

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, February 19, 2013

12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1

Dan Martinez – District 2

Terry Boyd – District 3

Orlando Salazar – District 4

Thomas Lopez – District 5

Christopher Martinez – District 6

Santos Villarreal – District 7

Rick McNealy – District 9

Milton R. McFarland – District 10

Vacant – District Mayor

Billy J. Tiller – District 8

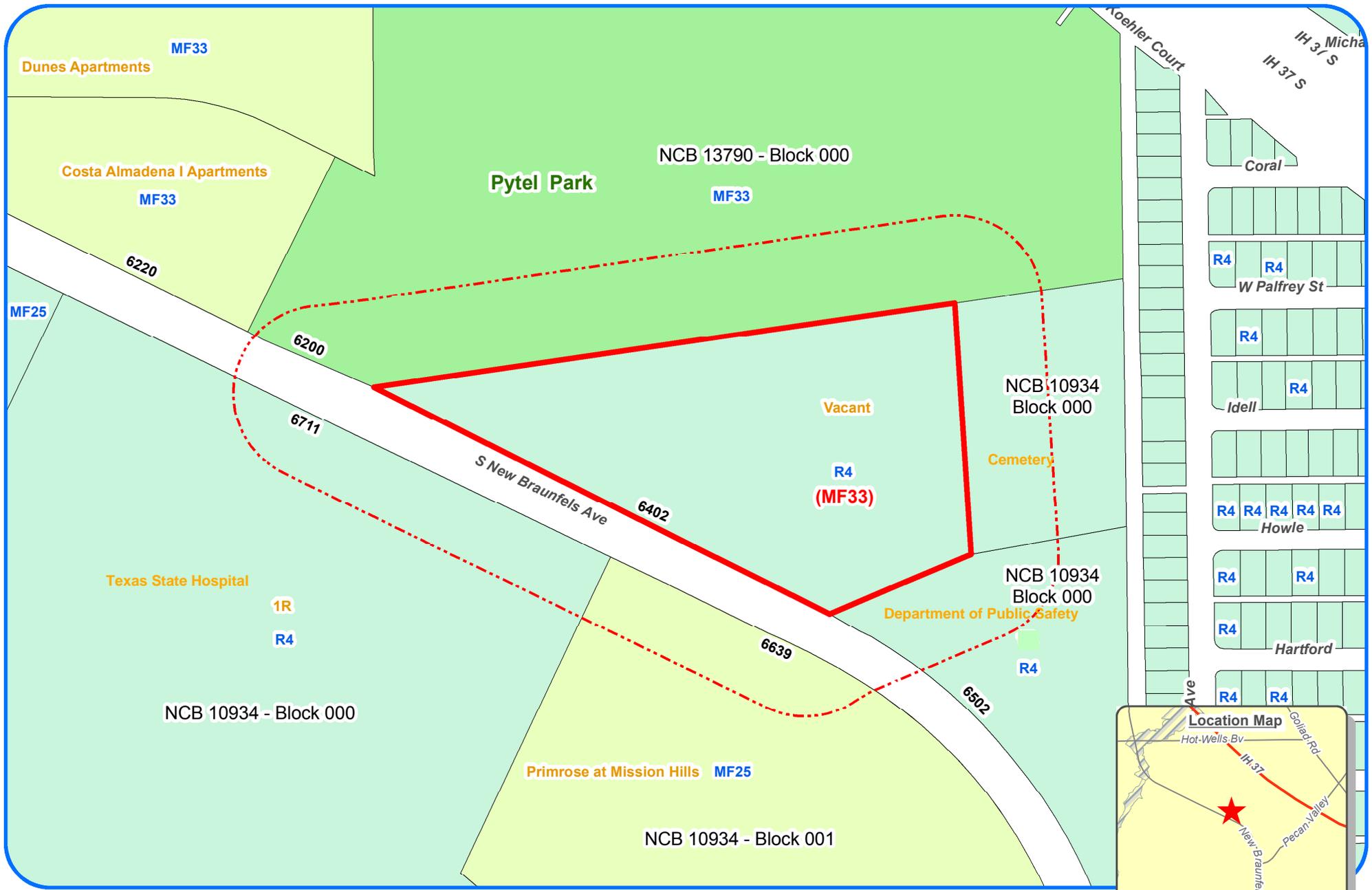
Chairman

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for February 19, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the February 5, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013059 (Council District 1) - POSTPONED:** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Microbrewery on 0.47 of an acre out of Lots 85 and 86, Block 2, NCB 3099, 2806 North St. Mary's Street.
7. **ZONING CASE NUMBER Z2012175 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 12.25 acres out of Parcel 104, NCB 10934 on a portion of 6402 South New Braunfels Avenue.
8. **ZONING CASE NUMBER Z2012221 (Council District 2):** A request for a change in zoning from “IDZ H AHOD” Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in “NC” Neighborhood Commercial District and “RM-6” Residential Mixed District to “IDZ H AHOD” Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with single-family residential and live work uses, not to exceed 25 units per acre on Lots 8 and 9, Block 22, NCB 537, 503, 507 Burnet Street and 710 North Cherry Street.
9. **ZONING CASE NUMBER Z2013021 (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 0.1377 of an acre out of Lot 12, NCB 8349 on a portion of 902 Bandera Road and 3031 West Woodlawn Avenue.

10. **ZONING CASE NUMBER Z2013046 (Council District 9):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “MF-40 AHOD” Multi-Family Airport Hazard Overlay District on 1.966 acres out of Lots 27, 28, 80, 81, 86 and 91, NCB 11888, 214, 220, 226, and 232 West Sunset Road, 426 and 430 Everest Avenue.
11. **ZONING CASE NUMBER Z2013057 (Council District 3):** A request for a change in zoning from “R-4” Residential Single-Family District and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18” Limited Density Multi-Family District and “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on 12.801 acres out of NCB 10865 on a portion of the parcel located at the northeast corner of Interstate Highway 37 and Southeast Military Drive.
12. **ZONING CASE NUMBER Z2013061 (Council District 8):** A request for a change in zoning from “R-6” Residential Single-Family District to “MF-33” Multi-Family District on Parcel 32B, Block 2 and 0.654 of an acre out of Lot 4 (Parcel 32), NCB 14864, 5032 & 5094 Prue Road.
13. **ZONING CASE NUMBER Z2013062 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 11 & 12, Block 20, NCB 9320, 503 Grosvenor Boulevard.
14. **ZONING CASE NUMBER Z2013063 HL (Council District 1):** A request for a change in zoning from “R-6 RIO-2 AHOD” Residential Single-Family River Improvement Overlay-2 Airport Hazard Overlay District to “HL R-6 RIO-2 AHOD” Historic Landmark Residential Single-Family River Improvement Overlay-2 Airport Hazard Overlay District on Lot 45, NCB 6539, 115 West Josephine Street.
15. **ZONING CASE NUMBER Z2013064 (Council District 5):** A request for a change in zoning from “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District on Lot 24, Block 1, NCB 7944, 418 Somerset Road.
16. **ZONING CASE NUMBER Z2013069 (Council District 2):** A request for a change in zoning from “MF-33” Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to “C-3” General Commercial District and “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 3 and 4.1651 acres out of Lot 1, Block 2, NCB 14058, 411 and 311 Roland Avenue.
17. **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.
18. **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.



Development Services Dept
 City of San Antonio
 (07/20/2012 - R Martinez)

Zoning Case Notification Plan

Case Z-2012-175

Scale: 1" approx. = 300 Feet
 Council District 3
 Subject Property Legal Description(s): NCB 10934 BLK LOT P-104A

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

Legend

- Subject Properties (12.250 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**





City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012175

Hearing Date: February 19, 2013

Property Owner: David Shulder and Samuel Panchevre

Applicant: David Shulder and Samuel Panchevre

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

Location: A portion of 6402 South New Braunfels Avenue

Legal Description: Being 12.250 acres out of Parcel 104, NCB 10934

Total Acreage: 12.250

City Council District: 3

Case Manager: Pedro Vega, Planner

Case History: This is the fourth public hearing for this zoning request. The case was continued from the September 4, 2012 and September 18, 2012 Zoning Commission public hearing. Subsequently, the applicant postponed the case. At the February 5, 2013 Zoning Commission meeting, the commission held a public hearing and were unable to reach a majority vote. This necessitated an automatic continuance.

Proposed Zoning Change

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

Requested Zoning: "MF-33 AHOD" Multi-Family 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 23, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 17, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Highland Hills Neighborhood Association; the Hot Wells Neighborhood Association is located within 200 feet of the subject property.

Planning Team Members: 33 (Highlands Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The subject property was annexed in 1952 and was originally zoned "B" Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

Topography: The property is relatively flat and has a descending slope running east to west. The property does not include inclusion in a flood plain, and has no physical characteristics that are likely to affect the use or development.

Adjacent Zoning and Land Uses

Direction: East

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

Current Land Uses: Cemetery

Direction: Southeast

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

Current Land Uses: Texas Department of Public Safety

Direction: North

Current Base Zoning: "MF-33" Multi-Family District

Current Land Uses: Pytel Park and Apartments

Direction: Southwest across South New Braunfels Avenue

Current Base Zoning: "R-4" Residential Single-Family District and "MF-33" Multi-Family District

Current Land Uses: Apartments and Texas State Hospital

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: South New Braunfels Avenue

Existing Character: Primary Arterial Type B; one lane in each direction

Proposed Changes: None known.

Public Transit: VIA bus lines 20 and 36 operate along South New Braunfels Avenue with a bus stop immediately south of the subject property.

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

Parking Information: Multi-Family Dwellings (33 units maximum) - Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

Staff Analysis and Recommendation: Approval. Pending Master Plan Amendment

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

1. Consistency:

The subject property is located within the Highlands Community Plan and is currently designated as “Medium Density Residential” in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to “High Density Residential”. Staff and Planning Commission recommend approval of the plan amendment request.

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

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

The existing zoning is appropriate for the subject property’s location along and between major thoroughfares. Both the current and requested zoning districts will allow development that is consistent with the existing pattern of development in the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

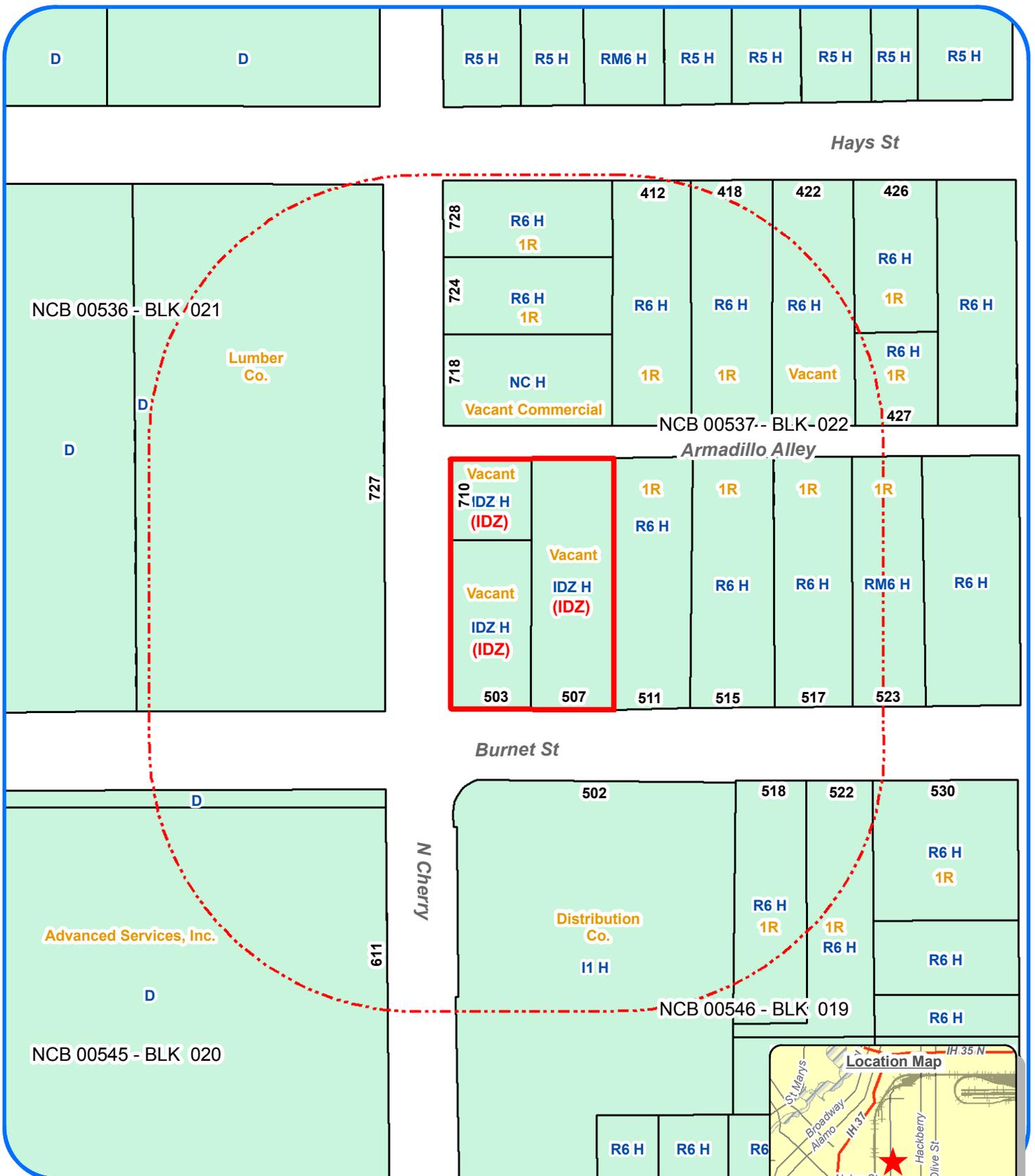
Goal 4 of the Highlands Community Plan calls for an increase in the variety of new housing choices while preserving the character of the existing neighborhoods. The proposed “MF-33” Multi-Family District would increase the diversity of the housing stock in the area by providing additional housing options for residents within the planning area.

6. Size of Tract:

The property is 12.250 acres, which should be able to accommodate proposed multi-family residential development with adequate parking.

7. Other Factors:

The subject property is located within the South New Braunfels Avenue Corridor portion of the State Hospital Master Plan. The South New Braunfels Avenue Corridor is primarily focused on commercial development, however, it acknowledges that all residential densities, including high density residential uses, are appropriate for the corridor.



Zoning Case Notification Plan

Case Z-2012-221

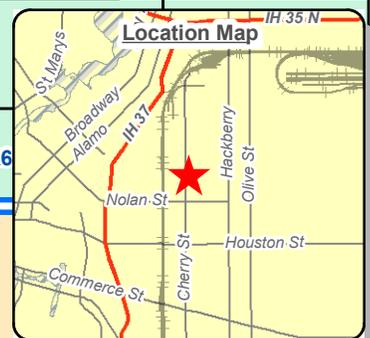
Council District 2

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00537 BLK 022 LOT S 122.21 FT OF 8, N 61.1 FT OF 8 and LOT 9

Legend

- Subject Properties ——— (0.501 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
(02/14/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012221
Hearing Date: February 19, 2013
Property Owner: K/T TX Holdings, LLC
Applicant: K/T TX Holdings, LLC
Representative: Terramark Urban Homes (Charles H Turner)
Location: 503, 507 Burnet Street and 710 North Cherry Street
Legal Description: Lots 8 and 9, Block 22, NCB 537
Total Acreage: 0.5031
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Residential Mixed District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with single-family residential and live work uses, not to exceed 25 units per acre

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 February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: Dignowity Hill Neighborhood Association

Planning Team Members: 23 (Dignowity Hill Neighborhood Plan)

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938. The property was originally zoned "J" Commercial District. In a 1989 large-area case, the properties were rezoned to "B-2" Business District and "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2" Commercial District and "RM-4" Residential Mixed District. In a 2012 large area case, the properties were rezoned to "IDZ" Infill Development Zone District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Residential Mixed District.

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

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: "R-6" Residential Single-Family District

Current Land Uses: Single-Family Dwellings

Direction: North across the Alley

Current Base Zoning: "NC" Neighborhood Commercial District and "R-6" Residential Single-Family District

Current Land Uses: Vacant Commercial Building and Single-Family Dwellings

Direction: South across Burnet Street

Current Base Zoning: "I-1" General Industrial District

Current Land Uses: Warehouse

Direction: West across North Cherry Street

Current Base Zoning: "D" Downtown District

Current Land Uses: Lumber Company

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 subject properties and surrounding areas are located in the Dignowity Hill Historic District. Historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the master plan.

Transportation

Thoroughfare: Burnet Street

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

Proposed Changes: None known.

Thoroughfare: North Cherry Street

Existing Character: Collector Street; one lane in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the 22 and 222, which operate along Nolan Street, south of the subject property.

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

Parking Information: Dwelling - 1Family - Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A. Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The subject properties are located within the Dignowity Hill Neighborhood Plan and are designated as Low Density Mixed Use in the future land use component of the plan. The Low Density Mixed Use includes mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. The requested "IDZ" base zoning district and proposed residential density are consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. This area is in the process of revitalization and rezoning this property to "IDZ" will encourage and promote the revitalization goals the Future Land Use Plan.

3. Suitability as Presently Zoned:

Both the current zoning districts are consistent with the Dignowity Hill Neighborhood Plan and adopted land use designations.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. The requested zoning would preserve the existing character of single-family uses in the neighborhood and promote redevelopment.

5. Public Policy:

The requested zoning change is consistent with the adopted land use designation, which is a component of the City's Master Plan. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

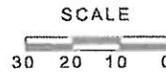
6. Size of Tract:

The subject property is 0.5031 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district, as shown on the "IDZ" site plan.

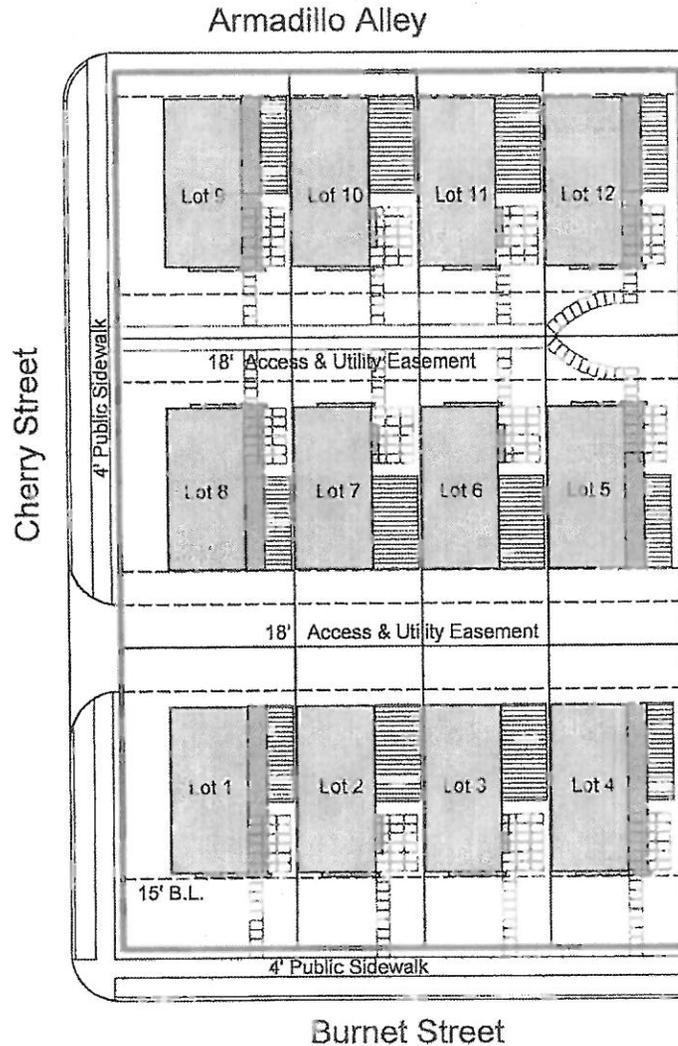
7. Other Factors:

One of the key issues for the Dignowity Hill neighborhood is the number of houses in disrepair and the amount of vacant lots scattered throughout the planning area. In order to improve the fabric and cohesion of the neighborhood, an infill strategy to build new housing on vacant lots. Infill housing must provide choices to appeal to all income ranges and household sizes. Rebuilding the neighborhood will bring new life and energy into the area.

Case # Z2012221



Cherry modern Dignowity Hill Historic District General Site Plan January 15, 2013



Legal Description:
Approximately 0.5031 Acres
being Lots 8 & 9
Block 22, NCB 537,
San Antonio, Texas

Current Zoning:
"IDZ H AHOD" Infill Development
Zone Dignowity Hill Historic Airport
Hazard Overlay District with uses
permitted in "NC" Neighborhood
Commercial District and "RM-6"
Residential Mixed District

Proposed Zoning:
"IDZ H AHOD" Infill Development
Zone Dignowity Hill Historic Airport
Hazard Overlay District with single-
family residential and live work uses,
not to exceed 25 units per acre

General NOTES:

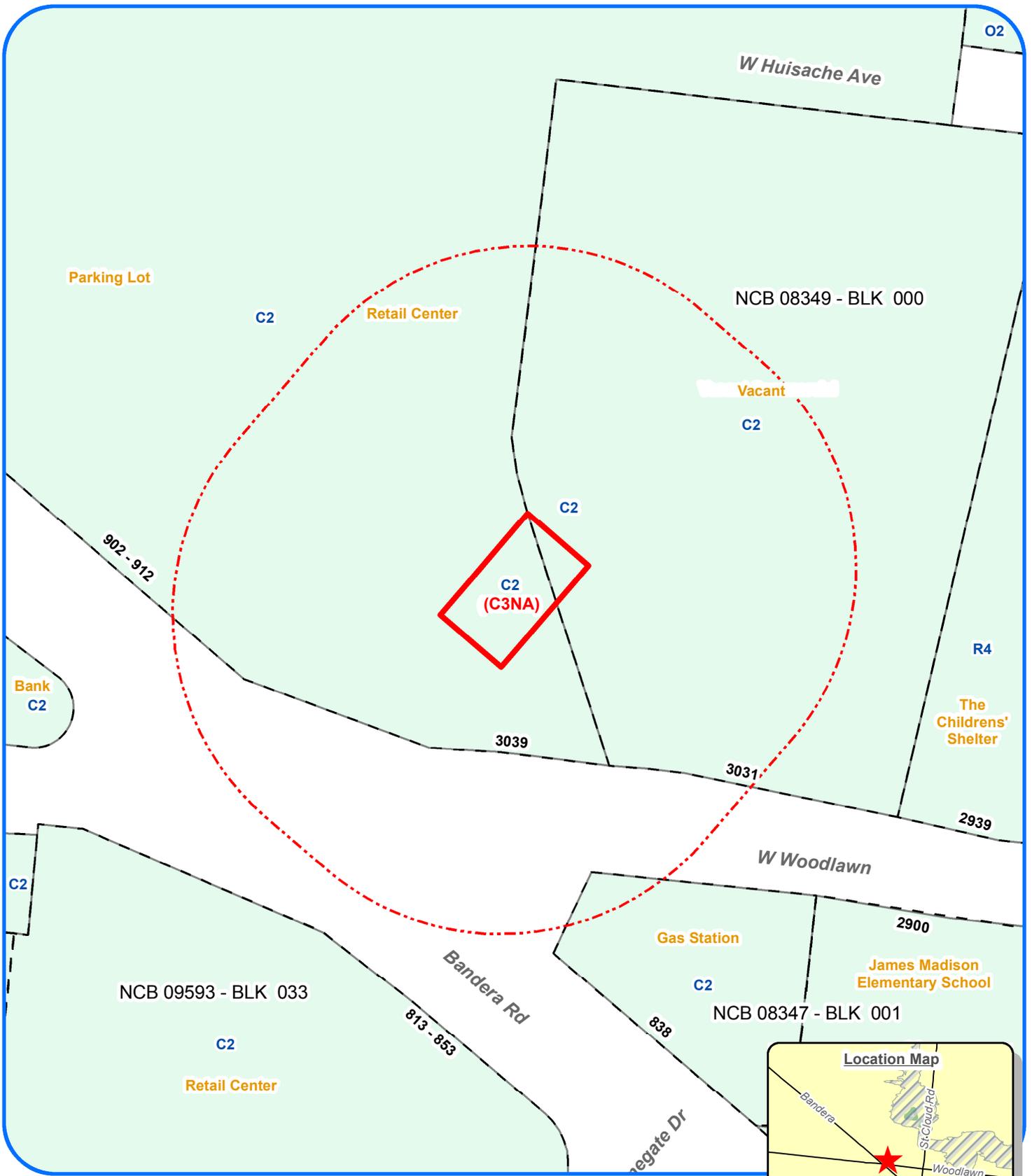
- 1 This project is planned as a low impact development
- 2 A 18 foot wide access and utility easement shall be established by plat for the common use of all lots 5 -12
- 3 A 18 foot wide access and utility easement shall be established by plat for the common use of all lots 1-8

SITE DATA	
Total Land Area	0.5031 Acres
Total Proposed Lots	12
Units/Acre	24.0
Max. Units/Acre	25

K/T TX Holdings, LLC, Owner of the property, acknowledges that this site plan submitted for purposes of rezoning this property is in accordance with all applicable provisions of the Unifide Development Code. Additionally, Owner, understands that the City Council approval of a site plan in conjunction with a rezoning case does not relieve Owner from adherence to any and all City adopted Codes at the time of plan submittal for building permits.

Developer





Zoning Case Notification Plan

Case Z-2013-021

Council District: 7
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): 0.1377 acres out of Lot 12, NCB 08349

- Legend**
- Subject Properties — (0.137 Acres)
 - 200' Notification Area - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/26/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013021

Hearing Date: February 19, 2013

Property Owner: Wal-Mart Real Estate Business Trust

Applicant: Joe Grasso, P. E.

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

Location: At the north corner of Bandera Road and West Woodlawn.

Legal Description: 0.1377 of an acre out of Lot 12, NCB 8349

Total Acreage: 0.1377

City Council District: 7

Case Manager: Brenda V. Martinez

Case History: This is the first public hearing for this zoning request. The zoning case was previously heard by the Zoning Commission as a request for "C-2 CD" with a Conditional Use for a Pawn Shop. City Council remanded the case back to Zoning Commission for consideration of an amended request.

Proposed Zoning Change

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

Requested Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales 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 February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 3

Neighborhood Associations: Donaldson Terrace Neighborhood Association

Planning Team Members: 19 (Near Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The property was annexed in 1944 and was originally zoned "B" Residence District. In a 1959 case, the property was rezoned to "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district, converted to the current "C-2" Commercial District. The subject property is a small portion of a larger lot that is being redeveloped as a shopping center.

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

Adjacent Zoning and Land Uses

Direction: North, South, East and West

Current Base Zoning: "C-2"

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

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

Transportation

Thoroughfare: Bandera Road

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

Proposed Changes: None known

Thoroughfare: West Woodlawn Avenue

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

Proposed Changes: None known

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

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

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

The subject property consists of a single suite within a larger shopping center. Parking will be provided on the larger tract.

Staff Analysis and Recommendation: Approval, pending the Plan Amendment

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

1. Consistency: The subject property is located within the Near Northwest Community Plan and is currently designated as Mixed Use in the Future Land Use Plan. The requested "C-3" base zoning is not consistent with the adopted land use designation. A plan amendment has been initiated for the 19.8-acre parent tract, requesting to change the land use designation to "Regional Commercial". Planning Staff and Planning Commission recommend approval of the plan amendment request.

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

2. Adverse Impacts on Neighboring Lands: Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of properties fronting along Bandera Road are zoned for commercial uses.

3. Suitability as Presently Zoned: The existing "C-2" zoning district is suitable for the subject property. The "C-2" district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares. The zoning request includes only a single suite within the larger tract, and is meant to accommodate the relocation of an existing nonconforming use.

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

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

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

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

7. Other Factors: According to Section 211.0035 of the Texas Local Government Code, a Specific Use Authorization or any other similar requirement can not be required for a pawn shop use. A zoning district that permits this use by-right must be requested. A pawn shop is permitted by-right in the "C-3" General Commercial District.

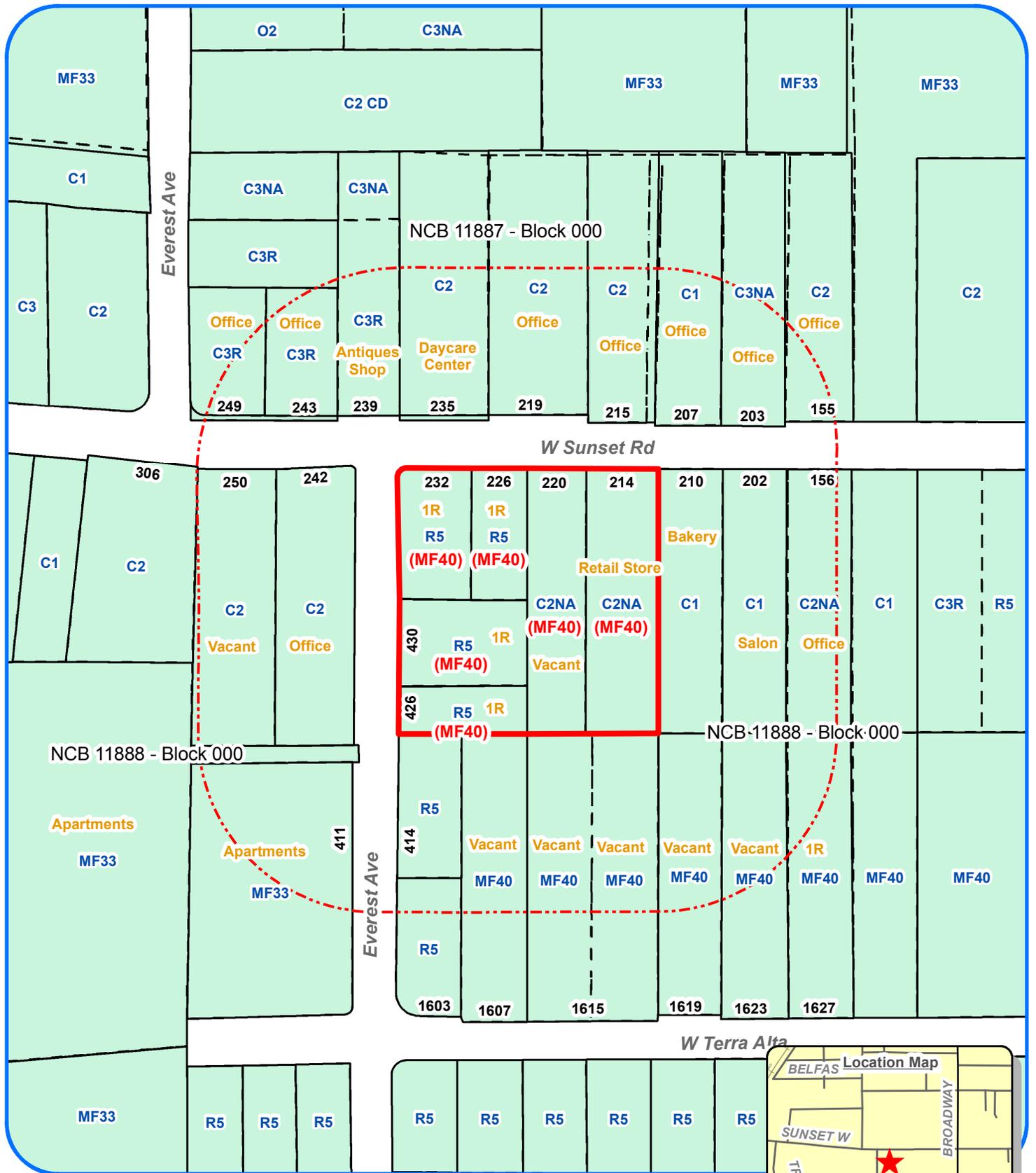
Section 211.0035. Zoning Regulations and District Boundaries Applicable to Pawnshops.

(a) In this section, "pawnshop" has the meaning assigned by Section 371.003, Finance Code.

(b) For the purposes of zoning regulation and determination of zoning district boundaries, the governing body of a municipality shall designate pawnshops that have been licensed to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code, as a permitted use in one or more zoning classifications.

(c) The governing body of a municipality may not impose a specific use permit requirement or any requirement similar in effect to a specific use permit requirement on a pawnshop that has been licensed to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code.

Added by Acts 1991, 72nd Leg., ch. 687, Sec. 18, eff. Sept. 1, 1991. Amended by Acts 1999, 76th Leg., ch. 62, Sec. 7.81, eff. Sept. 1, 1999.



Zoning Case Notification Plan

Case Z-2013-046

Council District: 9

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11888 - BLK 000 - LOT 80, 86, 91 and portions of lot 27, 28 and 81

Legend

- Subject Properties ——— (1.966 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(12/20/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013046

Hearing Date: February 19, 2013

Property Owner: Armando Guerrero, Alfredo Guerrero, Irene Villarreal, Miodrag Jeremic, Richard & Nancy Alarcon

Applicant: Armando Guerrero, Alfredo Guerrero, Irene Villarreal, Miodrag Jeremic, Richard & Nancy Alarcon

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

Location: 214, 220, 226, and 232 West Sunset Road, 426 and 430 Everest Avenue

Legal Description: 1.966 acres out of Lots 27, 28, 80, 81, 86 and 91, NCB 11888

Total Acreage: 1.966

City Council District: 9

Case Manager: Osniel Leon, Planner

Case History: This is the first public hearing for this zoning case. The case has been expedited to City Council for consideration on Thursday, March 7, 2013.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "MF-40 AHOD" Multi-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 February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: None

Planning Team Members: San Antonio Airport Vicinity Plan

Applicable Agencies: None

Property Details

Property History: The subject properties were annexed in 1950 and were originally zoned "A" Single-Family Residence District. In a 1992 case, Lot 91 was rezoned to "B-2 NA" Business District Nonalcoholic Sales. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-5" Residential Single-Family District and "C-2 NA" Commercial District Nonalcoholic Sales. In a 2005 case, a portion of Lot 28 was rezoned to the current "C-2 NA" Commercial District Nonalcoholic Sales.

Five of the six subject properties are currently developed with residential structures and measuring between 700 and 1100 square feet in size that were built between 1945 and 1970. The eastern-most property includes a commercial structure measuring 1,424 square feet built in 1961; while the remaining property is undeveloped. Some of the properties are platted. Lot 80 was platted in 1964 (volume 4960, page 274 Deed Records of Bexar County, Texas). Lot 81 was platted in 1965 (volume 5300, page 204 Deed Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3R", "C-2", "C-1", "C-3NA"

Current Land Uses: Offices, daycare center, antiques shop

Direction: South

Current Base Zoning: "MF-33", "R-5", "MF-40"

Current Land Uses: Apartments, undeveloped land, single-family residences

Direction: East and West

Current Base Zoning: "C-2", "C-1", "C-2NA"

Current Land Uses: Undeveloped land, offices, bakery, salon

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

Transportation

Thoroughfare: West Sunset Road

Existing Character: Collector Street, 2 lanes in each direction with sidewalks.

Proposed Changes: None known

Thoroughfare: Everest Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 647 line, which operate along West Sunset Road.

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

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

Staff Analysis and Recommendation: Approval, pending master plan amendment

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

1. Consistency:

The subject properties are located within the San Antonio Airport Vicinity Plan area, and are identified as Community Commercial and Medium Density Residential in the Future Land Use component of the Plan. The zoning request is not consistent with the adopted land use designation. A plan amendment has been initiated, requesting to change the land use designation to High Density Residential. Staff and Planning Commission recommend approval of the plan amendment.

High Density Residential incorporates all residential uses, including apartment, condominiums, and assisted living centers. The High Density Residential land use classification is typically located along or near major arterials or collectors and may be used as a transitional buffer between lower density residential uses and non-residential uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The San Antonio International Airport Vicinity Land Use Plan determines the appropriateness of a given use on its proximity to the airport and its location within the applicable noise contour as determined by the City of San Antonio Noise Exposure Map. The site is located outside the boundaries of the noise contours as delineated by the Noise Exposure Map.

3. Suitability as Presently Zoned:

Staff believes the requested zoning to be appropriate for the subject site. By eliminating commercial land uses immediately to the residential uses to the south, would lessen potential negatives impacts, such as lighting and noise generated by future commercial development on the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

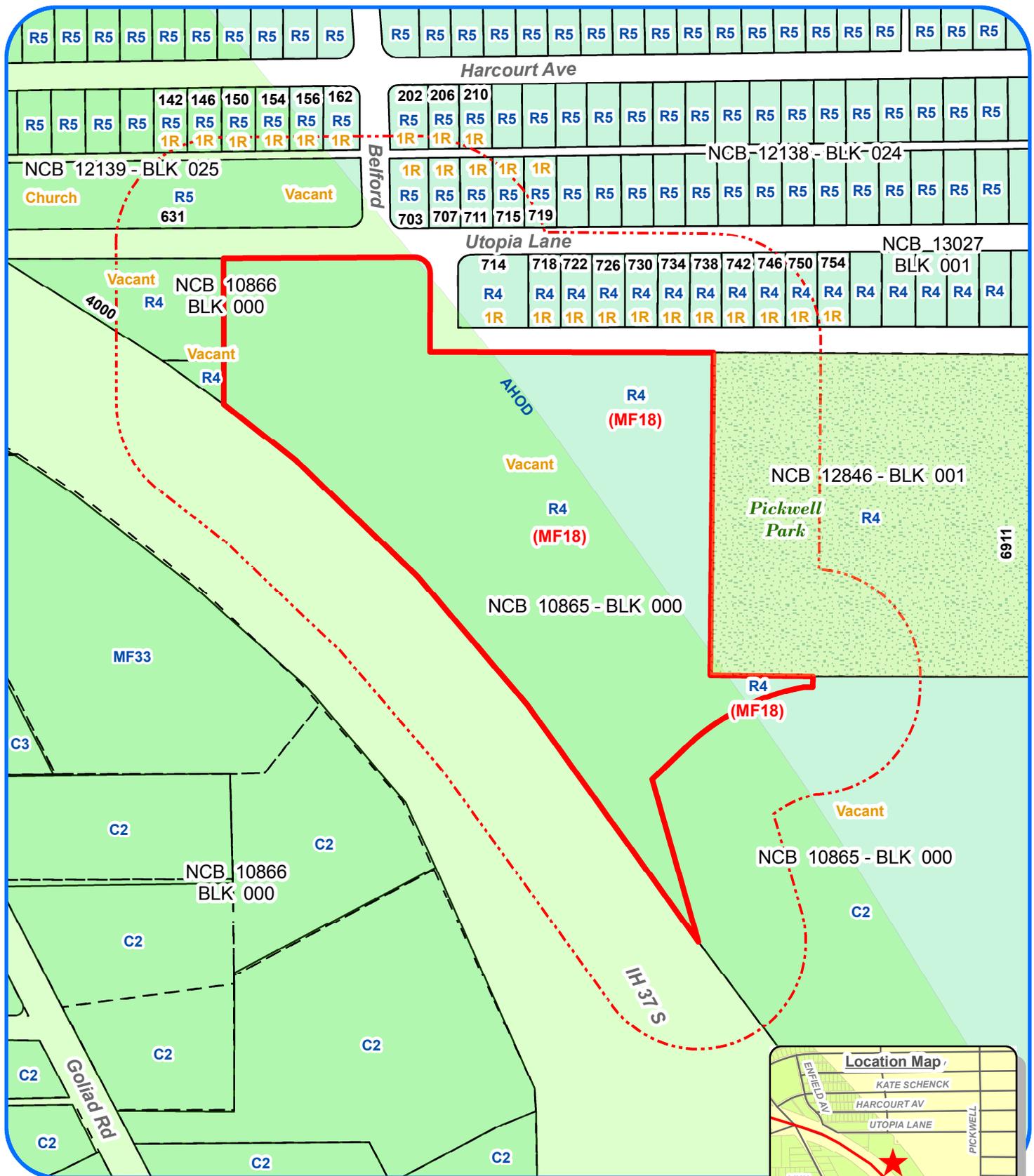
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.966 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

7. Other Factors:

Multi-family residence moderate - high density "MF-40" district is the designation for multi-family and group residential use with a maximum density of forty (40) units per acre, depending on unit size. An "MF-40" district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multi-family use is desired.



Zoning Case Notification Plan

Case Z-2013-057

Council District: 3

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 10865 - BLK 000 - P-101

Legend

- Subject Properties ——— (12.801 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
(01/11/2013 - R Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission

Zoning Case #: Z2013057

Hearing Date: February 19, 2013

Property Owner: The State of Texas for the use and benefit of the Permanent School Fund (by Hal Croft, Deputy Commissioner, Asset Management Division of the Texas General Land Office)

Applicant: White-Conlee Builders, Ltd. (by John C. White, Partner)

Representative: Kaufman & Killen, Inc.

Location: A portion of the parcel located at the northeast corner of Interstate Highway 37 and Southeast Military Drive; on the east side of Interstate Highway 37, between Southeast Military Drive and Utopia Lane

Legal Description: 12.801 acres out of NCB 10865

Total Acreage: 12.801

City Council District: 3

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

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

Requested Zoning: "MF-18" Limited Density Multi-Family District and "MF-18 AHOD" Limited Density Multi-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 February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Neighborhood Associations: Highland Hills Neighborhood Association

Planning Team Members: 68- Highlands Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed by the city in 1952, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is not platted and is currently undeveloped.

Topography: The subject property has an abundance of trees and grasses. The property slopes from southeast to the northwest. The property is not included in a floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4" and "R-5"

Current Land Uses: Church, vacant land, single-family residences

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Park and single-family residences

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Vacant land and Interstate Highway 37

Direction: Southeast

Current Base Zoning: "C-2"

Current Land Uses: Vacant land

Overlay and Special District Information: A portion of the subject property and 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: Interstate Highway 37 South

Existing Character: Freeway; three lanes in each direction no sidewalks

Proposed Changes: None known

Thoroughfare: Utopia Lane and Belford

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 32 which operates along Pickwell Drive, east of the subject property; and the 550 and 551 which operate along Southeast Military Drive, south of the subject property.

Traffic Impact: A TIA report is required, but may be deferred to the platting or permitting phase of the project. A traffic engineer must be present at the zoning meeting.

Parking Information: The on-site vehicle parking requirements for multi-family uses are determined by the number of dwelling units.

Multi-Family Dwellings

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

Staff Analysis and Recommendation: Approval, pending Plat Amendment

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

1. Consistency:

The property is located within the Highlands Community Plan and is currently designated as Parks/Open Space, Medium Density Residential and High Density Residential in the future land use component of the plan. The requested "MF-18" base zoning district is not consistent with the Parks/Open Space or High Density Residential land use designations. The applicant has applied for a plan amendment to change the future land use designation to Medium Density Residential. Staff and Planning Commission recommends approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Multi-family zoning districts may provide an appropriate transition between low-density residential uses and major arterial thoroughfares. The subject property's location at the periphery of an established residential subdivision, between an expressway and a public park, makes the property suitable for multi-family residential uses.

3. Suitability as Presently Zoned:

The existing "R-4" zoning district is not appropriate for the subject property due to the property's location and significant frontage along Interstate Highway 37. Current planning practices encourage more intense uses such as the proposed multi-family residential development to be located along major thoroughfares and freeways.

4. Health, Safety and Welfare:

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

5. Public Policy:

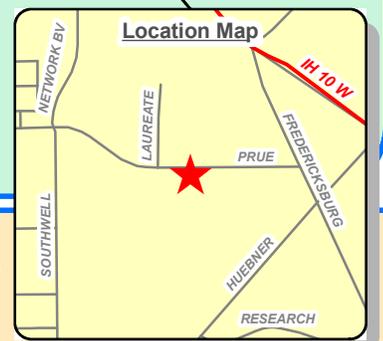
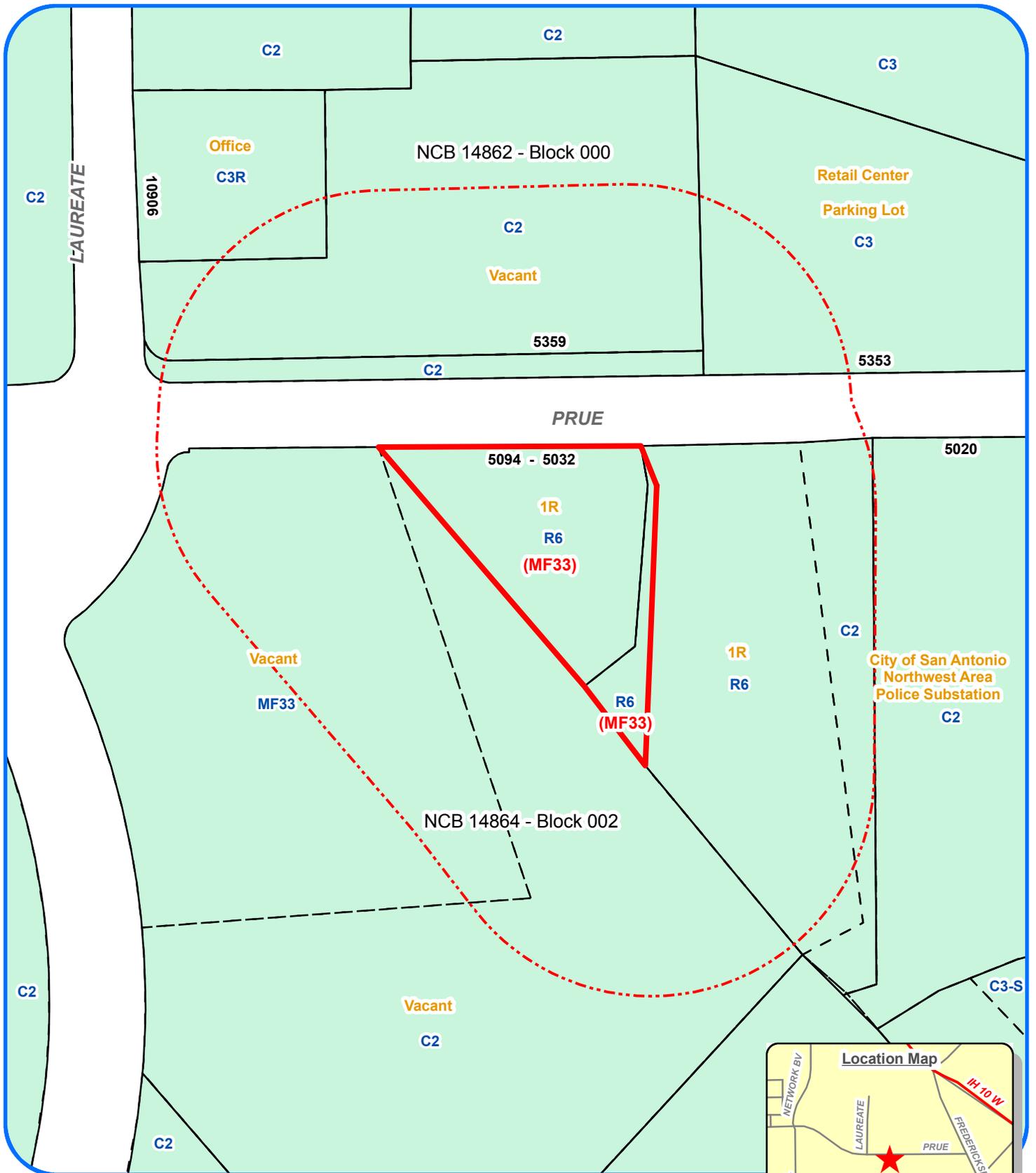
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 12.801 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

7. Other Factors:

The subject property consists of 12.801 acres out of a 32.8-acre site. Although the remaining 20 acres is zoned "C-2" Commercial District, a provision in Section 35-D101(d) of the UDC allows the property to be developed with multi-family residential uses not to exceed 33 units per acre.



Zoning Case Notification Plan

Case Z-2013-061

Council District: 8

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 14864 - BLK 002 - LOT NW TRI 225 FT OF 4 ARB P-32 & P-32B

Legend

- Subject Properties ——— (.8277 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
(01/16/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013061
Hearing Date: February 19, 2013
Property Owner: Frank G. and Kimberly L. DeCock
Applicant: Yellow Leaf, LLC (Gary Gill, Manager)
Representative: Brown & Ortiz, P. C. (James McKnight)
Location: 5032 & 5094 Prue Road
Legal Description: Parcel 32B, Block 2 and 0.654 of an acre out of Lot 4 (Parcel 32), NCB 14864
Total Acreage: 0.8227
City Council District: 8
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "MF-33" Multi-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Oakland Estates Neighborhood Association

Planning Team Members: 12 (Oakland Estates Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972, and was originally zoned “Temp R-1” Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The property is currently developed as an approximately 2,716 square foot single-family residence that was constructed in 1954. The property is not platted.

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

Adjacent Zoning and Land Uses

Direction: North, South, West

Current Base Zoning: “C-2”, “C-3”, “MF-33”

Current Land Uses: Offices, parking lot, retail center, vacant land

Direction: East

Current Base Zoning: “R-6”, “C-2”

Current Land Uses: Single-family residence, police station

Transportation

Thoroughfare: Prue Road

Existing Character: Secondary Arterial Type A; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Laureate Drive

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 96, which operates along Prue Road, and the 522, which operates along Laureate Drive.

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

Parking Information: Multi-family dwellings – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The subject property is located within the Oakland Estates Neighborhood Plan, and is currently designated as Community Commercial in the future land use section of the plan. The zoning request is not consistent with the future land use designation. A plan amendment has been submitted, requesting to change the future land use designation to High Density Residential. The High Density Residential classification is intended to be located along collectors, arterials, or highways and is intended to serve as a buffer between low or medium density residential land uses and commercial uses. Planning Staff and Planning Commission recommend approval of the related plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located on an arterial thoroughfare near established commercial nodes.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are consistent with surrounding commercial, multi-family, and single-family zoning pattern. The location along an arterial street in close proximity to commercial uses makes single-family residential development unlikely.

4. Health, Safety and Welfare:

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

5. Public Policy:

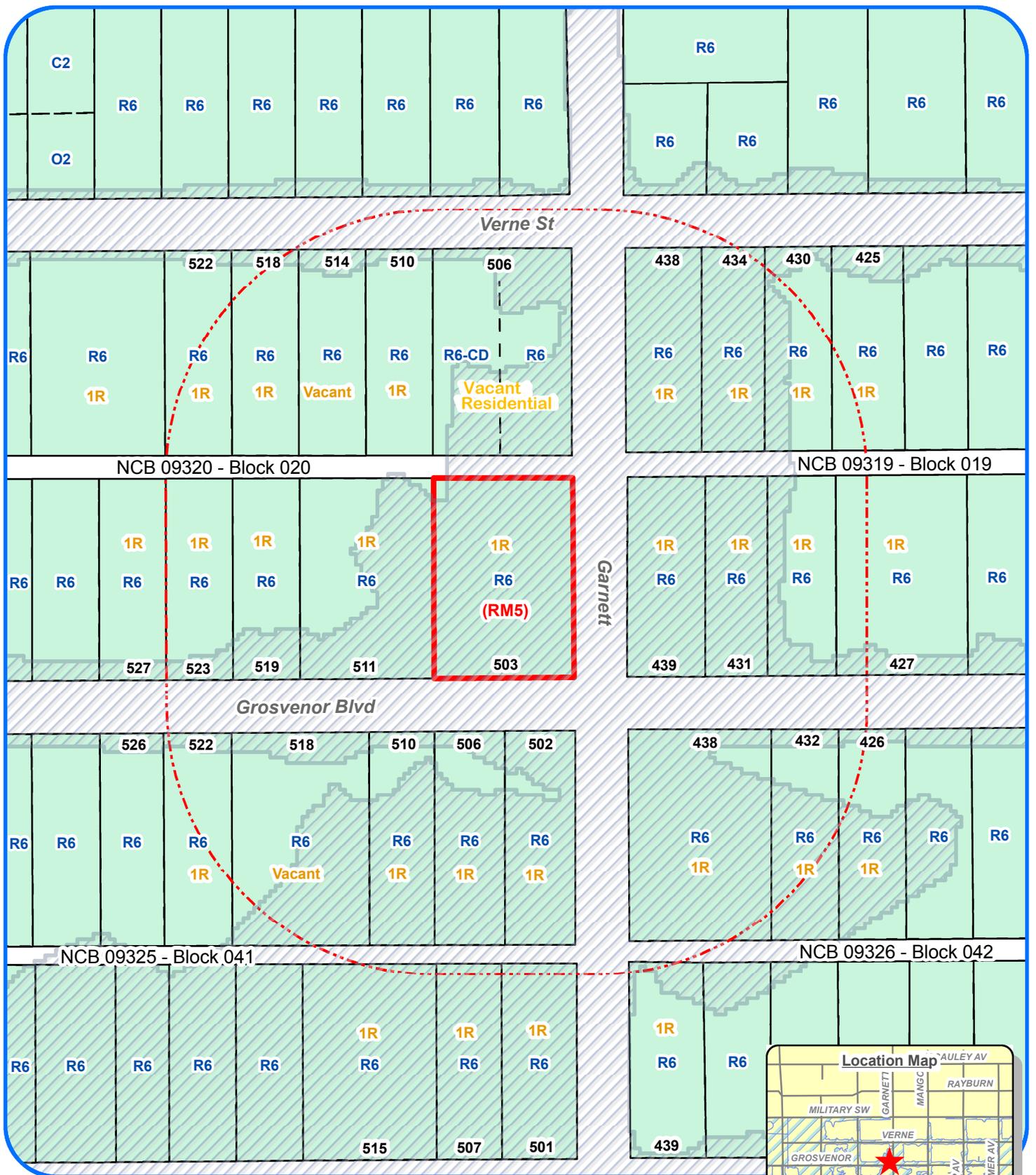
Should the plan amendment be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is approximately 0.8227 acres in size, which is of sufficient size to accommodate the proposed multi-family use.

7. Other Factors:

The requested zoning is intended to allow the adjacent property to the west to expand on a planned multi-family residential development.



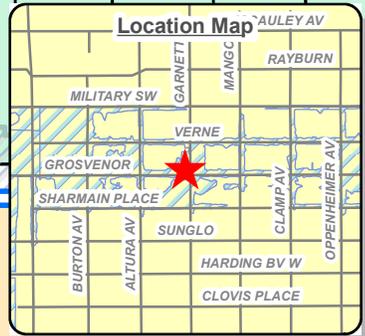
Zoning Case Notification Plan

Case Z-2013-062

Council District: 3
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 09320 - BLK 020 - LOT 11 & 12

Legend

- Subject Properties (Red solid line) (.3214 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Blue hatched area)
- Single Family Residential 1R (Orange text)



Development Services Dept
 City of San Antonio
 (01/24/2013 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013062
Hearing Date: February 19, 2013
Property Owner: Martin G. & Gloria Torres
Applicant: Martin Torres
Representative: Martin Torres
Location: 503 Grosvenor Boulevard
Legal Description: Lots 11 & 12, Block 20, NCB 9320
Total Acreage: 0.3214
City Council District: 3
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: None

Planning Team Members: 35 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1947 (Ordinance 4745), and was originally zoned “B” Residence District. In a 1988 City-initiated case, the property was rezoned to “R-1” Single-Family Residence District (Ordinance 66677). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. According to the Bexar County Appraisal District, the property is currently developed as a 1,476 square foot triplex which was constructed in 1952. The property is not platted.

Topography: The subject property is located within the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: North,

Current Base Zoning: “R-6”, “R-6 CD” with a conditional use for two dwelling units

Current Land Uses: Single-family residences, undeveloped land

Direction: South, East, West

Current Base Zoning: “R-6”

Current Land Uses: Single-family residences, undeveloped land

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

Transportation

Thoroughfare: Grosvenor Boulevard, Garnett Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 550 and 551, which operate along SW Military Drive north of the subject property.

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

Parking Information: Dwelling, 3 Family – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located in the West/Southwest Sector Plan, and is designated General Urban Tier in the future land use component of the plan. The General Urban Tier designation includes single-family housing, townhomes, duplexes, and triplexes. The requested zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The subject property is located in an area primarily composed of single-family residential development. The residential mixed districts are typically intended for areas with a mixture of single-family, two-family, and multi-family development patterns.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property and are consistent with the adopted land use designation. The location at the intersection of two local streets and in close proximity to intense commercial uses along Southwest Military Drive makes the property suitable for an increase in density.

4. Health, Safety and Welfare:

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

5. Public Policy:

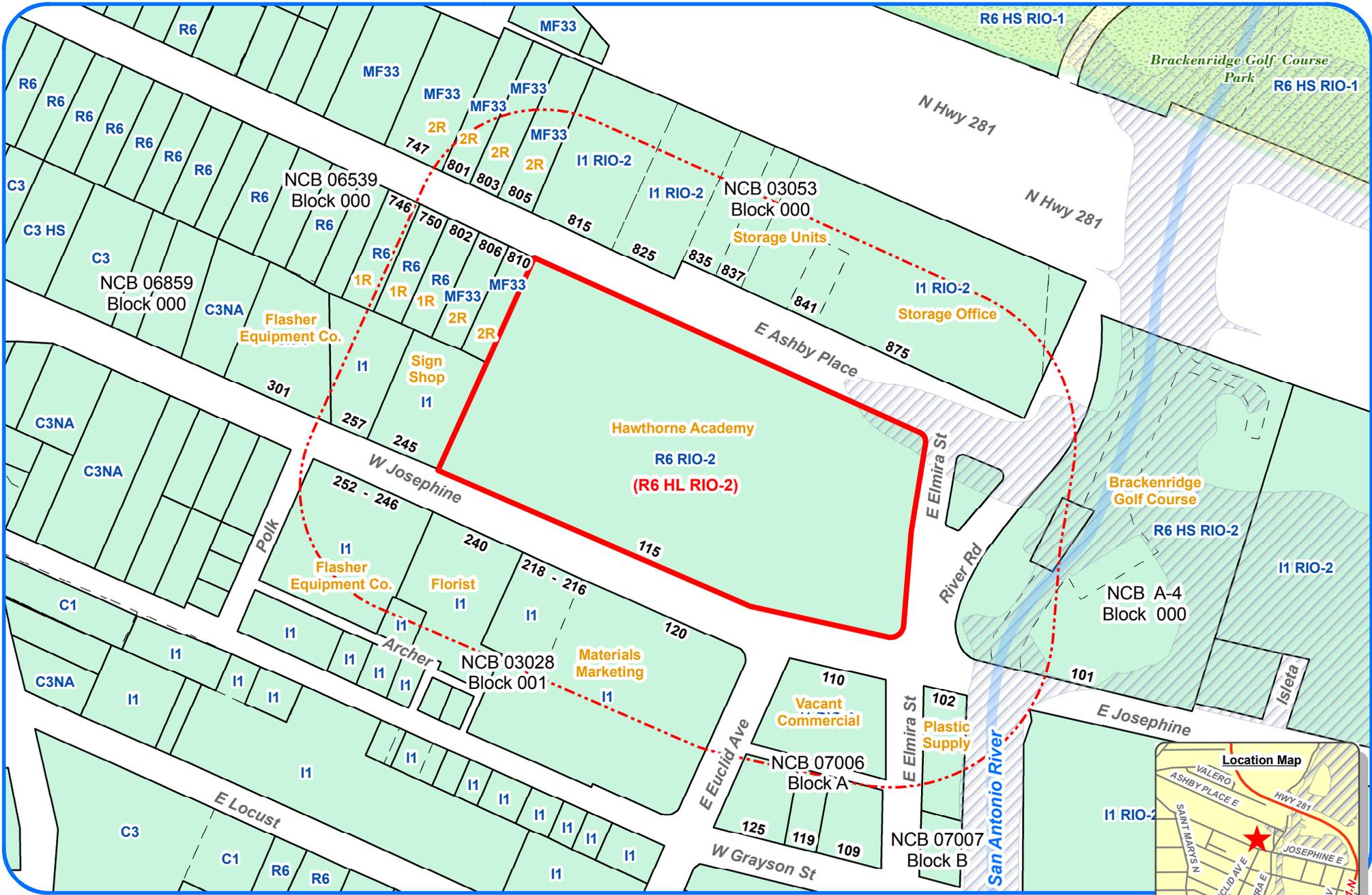
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.3214 acres, which is of sufficient size to accommodate the uses permitted and required parking in the "RM-5" district.

7. Other Factors:

The rezoning request is meant to bring the existing nonconforming use into compliance.



Zoning Case Notification Plan

Case Z-2013-063

Council District 1

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 06539 - BLK 000 - LOT 045 (NATHANIEL HAWTHORNE ELEM SUBD.)

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

Legend

- Subject Properties (5.652 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
(01/25/2013 - R Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013063 HL
Hearing Date: February 19, 2013
Property Owner: San Antonio Independent School District
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 115 West Josephine Street
Legal Description: Lot 45, NCB 6539
Total Acreage: 5.652
City Council District: 1
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 RIO-2 AHOD" Residential Single-Family River Improvement Overlay-2 Airport Hazard Overlay District

Requested Zoning: "HL R-6 RIO-2 AHOD" Historic Landmark Residential Single-Family River Improvement Overlay-2 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 February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 13-Tobin Hill Neighborhood Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938, and was originally zoned "J" Commercial District. In a 1995 City-initiated case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The lot was platted into its current configuration in 1993 (volume 9526, page 75 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a school structure that was built in 1923.

Topography: The property is included in a floodplain. The San Antonio River is located to the east of the property.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1" and "MF-33"

Current Land Uses: Storage units and duplexes

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Vacant commercial, florist, plastic supply, materials marketing and equipment company

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Golf course and river

Direction: West

Current Base Zoning: "I-1", "MF-33" and "R-6"

Current Land Uses: Sign shop, equipment company, single-family residences and duplexes

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

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

Transportation

Thoroughfare: West Josephine

Existing Character: Collector; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: East Ashby Place, East Euclid Avenue, East Elmira Street and River Road

Existing Character: Local streets; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 20 operates along West Josephine Street, south of the subject property.

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

Parking Information: The subject property is currently developed and being used as a school. The zoning change request will not affect the range of allowable uses and there is no proposed change in use; therefore there is no change in the parking requirement.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is identified as Institutional in the future land use component of the plan. Requests for Historic Landmark designations do not change the existing base zoning district; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

There is no proposed change to the existing "R-6" base zoning district. Approval of the "HL" designation will require an additional review process for future exterior rehabilitation.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative effects on the health, safety or welfare of the surrounding community should the zoning request be approved.

5. Public Policy:

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

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

7. Other Factors:

On December 5, 2012, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The eight criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

The subject property is currently owned by the San Antonio Independent School District; the property owner supports Historic Landmark designation.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

December 05, 2012

HDRC CASE NO: 2012-334
ADDRESS: 115 W Josephine
LEGAL DESCRIPTION: NCB 6539 BLK LOT 45 NATHANIEL HAWTHORNE ELEM SUB
HISTORIC DISTRICT: RIO-2
APPLICANT: Office of Historic Preservation 1901 S. Alamo
OWNER: San Antonio Independent School District
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the main building of the Hawthorne Academy at 115 West Josephine Street. The Hawthorne Academy was one of the first of eight junior high schools in Texas, which were all in the S.A.I.S.D. (San Antonio Independent School District). The school was known as Nathaniel Hawthorne Junior High School, and was named for the famous author. The main school building was constructed in 1923. Hawthorne Academy was designed in the Romanesque style, which was in keeping with the diverse revivalist styles prevalent throughout the nation in the first part of the twentieth century. This style is displayed in the entryway, the blind arches over the second-floor windows, the arched first-floor windows, and in the red and cream striped ornamentation around the doors and at the roofline; a typical feature of Romanesque architecture.

RECOMMENDATION:

Staff finds that the 1923 Hawthorne Academy building meets eight of the UDC's specified criteria for a finding of historic significance in the process of seeking designation as a local historic landmark as referenced above. In order to be eligible for landmark designation, a property must meet at least three of the criteria. Staff also finds that the preservation of the Main building at Hawthorne Academy will be a benefit the campus and the surrounding community.

Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

Approved as submitted.

for Shanon Shea Miller
Historic Preservation Officer

290-1183

**Hawthorne Academy (Nathaniel Hawthorne Junior High School)
115 West Josephine
San Antonio, TX**

Hawthorne Academy was one of the first of eight junior high schools in Texas, which were all in the S.A.I.S.D. (San Antonio Independent School District). The school was known as Nathaniel Hawthorne Junior High School, and was named for the famous author. The main school building was constructed in 1923.

The 1920s saw a huge economic boom for San Antonio. This boom spurred population growth, which in turn necessitated new infrastructure to educate the increasing numbers of school aged children. The days of the one-room school house were over, as San Antonio, like many growing cities, began to adapt itself to its new urban identity. The campus-style public school form that subsequent generations were accustomed to was formed by institutions like the Hawthorne Academy.

Hawthorne Academy was designed in the Romanesque style, which was in keeping with the diverse revivalist styles prevalent throughout the nation in the first part of the twentieth century. This style is displayed in the entryway, the blind arches over the second-floor windows, the arched first-floor windows, and in the red and cream striped ornamentation around the doors and at the roofline; a typical feature of Romanesque architecture.¹

The buildings considered for demolition on the campus are the Early Childhood Education Building, constructed in 1923, and the Fine Arts Building, constructed in 1930. Both buildings were designed to match the main building, and are considered to be contributing historic structures to the campus. Both structures appear with the school complex on the 1951 Sanborn maps.

The new junior high schools were a significant addition to the public school system in San Antonio, and are still in use today. An article in the *San Antonio Express*, from February 10, 1924, touts the new Nathaniel Hawthorne Junior High School as one of the "important building completions of the last six months."

The Hawthorne Academy meets the following criteria for local landmark designation:

Its value as a visible or archeological reminder of the cultural heritage of the community, or national event [35-607(b) 1]; The Hawthorne Academy complex represents the expanding school system which was a result of the economic boom in San Antonio during the 1920s.

¹ Jody Williams, S.A.I.S.D Schools research, p. 5, 1997.

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b) 5]; The school is designed in the Romanesque style, which is representative of the revival styles prevalent in San Antonio and throughout the country in the early 20th century.

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b) 7]; The Hawthorne Academy was a significant public addition to the surrounding neighborhood, and became a social focal point.

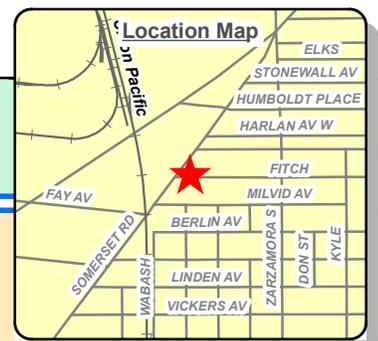
Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b) 9]; The school is an excellent example of Romanesque architecture, executed in well built masonry, which was typical of public structures of the early twentieth century.

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; The Hawthorne Academy complex represents the expanding school system which was a result of the economic boom in San Antonio during the 1920s.

It is an important example of a particular architectural type or specimen [35-607(b) 12]; The Hawthorne Academy is an excellent example of the many well designed and constructed public schools in America before World War II.

It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif [35-607(b) 13]; The Hawthorne Academy complex represents an in tact educational complex and represents the important place of the public school in neighborhood and city development in the early twentieth century.

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [35-607(b) 15]; The Hawthorne Academy contributes to the neighborhood as an important communal node and educational center for the surrounding community.



Zoning Case Notification Plan

Case Z-2013-064

Council District: 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07944 - BLK 001 - LOT 024

Legend

- Subject Properties ——— (0.363 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
(01/25/2013 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013064
Hearing Date: February 19, 2013
Property Owner: Edgardo C. Franco
Applicant: Edgardo C. Franco
Representative: Francisco Franco
Location: 418 Somerset Road
Legal Description: Lot 24, Block 1, NCB 7944
Total Acreage: 0.363
City Council District: 5
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 7, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: Quintana Community Neighborhood Association

Planning Team Members: 33 – Kelly/South San Pueblo Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped. The property was annexed in 1944 and was originally zoned under the 1938 zoning code. In a 1997 City-initiated large-area case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District. In a 2009 City-initiated large-area case, the property was rezoned to the current "C-2P" Commercial Pedestrian District.

The subject site was platted into its current configuration in 2012 (volume 9636; page 111 Deed Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: "C-2P", "L"

Current Land Uses: Undeveloped properties

Direction: South and East

Current Base Zoning: "C-2P", "R-6"

Current Land Uses: Undeveloped properties, single-family residences, restaurant, auto parts retail

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: Somerset Road

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

Proposed Changes: None known

Thoroughfare: Fitch Street

Existing Character: Local Street; 1 lane in each direction with no sidewalks.

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 51, which operates along Somerset Road with a stop north of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Rezoning requests for the "IDZ" district are exempt from TIA requirements.

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements.

Parking requirements for Auto Tire Repair (auto and small truck sale and installation only, no mechanical service permitted) are determined by the size of the structures, including service bays, wash tunnels and retail areas.

Minimum Parking Requirement: 1 vehicle space per 500 square feet of Gross Floor Area

Maximum Parking Requirement: 1 vehicle space per 375 square feet of Gross Floor Area

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is located within the Kelly/South San Pueblo Community Plan, and is identified as Mixed Use in the Future Land Use component of the Plan. The "IDZ" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the "IDZ" base zoning district could have an adverse impact on the neighborhood. The subject site abuts directly to single-family residential zoned properties and removing the development guidelines of the "C-2P" could potentially provide negative impacts to the neighborhood.

3. Suitability as Presently Zoned:

Both the existing "C-2P" district and the requested "IDZ" district are consistent with the adopted land use plan. Mix Use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

4. Health, Safety and Welfare:

The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements. However, the "IDZ" district is not meant to relax development standards to the detriment of surrounding residences.

5. Public Policy:

The applicant intends to develop a tire shop on the subject property. The Kelly South San Pueblo Community Plan Action Step 3.2.1 discourages an overabundance of auto-related business in the area; however, the existing "C-2P" zoning district will allow the proposed use while also imposing development standards such as building setbacks, landscape buffers, and location requirements for parking that are intended to create pedestrian-oriented development and protect surrounding residential uses.

6. Size of Tract:

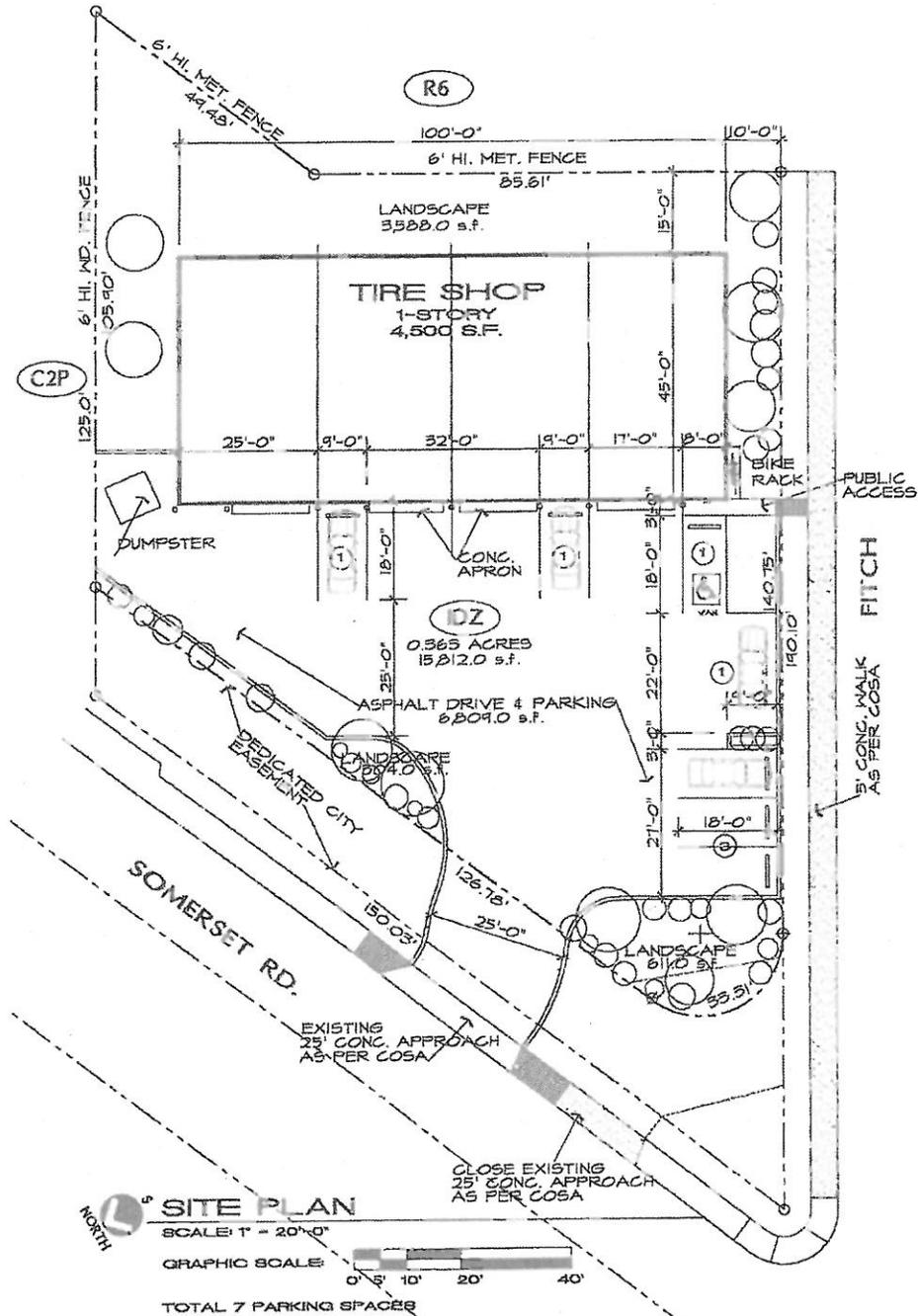
The subject property measures 0.363 of an acre and would appear to be of sufficient size to accommodate the proposed use with the flexibility offered by the "IDZ" district.

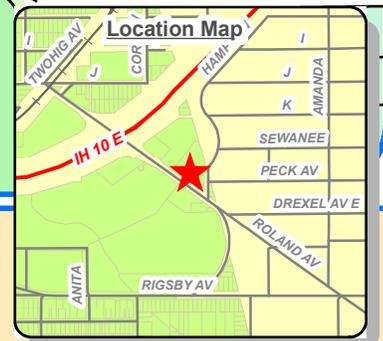
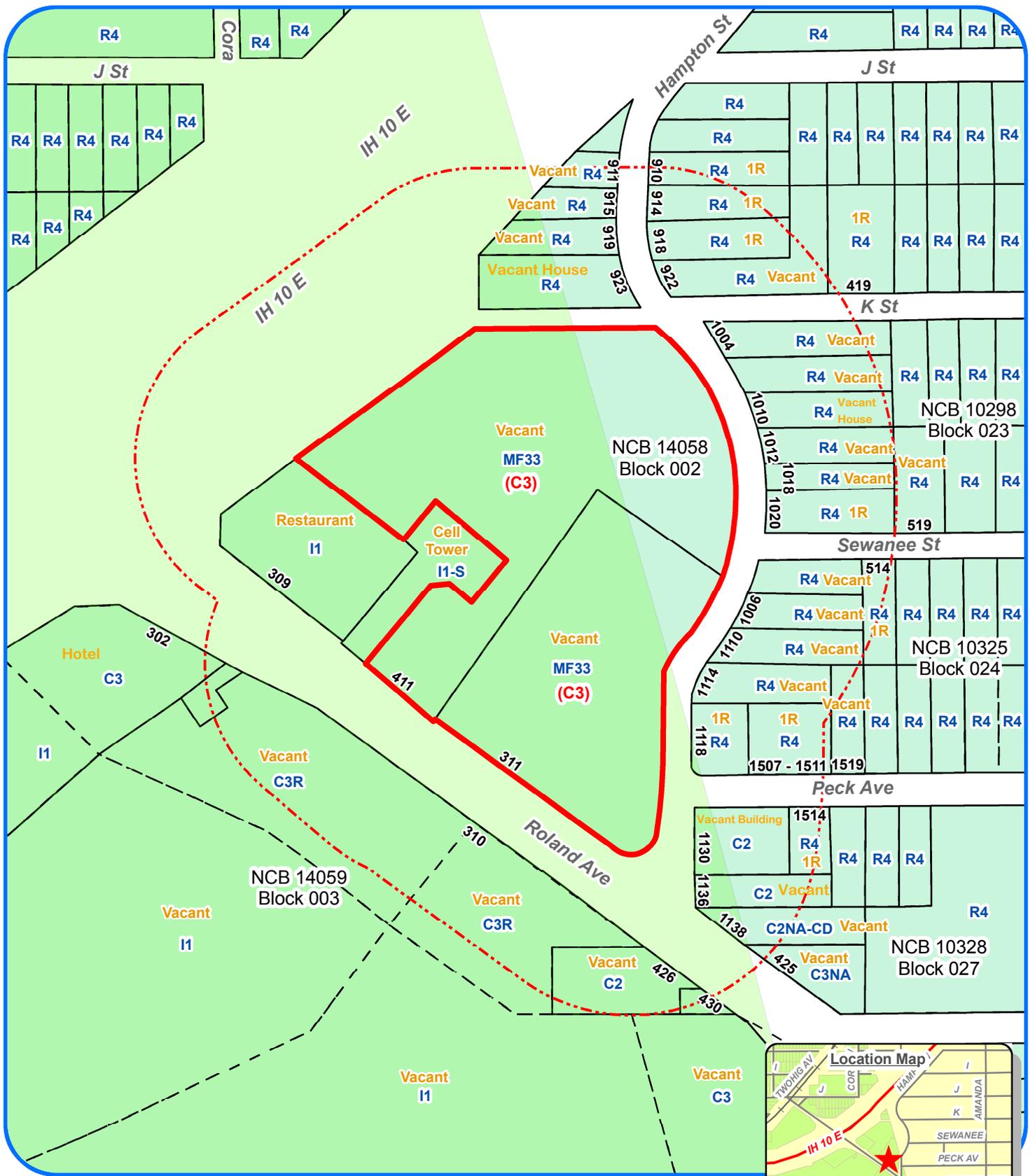
7. Other Factors:

None.

Z2013064

THE FOLLOWING STATEMENT: "I, Edgardo Franco, 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 THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMIT.





Zoning Case Notification Plan

Case Z-2013-069

Council District: 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 14058 - BLK 002 - LOT 003 and a portion of LOT 001

Legend

- Subject Properties ——— (6.901 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
(01/31/2013 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013069
Hearing Date: February 19, 2013
Property Owner: Texas Omkar, LLC (by Bipin Patel, President)
Applicant: Texas Omkar, LLC (by Bipin Patel, President)
Representative: Brown & Ortiz, P. C.
Location: 411 and 311 Roland Avenue
Legal Description: Lot 3 and 4.1651 acres out of Lot 1, Block 2, NCB 14058
Total Acreage: 6.9016
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: “MF-33” Multi-Family District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District

Requested Zoning: “C-3” General Commercial District and “C-3 AHOD” General Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on February 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 40

Neighborhood Associations: None

Planning Team Members: 25 (Eastern Triangle Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1951. The property was originally zoned under the 1938 zoning code. In a 1968 zoning case, the property was rezoned to "B-2" Business District and "B-3" Business District. In a 1981 zoning case, the property was rezoned to "B-3R" Restrictive Business District and "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the "C-3R" General Commercial Restrictive Alcoholic Sales District and "I-1" General Industrial District. In 2004 the 6.9016 acre site was rezoned to "MF-33" Multi-Family District. The property is undeveloped and platted.

Topography: The property slopes significantly to the southeast, toward the intersection of Hampton Street and Roland Avenue.

Adjacent Zoning and Land Uses

Direction: Northeast

Current Base Zoning: "I-1" General Industrial District and "I-1" General Industrial District with a Specific Use Authorization for a Communication Transmission Tower.

Current Land Uses: Fast Food Restaurant and Communication Transmission Tower.

Direction: East and North

Current Base Zoning: "R-4" Residential Single-Family District, "C-2NA" Commercial Nonalcoholic Sales District and "C-2" Commercial District.

Current Land Uses: Single-Family Dwellings, Vacant Commercial Building and Vacant Lots.

Direction: Southwest across Roland Avenue

Current Base Zoning: "C-3R" General Commercial Restrictive Alcoholic Sales District

Current Land Uses: Undeveloped Land

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

Transportation

Thoroughfare: Roland Avenue

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

Proposed Changes: None known.

Thoroughfare: Hampton Street

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

Proposed Changes: None known.

Thoroughfare: Interstate Highway 10

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 30 and 230, which operate along Rigsby Avenue, southeast of the subject property.

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

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

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The property is located within the Eastern Triangle Community Plan, and is currently designated as Regional Commercial in the Future Land Use component of the plan. Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Regional Commercial can serve as an appropriate buffer between an arterial or highway, and low density residential uses. The requested "C-3" base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing "MF-33" Multi-Family District is inconsistent with the adopted land use plan. Approval of the requested "C-3" district would allow expansion of commercial uses, while also supporting a pattern of development that is consistent with the Eastern Triangle Community Plan. Regional Commercial uses are meant to serve a customer base from the immediate surrounding 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:

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

6. Size of Tract:

The property is 6.9016 acres in size and appears to be of sufficient size to accommodate a wide range of commercial uses along with required parking.

7. Other Factors:

The Eastern Triangle Community Plan encourages the creation of new business development within existing commercial corridors such as Roland Avenue.