

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, February 21, 2012
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	David Christian – District 7
Gerard Clancy – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Rachel Flores – District 5	Brenna Nava– 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 21, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of January 17, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011174 (Council District 1):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-1 IDZ AHOD” Light Commercial Infill Development Zone Airport Hazard Overlay District with the additional use of Motor Vehicle Sales on Lots 29 and 30, Block 6, NCB 6541. 719 West Hildebrand Avenue.
7. **ZONING CASE NUMBER Z2011193 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 1.132 acres out of Lots 54, 55, 56 and 97 and a portion of Tract 55, NCB 7895. 1022 Commercial Avenue, 718 and 722 Stonewall.
8. **ZONING CASE NUMBER Z2011200 CD (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Auto and Light Truck Repair on Lot 19, Block 17, NCB 3775. 1802 Culebra Road.

9. **ZONING CASE NUMBER Z2011211 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 2, 3, 4, and 5, NCB 8947. 2209, 2211 and 2221 Southwest Military Drive and 123 Ascot.
10. **ZONING CASE NUMBER Z2012025 S (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use for a bar/tavern (without cover charge 3 or more days a week) on a portion of Lot 9, Block 1, NCB 9566. 108 Goliad Road (also known as 110 and 114 Goliad Road).
11. **ZONING CASE NUMBER Z2012041 S (Council District 6):** A request for a change in zoning from “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “C-3 S GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Helistop on a 0.268 of an acre tract of land out of Lot 3, Block 50, NCB 17642. 10811 Town Center Drive.
12. **ZONING CASE NUMBER Z2012042 (Council District 9):** A request for a change in zoning from “R-4 NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District to “RM-4 NCD-6” Residential Mixed Mahncke Park Neighborhood Conservation District on Lot 16, Block 2, NCB 6090. 234 Pershing Avenue.
13. **ZONING CASE NUMBER Z2012052 (Council District 3):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-1” Light Commercial District on Lot A, NCB 10838 (3.02 Acre Tract). 4343 Chandler Road.
14. **ZONING CASE NUMBER Z2012053 (Council District 4):** A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 19 and 20, Block 1, NCB 14551. 10905 and 10907 South State Highway 16.
15. **ZONING CASE NUMBER Z2012056 CD (Council District 7):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Studio - Fine or Performing Arts on Lots 1 and 2, save and except the north six feet, Block 3, NCB 1965. 1803 West Woodlawn.
16. **ZONING CASE NUMBER Z2012057 (Council District 3):** A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on a 18.61 acre tract of land out of NCB 18087. 10120 South State Highway 16.
17. **ZONING CASE NUMBER Z2012059 (Council Districts 2, 9, & 10):** A request for a change in zoning to add “MC-3” Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay District to existing zoning. Generally located 200 feet from the outer right-of-way of Austin Highway from the City Limits of San Antonio to the west and to Meadow Lane to the east; 300 feet from the outer right-of-way of Austin Highway from Meadow Lane to the west and to Loop 410 to the east; and 300 feet from the outer right-of-way of Harry Wurzbach from Loop 410 to the north and to Fort Sam Houston to the south.

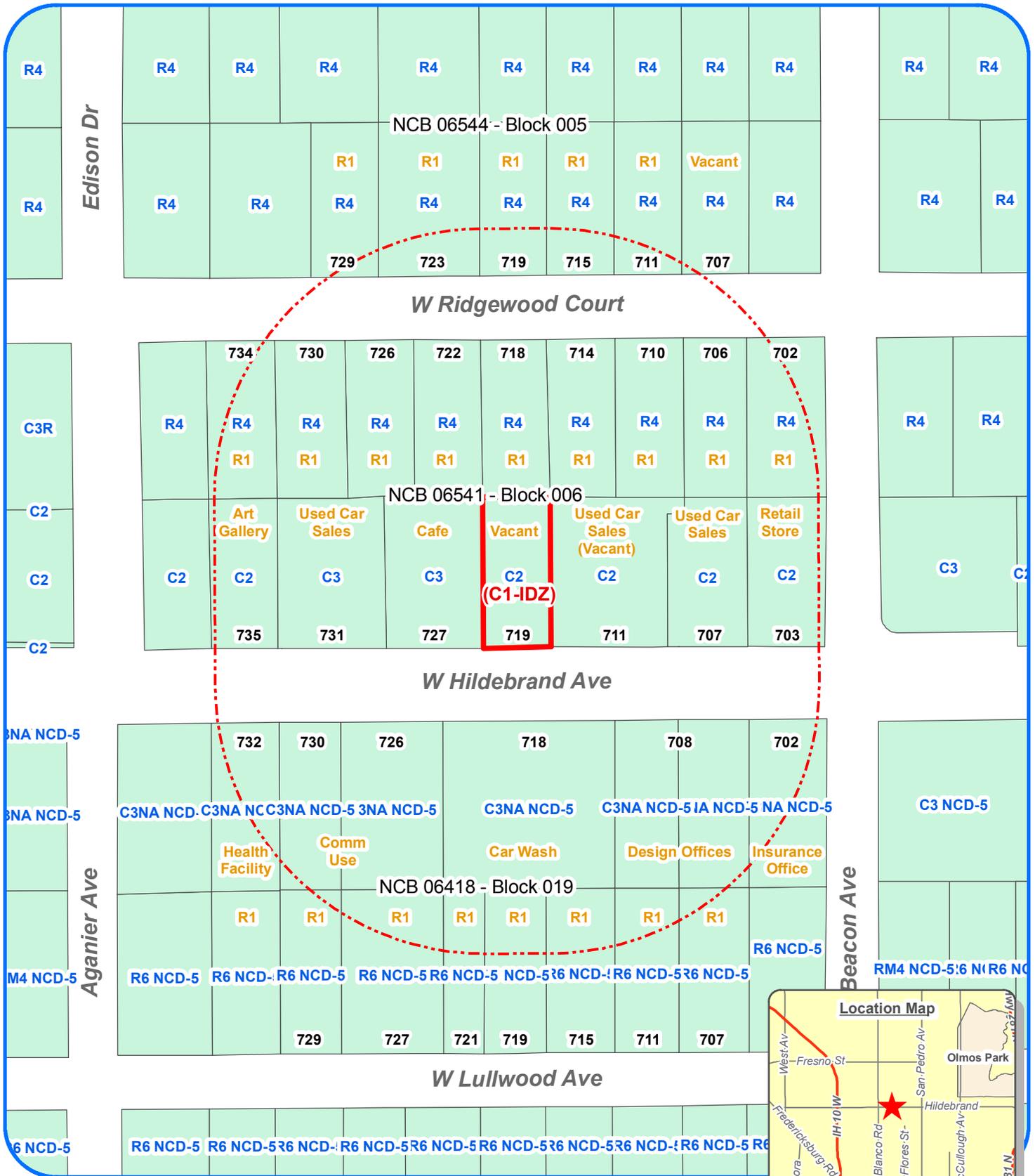
18. Election of Officers for 2012.
19. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
20. **ADJOURNMENT.**

Accessibility Statement

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

This meeting site is accessible to persons with disabilities. Parking is available. **Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting.** For assistance, call (210) 207-7245 or 711 (Texas Relay Service for the Deaf).

Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. **Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión.** Para asistencia llamar a (210) 207-7245) o al 711 (servicio de transmitir para sordos)..



Zoning Case Notification Plan

Case Z-2011-174

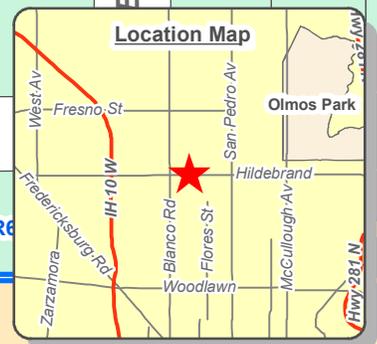
Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 06541 - Block 006 - Lots 29 and 30

Legend

- Subject Properties (0.132 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
(08/22/2011 - 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 #: Z2011174

Hearing Date: February 21, 2012

Property Owner: Martha G. Valdez

Applicant: Alejandro R. Gomez, P.E., C.F.M.

Representative: Alejandro R. Gomez, P.E., C.F.M.

Location: 719 West Hildebrand Avenue

Legal Description: Lots 29 and 30, Block 6, NCB 6541

Total Acreage: 0.132

City Council District: 1

Case Manager: Andreina Dávila-Quintero, Planner

Case History: This is the third public hearing for this zoning case. The applicant originally submitted a request to rezone the property to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a conditional use for Motor Vehicles Sales on July 20, 2011. Due to discrepancies found in the Site Plan, the applicant requested the case be postponed on August 22, 2011. On November 4, 2011, the applicant submitted a request to amend the rezoning request and for the case to be scheduled for the December 6, 2011 Zoning Commission Public Hearing. This request was continued from the December 6, 2011 and January 17, 2012 Zoning Commission Public Hearings per request of the applicant.

Proposed Zoning Change

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

Requested Zoning: “C-1 IDZ AHOD” Light Commercial Infill Development Zone Airport Hazard Overlay District with the additional use for Motor Vehicle Sales.

Procedural Requirements

The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code (“UDC”). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 17, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2011. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on December 2, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 36

Neighborhood Associations: Edison Neighborhood Association. The Beacon Hill Neighborhood Association is located within two hundred (200) feet of the subject property.

Planning Team Members: 50 – North Central Planning Team

Applicable Agencies: None

Property Details

Property History: The subject property comprises of Lots 29 and 30, Block 6, of the Blanco Terrace Subdivision that was recorded on August 17, 1923 (Volume 642, Page 113, Deeds and Plat Records, Bexar County, Texas). It is located within the city limits as they were recognized in 1938, and was originally zoned “F” Local Retail District. Upon the adoption of the 2001 UDC, the previous base zoning district was converted to the current “C-2” Commercial District.

There was a single-family residential structure on the subject property that was demolished in 2008. No demolition permit was obtained. Currently, the subject property consists of an approximately 336-square foot structure that is vacant. The structure was built in 2009 (according to the Bexar County Appraisal District) without first obtaining the approval of the City. The structure is in violation of the minimum setback requirements of the “C-2” Commercial District established in Table 310-1 of the UDC.

On September 2, 2011, the applicant submitted a request to the Board of Adjustment for a 25-foot variance from the 30-foot minimum rear setback requirement of the “C-2” Commercial District when abutting a residential use or zoning district, in order to keep the building at its current location. The Board of Adjustment denied the request on October 3, 2011, by unanimous vote as the request did not meet the six (6) approval criteria for granting a variance established in Section 35-482(e) of the UDC.

Topography: The subject 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: “R-4” Residential Single-Family District

Current Land Uses: Single-family residences

Direction: South

Current Base Zoning: “C-3NA” General Commercial Nonalcoholic Sales District

Current Land Uses: Carwash. Office and service uses [within two hundred (200) feet]

Direction: East

Current Base Zoning: “C-2” Commercial District

Current Land Uses: Motor Vehicle Sales (Vacant). Motor Vehicle Sales and retail [within two hundred (200) feet]

Direction: West

Current Base Zoning: “C-3” General Commercial District

Current Land Uses: Restaurant. Motor vehicle sales and art gallery [within two hundred (200) feet]

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” Airport Hazard Overlay District does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration (“FAA”). The properties to the south are located within the Beacon Hill Neighborhood Conservation District that was adopted by City Council on December 15, 2005, due to the distinctive character-defining features of the area.

Transportation

Thoroughfare: West Hildebrand Avenue

Existing Character: Secondary Arterial Type B, four (4) lanes each way

Proposed Changes: None known

Public Transit: VIA bus line 509 operates along West Hildebrand Avenue in front of the subject property with bus stops located at the intersections of West Hildebrand Avenue and Aganier Avenue, and Beacon Avenue. This bus line runs from the Crossroads Park and Ride Facility to the Randolph Park and Ride Facility.

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: Pursuant to Table 526-3a of the UDC, Motor Vehicle Sales require a minimum of one (1) parking space for every five hundred (500) square feet of the gross floor area of sales and service building. For the proposed use, a minimum of one (1) parking space is required on site. However, According to Section 35-343(k) of the UDC, the minimum parking requirements of the parking standards are not applicable to properties within the “IDZ” Infill Development Zone. In the event that this rezoning request is approved, no parking spaces will be required on the subject property.

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 North Central Community Plan that was adopted by City Council in 2002. According to the North Central Community Plan, the subject property has a Land Use classification of Neighborhood Commercial. This classification provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Additionally, it permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. The proposed “C-1” Light Commercial base zoning district accommodates neighborhood commercial uses, and is considered an appropriate buffer between residential uses and uses allowed in the “C-2” Commercial and “C-3” General Commercial base zoning districts. Thus, the “C-1” Light Commercial base zoning district is consistent with the Community Plan. However, the proposed Motor Vehicle Sales is a use of much higher intensity that is more appropriately situated in areas intended for regional commercial development. Consequently, this use is inconsistent with the North Central Community Plan.

2. Adverse Impacts on Neighboring Lands:

The adjacent properties to the south, east and west have similar or more intense zoning districts, and thus the requested rezoning will have no adverse impact on these properties. However, the properties immediately to the north have single-family residential uses. The proposed “C-1” Light Commercial District will serve as a buffer between these residential uses and the more intense commercial uses located on the south side of West Hildebrand Avenue. To the contrary, the proposed Motor Vehicle Sales will have an adverse impact on the adjacent properties to the north due to its incompatibility with the less intense single-family residential uses. While staff recognizes that other Motor Vehicle Sales uses exist on the same block, the increase of this use will have a detrimental impact on the single-family residential uses located within the area. In particular, with the “IDZ” Infill Development Zone overlay district, the proposed Motor Vehicle Sales will be allowed on the subject property with no setback or landscape buffer restrictions, thus eliminating the separation and bufferyards required to protect the single-family residential uses from the more intense commercial uses. In this case, it is staff’s opinion that the requested rezoning with the additional use of Motor Vehicle Sales will have an adverse impact on the adjacent properties, and is therefore considered inappropriate for the subject property.

3. Suitability as Presently Zoned:

The current “C-2” Commercial base zoning district on the property resulted from the conversion of the 1938 “F” Local Retail District. The “C-2” Commercial zoning 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. According to the North Central Community Plan, neighborhood commercial uses are recommended and best suited for this area. Therefore, the existing zoning district is no longer suitable for the subject property and area.

4. Health, Safety and Welfare:

Staff has found no evidence that a substantial public need exists for the proposed rezoning. This rezoning is requested to allow Motor Vehicle Sales on the subject property in the present conditions. However, due to the surrounding land uses and recommended development for the area, the requested rezoning, if approved, will allow the proposed intense commercial use on the subject property increasing traffic and noise in the area.

5. Public Policy:

As previously mentioned, the proposed “C-1” Light Commercial base zoning district is compatible with the recommended development for the area, which was adopted by City Council in 2002. However, the proposed development is not compatible with the Statement of Purpose of the “IDZ” Infill Development Zone as stated in Section 35-343 of the UDC, or the recommended development for the area that was adopted in 2002. The “IDZ” Infill Development Zone was created to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. The applicant is requesting the “IDZ” Infill Development Zone for the sole purpose of allowing the existing structure to remain where it was built, which currently is in violation of the minimum development standards of the UDC. Thus, it is staff’s opinion that the requested rezoning does not meet the intent of the “IDZ” Infill Development Zone, or the City’s policy of protecting residential uses from the more intense commercial uses.

6. Size of Tract:

The subject property comprises of a total area of approximately 0.13 acres, which is adequate size for the existing and proposed zoning districts. Additionally, the subject property complies with the 50-foot minimum lot street frontage and width requirements of the “C-1” Light Commercial, and the 20-foot minimum lot street frontage requirement of the “C-2” Commercial base zoning districts as established by the UDC. It should also be noted that the purpose of the “IDZ” Infill Development Zone is to provide flexible standards for the development and reuse of underutilized parcels. The subject property is not considered an underutilized parcel as it complies with the minimum lot dimension standards required by the UDC. In addition, the proposed motor vehicle sales and other uses may be developed on the subject property in compliance with the minimum development standards of the UDC without the use of the “IDZ” Infill Development Zone.

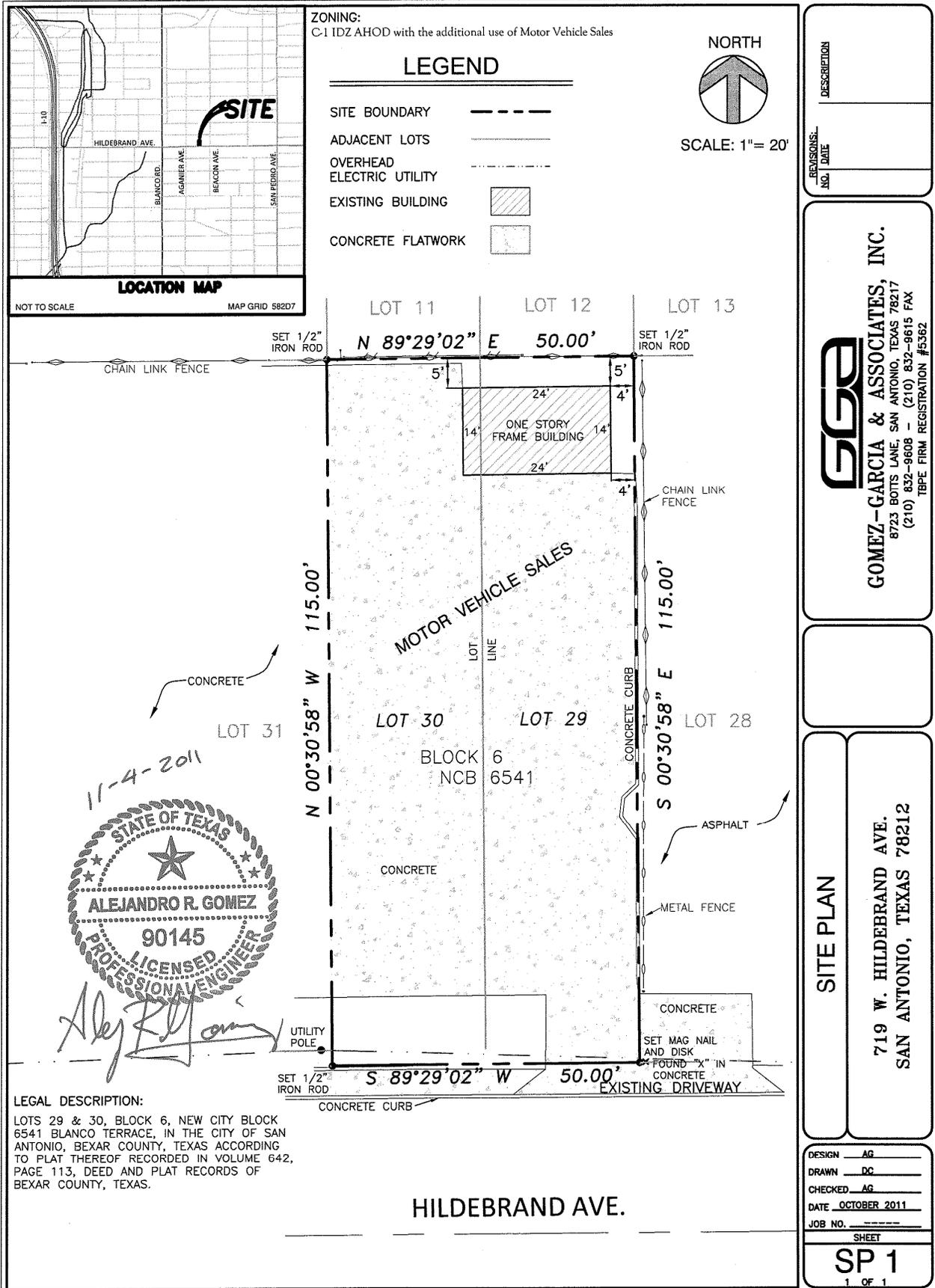
7. Other Factors:

Pursuant to Section 34-343 of the UDC, Urban design standards within the “IDZ” Infill Development Zone are required in order to maintain a neighborhood commercial scale, promote pedestrian activity, and maintain the unique character of the center. Any use may be permitted within an “IDZ” Infill Development Zone so long as it complies with the “IDZ” Infill Development Zone standards. According to Section 35-343(m) of the UDC, “any new building shall be compatible in massing to buildings on abutting lots and abutting block faces... A building or site plan shall be considered to be compatible in massing to buildings on abutting lots and adjacent block faces, or uses if at least two (2) of the following elements are provided: setbacks and spacing between buildings, proportion of windows, bays and doorways, proportion of primary façade, location and treatment of entryway, and building scale.”

As the existing structure on the property was built without first obtaining the approval from the City, and in the event that this rezoning request is approved, the applicant will need to demonstrate compliance with these standards during the Building Permit review process. Nonetheless, based on a preliminary review of the submitted Site Plan (**Attachment I**), it appears that the applicant will need to make some modifications to the building and site to comply with these standards, to include the possible relocation of the building. The 336-square foot building only comprises approximately six percent (6%) of the total lot area. The buildings on the properties to the east and west have a much lesser setback [approximately twenty-seven (27) feet and fifty (50) feet, respectively] than the proposed front setback (approximately ninety-six (96) feet).

It should also be noted that the properties to the south of the subject property are within the Midtown Neighborhood Plan that was adopted by City Council in 2000. According to this neighborhood plan, the properties to the south have a Mixed-Use Land Use designation, which allows for a mix of land uses such as Neighborhood Commercial, Medium-Density Residential, and High-Density Residential. This is consistent with the recommended Neighborhood Commercial uses of the North Central Community Plan along the north side of West Hildebrand Avenue. Therefore, the requested rezoning with the additional use of Motor Vehicle Sales is inconsistent with the recommended future development along West Hildebrand Avenue.

Attachment I



ZONING:
C-1 IDZ AHOD with the additional use of Motor Vehicle Sales

LEGEND

- SITE BOUNDARY
- ADJACENT LOTS
- OVERHEAD ELECTRIC UTILITY
- EXISTING BUILDING
- CONCRETE FLATWORK

NORTH



SCALE: 1" = 20'

REVISIONS: NO. DATE	DESCRIPTION

GGG
GOMEZ-GARCIA & ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9608 - (210) 832-9615 FAX
TBPE FIRM REGISTRATION #5362

SITE PLAN

719 W. HILDEBRAND AVE.
SAN ANTONIO, TEXAS 78212

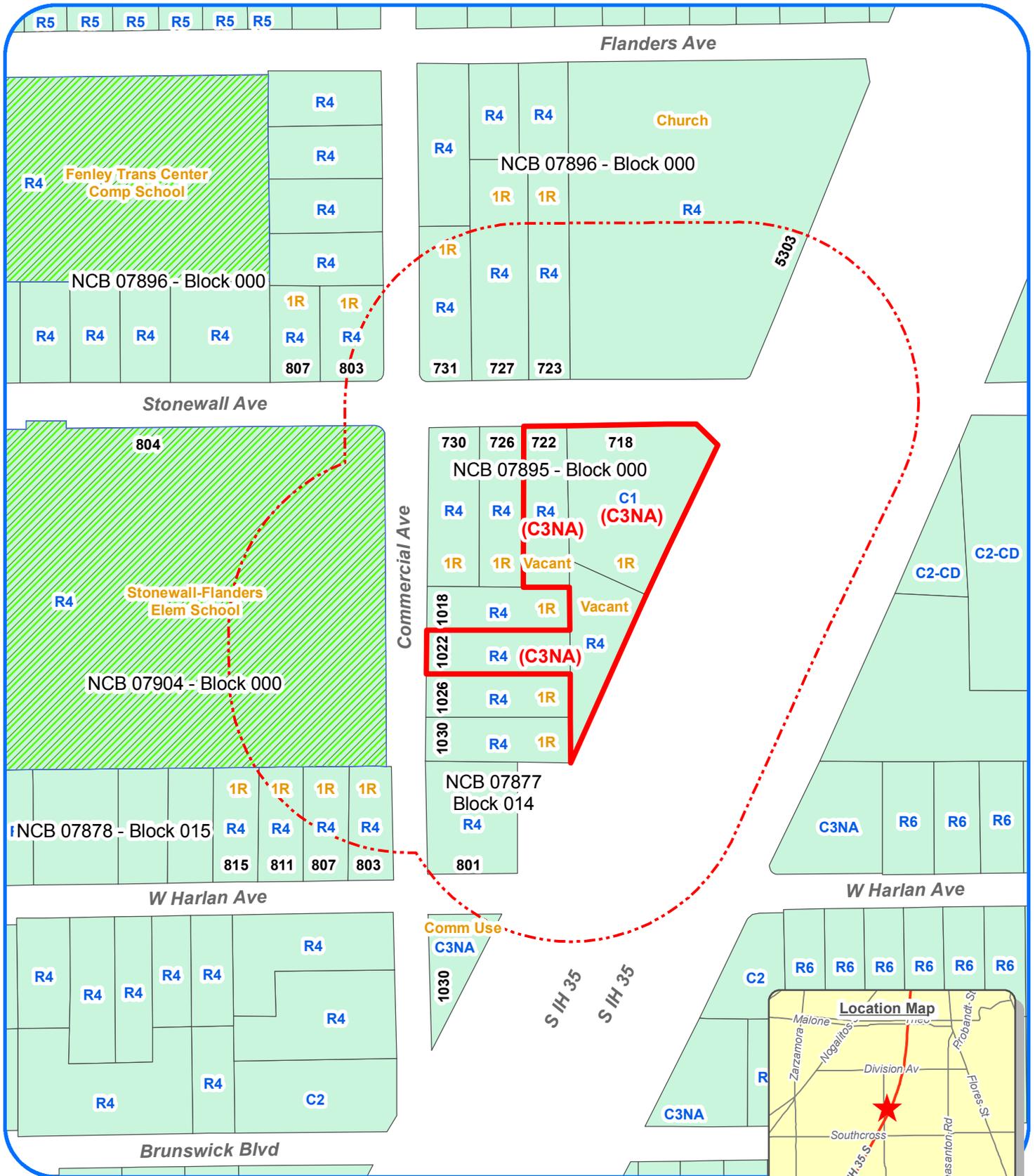
DESIGN	AG
DRAWN	DC
CHECKED	AG
DATE	OCTOBER 2011
JOB NO.	
SHEET	
SP 1	
1 OF 1	

NOT TO SCALE MAP GRID 582D7

LEGAL DESCRIPTION:
LOTS 29 & 30, BLOCK 6, NEW CITY BLOCK 6541 BLANCO TERRACE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 642, PAGE 113, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

11-4-2011
STATE OF TEXAS
ALEJANDRO R. GOMEZ
90145
LICENSED PROFESSIONAL ENGINEER
Alex R. Gomez

Date: Nov 04, 2011, 10:16am User: d. david computer File: C:\Users\David\Documents\Zoning\10-11-0045.dwg



Zoning Case Notification Plan

Case Z-2011-193

Council District 5

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 07895 - Block 000 - Lot 97, S 238.82 ft of Tract 55, S 183.0 ft of Tract 54, S 137.75 ft of N 150.25 ft of Tract 55 and NW 33.0 ft of Tract 56

Legend

- Subject Properties (1.132 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
(09/20/2011 - 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 #: Z2011193

Hearing Date: February 21, 2012

Property Owner: Herman B. Ford

Applicant: Marcus A. Garza

Representative: Marcus A. Garza

Location: 1022 Commercial Avenue, 718 and 722 Stonewall

Legal Description: A portion of Lots 54, 55, 56 and 97 and a portion of Tract 55, NCB 7895

Total Acreage: 1.132 acres

City Council District: 5

Case Manager: Micah Diaz, Senior Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the February 7, 2012 public hearing.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light 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 January 20, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 27, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: None

Planning Team Members: 27 – Nogalitos/South Zarzamora Community Plan

Applicable Agencies: None

Property Details

Property History: The subject properties consist of four adjoining tracts. The subject properties were annexed in 1944 (Ordinance 1391) and were originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-4" Residential Single-Family District. In a 2007 case, the tract located at 718 Stonewall was rezoned to "C-1" Light Commercial District. The subject property area was originally platted in 1909 (volume 105, page 235). Portions of the originally platted lots were taken for the construction of Interstate 35. Lot 97 was created in 1947 (volume 2222, page 232). Most of the subject property area is currently undeveloped; however, a vacant residential structure is located at 718 Stonewall (the portion currently zoned "C-1"). The existing residential structure was built in 1956 and measures approximately 1,140 square feet in size. The applicant requests "C-3NA" to allow motor vehicle sales and an office on the subject properties.

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

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

Current Land Uses: Church and single-family residences

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Stonewall-Flanders Elementary School and single-family residences

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-family residences

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

Transportation

Thoroughfare: Stonewall Avenue and Commercial Avenue

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

Proposed Changes: None known.

Thoroughfare: Interstate 35

Existing Character: Expressway; six-lane highway with entrance ramps and two-lane, one-way access roads in each direction

Proposed Changes: None known.

Public Transit: There are no public transit lines operating in the immediate vicinity 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: The application for rezoning indicates two proposed uses on the subject property. Off-street parking requirements for both uses are determined by the Gross Floor Area (GFA) of the structures. The Traffic Impact Analysis worksheet submitted for the zoning request indicates a total floor area of 5,000 square feet.

Motor Vehicle Sales: Minimum requirement – 1 space per 500 square feet of GFA; Maximum allowance – 1 space per 375 square feet of GFA.

Office: Minimum requirement – 1 space per 300 square feet of GFA; Maximum allowance – 1 space per 140 square feet of GFA.

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 properties are located within the Nogalitos/South Zarzamora Community Plan. In the Future Land Use component of the plan, three of the four tracts are designated Low Density Residential. The fourth tract (718 Stonewall) carries the Neighborhood Commercial future land use designation. The requested “C-3NA” zoning district is not consistent with the adopted land use designations.

The applicant has submitted a request to amend the land use designation to Regional Commercial. Planning staff recommends denial of the request. Planning Commission made an alternate recommendation for approval of the Neighborhood Commercial land use designation for the entire subject property.

The “C-1” zoning district is considered consistent with the Neighborhood Commercial land use designation. Office uses are permitted in the “C-1” district. Motor vehicle sales may be permitted as a Conditional Use in “C-1”; however, the Action Step 3.1.4 of the Nogalitos/South Zarzamora Community Plan specifically discourages any new auto-related uses (page 30).

- 2. Adverse Impacts on Neighboring Lands:** The requested “C-3NA” district allows a wide range of retail and service uses. Auto sales uses are considered very intense due to the outside display of vehicles, increased lighting and noise from the outdoor sales areas, and increased traffic generate by a regional customer base. Intense commercial zoning and uses typically are not considered appropriate for locations abutting residential uses unless significant buffering and building setbacks are provided as a mitigating measure.
- 3. Suitability as Presently Zoned:** The existing residential zoning is most appropriate for 1022 Commercial Avenue. This property is located in the middle of a solidly single-family residential block face. Allowing ingress/egress for an adjacent commercial use would draw increased traffic from the I-35 access road through a residential neighborhood in immediate proximity to an elementary school.

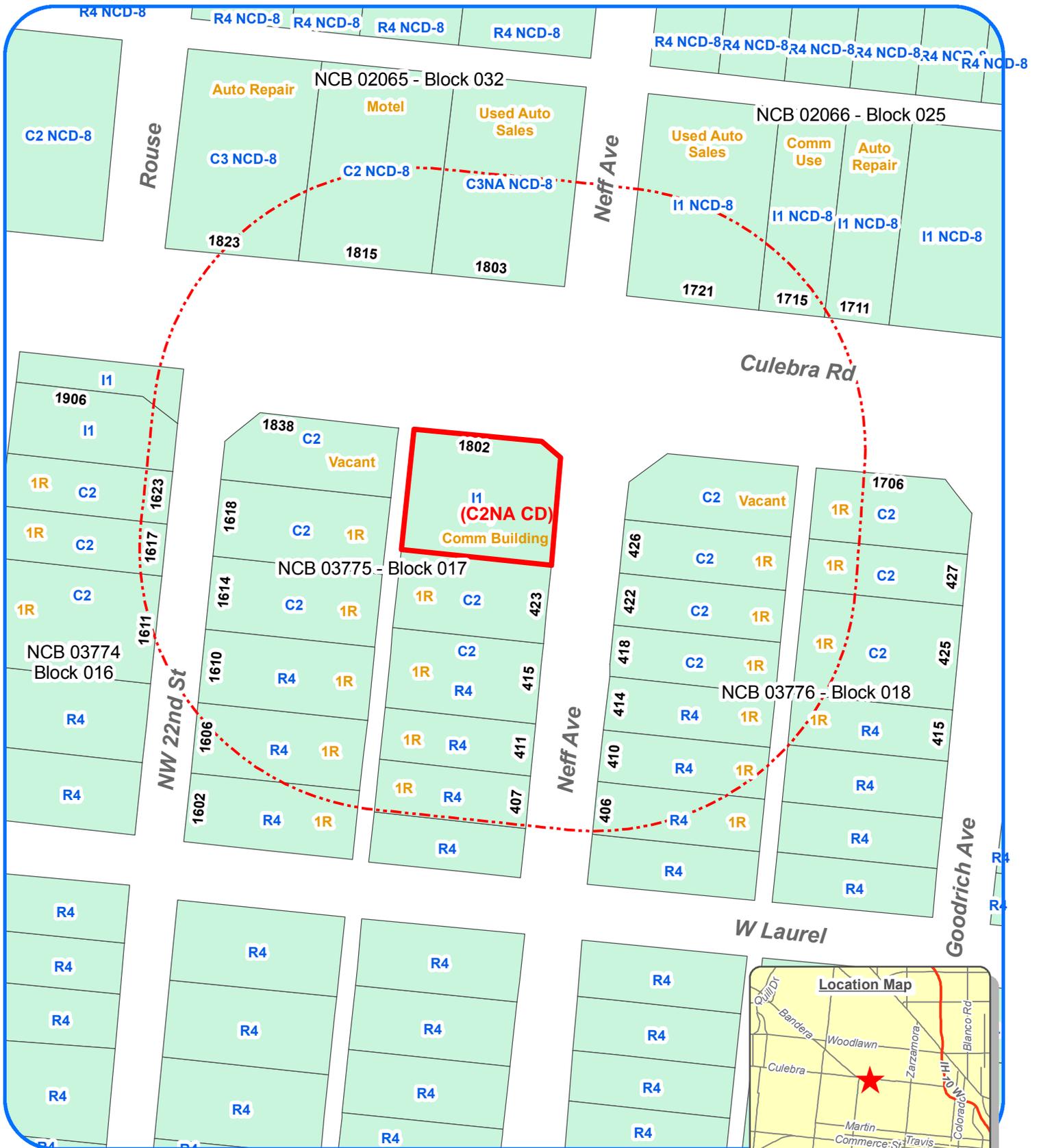
The existing residential zoning on 722 Stonewall is also appropriate as the lot marks a clear distinction between the residential neighborhood to the west and the properties with frontage along the access road to the east.

The property located at 718 Stonewall and the tract located directly to the south, both have significant frontage on the I-35 access road. The existing “C-1” zoning district on 718 Stonewall provides an appropriate transition between I-35 and the single-family residential neighborhood. The existing “R-4” zoning district on the unaddressed tract is not appropriate due to the property’s highway frontage and irregular shape.

- 4. Health, Safety and Welfare:** Approval of any nonresidential zoning district on 1022 Commercial Avenue will allow the property to be used as ingress/egress for future commercial development on the two lots with highway frontage. A commercial access point located within a residential neighborhood, directly adjacent to an elementary school, is likely to create a traffic hazard for the neighborhood.
- 5. Public Policy:** The requested zoning is inconsistent with the adopted community plan, which is a component of the City’s Master Plan.
- 6. Size of Tract:** The “C-3NA” district requires 30-foot side and rear building setbacks where it abuts residential zoning or uses. When abutting single-family residential zoning, the “C-3NA” district requires a 15-foot wide, Type C landscape buffer. The subject property at 1022 Commercial Avenue measures 48-feet wide. The required minimum building setbacks will not accommodate a structure on the lot, and the landscape buffer requirements leave only an 18-foot wide usable area. Due to these development constraints, it is reasonable to expect that 1022 Commercial Avenue is likely to be used as a driveway for the proposed development.

The remaining subject properties can accommodate the required building setbacks and landscape buffers along with a 5,000 square foot building footprint and likely minimum required parking.

- 7. Other Factors:** Should the applicant choose to amend the rezoning request by omitting 1022 Commercial Avenue and changing the requested zoning district to “C-1” for the remaining properties, staff would reconsider the current recommendation. However, staff does not support any rezoning of 1022 Commercial Avenue, any zoning district more intense than “C-1” on the remaining three tracts, or any possible Conditional Use allowing an auto-related use.



Zoning Case Notification Plan

Case Z-2011-200 CD

Council District 5

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 03775 - Block 017 - Lot 19

Legend

- Subject Properties (0.3196 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
(09/21/2011 - 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 #: Z2011200 CD

Hearing Date: February 21, 2012

Property Owner: Douglas C. Gonzalez

Applicant: Douglas C. Gonzalez

Representative: Douglas C. Gonzalez

Location: 1802 Culebra Road

Legal Description: Lot 19, Block 17, NCB 3775

Total Acreage: 0.3196

City Council District: 5

Case Manager: Pedro Vega, Planner

Case History: This is the fourth public hearing for this zoning request. Continuance (Commissioners request) from October 18, 2011 and November 1, 2011 meeting. Case was postponed and amended on January 17, 2011 meeting.

Proposed Zoning Change

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

Requested Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair

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 February 8, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 2, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 38

Neighborhood Associations: Prospect Hill Neighborhood Association and Woodlawn Lake Community Association within 200 feet

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "F" Local Retail District. In a 1966 case, the property was rezoned to "I-1" Light Industry

District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: South

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

Current Land Uses: Single-Family Dwelling

Direction: West

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

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: East across Feff Avenue

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

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: North across Culebra Road

Current Base Zoning: "C-3NA NCD-8 AHOD" General Commercial Nonalcoholic Sales Neighborhood Conservation District-8 Airport Hazard Overlay District

Current Land Uses: Commercial Use

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial two lanes in each direction with left and right turn median.

Proposed Changes: None known.

Thoroughfare: Neff Avenue

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

Public Transit: The VIA number 282 and 288 bus lines operate along Culebra Road.

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: 1 per 500 sf GFA including service bays, wash tunnels and retail areas. Maximum Parking Requirement: 1 per 375 sf GFA including service bays, wash tunnels and retail areas.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area. The request is consistent with existing zoning scheme of the area which has "C-2", "C-3" and "I-1" districts.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. Surrounding existing land uses are commercial in character and the proposed zoning change is consistent with these uses.

3. Suitability as Presently Zoned:

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public

services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District is not appropriate for the area. The "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair will provide an opportunity for a reuse of the existing building and will be consistent with the current uses along Culebra Road. The rezoning request to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair is a less intense use than the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District.

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 "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair 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 of sufficient size to accommodate the proposed use and required parking. The property is currently developed with a 2,450 square foot commercial building built in 1974.

7. Other Factors:

District regulations within the "C-2NA" districts are the same as in "C-2" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance (Auto and Light Truck Repair) approving the conditional zoning district.

- - - CHAIN LINK FENCE
- E - OVERHEAD ELECTRIC
- X = "X" ON CONCRETE TO BE SET
- = FENCE POST @ CORNER

LINE	BEARING	DISTANCE
L1	S 57°51'09" E	16.67'

SITE PLAN

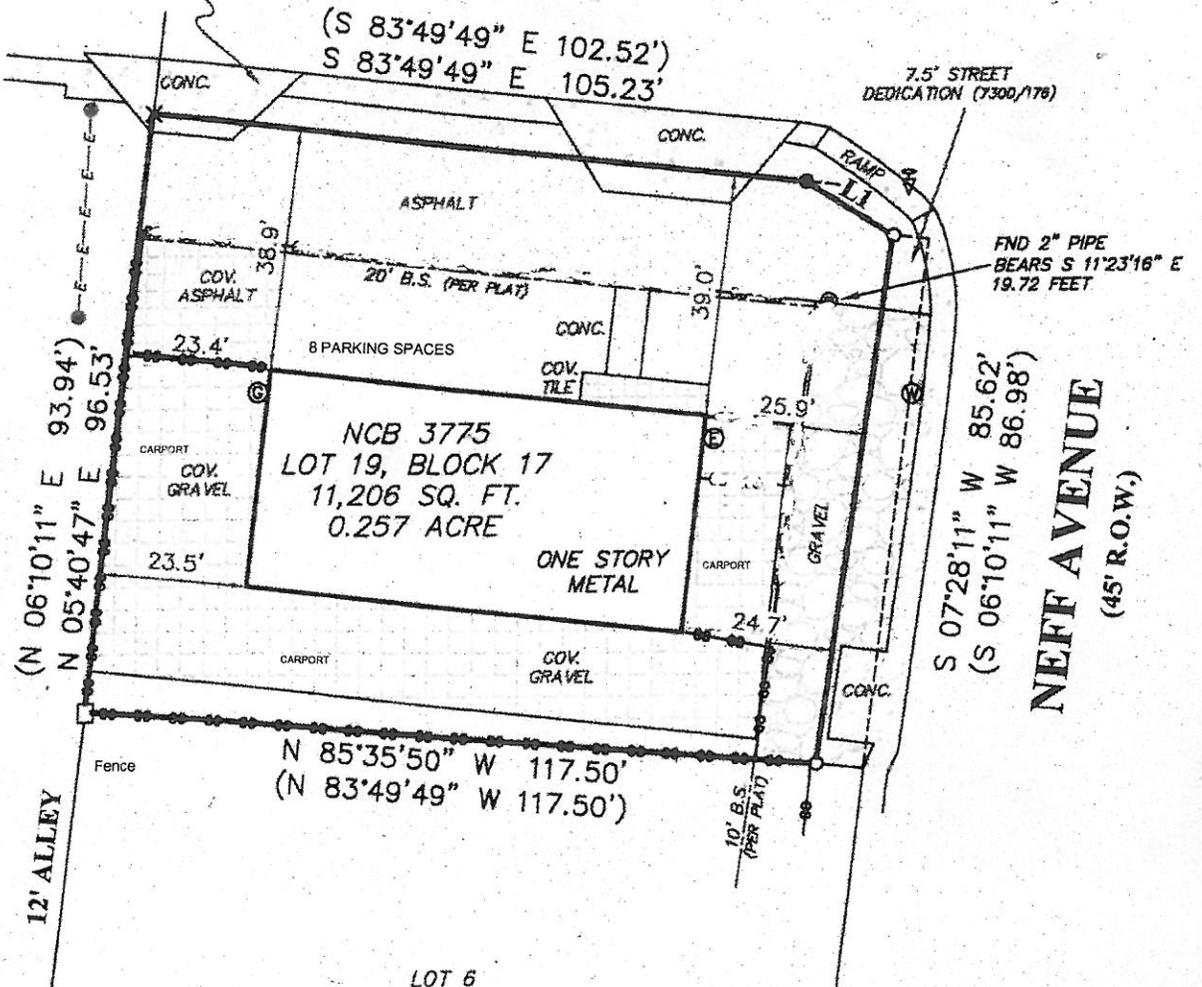
2450 SQUARE FEET OF BUILDING
5533 SQUARE FEET OF PAVED OR HARD SURFACE

CULEBRA ROAD



SCALE: 1"=30'

STATE OF TEXAS
VOL. 9971, PG. 666



NCB 3775
LOT 19, BLOCK 17
11,206 SQ. FT.
0.257 ACRE

ONE STORY METAL

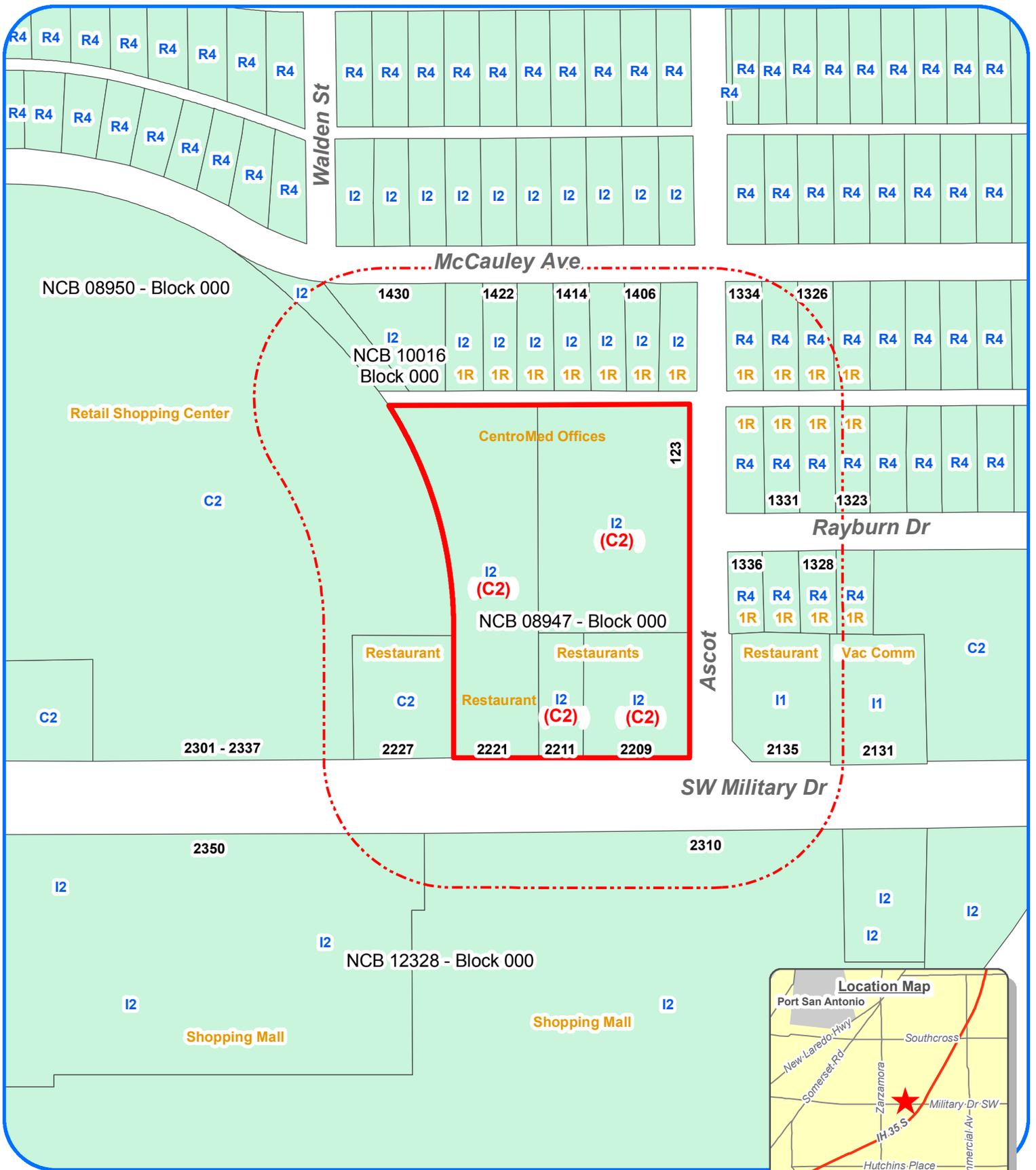
LOT 6

The following statement: "I, Douglas C. Gonzalez, 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.

THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 7300, PAGE 176, DEED AND PLAT RECORDS; VOLUME 2049, PAGE 629, DEED RECORDS, BEXAR COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON VOLUME 9971, PAGE 666, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

Property Address: 1802 CULEBRA ROAD
Property Description:
LOT NINETEEN (19), BLOCK SEVENTEEN (17), NEW CITY BLOCK 3775, ACADEMY HILL SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7300, PAGE 176, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF SAID LOT CONVEYED BY AND MORE PARTICULARLY DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 9971, PAGE 666, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
Owner: DOUGLAS CARILLO GONZALEZ



Zoning Case Notification Plan

Case Z-2011-211

Council District 4
 Scale: 1" approx. = 200 ft.
 Subject Property Legal Description(s): NCB 08947 - Block 000 - Lots 2, 3, 4 and 5

- Legend**
- Subject Properties (4.953 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
 (01/31/2012 - 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 #: Z2011211

Hearing Date: February 21, 2012

Property Owner: Harlandale Housing Corporation (Barrett Moursund, President)

Applicant: Rick Thompson

Representative: Rick Thompson

Location: 2209, 2211 and 2221 Southwest Military Drive and 123 Ascot

Legal Description: Lots 2, 3, 4, and 5, NCB 8947

Total Acreage: 4.953

City Council District: 4

Case Manager: Brenda Valadez, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the November 1, 2011 public hearing and then subsequently postponed by the applicant.

Proposed Zoning Change

Current Zoning: "I-2 AHOD" Heavy 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 February 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: None

Planning Team Members: 26 (Nogalitos/South Zarzamora Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject properties are located at 2209, 2211 and 2221 Southwest Military Drive and 123 Ascot.

- The property located at 2209 SW Military Drive is currently developed with a commercial structure measuring 3,170 square feet in total. According to the Bexar County Appraisal District, the structure was constructed in 1992.
- The subject property located at 2211 SW Military Drive is currently developed with a commercial structure measuring 2,477 square feet in total. According to the Bexar County Appraisal District, the structure was constructed in 2005.
- The subject property located at 2221 SW Military Drive is currently under construction and a restaurant measuring 2,200 square feet is proposed for the site. A portion of said property is also occupied by CentroMed offices.
- The property located at 123 Ascot is developed with a commercial structure that measures 3,244 square feet. The subject property is occupied by Centromed offices.

The subject properties were annexed in 1944 and were originally zoned "LL" First Manufacturing District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The applicant is requesting a zoning change in order to rezone the existing restaurants and CentroMed offices to a more appropriate zoning 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: North

Current Base Zoning: I-2

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: I-2

Current Land Uses: South Park Mall

Direction: East

Current Base Zoning: R-4 and I-1

Current Land Uses: Restaurant and Single Family Residences

Direction: West

Current Base Zoning: C-2

Current Land Uses: Retail Shopping Center and a Restaurant

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

Transportation

Thoroughfare: Southwest Military Drive

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

Proposed Changes: None known

Thoroughfare: Ascot

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 550 line, which operates along Southwest Military Drive.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Food- Fast Food with Drive Through Lanes - Minimum Parking Requirement: 1 per 150 sf GFA. Maximum Parking Requirement: 1 per 40 sf GFA

Professional Office - Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 140 sf GFA

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 properties are located within the Nogalitos/South Zarzamora Community Plan, and are currently designated as “Mixed Use” and “High Density Residential” in the Future Land Use Plan. The zoning request is not consistent with the Future Land Use designations. A plan amendment has been initiated to change the land use designations on these properties to “Regional Commercial”. Planning and Community Development Staff and Planning Commission recommend approval of the 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. Denial of the request could allow intense industrial uses on the subject properties.

3. Suitability as Presently Zoned:

The adopted Nogalitos/South Zarzamora Land Use Plan identifies the subject properties as Mixed Use and High Density Residential. All surrounding areas are classified as Regional Center, High Density Residential and Low Density Residential in the Future Land Use component of the plan. The existing I-2 zoning district is inconsistent with the adopted land use plan. The immediate area is an ideal candidate for a city-initiated rezoning to implement modern zoning practices.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. Should the properties be used for the industrial uses permitted in the existing zoning district, public health, safety and welfare could be at risk because of the subject property’s proximity to residential uses.

5. Public Policy:

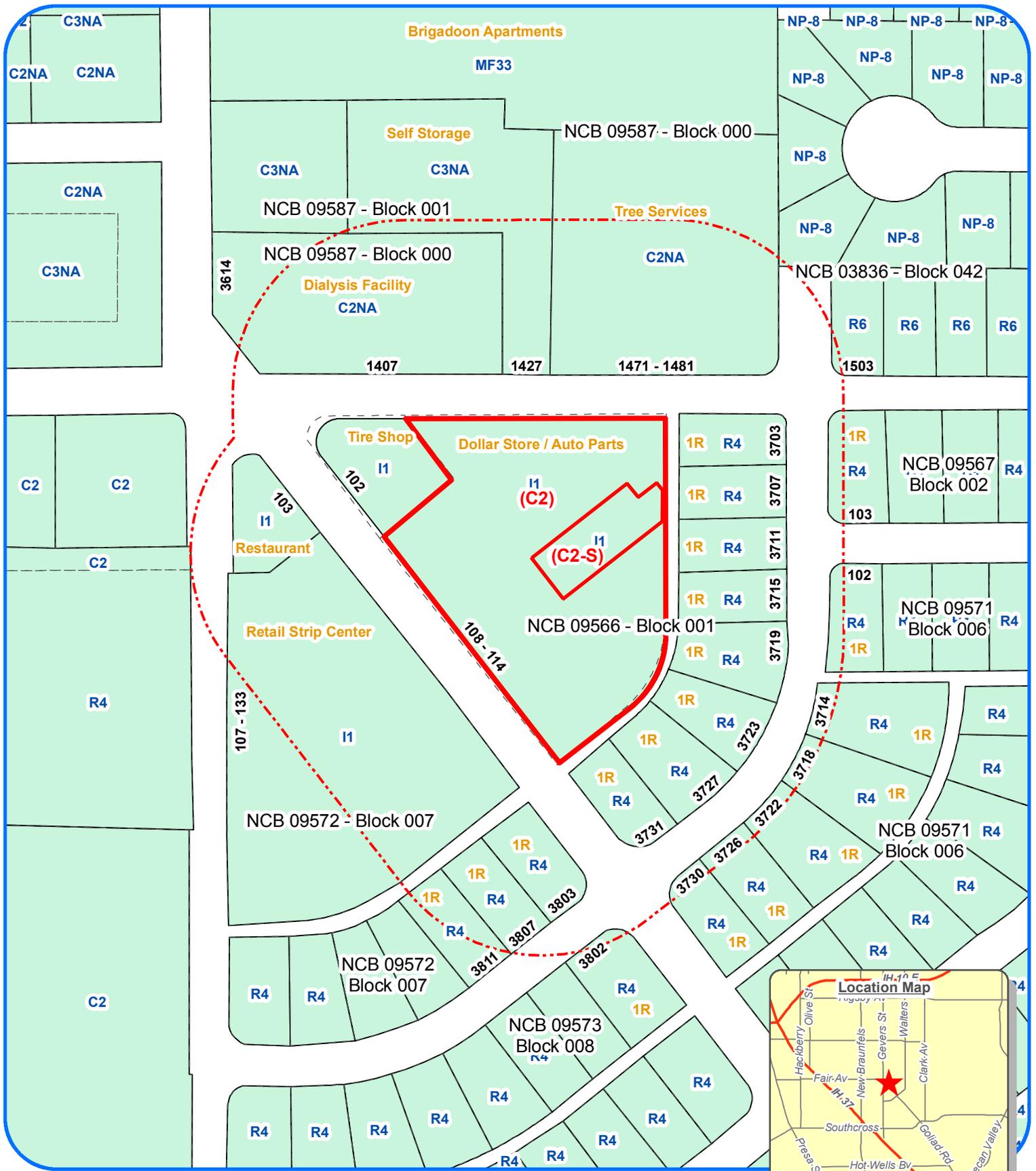
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties total 4.953 acres in size, which should be able to accommodate the commercial uses with adequate space for parking and queuing.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2012025 S

Council District 3
 Scale: 1" approx. = 150 ft.
 Subject Property Legal Description(s): NCB 09566 - Block 001 - SE Irr 331.13 ft of Lot 9

Legend

- Subject Properties ——— (1.876 Acres as "C2" and 0.210 Acres as "C2-S")
- 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
 (01/25/2012 - 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 #: Z2012025 S

Hearing Date: February 21, 2012

Property Owner: Revo Capital 108 Goliad, Ltd.

Applicant: Pulman, Cappuccio, Pullen & Benson, L. P. (Devin "Buck" Benson)

Representative: Pulman, Cappuccio, Pullen & Benson, L. P. (Devin "Buck" Benson)

Location: 108 Goliad Road (also known as 110 and 114 Goliad Road)

Legal Description: A portion of Lot 9, Block 1, NCB 9566

Total Acreage: 2.086

City Council District: 3

Case Manager: Micah Diaz, Senior Planner

Case History: This is the second public hearing for this zoning case. The original request has been amended by the applicant.

Proposed Zoning Change

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a bar/tavern (without cover charge 3 or more days a week)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: The subject property is located within the Highland Hills Neighborhood Association and is located within 200 feet of the Highland Park Neighborhood Association and the Southeast Citizens Committee.

Planning Team Members: 33 – Highlands Community Plan

Applicable Agencies: None

Property Details

Property History: The subject 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 was platted in 1948 (volume 2575, page 42), and was later divided into two parcels but was not re-platted. According to the Bexar County Appraisal District, the existing shopping center was constructed in 1960 and measures 27,200 square feet in size.

The applicant requests a zoning change to bring the existing nonconforming use (retail center) into compliance with zoning regulations while also allowing a single suite within the building to be used as a billiard hall with alcohol sales (which is considered a bar/tavern).

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2NA" Commercial Nonalcoholic Sales District and "C-3NA" General Commercial Nonalcoholic Sales District

Current Land Uses: Medical facility, self-storage facility and a tree service contractor

Direction: East and South

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

Current Land Uses: Single-family residences

Direction: West

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

Current Land Uses: Restaurant, retail center and a convenience store

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: Goliad Road and Fair Avenue

Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: South Gevers Street

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

Proposed Changes: None known

Thoroughfare: South Mittman Street

Existing Character: Local residential street; one lane in each direction without sidewalks

Proposed Changes: None known.

Public Transit: VIA bus lines 34 and 232 operate south of the subject property, along Ada Street and Goliad Road; however, there are no stops immediately adjacent to 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: The subject property includes an existing auto parts retailer and a discount store; the applicant proposes an additional use of a billiard hall with alcohol sales. The Specific Use Authorization site plan shows 106 typical parking spaces with 10 ADA-accessible spaces.

Auto Parts Retail: Minimum – 1 space per 500 square feet of Gross Floor Area (GFA); Maximum – 1 space per 375 square feet of GFA

Retail Store: Minimum – 1 space per 300 square feet of GFA; Maximum – 1 space per 200 square feet of GFA

Bar/Tavern: Minimum – 1 space per 100 square feet of Gross Square Footage; Maximum - 1 space per 75 square feet of Gross Square Footage

Staff Analysis and Recommendation: Approval, as amended.

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 designated as Community Commercial in the future land use component of the plan. The requested zoning is 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. Denial of the request could allow industrial uses on the subject property. The Specific Use Authorization for a bar/tavern does not permit live entertainment or cover charge more than two days per week.

3. Suitability as Presently Zoned:

The existing shopping center is a nonconforming use due to the adoption of the 2001 Unified Development Code. Prior to May 2011, multi-tenant shopping centers could be registered as a specific type of nonconforming use that allowed easy change of tenants for individual suites within the center. This multi-tenant provision has expired. Now, nonconforming use registrations apply only to individual uses and are terminated if the individual use stops operating for a period of twelve months or more. Although legal nonconforming uses are recognized by the City of San Antonio, having the zoning changed or the uses brought into compliance with existing zoning is preferred. The applicant proposes adding a new commercial use to the existing retail center; therefore, rezoning is needed.

The existing industrial zoning district does not typically allow retail or service uses; therefore, denial of the base district zoning change request will likely lead to long-term commercial vacancy or the establishment of new industrial uses that are not compatible with the surrounding community.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. Should the property be used for the industrial uses permitted in the existing zoning district, public health, safety and welfare could be at risk because of the subject property's proximity to residential uses.

5. Public Policy:

The existing industrial zoning is not consistent with the adopted land use designation, which is a component of the City's Master Plan.

6. Size of Tract:

The subject property is of sufficient size to accommodate the existing retail uses, the additional proposed use, as well as required parking.

7. Other Factors:

The applicant has requested a Specific Use Authorization for a Bar/Tavern (without cover charge three or more days per week) in order to establish a billiard hall with alcohol sales. In the "C-2" district, such a use is considered a bar with pool tables.

Notes for Site Plan - 1. Total numbers of acres subject rezoning request - 2.086

2. Square footage of all paved or otherwise hard surfaced streets, parking facilities - 90604.8

3. Total square footage of retail center - 27,200 sq. ft.

4. The proposed use of bar (without cover charge 3 or more days per week) will be entirely enclosed within an existing structure. The existing structure complies with all current setbacks, off street parking and buffering requirements pursuant to the Unified Development Code.

5. The intended use of the property will be a bar (without cover charge 3 or more days per week).

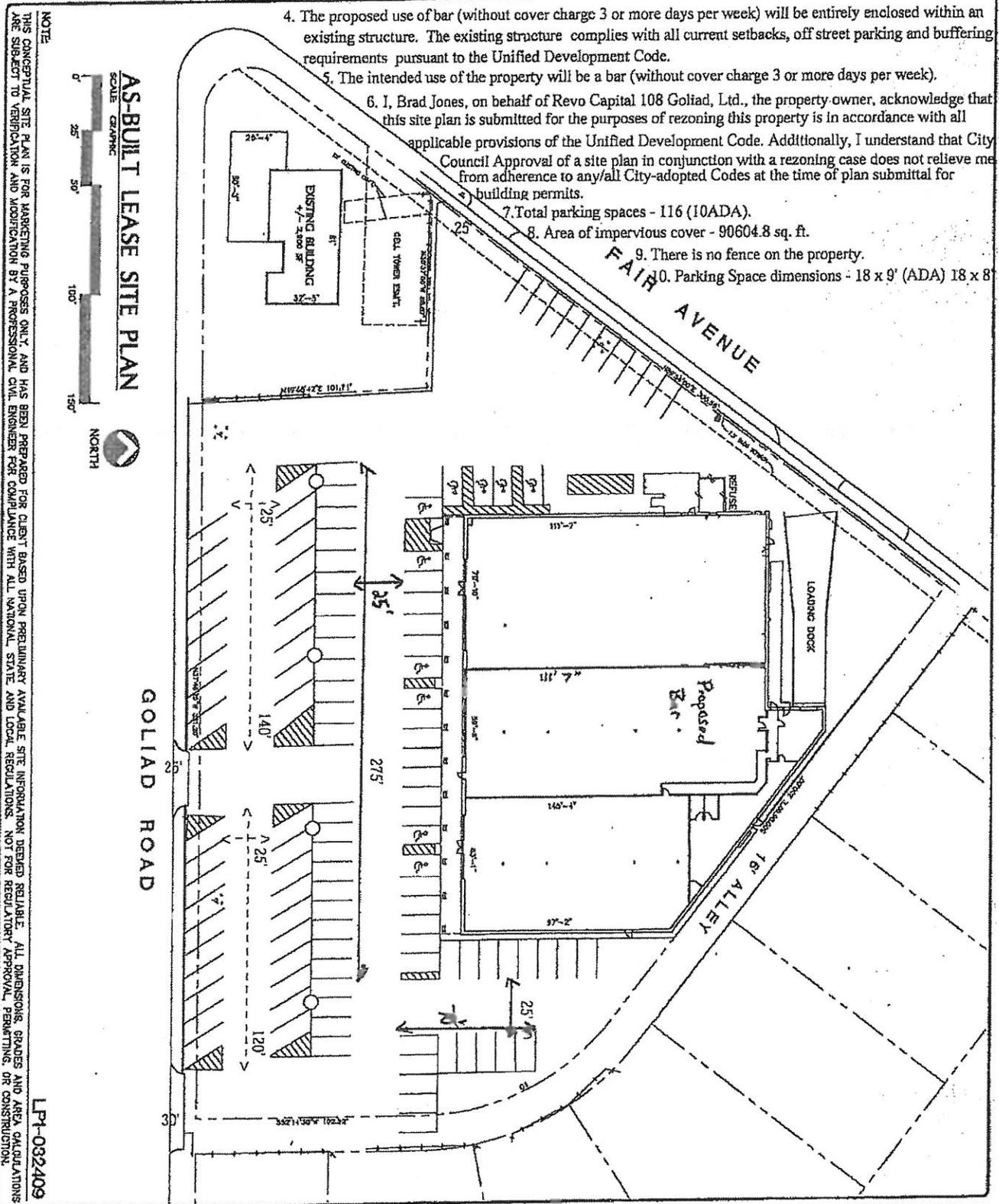
6. I, Brad Jones, on behalf of Revo Capital 108 Goliad, Ltd., the property owner, acknowledged that this site plan is submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council Approval 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.

7. Total parking spaces - 116 (10ADA).

8. Area of impervious cover - 90604.8 sq. ft.

9. There is no fence on the property.

10. Parking Space dimensions - 18 x 9' (ADA) 18 x 8'



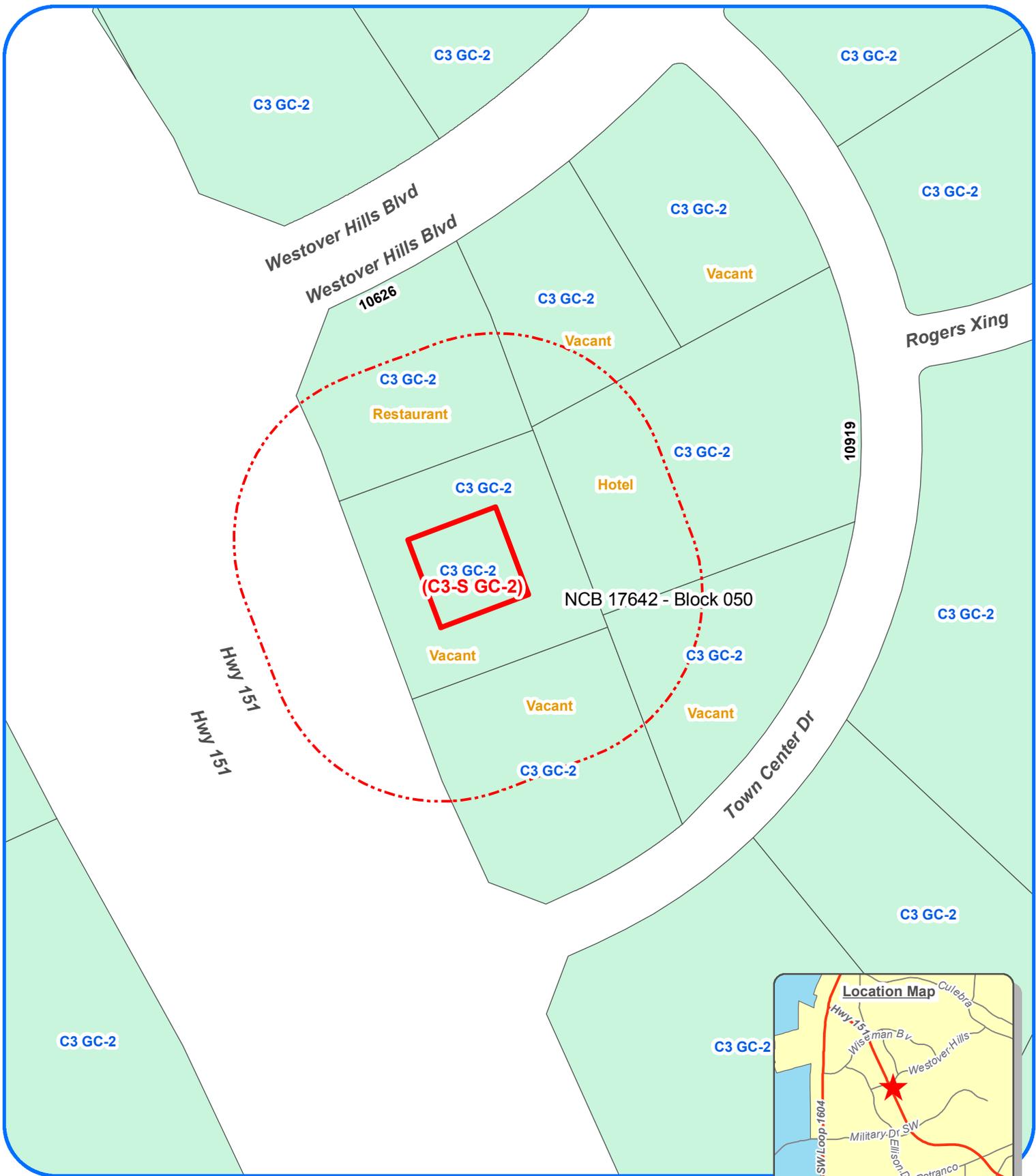
NOTE: THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

LP1

DATE	DESCRIPTION

AS-BUILT LEASE PLAN
 GOLIAD ROAD AND FAIR AVE.
 SAN ANTONIO, TEXAS

VILLA PARK
 ARCHITECTURE/PLANNING/ENGINEERING
 PH: (210) 384-6900



Zoning Case Notification Plan

Case Z-2012-041 S

Council District 6
 Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): A Portion of NCB 17642 - Block 050 - Lot 3

Legend

- Subject Properties (0.268 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
 (02/03/2012 - 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 #: Z2012041 S

Hearing Date: February 21, 2012

Property Owner: MPT of Westover Hills, LLC (Medical Properties Trust, Inc.)

Applicant: MPT of Westover Hills, LLC

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

Location: 10811 Town Center Drive

Legal Description: A 0.268 of an acre tract of land being out of Lot 3, Block 50, NCB 17642

Total Acreage: 0.268

City Council District: 6

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. The case was continued from the February 7, 2012 meeting (Applicant's request).

Proposed Zoning Change

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

Requested Zoning: "C-3 S GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Helistop

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 4, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: None

Planning Team Members: 58 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The subject property was annexed in December of 1984 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In a 1988 zoning case

the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3” General Commercial District.

Topography: The subject property has a slight slope but has no physical characteristics that are likely to affect the development or use.

Adjacent Zoning and Land Uses

Direction: Northeast

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

Current Land Uses: Vacant Land and Hotel

Direction: Northwest

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

Current Land Uses: Restaurant

Direction: Southeast across Town Center Drive

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

Current Land Uses: Vacant Land

Direction: Southwest

Current Land Uses: State Highway 151

Current Land Uses: Expressway

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: Town Center Drive

Existing Character: Secondary Arterial Type A; two lanes in each direction which includes bicycle lanes and sidewalks.

Proposed Changes: None known.

Public Transit: The VIA number 660 bus line operates along Westover Hills Boulevard less than a quarter mile from the subject property.

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: N/A. Maximum Parking Requirement: N/A.

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 West/Southwest Sector Plan and is currently designated as "Regional Center". Regional Centers accommodate the most intense commercial uses and should be located at the intersection of expressways and major arterials. Related zoning districts: "MF-25", "MF-33", "O-1", "O-1.5", "O-2", "C-2", "C-2P and "UD". The "C-3 S GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Helistop is consistent with plan. The applicant submitted a Master Plan Amendment to "Regional Center" land use that was considered and approved by the Planning Commission on January 6, 2012 and City Council on February 16, 2012.

2. Adverse Impacts on Neighboring Lands:

The granting of the Specific Use Authorization for a Helistop will not have an adverse impact on the neighboring lands. At this time staff has not been provided with sufficient information to make a determination and evaluation on air space operations of helicopters at this location. All of the adjacent properties are zoned for "C-3" uses and support the service and entertainment uses in the vicinity. No Helistop shall be located within five hundred (500) feet of any existing residential use or other noise sensitive uses or any property zoned. Chapter 3 defines noise sensitive uses as residences, schools, hospitals, churches and other religious institutions, libraries, museums, concert halls, band shells, auditoriums, research facilities and other land uses which require a quiet environment to function effectively. The nearest established residential use is the apartment complex that is over 500 feet to the southeast of the subject property.

3. Suitability as Presently Zoned:

The base zoning district will remain "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District, which is suitable for the property. Surrounding properties are also designated "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District. Both the existing and requested zoning districts are inconsistent with the adopted land use plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the health, safety, or welfare of the general public. Considering the current location of the property and the importance of such emergency facilities to the benefit of public health, the specific use authorization request for a helistop may benefit the surrounding community by providing life saving services to the greater community however the exact location and placement of the helistop may provide impacts to immediately adjoining properties. In consideration of airspace safety the City of San Antonio Aviation Department recommends a formal aeronautical study using FAA Form 7480-1 be completed prior to construction of a Helistop at the specific location of this request. Once the FAA is provided the necessary information a determination regarding the proposed landing area will be completed. Until the FAA evaluates the Visual Flight Rules safety of the proposed location, the applicant's construction should be delayed until the FAA has an opportunity to comment. In addition, due to the presence of helicopter operations at Christus Santa Rosa hospital at 11212 State Hwy 151 an operational letter of agreement between operator represented by the zoning applicant and Christus may be necessary to prevent endangerment between both operations.

5. Public Policy:

The West/Southwest Sector Plan Community Services Goals and Strategies: Com-1 and Com-2, address the medical industry presence as it relates to both economic development and land use within the plan area. A network of quality, affordable health care services and facilities is conveniently located, available to all residents and extend services where needed.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements. The proposed Medical Hospital is permitted in the "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District.

7. Other Factors:

Uses allowed in the Highway 151 Gateway Corridor shall be in accordance with the design and development standards found in the Unified Development Code. The purpose of the Corridor District is to create a more attractive, cohesive, safe environment and favorable impressions of San Antonio.

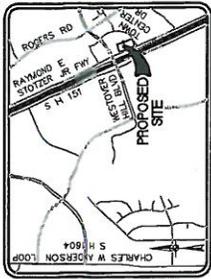
Section 35-423. The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

(e) Approval Criteria. As may be specified within each zoning district, uses permitted subject to specific use authorization review criteria shall be permitted only if the applicant demonstrates that:

- (1) The proposed specific use authorization shall be in compliance with all regulations of the applicable zoning district, the provisions of article V of this chapter, and any applicable supplemental use regulations as set forth in article III, division 7 of this chapter.
- (2) The proposed specific use authorization shall conform to the character of the neighborhood within the same zoning district in which it is located. The proposal, as submitted or modified, shall have no more adverse effects on health, safety or comfort of persons living or working in the neighborhood, or shall be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district. In making such a determination, consideration shall be given to the location, type and height of buildings or structures, the type and extent of landscaping and screening on the site and whether the proposed use is consistent with any policy of the master plan which encourages mixed uses and/or densities.
- (3) Adequate utilities shall be provided as set forth in the utilities standards of this chapter.
- (4) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
- (5) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
- (6) The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.
- (7) The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- (8) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- (9) The public interest and welfare supporting the proposed specific use authorization shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

In addition to the requirements of **Section 35-423**, the city council may, authorize the location, construction, maintenance, and use of heliports and helistops by approving a specific use authorization in accordance with chapter 35, article III of the City Code, but no specific use authorization shall be granted unless it specifically finds that: **(1)** The use being granted by the specific use authorization will be in harmony with the spirit and purpose of this ordinance. **(2)** The public welfare and convenience will be substantially served. **(3)** The neighboring property will not be substantially injured by such proposed use. **(4)** The use being granted by the specific use authorization will not alter the essential character of the district and location of the property for which the use is sought.

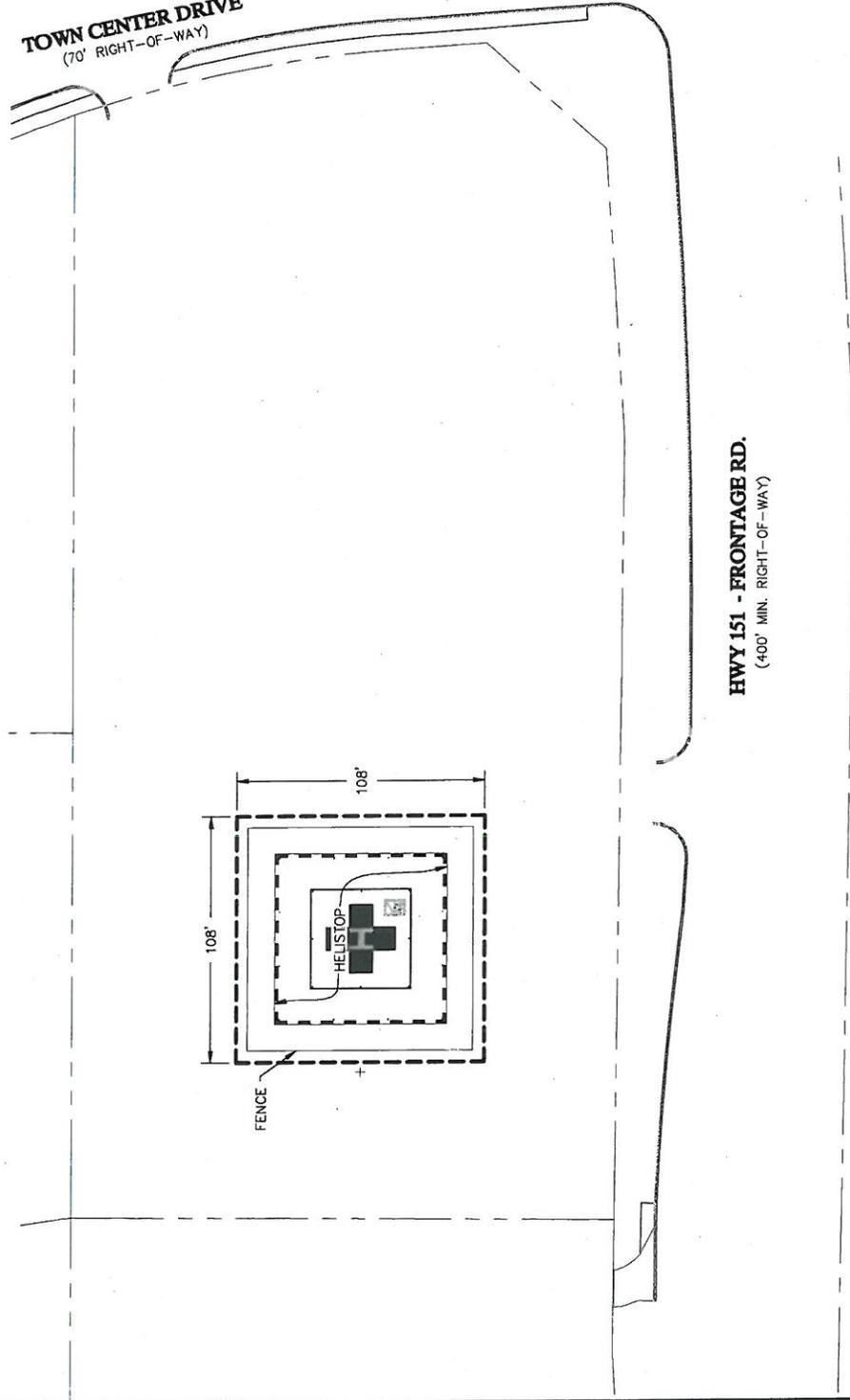
The City Code defines Helistop as follows: That area used by helicopters or other steep gradient aircraft for the purpose of takeoffs and landings. Such area may be used for the pickup or discharge of passengers and cargo, storage space, and tie-down area, but shall not include maintenance, overhaul, or fueling services and facilities.



ZONING NOTES:

1. HELISTOP SITE ADDRESS - 10811 TOWN CENTER
 g. HELISTOP SITE ACREAGE = 0.268 ACRE
 (HARD SURFACE/PAVED = UP TO 0.268 AC.
 PVIOUS SURFACE = 0 AC.)
2. THIS SITE IS NOT LOCATED IN THE ERZD DISTRICT.
3. PARKING REQUIREMENTS FOR THE HELISTOP ARE NOT APPLICABLE. PARKING (INCLUDING ADA REQUIRED SPACES) FOR THE ENTIRE HOSPITAL PROPERTY IS PROVIDED VIA SURFACE PARKING LOT WITHIN SITE.
4. FENCE (36" TALL) WILL BE LOCATED ALONG PERIMETER OF HELISTOP.
5. INTENDED USE OF 0.268 ACRE TRACT IS FOR A HELISTOP LOCATED ON THE HOSPITAL PROPERTY.
6. MEDICAL PROPERTIES TRUST, INC., 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.

TOWN CENTER DRIVE
 (70' RIGHT-OF-WAY)



HWY 151 - FRONTAGE RD.
 (400' MIN. RIGHT-OF-WAY)

SPECIFIC USE AUTHORIZATION
SITE PLAN
ZONING TRACT - EMERUS HELISTOP

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CHORD LENGTH
C1	565.00	14°48'02"	N58°07'35"E	145.55	145.95



555 EAST RAINBOW | LAW OFFICES, TEXAS 75216 | PHONE: 214.776.8000
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, CIVIL ENGINEERING # 492



Zoning Case Notification Plan

Case Z-2012-042

Council District 9
 Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 06090 - Block 002 - Lot 16

Legend

- Subject Properties (Red solid line) (.01389 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Orange shaded area)
- Single Family Residential 1R (Yellow text)



Development Services Dept
 City of San Antonio
 (12/08/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012042
Hearing Date: February 21, 2012
Property Owner: Thomas G. Simmons
Applicant: Thomas G. Simmons
Representative: Thomas G. Simmons
Location: 234 Pershing Avenue
Legal Description: Lot 16, Block 2, NCB 6090
Total Acreage: 0.1389
City Council District: 9
Case Manager: Brenda V. Martinez, Planner
Case History: This is the second public hearing for this zoning request. The case was continued from the January 17, 2012 meeting.

Proposed Zoning Change

Current Zoning: "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District

Requested Zoning: "RM-4 NCD-6" Residential Mixed Mahncke Park Neighborhood Conservation 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 December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 4, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 39

Neighborhood Associations: Mahncke Park Neighborhood Association

Planning Team Members: 24 (Mahncke Park Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with two structures. The principal structure measures 950 square feet and the accessory structure measures 907 square feet. According to the Bexar Appraisal District, the 950 square foot structure was constructed in 1947. The accessory structure was constructed in 2002. The rear structure was properly permitted. The owner was issued a residential building permit in August 2002. The subject property is located within the City Limits as they were recognized in 1936. The property 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" Single-Family Residential District.

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

Current Base Zoning: R-4

Current Land Uses: Four-Family Dwelling and Single-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Two-Family Dwellings and Single-Family Residences

Direction: East

Current Base Zoning: R-4 and RM-4

Current Land Uses: Single-Family Residences and a Two-Family Dwelling

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Overlay and Special District Information: The Mahncke Park Neighborhood Conservation District (NCD-6) is an overlay zoning district that contains design guidelines for new development. Property owners, together with Planning staff, develop the design guidelines. These guidelines can address building materials, size, massing, sidewalk location, etc.

Transportation

Thoroughfare: Pershing Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 9 line, 10 line, 14 line and 209 line, which operate along Broadway Street.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Two-Family Dwelling - Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: 2 per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Mahncke Park Neighborhood Plan area, and is identified as Urban Single-Family Residential in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

According to the Mahncke Park Neighborhood Plan, the Urban Single-Family Residential land use classification includes single-family dwellings on small individual lots. However, "a limited number of duplexes or detached houses designed for and occupied exclusively as the residence of not more than two families, each living as an independent housekeeping unit is allowed in Urban Single-Family Residential."

2. Adverse Impacts on Neighboring Lands:

The subject property is located in a residential area with single-family, two-family and multi-family uses. The properties immediately to the south and east are existing duplexes that were built prior to the adoption of the current zoning district. Furthermore, there is an existing fourplex along Pershing Avenue on the same block of the subject property. Based on the existing conditions and uses of the area, the proposed "RM-4" Mixed Residential zoning district will not have any adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

The current residential zoning and proposed residential mixed zoning are both appropriate for the area. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

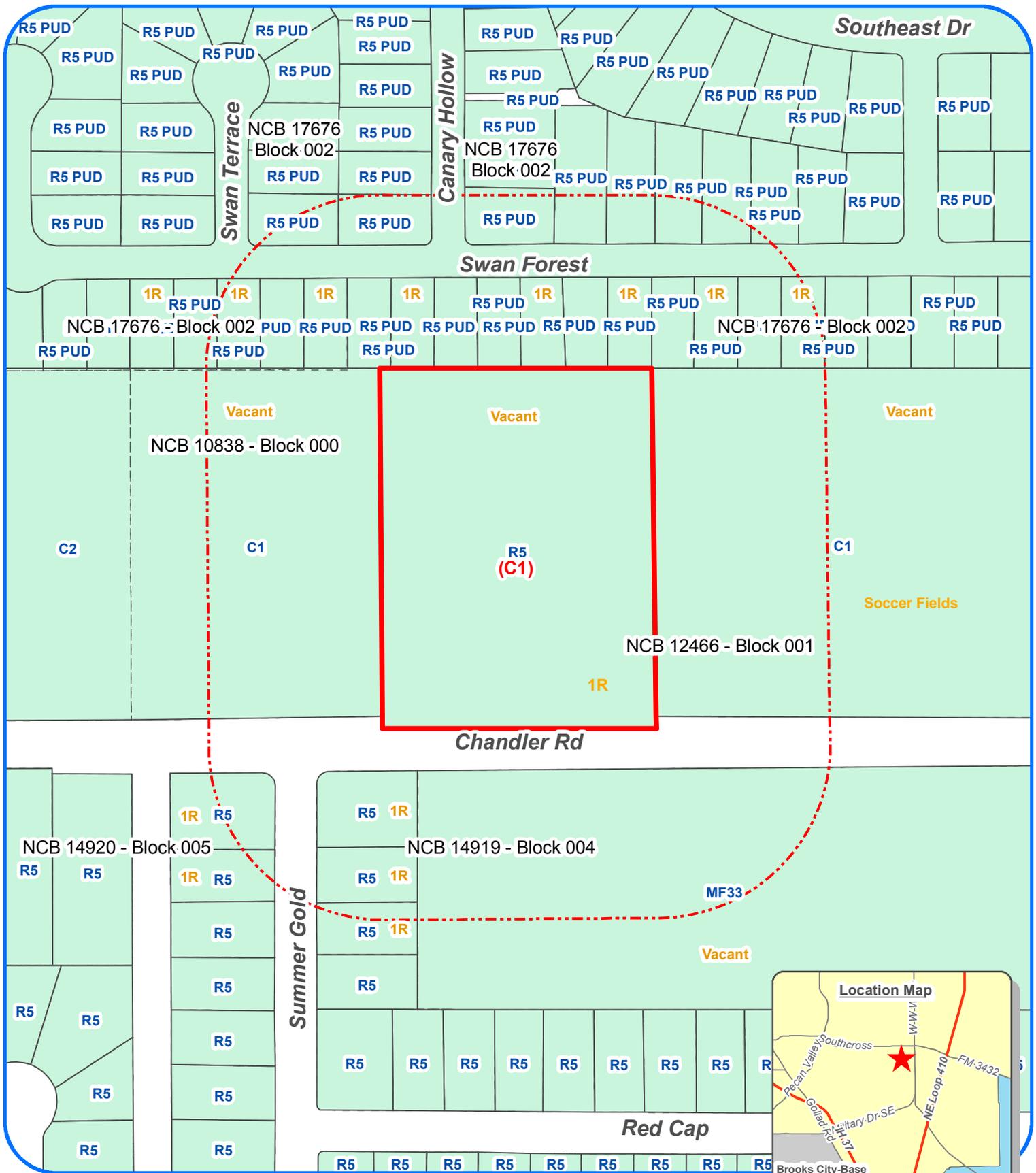
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1389 of an acre in size, which is adequate to accommodate a two-family dwelling.

7. Other Factors:

The detached structure does not meet all of the accessory dwelling provisions outlined in Section 35-371 of the Unified Development Code. The detached structure could not be classified as an accessory dwelling due to its size. An accessory structure can not exceed 800 square feet of gross floor area. Further, the applicant is requesting the zone change to install a separate meter on the accessory dwelling. To qualify as an accessory dwelling, the dwelling unit must be connected to the central electrical system of the principal structure. The property owner also does not intend to occupy the principal dwelling or the detached structure as his permanent residence, which also precludes compliance with the accessory dwelling unit provisions.



Zoning Case Notification Plan

Case Z-2012-052

Council District 3

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 10838 - Block 000 - Lot A

Legend

- Subject Properties (3.02 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
(01/20/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012052
Hearing Date: February 21, 2012
Property Owner: Olga G Hernandez Salazar
Applicant: Olga G Hernandez Salazar
Representative: John C Hernandez
Location: 4343 Chandler Road
Legal Description: Lot A, NCB 10838 (3.02 Acre Tract)
Total Acreage: 3.02
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the second public hearing for this zoning hearing request. The case was continued at the Commissioner's request at the February 7, 2012 public hearing.

Proposed Zoning Change

Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "C-1" Light Commercial 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 25, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 19, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 35

Neighborhood Associations: Pecan Valley Neighborhood Association

Planning Team Members: 15 (South Central San Antonio Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1952 and was originally zoned "A" Single-Family Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: "C-1" Light Commercial District

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "C-1" Light Commercial District

Current Land Uses: Soccer Fields

Direction: South across Chandler Road

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

Current Land Uses: Vacant Land

Direction: North

Current Base Zoning: "R-5 PUD" Residential Single-Family Planned Unit Development District

Current Land Uses: Single-Family Dwellings

Transportation

Thoroughfare: Chandler Road

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

Proposed Changes: None known.

Public Transit: There are no transit lines in the immediate vicinity of the subject property. The nearest VIA busline operates along West Southcross Boulevard.

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: The zoning request generally refers to proposed light commercial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate light commercial uses and parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within an adopted Land Use Plan area.

2. Adverse Impacts on Neighboring Lands:

The granting of the "C-1" Light Commercial District will not have an adverse impact on the neighboring lands. When "C-1" Light Commercial District abuts "R-5" Residential Single-Family District, a 15-foot wide, Type "B" landscape buffer is required and a minimum rear setback requirement of 30 feet will apply for this same reason. Due to these factors, staff believes that the proposed "C-1" Light Commercial District is appropriate for the location. As the subject property is currently developed with a residential structure, no new construction is proposed.

3. Suitability as Presently Zoned:

The "C-1" Light Commercial District would be appropriate at this location. Staff supports rezoning the property to a light commercial designation. A "C-1" light commercial designation would be more compatible with the surrounding zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial and multi-family zoning along this portion of Chandler Road. The purpose of landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the community.

5. Public Policy:

The "C-1" Light Commercial District 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 currently developed with a 938 square foot residential structure built in 1956 on a 3.02 acre tract. The owner wishes to remodel the existing residential structure to commercial standards and have the opportunity for a productive light commercial use to serve the community.

7. Other Factors:

Staff finds this request reasonable due to the location of the subject property and the existing similarly zoned properties in the immediate area.

"C-1" districts accommodate neighborhood commercial uses and are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses. No external sound systems or live music shall be allowed. No outdoor storage or display of goods shall be permitted except for outdoor dining. Individual buildings shall not exceed 5,000 square feet.

MARIA G. DE ALANIZ SURVEY No. 20

PECAN VALLEY HEIGHTS, UNIT 3
BLOCK 2, N.C.B. 17676

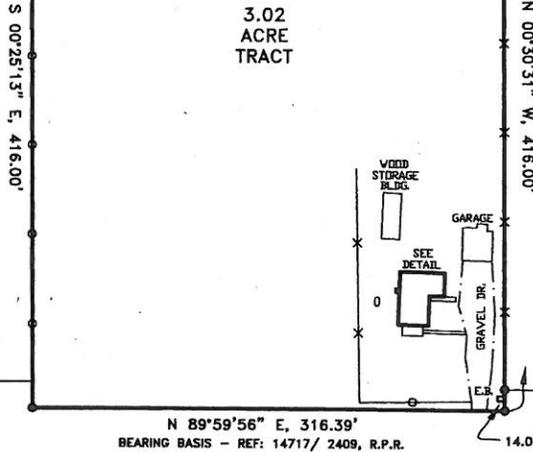
LOT 97 | LOT 96 | LOT 95 | LOT 94 | LOT 93 | LOT 92 | LOT 91 | LOT 90 | LOT 89
WEST, 315.75'



SCALE: 1" = 100'

LOT 8
NCB 10838
CHANDLER ROAD SUBDIVISION
VOLUME 6800, PAGE 161,
DEED AND PLAT RECORDS

LOT 20
BLOCK 1
NCB 12466
CHARLES BROS. SUBDIVISION
VOLUME 7500, PAGE 246,
DEED AND PLAT RECORDS

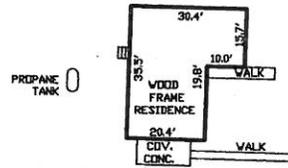


N 89°59'56" E, 316.39'
BEARING BASIS - REF: 14717/ 2409, R.P.R.

CHANDLER ROAD

PLAT LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊙ "X" SET IN CONC.
- DENOTES FENCE POST
- △ DENOTES HWY. R.O.W. MONUMENT
- ⊖ DENOTES CHAIN-LINK FENCE LINE
- ✕ DENOTES BARB WIRE FENCE LINE
- ✕✕ DENOTES WOOD FENCE LINE
- ◇ DENOTES STEEL FENCE LINE
- DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE



DETAIL
SCALE: 1" = 40'



SURVEY PLAT
OF

3.02 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE MARIA G. DE ALANIZ SURVEY NO. 20, IN NEW CITY BLOCK 10838, BEING THE SAME TRACT OF LAND DESCRIBED IN VOLUME 14717, PAGE 2409, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

(SEE ATTACHED FIELD NOTES)



MARTINEZ

SURVEYING AND MAPPING CO.
8546 BROADWAY SUITE 225
SAN ANTONIO, TX, 78217
(210) 829-4244

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 except as shown above and that all pins have been located as indicated above on the date on this plat.

This 13th day of DECEMBER, 20 10 A.D.

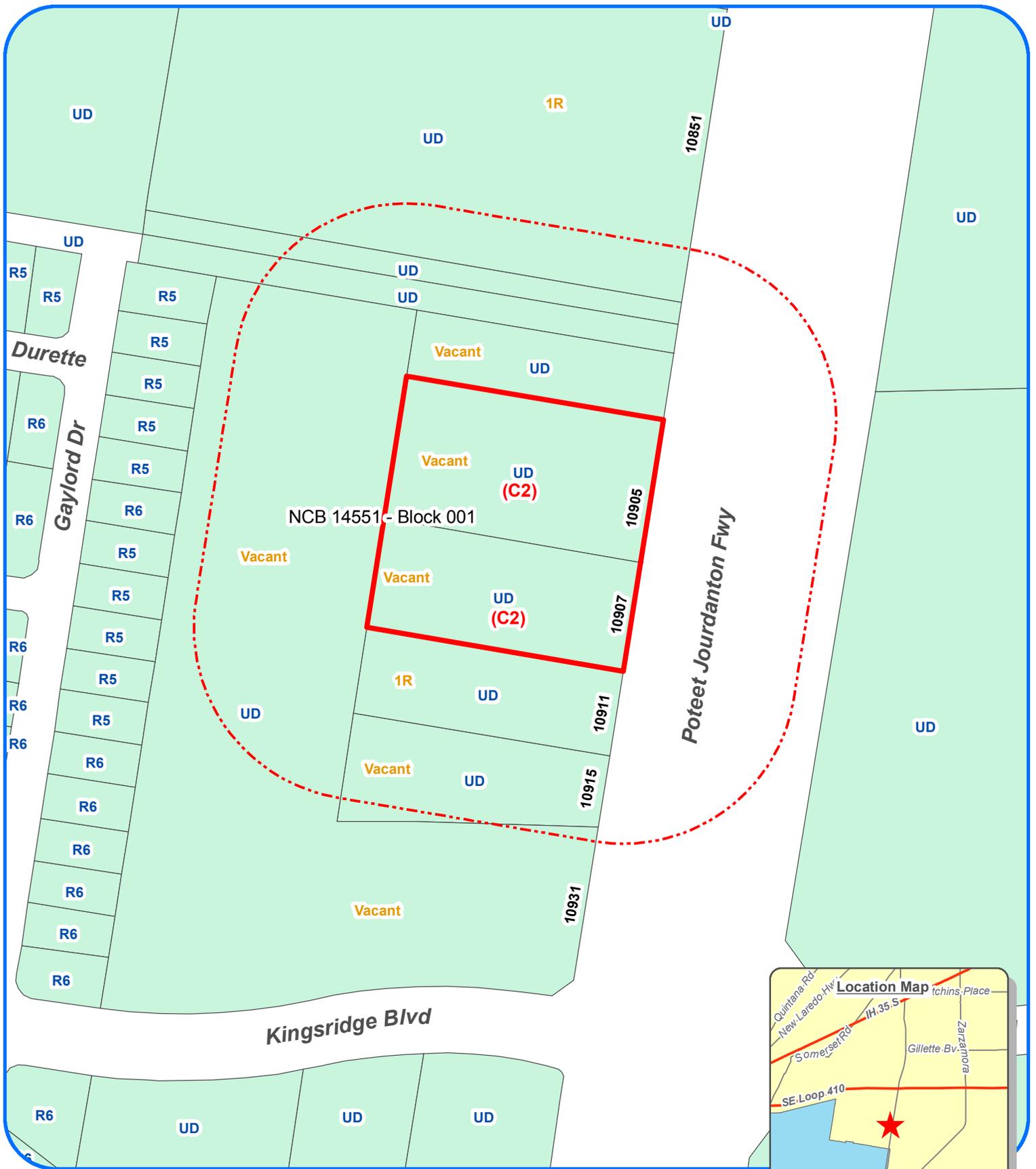
Revivaldo Martinez Jr.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

ADDRESS: 4343 CHANDLER ROAD

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SURVEY FOR FIRST AMERICAN TITLE . (G.F.) REFERENCE: 1536299-SA69

JOB No. 10-12-17



Zoning Case Notification Plan

Case Z-2012-053

Council District 4

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 14551 - Block 001 - Lots 19 and 20

Legend

- Subject Properties ——— (2.042 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
(01/23/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012053
Hearing Date: February 21, 2012
Property Owner: J. Sanchez Contracting, Inc.
Applicant: Alfonso C. Guarnero
Representative: Alfonso C. Guarnero
Location: 10905 and 10907 South State Highway 16
Legal Description: Lots 19 and 20, Block 1, NCB 14551
Total Acreage: 2.043
City Council District: 4
Case Manager: Micah Diaz, Senior Planner
Case History: This is the first public hearing for this case.

Proposed Zoning Change

Current Zoning: "UD AHOD" Urban Development 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 February 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 10, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 31 – Heritage South Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1971 (Ordinance 39953) and was originally zoned “Temp R-1” Temporary Single Family Residence District. The subject properties were platted into their current configuration in 1976 (Volume 7800, Page 211 of the Deed and Plat Records of Bexar County, Texas). In a 1976 case, Lot 19 was rezoned to “B-3” Business District and Lot 20 was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous “B-2” and “B-3” base zoning districts converted to “C-2” Commercial District and “C-3” General Commercial District, respectively. Both subject properties were rezoned to “UD” Urban Development District as part of the Southside Initiative (City South) large-area rezoning case in 2003. At the time of staff’s field visit to the subject properties, there were a number of vacant commercial structures and sheds on site. However, a demolition permit was obtained from the Development Services Department on January 30, 2011. The applicant requests a change of zoning to allow construction of a new office.

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: All directions

Current Base Zoning: “UD” Urban Development District

Current Land Uses: Single-family residence abutting to the south; vacant commercial properties to the north and west; State Highway 16 to the east

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: State Highway 16 South (Poteet Jourdanton Freeway and Palo Alto Road)

Existing Character: Super Arterial Type B; two lanes in each direction with two-way access roads

Proposed Changes: None known

Public Transit: VIA busline 48 operates along State Highway 16, with the nearest bus stops located at the intersection with Kingsbridge Boulevard/Appleshwhite 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: Off-street vehicle parking requirements for office uses are determined by building size. Minimum requirement – 1 space per 300 square feet of gross floor area (GFA); Maximum allowance – 1 space per 140 square feet of GFA. The applicant has not indicated a size for the proposed office development; therefore, parking requirements cannot be calculated at this time.

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan area, and is identified as being within the “General Urban Tier” of the future land use plan. The requested zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties related to the zoning change request.

3. Suitability as Presently Zoned:

The existing “UD” zoning district is not suitable for the subject properties. The “UD” district allows commercial uses only within major or minor nodes, which are very specifically defined in Section 35-310.15(a)(3) of the UDC. As the subject properties are not located within either a major or minor node, only residential uses are permitted within the “UD” district at this location. However, new residential development is unlikely on the subject properties due to their significant frontage along State Highway 16, the Poteet Jourdanton Freeway.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

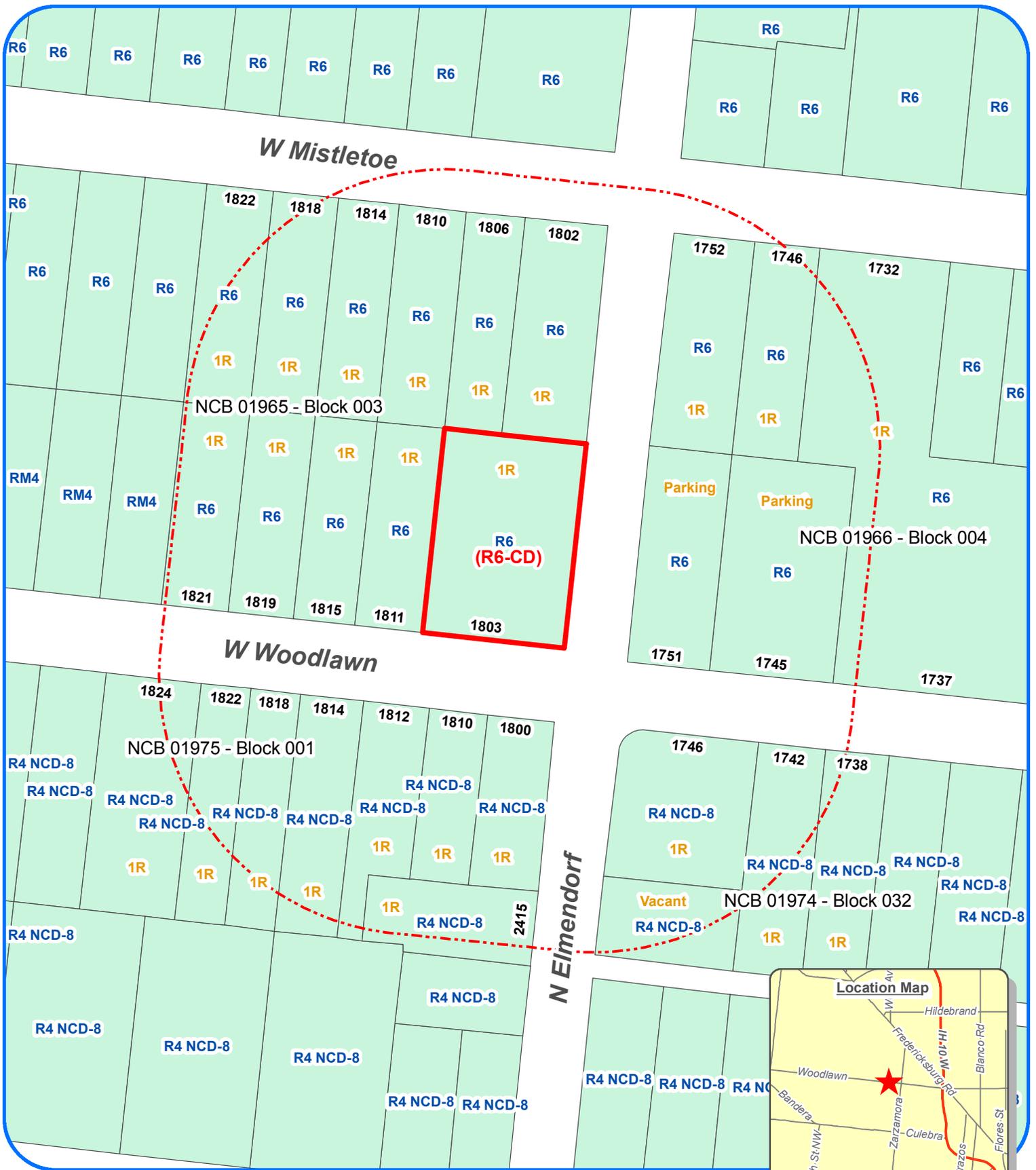
The requested zoning change does not appear to conflict with any public policy objectives. The request is consistent with the Heritage South Sector Plan, which was adopted by City Council on September 16, 2010.

6. Size of Tract:

The tract is of sufficient size to accommodate the proposed office development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-056 CD

Council District 7

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 01965 - Block 003 - Lots 1 and 2 Save & Except the North Six Feet

Legend

Subject Properties ——— (0.400 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
(02/01/2012 - 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 #: Z2012056 CD
Hearing Date: February 21, 2012
Property Owner: Jane Dunnewold
Applicant: Jane Dunnewold
Representative: Jane Dunnewold
Location: 1803 West Woodlawn
Legal Description: Lots 1 and 2, Save and Except the North Six Feet, Block 3, NCB 1965
Total Acreage: 0.4
City Council District: 7
Case Manager: Brenda V. Martinez, 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: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Studio - Fine or Performing Arts

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 3, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Jefferson Neighborhood Association and Woodlawn Lake Community Association

Planning Team Members: 21 (Near Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a structure measuring 2,306 square feet. According to the Bexar County Appraisal District, the structure was constructed in 1890.

The property is located within the City Limits as they were recognized in 1936, and was originally zoned under the city's 1938 zoning code. In a 1986 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.

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

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences and a Parking Lot

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: West Woodlawn

Existing Character: Secondary Arterial Type B; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: North Elemendorf

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 90 line and 289 line, which operate along West Woodlawn.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Studio – Fine or Performing Arts - Minimum Parking Requirement: 1 per 300 square feet GFA. Maximum Parking Requirement: 1 per 200 square feet GFA.

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 Near Northwest Community Plan area, and is identified as Medium Density Residential in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the conditional use to be appropriate as the property is situated on an arterial at the edge of a neighborhood. Additionally, the zoning request maintains the “R-6” base zoning district that is consistent with the adopted land use plan. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.4 of an acre in size, which should be able to reasonably accommodate the proposed artist studio (see site plan).

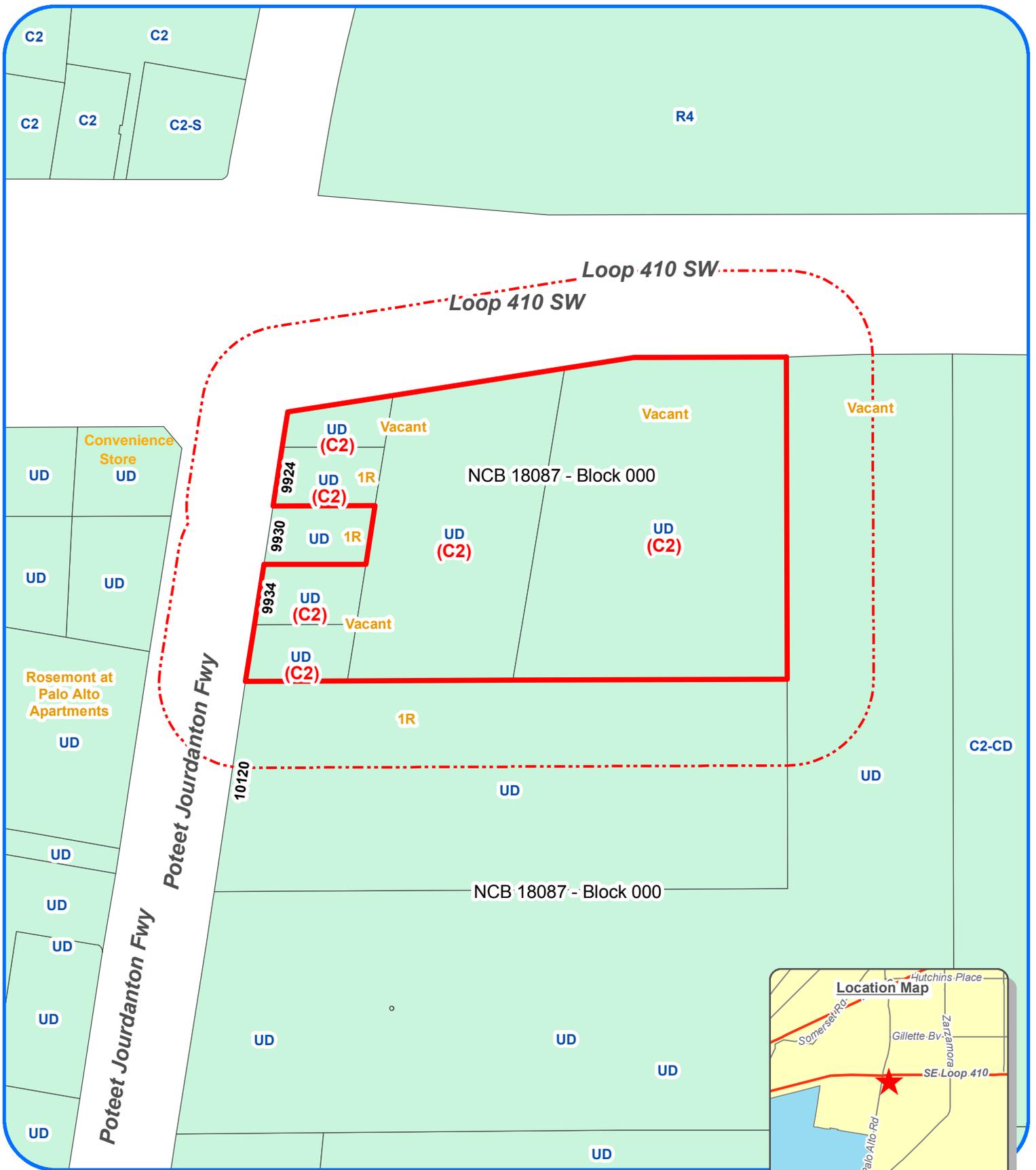
7. Other Factors:

Per Section 35-422 of the Unified Development Code, the following condition applies to all conditional use requests in residential zoning districts:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The applicant intends to operate an artist studio for personal use only and does not intend to open it to the general public. Staff recommends that the hours of operation be limited as listed above in the event that the owner decides to open the artist studio to the public.

The proposed use does not meet all of the home occupation provisions outlined in Section 35-378 of the Unified Development Code. To qualify as a home occupation, the use must be conducted entirely within the dwelling unit. The applicant intends to construct a detached accessory structure and operate an artist studio from it. The use of accessory buildings, garages or carports for a home occupation is prohibited.



Zoning Case Notification Plan

Case Z-2012-057

Council District 3
 Scale: 1" approx. = 300 ft.

Subject Property Legal Description(s): NCB 18087 - Block 000 - Tracts Tr-1, Tr-2, Tr-4, Tr-5, N Irr 460 ft of Tr-10, CB 4286A S 265 ft of Tr-10 and NE Irr 497.9 ft of Tr-11, CB 4286A S Irr 281.3 ft of NE 497.9 ft of Tr-11

Legend

- Subject Properties (18.61 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
 (02/01/2012 - 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 #: Z2012057
Hearing Date: February 21, 2012
Property Owner: L410/H16, LP
Applicant: L410/H16, LP
Representative: P.W. Christensen, PC
Location: 10120 South State Highway 16
Legal Description: An 18.61 acre tract of land out of NCB 18087
Total Acreage: 18.61
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "UD AHOD" Urban Development 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 8, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 2, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: None

Planning Team Members: 29 (Heritage South Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1985 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In September of 2003, the 18.61 acre site was part of a large area rezoning that change the zoning to "UD AHOD" Urban Development Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: South

Current Base Zoning: "UD AHOD" Urban Development Airport Hazard Overlay District

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: East

Current Base Zoning: "UD AHOD" Urban Development Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: West across South State Highway 16

Current Base Zoning: "UD AHOD" Urban Development Airport Hazard Overlay District

Current Land Uses: Commercial Uses

Direction: North across Southwest Loop 410

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

Current Land Uses: Palo Alto Community College

Transportation

Thoroughfare: South State Highway 16

Existing Character: Super Arterial Type B; two lanes in each direction with median.

Proposed Changes: None known.

Thoroughfare: Southwest Interstate Highway Loop 410

Existing Character: Expressway

Proposed Changes: None known.

Public Transit: There are no transit lines in the immediate vicinity of the subject property.

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: The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

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 Heritage South Sector Plan and is currently designated as "General Urban Tier". The "General Urban Tier" land use classification includes high to medium density residential uses as well as neighborhood and community commercial uses. The commercial component includes retail services such as convenience retail stores, professional offices, bakeries, restaurants, bookstores, grocery stores, clinics, hotels, and other small businesses are appropriate. Related zoning districts: "R-4", "R-3", "RM-6", "RM-5", "RM-4", "MF-18", "MF-25", "MF-33", "O-1.5", "C-1", "C-2", "C-2P and "UD". Therefore, the "C-2 AHOD" Commercial Airport Hazard Overlay District is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the "C-2 AHOD" Commercial Airport Hazard Overlay District will not have an adverse impact on the neighboring lands. Staff believes that the proposed "C-2 AHOD" Commercial Airport Hazard Overlay District is appropriate for the location.

3. Suitability as Presently Zoned:

The current "UD AHOD" Urban Development Airport Hazard Overlay District and proposed "C-2 AHOD" Commercial Airport Hazard Overlay District 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. There is an established pattern of commercial and multi-family zoning along South State Highway 16. The purpose of landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the community.

5. Public Policy:

The "C-2 AHOD" Commercial Airport Hazard Overlay District 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.

6. Size of Tract:

The 18.61 acre tract is of sufficient size to accommodate the proposed development. Community commercial uses should be located at the intersections of arterials/or collectors.

7. Other Factors:

Staff finds this request reasonable due to the location of the subject property at the intersection of South State Highway 16 and Southwest Interstate Highway Loop 410 a major intersection.

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

The Urban Development "UD" district is established to encourage the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. The intent is to minimize traffic congestion and environmental degradation while improving the quality of life and promoting the health, safety and welfare of neighborhood communities.

Suburban Tier



RESIDENTIAL: Low to Medium Density

Generally: Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, quadrplexes); townhouses, garden homes, and condominiums

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

RELATED ZONING DISTRICTS:

NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

LOCATION: *Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.*



General Urban Tier



RESIDENTIAL: Medium to High Density

Generally: Small tract detached, Multi-Family (apartments, quadrplexes, triplexes, and duplexes; townhouse (condominiums)

NON-RESIDENTIAL: Neighborhood and Community Commercial

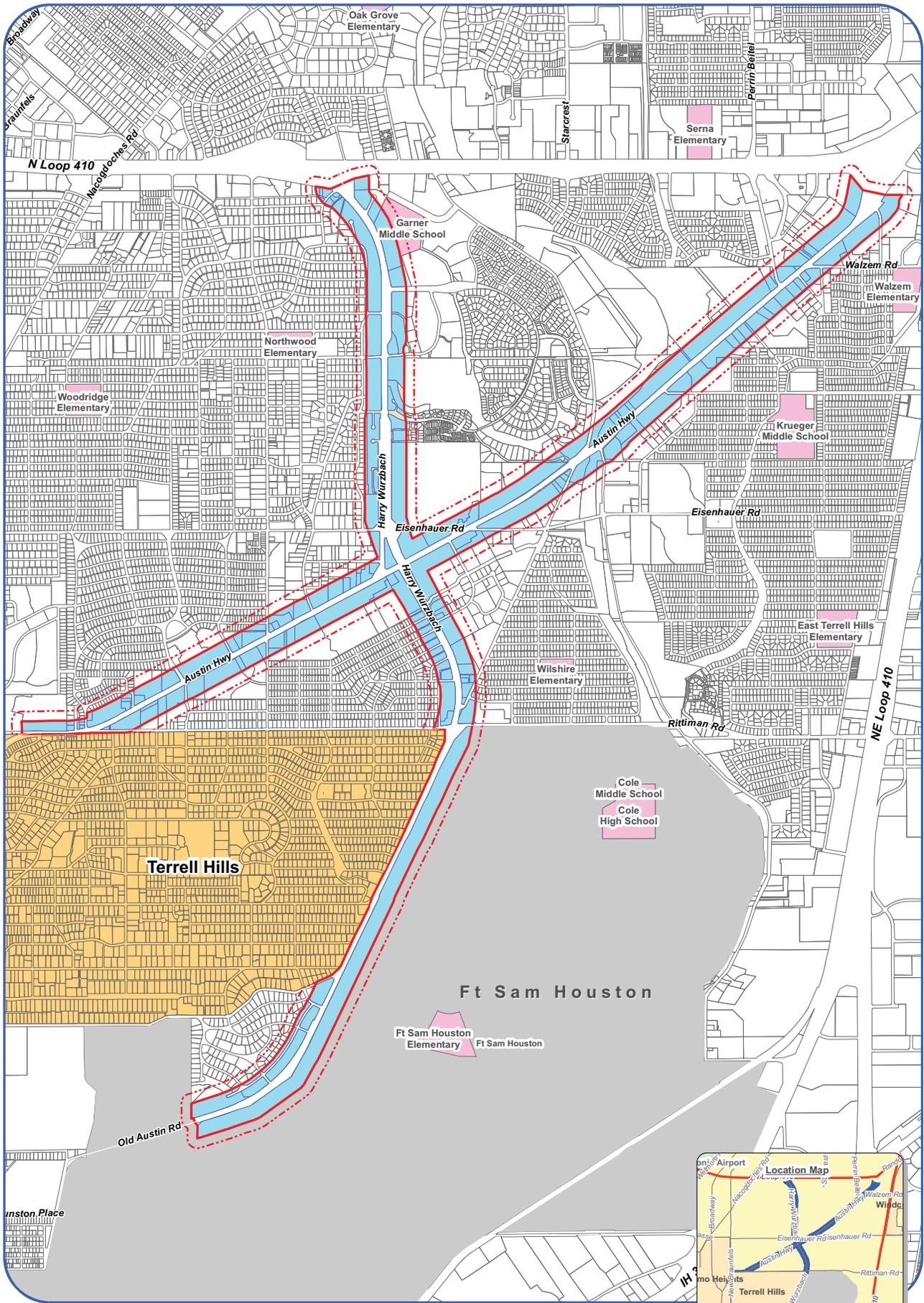
Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

RELATED ZONING DISTRICTS:

R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

LOCATION: *Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.*





Zoning Case Notification Plan

Case Z-2012-059

Council Districts 2, 9 and 10
 Scale: 1" approx. = 1,800 ft.

Legend
 Subject Properties ——— (582 Properties - 484.1 Acres)
 200' Notification Area - - - - -

Note: All Proposed Rezoning within the Metropolitan Corridors, if approved, will result in an additional Overlay Classification of "MC-3".
Note: All Current and Proposed Zoning also includes AHOD Zoning (Airport Hazard Overlay District).





City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012059

Hearing Date: February 22, 2012

Property Owner: Multiple property owners

Applicant: City of San Antonio

Representative: Rebecca Paskos

Location: Properties within the municipal boundary of the City of San Antonio: 1) multiple properties located within 200 feet of the outer right-of-way boundary line of Austin Highway, between said municipal boundary to the west and West Meadowlane Drive to the east; 2) multiple properties within 300 feet of the outer right-of-way boundary line of Austin Highway, between West Meadowlane Drive to the west and Loop 410 to the east; and 3) multiple properties within 300 feet of the outer right-of-way boundary line of Harry Wurzbach Road, between Loop 410 to the north and Fort Sam Houston to the south.

Legal Description: Multiple legal descriptions

Total Acreage: 659.2 acres

City Council District: 2, 9, and 10

Case Manager: Rebecca Paskos, Senior Planner

Case History: This is the first public hearing for this zoning request. A briefing was provided to the Zoning Commission on February 7, 2012.

Proposed Zoning Change

Current Zoning: Multiple zoning districts to

Requested Zoning: Multiple zoning districts with the adoption and application of the Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay District (MC-3)

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 3, 2012. Notices were sent to affected property owners, property owners and registered neighborhood associations within two hundred (200) feet of the subject property, planning team members and applicable agencies on February 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Number of Affected Properties: 582

Number of Properties within 200 feet: 552

Neighborhood Associations: Wilshire Village Neighborhood Association, Village North One Neighborhood Association, Wilshire Neighborhood Association, Oak Park/Northwood Neighborhood Association, Bel Meade Homes Association

Planning Team Members: 34 – Northeast Inner Loop; 30 – Austin Highway/Harry Wurzbach Planning Team

Applicable Agencies: TxDOT, Public Works, and Development Services Department

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	“R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “PUD” Planned Unit Development, “MF-33” Multi-Family District, “C-2” Commercial District, and “C-3” General Commercial District	Single family residences, multi-family residences, religious institutions, various commercial uses, and greenway
East	“R-5” Residential Single-Family District, “R-6 PUD” Residential Single-Family Planned Unit Development District, “RM-4 PUD” Residential Mixed Planned Unit Development District, “MF-33” Multi-Family District, “MF-33 PUD” Multi-Family Planned Unit Development District, “C-1” Light Commercial District, “C-2 PUD” Commercial Planned Unit Development District, “C-3” General Commercial District, “O-2” High-Rise Office District, “L” Light Industrial District, “I-1” General Industrial District, and “MR” Military Reservation District	Single family residences, multi-family residences, various commercial and office uses, Fort Sam Houston, and vacant land
South	“R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “MH” Manufactured Housing District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, and “I-1” General Industrial District	Single family residences, multi-family residences, public institutions, various commercial uses, greenway, and vacant land
West	“NP-8” Neighborhood Preservation District, “R-4” Residential Single-Family, “R-5 PUD” Residential Single-Family Planned Unit Development District, “MF-33” Multi-Family District, “C-2” Commercial District, “C-3” General Commercial District, and “I-1” General Industrial District	Single family residences, multi-family residences, religious institutions, various commercial uses, and vacant land

Overlay and Special District Information: Most 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.

Properties within the Oakwell Farms Planned Unit Development and Thrush View Planned Unit Development carry the “PUD” Planned Unit Development District. The “PUD” provides flexibility in design, planning and development of a site and allows for private streets and gated entrances to new subdivisions.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Austin Highway	Secondary Arterial Type B, 2 lanes in each direction; Primary Arterial Type A, 2 lanes in each direction with a raised center median, left turn lanes, and a wide improved shoulder	None known
Harry Wurzbach	Secondary Arterial Type A, 2 lanes in each direction, depressed center median, and left turn lanes	Fort Sam Houston Transportation Projects, 2007-2012 Bond Program, currently under construction to improve the intersection with Rittiman Road, Winans Gate, and Burr Road.
Rittiman	Secondary Arterial Type B, 2 lanes in each direction	Fort Sam Houston Transportation Projects, 2007-2012 Bond Program, currently under construction to improve the intersection with Harry Wurzbach.
Walzem	Secondary Arterial Type B, 2 lanes in each direction	None known
Eisenhauer	Secondary Arterial Type B, 2 lanes in each direction	None known
Perrin Beitel	Secondary Arterial Type B, 2 lane in each direction	None known

Public Transit: VIA bus route 509 runs on Austin Highway, Rittiman, and Harry Wurzbach, route 14 runs along Austin Highway, route 647 runs on Harry Wurzbach, and route 505 runs on Eisenhauer and Walzem.

Traffic Impact: TIA requirement is waived for City Council initiated cases.

Parking Information: Parking requirements are based on individual use.

Staff Analysis and Recommendation: Approval

Topography: The property does not include any abnormal physical features. Very few portions of the properties are within a flood plain. Portions of the Austin Highway and Harry Wurzbach are at a higher elevation than properties that front the roadway.

Property History: The subject properties were annexed into the City of San Antonio over six annexations from 1944 through 1952. The majority of land which includes the northern properties along Harry Wurzbach, the eastern properties along Austin Highway, and Fort Sam Houston was annexed in 1952 as part of the Fort Sam Houston large area annexation.

Prior to Interstate Highway 35, Austin Highway was the path that connected Austin and San Antonio. Following World War II, Austin Highway was a popular area with several well-known restaurants, dance halls, and motels and tourist courts. With the construction of Loop 410 and Interstate Highway 35 in the 1960s, traffic and business moved away from Austin Highway. Ongoing redevelopment from the late 1990s to today has brought new life to Austin Highway. The Austin Highway Revitalization Program, Inc., established after the adoption of the Northeast Inner Loop Neighborhood Plan in 2001, was instrumental in bringing neighborhood and commercial revitalization to Austin Highway in accordance with the neighborhood plan. Their work continues to revitalize the area.

Harry Wurzbach Road was originally constructed for the military to move personnel from Fort Sam Houston to Camp Bullis. It was initially named U.S. Military Highway and was later renamed Harry Wurzbach Military Highway. Following the construction of the International Airport and Loop 410 which divided the highway in the early 1960s, the southern end of the highway retained the name Harry Wurzbach Road while the northern end retained the name Military Highway. On May 7, 2009, City Council gave Harry Wurzbach the honorary name of "TAPS Memorial Boulevard." The honorary name designation is to honor the servicemembers who are interred at the Fort Sam Houston National Cemetery.

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 Northeast Inner Loop Neighborhood Plan and the San Antonio International Airport Vicinity Land Use Plan. Chapter 4 of the Northeast Inner Loop Neighborhood Plan (2001) is dedicated to redeveloping Austin Highway. Goals include: create a unique character for Austin Highway; establish a town center; address visual clutter; encourage landscaping; disguise electrical towers; and create a supportive community.

2. Adverse Impacts on Neighboring Lands:

Denial of the zoning request could lead to future development that is out of character of the established commercial corridor that may distract from community resources, established residential neighborhoods, and public investment at Fort Sam Houston.

3. Suitability as Presently Zoned:

This zoning change request does not alter the underlying base zoning. The current base zoning does not provide for design standards and guidelines that will protect the unique character of Austin Highway, Harry Wurzbach, surrounding neighborhoods, and Fort Sam Houston.

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 implementation of the Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay District would enhance public safety and welfare through environmental design to encourage tree preservation, use of native plants, and low impact design for storm water management.

5. Public Policy:

The Northeast Inner Loop Neighborhood Plan was adopted in 2001 and updated in 2008. The San Antonio International Airport Vicinity Land Use Plan was adopted in 2010. Both plans were adopted as components of the City's Comprehensive Master Plan. Both plans support redevelopment of the commercial corridor along Austin Highway and Harry Wurzbach.

6. Size of Tract:

The Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay District consists of approximately 659.2 acres.

7. Other Factors:

Property owners, business owners, residents, and neighborhood associations were invited to participate in the planning process in order to draft design standards for the Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor. Three public meetings and six planning team meetings were held between August 2011 and January 2012. A website was created for the planning process. Additionally, postcards, flyers, and press releases were used to notify property owners and the public of the public meetings. Meetings were also featured in the local media.