Authorization for Parking, with conditions.

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

Property History: The subject properties were platted as part of the Kel-Land Heights Subdivision in 1952 (volume 3025, page 151). The properties were annexed in 1972 (per Ordinance 41422), and were originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1975 case, the property addressed as 2507 Observation Drive was rezoned to "R-3" Multi-Family Residence District. In a 1982 case, the property addressed as 2503 Observation

Drive was rezoned to "R-3 S.R." Multi-Family Residence District with a special request for a day-care center caring for over 20 children. Upon adoption of the 2001 Unified Development Code, the three previous base zoning districts converted to the current "R-6" Residential Single-Family District, "MF-33" Multi-Family District, and "MF-33 S" Multi-Family District with a Specific Use Authorization for a Daycare. The properties are all currently developed as parking lots.

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 Community Plan area. However, the requested zoning is not consistent with the surrounding zoning or residential uses.

The surrounding neighborhood is predominantly developed with single-family and multi-unit residential structures. The main exception is the church, which both owns and is located adjacent to the subject properties.

2. Adverse Impacts on Neighboring Lands:

The requested commercial zoning district allows a wide range of retail uses that are not suitably located within residential neighborhoods. Staff recommends an office zoning district because the range of allowable uses is limited, which will minimize the possible impact of the zoning change on the surrounding residences.

The subject properties are currently owned and utilized by the Grace First Baptist Church, located on the northeast corner of Observation Drive and Glider Avenue. The church structure is the largest non-residential use in the area, and therefore, has a strong physical presence in the neighborhood. Although worship facilities and their accessory uses are permitted in all zoning districts, church-owned non-worship facilities located on adjacent properties must comply with zoning regulations. The parking lots are intended to serve the church and planned expansion of the church's accessory uses (including a gymnasium, classrooms, and meeting space). The expansion project will reduce the amount of parking available on the church site. The surrounding neighborhood would be best served by legitimate off-street parking facilities to accommodate the church.

3. Suitability as Presently Zoned:

The subject properties were suitable for residential development prior to the lots being paved. However, the existing pavement reduces the likelihood of future residential development on the parcels.

4. Health, Safety and Welfare:

Although the proposed use of the subject properties is a parking lot, the "C-1" base zoning district would permit a range of possible retail uses. The health, safety and welfare of the surrounding community would likely be affected by the increased traffic, noise, and lighting that accompany many of the commercial uses permitted in the "C-1" zoning district. While the possibility of increased traffic, noise, and lighting also exists with office uses, the effects would be less severe because the permitted uses are typically less-intense.

5. Public Policy:

The Unified Development Code was recently amended and no longer allows parking lots as a conditional use in residential zoning districts. Therefore, the applicant is required to request a non-residential zoning district to bring the existing parking lots into compliance with the City's zoning regulations.

6. Size of Tract:

Not applicable.

7. Other Factors:

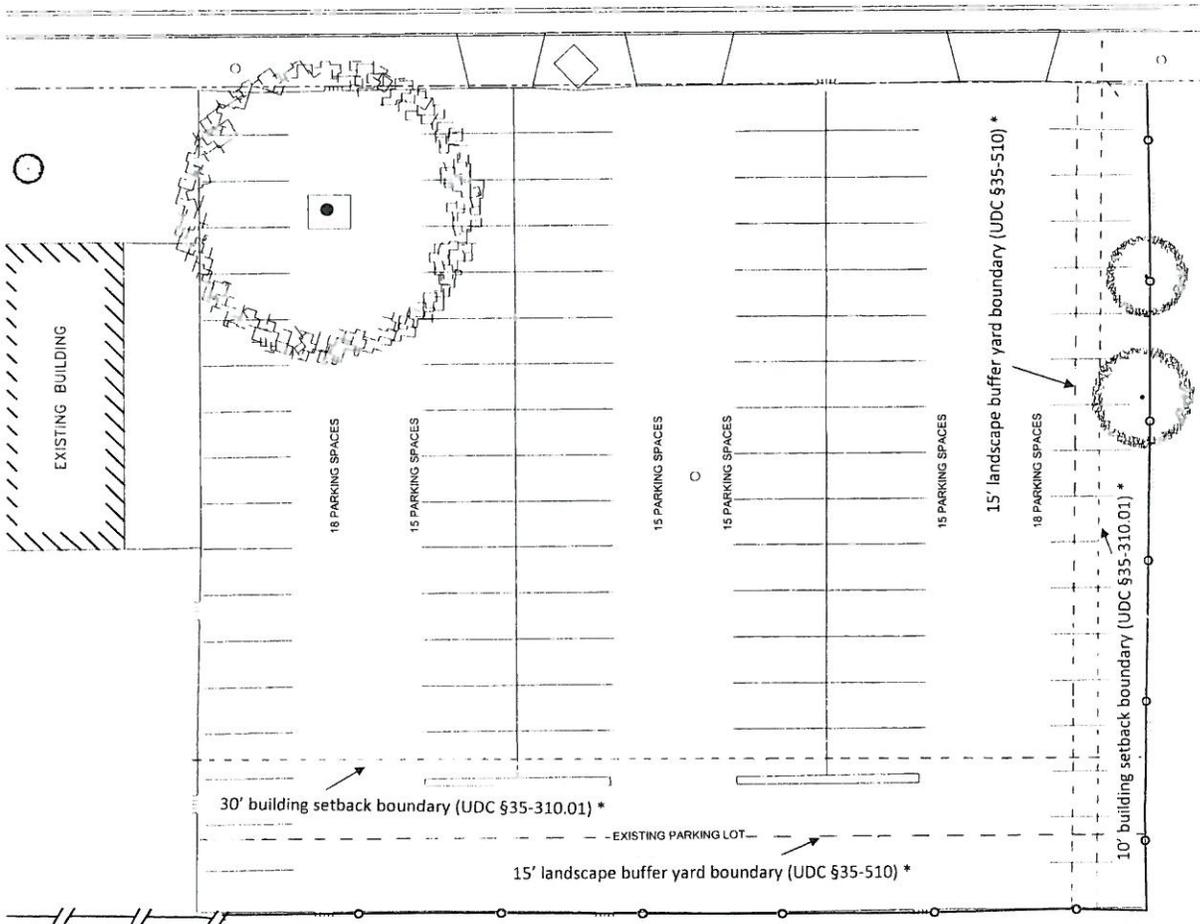
Should the requested zoning be approved, staff recommends the following condition:

1. The parking lots shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.

Zoning Change Request: From MF-33 S and MF-33 to C-1 S (Specific Use Permit for a Parking Lot Non-Commercial)

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

OBSERVATION DRIVE



01

SITE PLAN

SCALE: 1" = 30'-0"

0 10 25 30

Total Parking Spaces: 96
 ADA Spaces: 0
 Parking Space Dimension: 10'x18'
 Paved Surface Area: 23,123.0 SF

<p>SPRINKLE & CO. ARCHITECTS</p>	<p>GRACE FIRST BAPTIST CHURCH 2507 Observation Dr.</p>	<p>ATTACHMENT</p>
	<p>Parking Lot Site Plan</p>	<p>1</p>
	<p>13 January 2011</p>	

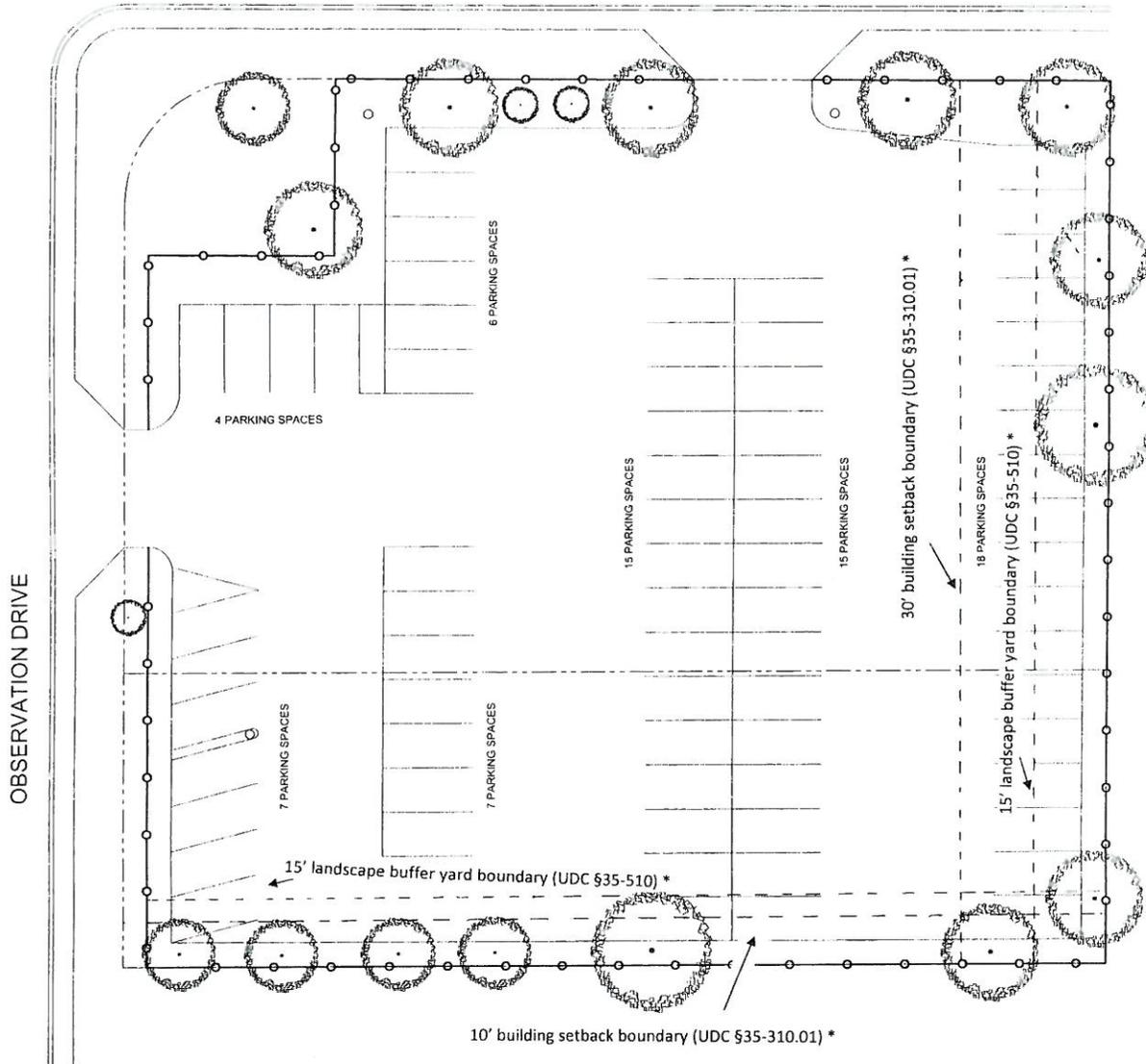
506 BROOKLYN AVE * SAN ANTONIO, TEXAS 78215 * T.210.227.7722 * WWW.SPRINKLECO.COM

* Note: the existing structure and parking lot were constructed prior to the current building setbacks and landscape buffer yard requirements

Zoning Change Request: From R-6 to C-1 S (Specific Use Permit for a Parking Lot Non-Commercial)

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

GLIDER AVE.



OBSERVATION DRIVE

01 SITE PLAN

SCALE: 1" = 30'-0"

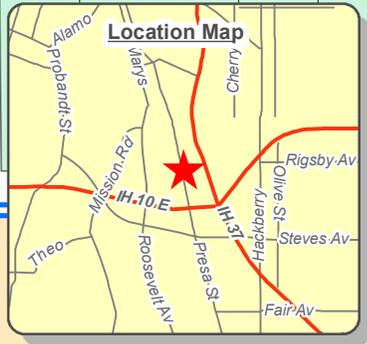


Total Parking Spaces: 72
 ADA Spaces: 0
 Parking Space Dimension: 10'x18'
 Paved Surface Area: 34,215.0 SF

<p>SPRINKLE & CO. ARCHITECTS</p>	<p>GRACE FIRST BAPTIST CHURCH 2606 Observation Dr.</p>	<p>ATTACHMENT</p>
	<p>Parking Lot Site Plan</p>	<p>1</p>
	<p>13 January 2011</p>	

506 BROOKLYN AVE * SAN ANTONIO, TEXAS 78215 * T.210.227.7722 * WWW.SPRINKLECO.COM

* Note: the existing parking lot was constructed prior to the current building setbacks and landscape buffer yard requirements



Zoning Case Notification Plan

Case Z-2011-060

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 01682 - Block 012 - Lots 3 and 4

Legend

- Subject Properties (0.263 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
City of San Antonio
(01/24/2011 - 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 #: Z2011060
Hearing Date: February 15, 2011
Property Owner: Rozi P. Guajardo
Applicant: John A. Guajardo, P. E., R. P. L. S. - JAG Engineering, Inc.
Representative: John A. Guajardo, P. E., R. P. L. S. - JAG Engineering, Inc.
Location: 2402 South Presa Street
Legal Description: Lots 3 and 4, Block 10, NCB 1682
Total Acreage: 0.2628 of an acre
City Council District: 5
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "O-1.5 AHOD" Mid-Rise Office 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 27th. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 4th. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 11th, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: Roosevelt Park Neighborhood Association

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

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
West	"I-1" and "R-4"	Single-family residences, vacant commercial building, apartments, restaurant
South	"I-1"	Vacant residence, auto repair, office
East	"I-1" and "R-4"	Single-family residences, office
North	"HL IDZ" (uses permitted in "MF-33" and "C-2 CD" – Tattoo Parlor), "I-1", and "R-4"	Retail center, single and multi-family residences, church

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
South Presa Street	Secondary Arterial Type B	None known.
Berkshire	Local street	None known.
Dunning	Local street	None known.
Kinney	Local street	None known.
Baity Court	Local street	None known.

Public Transit: VIA bus lines 36 and 242 run along South Presa Street; with multiple bus stops in close proximity to the subject property.

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

Parking Information: Parking requirements for office buildings are as follows:

Minimum Parking Requirement: 1 space per 300 square feet of gross floor area

Maximum Parking Requirement: 1 space per 140 square feet of gross floor area

Based on the information provided on the TIA worksheet, the proposed office building will require between 5.9 and 12.65 parking spaces.

Staff Analysis and Recommendation: Approval

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

Property History: The subject property was platted in 1909 (volume 105, page 183). The property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property has previously been developed, but the existing structure has long been vacant and has fallen in an extreme state of disrepair.

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan, and is designated as "Mixed Use" in the Future Land Use Plan. The requested zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Approval of the requested office zoning district would decrease the likelihood of adverse conditions caused by new development on the subject property. The existing industrial zoning district permits uses that are typically considered too intense to be located near residential uses.

3. Suitability as Presently Zoned:

The existing zoning is inappropriate for the subject property and the surrounding neighborhood. The industrial zoning district is the result of the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code. The district conversion resulted in the creation of many nonconforming uses and allowed overly-intense development in and near residential neighborhoods.

While the industrial zoning district permits uses that are inappropriate for the subject property, the district also requires building setbacks that render smaller lots unusable when abutting residential uses. Although both abutting properties carry "I-1" zoning, they are each developed as a single-family residence. Therefore, while "I-1" zoning remains in place on the subject property, new construction will be required to provide minimum 30-foot front, side, and rear building setbacks. The proposed use of the subject property is an office. Office uses are permitted in the existing "I-1" district, but can be better accommodated by a lower-intensity office district with less-severe building setback requirements.

4. Health, Safety and Welfare:

The requested zoning change constitutes a down-zoning of the subject property. Office uses are suitable buffers between major roadways and residential uses.

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 existing zoning district carries strict development standards that severely limit development on the subject property. The requested zoning district carries moderate building standards that allow more flexibility for new construction while maintaining adequate safeguards for the surrounding properties.

7. Other Factors:

None.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

SUBJECT: River Improvement Overlay Districts Amendments

DATE: February 15, 2011

SUMMARY

The Governance Committee approved a CCR directing the Office of Historic Preservation to work with other relevant City Departments to review and assess the six River Improvement Overlay (RIO) regulations and make recommendations as needed. Also, the OHP has been directed to consider the possible use of viewshed protection overlays for the historic San Antonio Missions. The RIO ordinance was adopted in 2002 to protect the significant public investment in the River by ensuring quality design. This process has reviewed the effectiveness of the RIO and recommends enhancements needed to adequately fulfill the intended purpose.

BACKGROUND INFORMATION AND ISSUES TO COVER

There are six (6) River Improvement Overlay districts. Each district represents a distinguishable environment along the River. RIO-3 is the most urban and developed district while RIO-6 is much more pastoral and undeveloped. Since the adoption of the RIO ordinance there has been significant public investment with the opening of the Museum Reach in 2009 and continued investment along the Mission Reach.

PROPOSED RECOMMENDATIONS

The Office of Historic Preservation invited the following groups to participate in the RIO Amendment Task Force: Planning and Development Services Department, San Antonio Conservation Society, Center City Development Office, San Antonio River Authority, Bexar County, Community Development Advisory Committee, River Oversight Committee, National Park Service, Bexar County Historical Commission, Downtown Operations, Archdiocese of San Antonio, Tourism Council, Parks and Recreation Department, Historic and Design Review Commission, Greater San Antonio Builders Association, Real Estate Council, Property owners representing each RIO segment. The Task Force has met nine times to go over the existing design guidelines and has made specific recommendations to the language. Staff has also held two public meetings to get feedback from property owners within the RIO boundaries. Those meetings were also open to the general public.

The Planning and Community Development Department is in the process of creating design guidelines for the S. Presa Corridor which overlaps with parts of RIO-5 and RIO-6. Based on discussions with their staff, it is recommended that State Hospital property along S. Presa be included in RIO-5.

Based on feedback from the task force and the public, staff recommends the following amendments to UDC Sec 35-670 through Sec 35-681. In the original RIO guidelines the focus was on RIO-3. Now that the Riverwalk has been expanded and new development is starting to occur both north and south of downtown the other RIO districts need to be aligned with RIO-3 to have the same standards in regards to appropriate materials. More direction has been provided for appropriate façade composition by giving more options for fenestration and entrance designs. Proposed changes would allow for more signage outside of RIO-3 based on the size of the site. Generally overall language was changed to make the standards stronger by replacing “should” with “shall” where appropriate. As an overall design objective, language to encourage low Impact design has been added to encourage a more sustainable way of managing storm water runoff. In RIO-2 the recently adopted Form Based Zoning District will govern except that properties abutting the River will continue to require HDRC approval and RIO standards will apply. Language has been included to promote bicycle parking in RIO.

SPANISH COLONIAL MISSIONS VIEWSHED PROTECTION OVERLAY

The Task Force and staff recommend that a separate task force be created to evaluate the existing Mission Historic District and create a viewshed district. A committee of the stakeholders will be formed to look into the creation of viewshed protection overlays. The committee will recommend boundaries of the overlay and determine which design considerations to include. The existing overlay for the Alamo will be used as a starting point along with similar overlays used in other cities such as Austin, TX, and Princeton Township, NJ.