

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, February 4, 2014**  
**12:45 PM**

### ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
William Shaw III – District 2	Francine Romero – District 8
Terry Boyd – District 3	John J. Middleton, II – District 9
Ricardo Briones – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4	
Chairman	

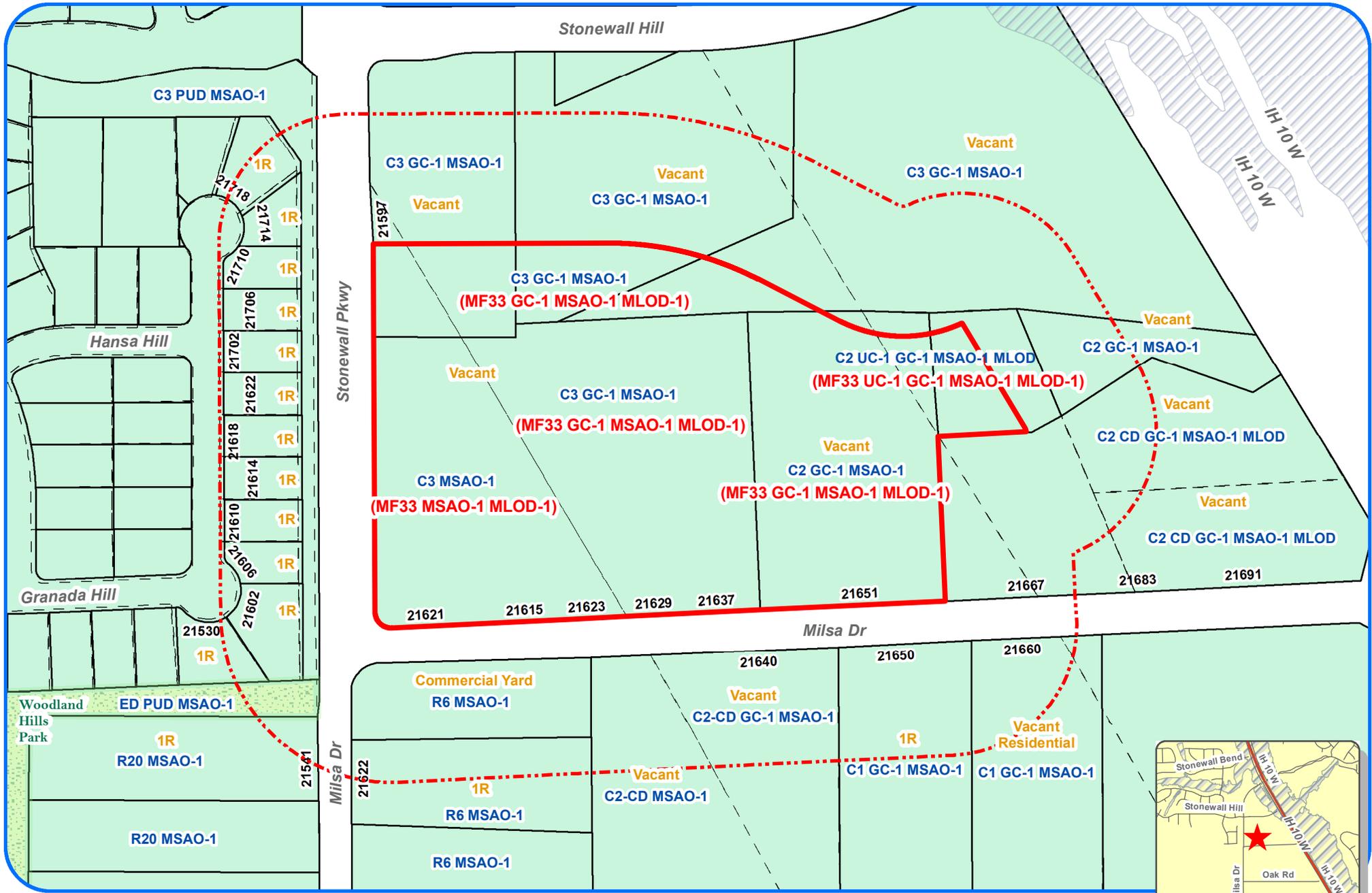
1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for February 4, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of January 21, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013198 (Council District 8):** A request for a change in zoning from “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 MSAO-1 MLOD-1” General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MSAO-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “C-3 UC-1 GC-1 MSAO-1 MLOD-1” General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-33 MSAO-1 MLOD-1” Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-33 GC-1 MSAO-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-33 UC-1 GC-1 MSAO-1 MLOD-1” Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034 on portions of the 21500 and 21600 Blocks of Milisa Drive.

7. **ZONING CASE NUMBER Z2014045 S (Council District 3):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 24, NCB 10946, save and except that portion conveyed to the State of Texas in Volume 3807, Page 108, Real Property Records, Bexar County, Texas on a portion of 2355 Goliad Road.
8. **ZONING CASE NUMBER Z2014052 CD (Council District 5):** A request for a change in zoning from “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto Parking and/or Storage-Short Term related to Auto and Light Truck Repair to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 11, 12 and 13, Block 21, NCB 2630; 920 Big Foot.
9. **ZONING CASE NUMBER Z2014057 (Council District 8):** A request for a change in zoning from “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “C-2 MSAO-1 MLOD-1” Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-25 UC-1 GC-1 MSAO-1 MLOD-1” Low Density Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-25 GC-1 MSAO-1 MLOD-1” Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-25 MSAO-1 MLOD-1” Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 20.552 acres out of Lot 2, Block 3, NCB 18333 on a portion of the 6800 Block of Heuermann Road.
10. **ZONING CASE NUMBER Z2014063 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District on Lots 4 and 5, Block 1, NCB 14947; 5623 Randolph Boulevard.
11. **ZONING CASE NUMBER Z2014066 CD (Council District 4):** A request for a change in zoning from “I-1” General Industrial District to “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 6, Block 4, NCB 8782; 1275 New Laredo Highway.
12. **ZONING CASE NUMBER Z2014067 (Council District 3):** A request for a change in zoning from “R-5” Residential Single-Family District and “C-3R” General Commercial Restrictive Alcoholic Sales District to “RM-5” Residential Mixed District on Parcel 9A and Parcel 10, NCB 10846; 4714 East Southcross Boulevard.
13. **ZONING CASE NUMBER Z2014070 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 2, 3, 4 and 5, NCB 3839; 1119 and 1123 Nogalitos Street.
14. **ZONING CASE NUMBER Z2014071 S (Council District 1):** A request for a change in zoning from “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub to “C-2 S AHOD” Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lots 3A, 4A and 5A, NCB 11690; 4500, 4502, 4506, 4508 and 4510 West Avenue.

15. **ZONING CASE NUMBER Z2014072 (Council District 8):** A request for a change in zoning from “RM-4 CD” Residential Mixed District with a Conditional Use for Professional Offices and “C-2” Commercial District to “R-4” Residential Single-Family District on Lots 5, 6, 7, 8, 9, 10, 11 and the remaining portion of Lot 12, Block 5, NCB 14705 on portions of the 10000 through 10500 Blocks of Southwell Road.
16. **ZONING CASE NUMBER Z2014074 (Council District 10):** A request for a change in zoning from “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 1.862 acres out of Lot 1, NCB 14088; 9315 Broadway.
17. Discussion of start time for Zoning Commission Public Hearings.
18. **Director’s Report** – Current status of large area wide rezonings; Commission roles and responsibilities; Administrative items.
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**

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



**Zoning Case Notification Plan**

**Case Z-2013-198**

Council District: 8  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 34034, 18335, & 18338 - BLOCK 000 - LOT P10A, P17A, P5F, P5H, P10, P10B, P10D, P10E, P10F, P11, P12

**Note: All Current and Requested Zoning includes MLOD (Military Lighting Overlay District).**

**Legend**

- Subject Properties (10.911 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  
 (01/22/2014 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013198

Hearing Date: February 4, 2014

Property Owner: Karta Real Estate, L.P. (by G.P. Singh, Director, Gur Parsad Management LLC, General Partner)

Applicant: Abbey Residential (by Joe Cicarello, Registered Agent)

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

Location: Portions of the 21500 and 21600 Blocks of Milsa Drive

Legal Description: 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034

Total Acreage: 10.911

City Council District: 8

Case Manager: Trenton Robertson, Planner

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

### Proposed Zoning Change

**Current Zoning:** “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 MSAO-1 MLOD-1” General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MSAO-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “C-3 UC-1 GC-1 MSAO-1 MLOD-1” General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

**Requested Zoning:** “MF-33 MSAO-1 MLOD-1” Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-33 GC-1 MSAO-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-33 UC-1 GC-1 MSAO-1 MLOD-1” Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting 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 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

## Notices Mailed

**Owners of Property within 200 feet:** 34

**Registered Neighborhood Associations within 200 feet:** Friends of Friedrich Wilderness Park

**Planning Team:** North Sector Plan – 41

**Applicable Agencies:** The Camp Bullis Military Training Site

## Property Details

**Property History:** The subject property consists of portions of multiple parcels, which were annexed in 1998 and originally zoned “Temp-R1” Temporary Single Family Residence District. In a 1999 City-initiated large-area case, the properties were rezoned to “R-8” Large Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-20” Residential Single-Family District. The current “C-3” and “C-2” base zoning districts were approved in 1995 and 1996, respectively. The subject property is not platted and is currently undeveloped.

**Topography:** The property does not include any abnormal physical features such as significant slope. However, a majority of the site is heavily vegetated with trees and grasses.

## Adjacent Zoning and Land Uses

**Direction:** North and East

**Current Base Zoning:** “C-3”, “C-2” and “C-2 CD”

**Current Land Uses:** Undeveloped land and temporary construction staging area

**Direction:** South

**Current Base Zoning:** “C-1”, “C-2 CD” and “R-6”

**Current Land Uses:** Vacant residence, single-family residence, undeveloped land, and outdoor storage of construction materials

**Direction:** West

**Current Base Zoning:** “PUD R-20” and “PUD C-3”

**Current Land Uses:** Single-family residences

**Overlay and Special District Information:** All surrounding properties carry the "MLOD" Military Lighting Overlay District and “MSAO” Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MLOD" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The “MSAO-1” regulations apply to new construction of habitable structures.

The Hill Country Gateway Corridor District (“GC-1”) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A Certificate of Compliance review is performed by the Zoning Section.

Properties located within 500 feet of the Interstate 10 right-of-way are located in the “UC-1” IH-10/FM 1604 Urban Corridor District. Urban Corridor districts do not regulate permitted uses, but may impose development standards related to building setbacks, screening, utilities, and signage.

## Transportation

**Thoroughfare:** Stonewall Parkway and Milsa Drive (north/south section)

**Existing Character:** Secondary Arterial Type A 86’; one lane in each direction with partial medians and partial sidewalks

**Proposed Changes:** Adding another lane with center medians

**Thoroughfare:** Milsa Drive (east/west section)

**Existing Character:** Local street; one lane in each direction with no sidewalks

**Proposed Changes:** None known

**Public Transit:** There are no public transit lines located within the immediate vicinity of the subject property.

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

**Parking Information:** The off-street vehicle parking requirements for multi-family residential uses are determined by the total number of dwelling units.

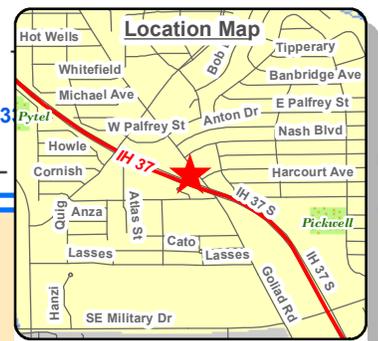
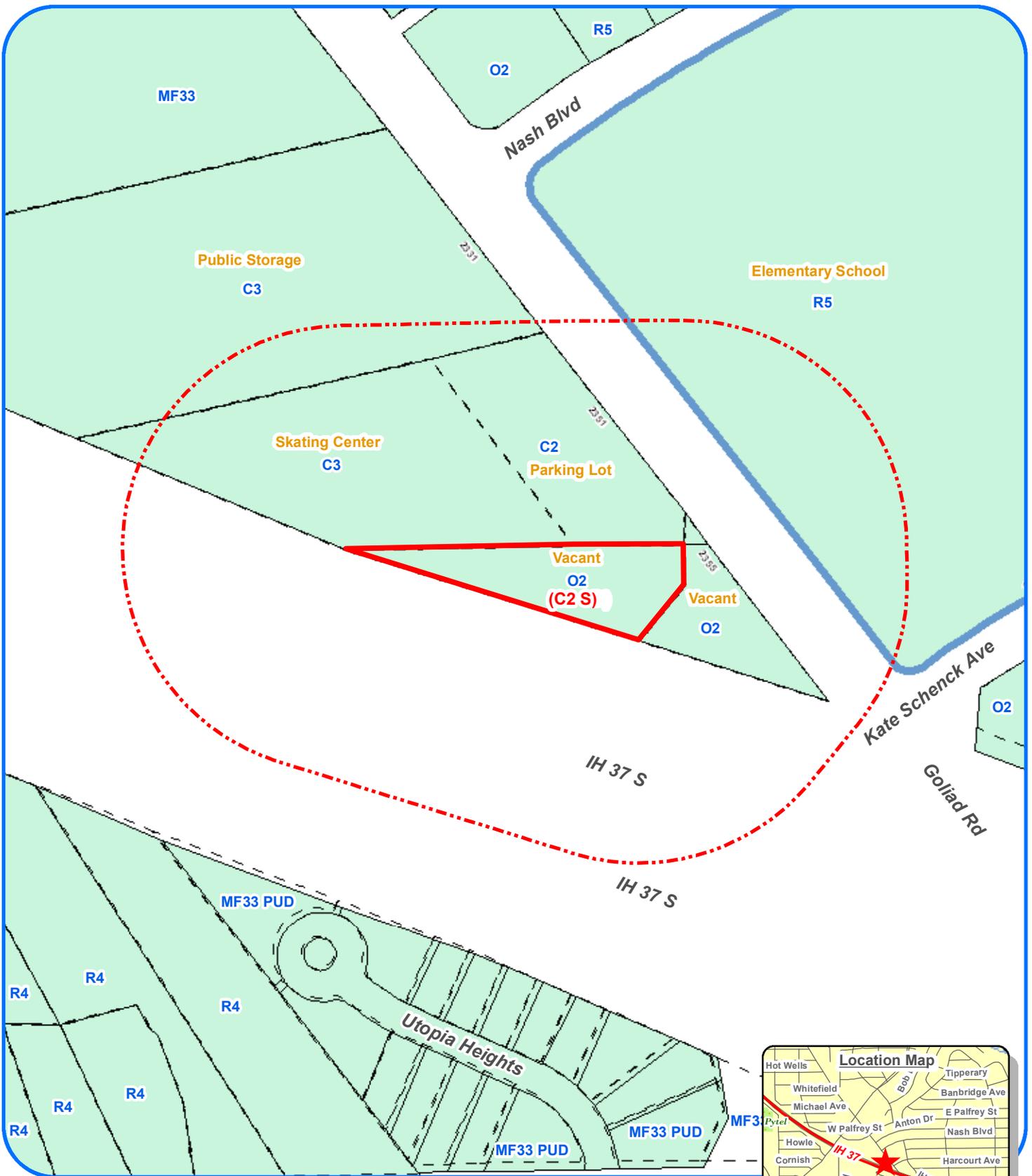
**Multi-Family Dwellings** - Minimum requirement: 1.5 spaces per unit; Maximum allowance: 2 spaces per unit

## **Staff Analysis and Recommendation: Approval, pending plan amendment**

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

- 1. Consistency:** The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "MF-33" Multi-Family District is not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the request.
- 2. Adverse Impacts on Neighboring Lands:** Staff has found no evidence of likely adverse impacts on neighboring lands in relation to the proposed zoning change. Multi-family zoning districts may provide an appropriate transition between low-density residential uses and commercial uses or major thoroughfares.
- 3. Suitability as Presently Zoned:** The current "C-3" base zoning district is not consistent with the adopted land use designation; however, the existing "C-2" district is consistent with the Suburban Tier designation. While the commercial districts are not entirely inappropriate for the subject property's location, they are not positioned in a way that encourages the most intense development along the expressway. Instead, the "C-3" zoned area is located away from the expressway, closer to the residential subdivision on the west side of Stonewall Parkway.
- 4. Health, Safety and Welfare:** Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The increased levels of traffic related to multi-family development should be easily managed by the recent and ongoing improvements along Stonewall Parkway and Milsa Drive, as well as Interstate 10.
- 5. Public Policy:** The subject property is located within both the "MSAO-1" and "MLOD-1" overlay districts due to its proximity to Camp Bullis. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established by the "MLOD-1", as well as the sound attenuation measures required by the "MSAO-1".
- 6. Size of Tract:** The subject property is 10.911 acres in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex. Given the size of the property and the requested density, the maximum number of units is 360; however, the zoning application states approximately 325 proposed dwelling units.
- 7. Other Factors:** The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. No comments have been received.

Staff recognizes that much of the surrounding area is transitioning from large, rural residential uses to more of an urban/suburban setting that includes single-family residential subdivisions, multi-family development, and a wide range of retail and service uses. The subject property is located between an arterial thoroughfare to the west and Interstate 10 to the east, which is the encouraged location for increased residential density that transitions to commercial uses. Such development patterns provide appropriate transition between the lower-density single-family development to the west and the expressway to the east.



## Zoning Case Notification Plan

### Case Z-2014-045

Council District: 3

School District: San Antonio I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 10946 - BLOCK 000 - LOT NW IRR 270 FT OF 24

#### Legend

- Subject Properties ——— (0.310 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(11/25/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014045 S

Hearing Date: February 4, 2014

Property Owner: Gustavo Carbajal

Applicant: Gustavo Carbajal

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

Location: A portion of 2355 Goliad Road

Legal Description: Lot 24, NCB 10946 save and except that portion conveyed to the State of Texas in Volume 3807, Page 108, Real Property Records, Bexar County, Texas

Total Acreage: 0.31

City Council District: 3

Case Manager: Trenton Robertson, Planner

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

### Proposed Zoning Change

**Current Zoning:** "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

**Requested Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash

### 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 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association

**Planning Team:** Highlands Community Plan - 33

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The subject property is a portion of a platted lot (Volume 4960, Page 153 in the Deed and Plat Records of Bexar County, Texas); the other portion was sold to the State of Texas as a right-of-way facility. The subject property is undeveloped; however there is a mobile structure on site.

**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-3" and "C-2"

**Current Land Uses:** Skating rink and public storage

**Direction:** East

**Current Base Zoning:** "R-5" and "O-2"

**Current Land Uses:** Elementary school and state-owned property

**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:** Interstate Highway 37 South

**Existing Character:** Freeway 250'-500'; raised three lanes in each direction without access roads

**Proposed Changes:** None known

**Thoroughfare:** Goliad Road

**Existing Character:** Secondary Arterial Type B 70'-86'; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Kate Schenck Avenue

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 232 operates along Goliad Road, with multiple stops immediately adjacent to the subject property.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type and size of use.

### **Carwash**

Minimum requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas

Maximum allowance: 1 space per 375 square feet of GFA including service bays, wash tunnels and retail areas

The requisite Specific Use Authorization site plan shows a 336-square foot building and 4 parking spaces (including 1 ADA parking and loading space).

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

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

### **1. Consistency:**

The property is located within the Highlands Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

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

Staff finds no likely adverse impacts on neighboring property related to the rezoning request. The subject property is located at the intersection of an expressway and an arterial thoroughfare which should accommodate additional traffic that may be generated by the requested commercial zoning district and proposed conditional use.

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

The existing "O-2" zoning district is not appropriate for the subject property. "O-2" is meant to accommodate high-rise office buildings with a wide range of accessory uses. Although office uses may be suitable for the subject property, the high-rise development allowed in the "O-2" district is not appropriate because of the subject property's size. The existing zoning also is not consistent with the adopted land use designation.

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

Staff has found no indication of 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 0.31 of an acre in size, which should be able to reasonably accommodate the uses permitted in "C-2" or the proposed carwash and required parking, as shown on the specific use authorization site plan. The size of the property will serve to limit the scale and intensity of any commercial use.

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

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.

22014045

CAR VÉ SKATE CENTER



NORTH

Requesting to change of zoning to "C-2 + S\* Car Wash"

LOT 21

Total paved area including under the portable building = 13,504.0 sq ft.

6' CHAIN LINK FENCE

PORTABLE BUILDING Total = 336 sq ft.

ASPHALT PAVEMENT

2355 GOLIAD RD.

LOT 24 N.C.B. 10946 0.31 OF AN ACRE

COMMERCIAL ACCESS DRIVEWAY @ 20'

CONCRETE SIDEWALKS @ 6'

COMMERCIAL ACCESS DRIVEWAY @ 20'

ASPHALT PAVEMENT

4' CHAIN LINK FENCE

TEXAS DOT 0.209 OF AN ACRE

BACK

4' CHAIN LINK FENCE

REGULAR PARKING

HANDICAPPED PARKING

CEDAR ELM TREE

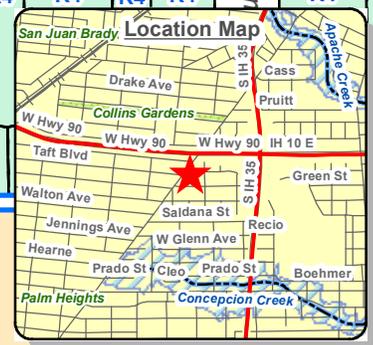
The following statement: I, Gustavo Carbajal the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any all city-adopted codes at the time of plans submitted for building permits.

INTERSTATE HIGHWAY 37

SITE PLAN

SCALE: 1" = 20'-0"

2355 GOLIAD RD.			
SCALE: AS NOTED	APPROVED BY: GUSTAVO C.	DRAWN BY: CARBAM	
DATE: Jan 2011		REVISED	
SAN ANTONIO, TEXAS 78223			
210 251-1294			
			DRAWING NUMBER



## Zoning Case Notification Plan

### Case Z-2014-052 CD

Council District: 5  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 02630 - BLOCK 021 - LOT 11, 12, & 13

**Legend**

- Subject Properties ——— 0.248 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (12/17/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014052 CD  
Hearing Date: February 4, 2014  
Property Owner: Juan Gabriel Aragon  
Applicant: Juan Gabriel Aragon  
Representative: Joanne V. Kelly  
Location: 920 Big Foot  
Legal Description: Lots 11, 12 and 13, Block 21, NCB 2630  
Total Acreage: 0.2486  
City Council District: 5  
Case Manager: Ernest Brown, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto Parking and/or Storage-Short Term related to Auto and Light Truck Repair

**Requested Zoning:** "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

#### **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 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 40

**Registered Neighborhood Associations within 200 feet:** Palm Heights Neighborhood Association

**Planning Team:** 26 - Nogalitos/South Zarzamora Community Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned "B" Residence District. In a 1992 City-initiated large-area case, the property was rezoned to "R-7" Small Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-4" Residential Single-Family District. In 2005, the property was rezoned to the current "C-1 CD" Light Commercial District with Conditional Use for Auto Parking and/or Storage-Short Term related to Auto and Light Truck Repair. The subject property consists of three platted lots (Volume 368, Page 186). The subject property includes two structures that are under construction; however, a stop work order has been issued because no building permits were obtained.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North, West and Southwest

**Current Base Zoning:** "C-3R"

**Current Land Uses:** Barber Shop, Salon, Feed Store, Carwash, Auto Sales, Auto Repair, Print Shop and Restaurant

**Direction:** South, East and Northeast

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family Residences, Vacant Lot and a Duplex

**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:** Big Foot and Green Street

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

**Proposed Changes:** None Known

**Thoroughfare:** Nogalitos Street

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

**Proposed Changes:** None Known

**Public Transit:** The nearest VIA bus lines are the 51, 54, and 251, which operate along Nogalitos Street with stops near 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:** Off-street vehicle parking requirements typically are determined by the type of use and building size. The rezoning application refers to a proposed auto and light truck repair facility.

Minimum Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas

Maximum Allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas

## **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 Nogalitos/South Zarzamora Community Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "C-1" base zoning district is consistent with the adopted future land use designation. However, the plan specifically discourages the establishment of additional auto-related uses (Action Step 3.1.4, page 30).

**2. Adverse Impacts on Neighboring Lands:** Staff has found the requested Conditional Use for Auto and Light Truck Repair will likely have an adverse impact on the established abutting residential single family neighborhood.

Conditional zoning is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements, would be compatible with the adjacent uses under given conditions. Auto and Light Truck Repair is an intense commercial land use, permitted by-right in the "C-3" and "L" zoning districts. The use often can be accommodated in lower commercial zoning districts where mitigating efforts are taken to protect surrounding uses.

The "C-1" district requires a minimum 10-foot side and 30-foot rear setback where abutting residential zoning or uses. Similarly, a 15-foot Type B landscape buffer is required where abutting single-family residential zoning. The district also carries a 20-foot maximum front setback so buildings are located to the front the property, and requires parking be located behind the primary structure. The proposed site configuration and existing structures can not comply with the basic building setback, landscape buffer, or parking location requirements of the "C-1" base zoning district. Should the requested Conditional Use be approved by the City Council, multiple Board of Adjustment variances would be needed to allow the proposed use and existing structures on the subject property.

The intense proposed land use, in addition to the size and scale of the existing structures to be used would not protect, preserve or enhance the character of the abutting residential community.

**3. Suitability as Presently Zoned:** The existing zoning and conditional use were approved in 2005 (Ordinance 100862) with conditions requiring a Type C (15-foot) landscape buffer and a solid screen fence along the south and east property lines, and requiring all lighting be directed onto the site in a way that does not illuminate neighboring residences. These conditions were not met. Additionally, recent construction activities have placed large structures within the required building setback and landscape buffer area. The work was started without obtaining proper plan review or building permits. The existing zoning may be appropriate for the subject property, but only through compliance with the development standards of the "C-1" district and adherence to the approved conditions relating to the current Conditional Use.

The property was never brought into compliance with the current zoning ordinance. If the existing conditional use for the Auto Parking and/or Storage-Short Term related to Auto and Light Truck Repair was in compliance with its conditional requirements, it would be suitable. The Neighborhood Commercial land use designation encourages small-scale retail and service uses that serve the immediate neighborhood without encroaching on surrounding residential uses.

**4. Health, Safety and Welfare:** Staff has concerns that the change in zoning request could have a negative impact on public health, safety and welfare. The community plan promotes pedestrian walkable access to small commercial areas. However, the current lot configuration does not incorporate the design and development standards that ensure appropriate scale or protections for the surrounding neighborhood.

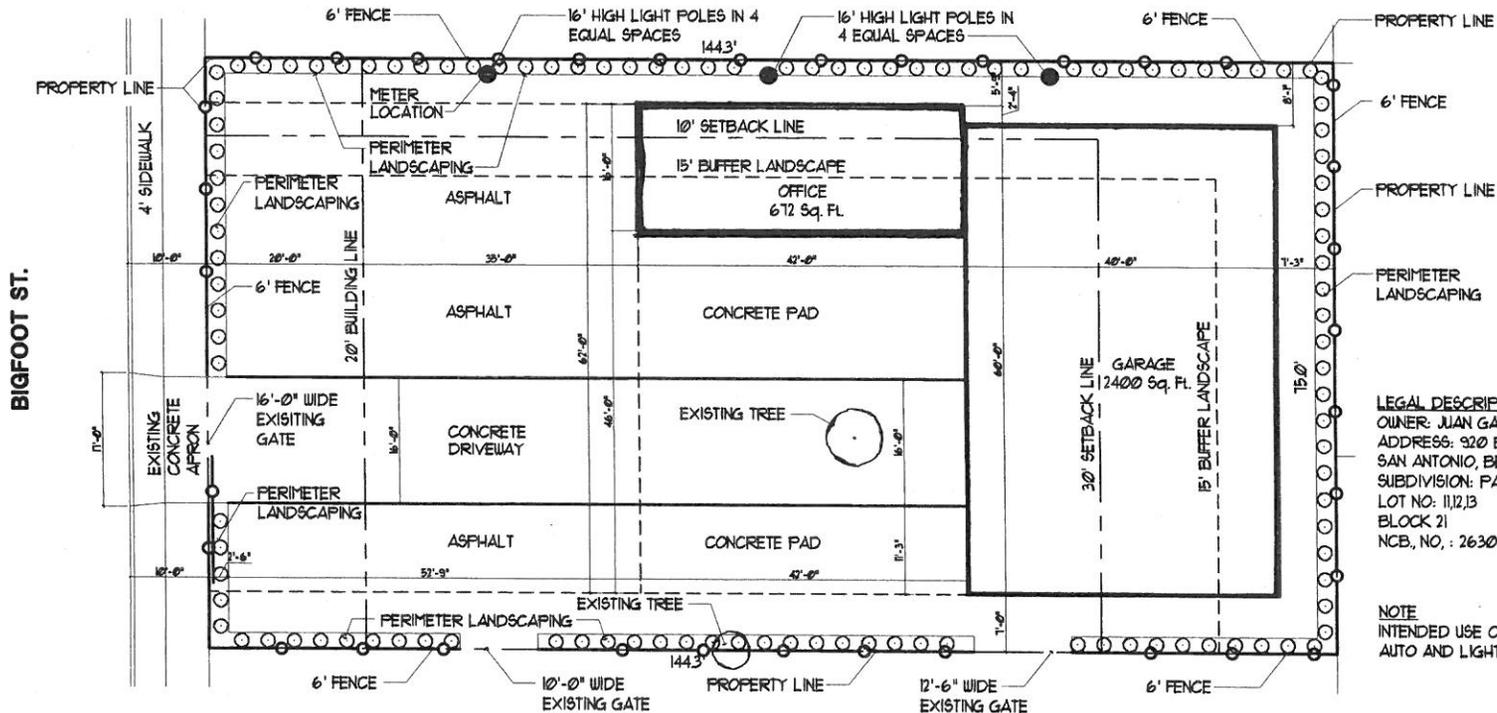
**5. Public Policy:** The "C-1" Light Commercial District is meant to serve the immediate neighborhood and to provide an appropriate transition between residential uses and intense commercial uses or major thoroughfares. The proposed Conditional Use and site plan do not meet the requirements or intent of the "C-1" district.

**6. Size of Tract:** The subject property measures 0.2486 of an acre in size. Although the subject property could reasonably accommodate the uses and development standards of the "C-1" district, the proposed site configuration is not sufficient to protect neighboring residences.

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

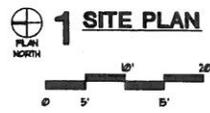
The requisite Conditional Use site plan shows no parking on the subject property, and includes a note indicating a shared parking agreement with the property at 1904 Nogalitos Street.

The proposed rezoning will not bring the construction into compliance unless variances are granted by the Board of Adjustment. If the current zoning request is approved, and the needed variances are not, the proposed auto and light truck repair use will not be permitted on the property.



**LEGAL DESCRIPTION**  
 OWNER: JUAN GABRIEL ARAGON  
 ADDRESS: 920 BIGFOOT  
 SAN ANTONIO, BEXAR COUNTY, TEXAS  
 SUBDIVISION: PALM HEIGHTS  
 LOT NO: 11,12,13  
 BLOCK 21  
 NCB, NO. : 2630

**NOTE**  
 INTENDED USE OF PROPERTY:  
 AUTO AND LIGHT TRUCK REPAIR



**1 SITE PLAN**

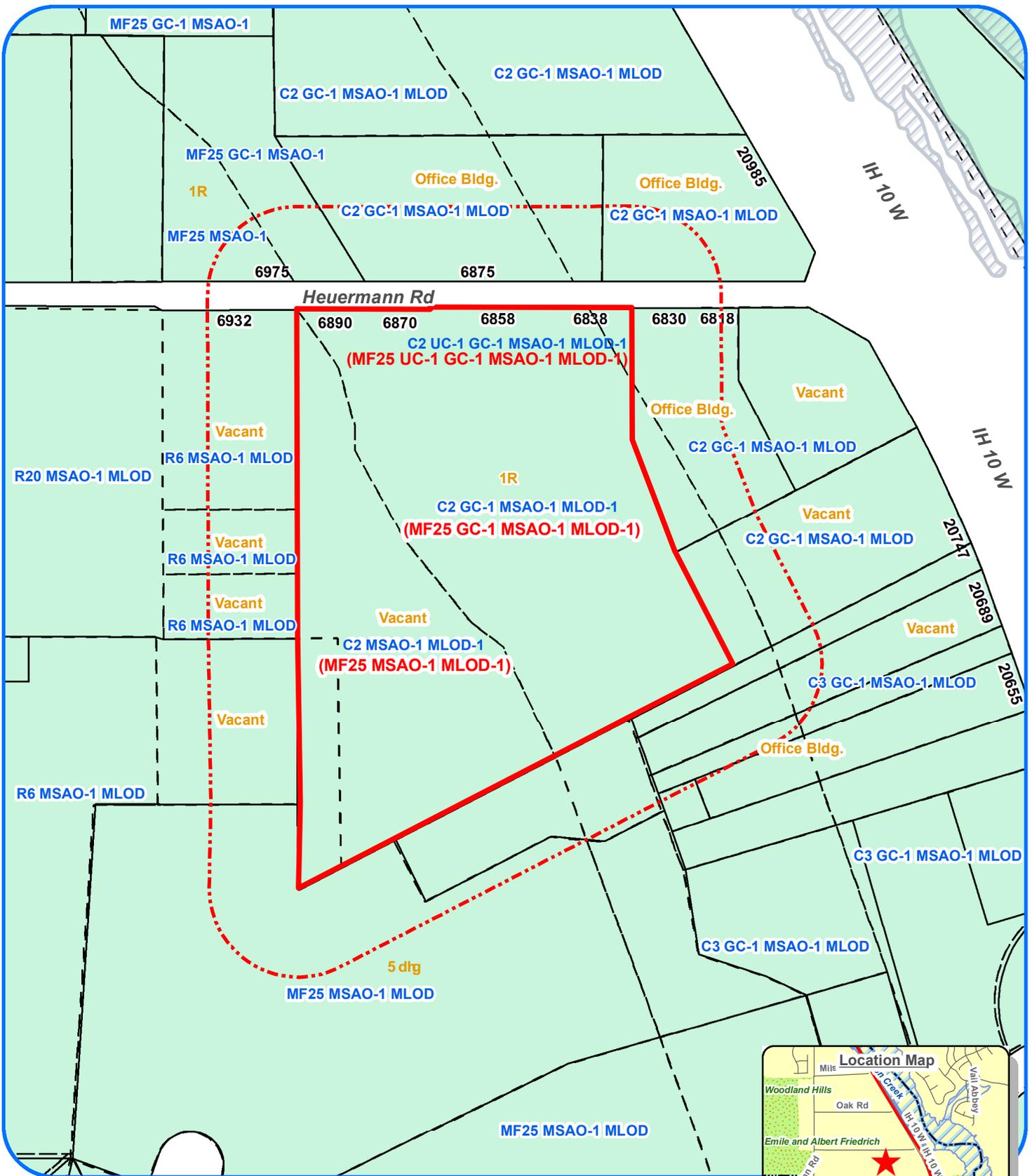
\* I JUAN GABRIEL ARAGON, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ ALL ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

**CO OP NOTE:**  
 I MR JUAN GABRIEL ARAGON WILL BE USING THE PROPERTY 1304 NOGALITOS AS PARKING FOR PROPERTY AT 920 BIGFOOT ST. THAT IS MY CURRENT ESTABLISHMENT.

**AREA TOTAL, 248 ACRES**

OFFICE	672 SQ. FT.
GARAGE	2400 SQ. FT.
ASPHALT	3210 SQ. FT.
CONCRETE PAD	1,932 SQ. FT.
CONCRETE DRIVE	1,556 SQ. FT.
<b>TOTAL IMPERVIOUS COVER</b>	<b>9,830 SQ. FT.</b>

**VARIANCE NOTE:**  
 VARIANCES NEEDED TO KEEP CURRENT CONSTRUCTION/ LOT CONFIGURATION  
 \* SETBACKS: FRONT, SIDE (EAST ONLY), REAR  
 \* LANDSCAPE BUFFER (EAST SIDE AND REAR)  
 \* ASKING FOR ZONING REQUEST 6' FENCE (FRONT)

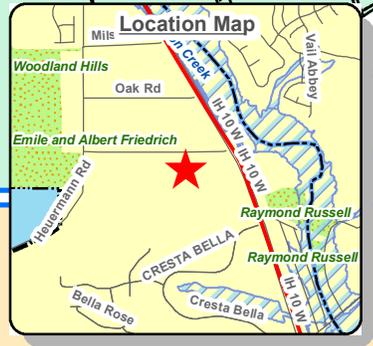


# Zoning Case Notification Plan

## Case Z-2014-057

Council District: 8  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 300 Feet  
 Subject Property Legal Description(s): 20.552 acres out of Lot 2, Blk 3, NCB 18333

- Legend**
- Subject Properties ——— (20.552 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  
 (1/13/2014 - R. Martinez)

**Note: All Current and Requested Zoning includes MLOD (Military Lighting Overlay District).**



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014057

Hearing Date: February 4, 2014

Property Owner: Brass Heuermann 10, L.P. (by J. Rick Rodriguez, Manager, Brass H10 Management LLC, General Partner)

Applicant: South Bay Partners, Ltd. (by Adam Arnold, Manager)

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

Location: A portion of the 6800 Block of Heuermann Road

Legal Description: 20.552 acres out of Lot 2, Block 3, NCB 18333

Total Acreage: 20.552

City Council District: 8

Case Manager: Brenda V. Martinez, Planner

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

### Proposed Zoning Change

**Current Zoning:** "C-2 UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "C-2 MSAO-1 MLOD-1" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

**Requested Zoning:** "MF-25 UC-1 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting 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 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Friends of Friedrich Wilderness Park

**Planning Team:** 41 (North Sector Plan)

**Applicable Agencies:** Camp Bullis Military Training Site

## **Property Details**

**Property History:** The subject property was annexed in 1998 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1999 large-area case, the subject property was rezoned to “R-8” Large Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-20” Residential Single-Family District. In a 2005 rezoning case, the subject property was rezoned to “MF-25” Low Density Multi-Family District. In a 2007 rezoning case, the property was rezoned to the current “C-2” Commercial District. The subject property is a portion of a platted lot and includes a single-family residential structure that was built in 1966.

**Topography:** The property does not include any abnormal physical features such as inclusion in a floodplain. However, the site slopes slightly to the southwest.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** “MF-25” and “C-2”

**Current Land Uses:** Single-Family Residence, Office Buildings and Vacant Land

**Direction:** South

**Current Base Zoning:** “C-3” and “MF-25”

**Current Land Uses:** Office Buildings, Vacant Land and Apartments

**Direction:** West

**Current Base Zoning:** “R-6”

**Current Land Uses:** Vacant Land

**Overlay and Special District Information:** All surrounding properties carry the "MLOD-1" Camp Bullis Military Lighting Overlay District and “MSAO-1” Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The “MSAO-1” regulations apply to new construction of habitable structures.

A portion of the subject property is located within the Hill Country Gateway Corridor District (“GC-1”) which provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

A portion of the property is located in the “UC-1” IH-10/FM 1604 Urban Corridor Overlay District. Properties within 500 feet of the IH 10 right-of-way carry the “UC-1” IH-10/FM 1604 Urban Corridor District. The IH-10/FM 1604 Urban Corridor regulates setbacks, screening and signage.

## **Transportation**

**Thoroughfare:** Heuermann Road

**Existing Character:** Local streets; one lane in each direction with no sidewalks or curbs

**Proposed Changes:** None known

**Thoroughfare:** IH 10 West

**Existing Character:** Freeway; two lanes in each direction with two-lane one-way access roads

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus lines in the 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. Turn lane analysis will be reviewed at the building permit phase.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The rezoning application refers to a proposed senior assisted living facility, an independent senior living building as well as senior living villas.

Assisted Living, Boarding Home or Community Home with 7 or more residents - Minimum Parking Requirement: 0.3 of a space per resident, plus 1 space for each employee. Maximum Parking Requirement: 1 space per resident, plus 1 space for each employee.

Off-street vehicle parking requirements for multi-family residential uses are determined by the number of dwelling units.

Multi-Family Dwellings - Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

## **Staff Analysis and Recommendation: Approval, pending the plan amendment**

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

**1. Consistency:** The subject property is located within the North Sector Plan and is currently designated as Rural Estate Tier in the future land use component of the plan. The zoning request is not consistent with the future land use designation. A master plan amendment has been submitted, requesting to change the land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

Residential uses in the General Urban Tier are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes.

**2. Adverse Impacts on Neighboring Lands:** Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property's location in a compact area bound by an arterial thoroughfare to the west and an expressway to the east makes the area appropriate for more intense residential development.

**3. Suitability as Presently Zoned:** The existing "C-2" zoning district is not consistent with the adopted future land use designation.

The "C-2" district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

The property is located between an arterial thoroughfare (Milsa Drive) and an expressway (IH-10), with substantial amounts of intense commercial zoning. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

**4. Health, Safety and Welfare:** Staff has found no indication of likely adverse effects on the public health, safety or welfare.

**5. Public Policy:** The subject property is located within the boundaries of the Camp Bullis Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

The property is also located within the Camp Bullis Military Sound Attenuation Overlay District, which will require noise mitigation built into the proposed development to minimize the effect of sound from the Camp Bullis training site.

**6. Size of Tract:** The subject property is 20.552 acres in size, which reasonably accommodates the uses permitted in "MF-25" and the required parking. Should the zoning request be approved, the property may accommodate a maximum of 513 dwelling units; however, the zoning application refers to 435 proposed units.

**7. Other Factors:** The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. No comments have been received.



# Zoning Case Notification Plan

## Case Z-2014-063

Council District: 10  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 14947 - BLOCK 001 - LOT 004 & 005

### Legend

- Subject Properties (0.492 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R 1R



Development Services Dept  
 City of San Antonio  
 (1/13/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014063  
Hearing Date: February 4, 2014  
Property Owner: The Benjamin Pena, Jr. Living Trust (by Nancy Pena, Owner)  
Applicant: Benjamin Pena, Jr.  
Representative: Nancy G. Pena  
Location: 5623 Randolph Boulevard  
Legal Description: Lots 4 and 5, Block 1, NCB 14947  
Total Acreage: 0.4924  
City Council District: 10  
Case Manager: Krystin Ramirez, Planning Technician  
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:** "O-1 AHOD" Office Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Royal Ridge Neighborhood Association is located within 200 feet.

**Planning Team:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property was annexed in 1971 and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The subject property consists of two platted lots, which are developed with two dwellings measuring 576 and 624 square feet that were built in 1960.

The purpose of the rezoning request is to allow the conversion of the two dwellings to office space.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-family residences, vacant land and a duplex

**Direction:** South and West

**Current Base Zoning:** "C-3"

**Current Land Uses:** Business/office park, restaurants and parking lots

**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:** Randolph Boulevard

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

**Proposed Changes:** None known

**Thoroughfare:** North Weidner Road

**Existing Character:** Secondary Arterial Type A; one lane in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines is the 21, which operates along Randolph Boulevard with a stop immediately adjacent to the subject property.

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

**Parking Information:** Off-street vehicle parking requirements are determined by the type of use and building size.

Professional Office: Minimum Requirement - 1 space per 300 square feet of Gross Floor Area (GFA); Maximum - 1 space per 140 square feet of 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 not located within a neighborhood, community or sector plan. The requested "O-1" Office District is consistent with the surrounding pattern of development.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The "O-1" district provides an appropriate transition between single-family residential uses and more intense commercial uses or major thoroughfares. Any new construction will trigger both building setbacks and landscape buffers to protect abutting residential uses.

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

The "R-6" base zoning is not appropriate for properties with frontage on a major thoroughfare.

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

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

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

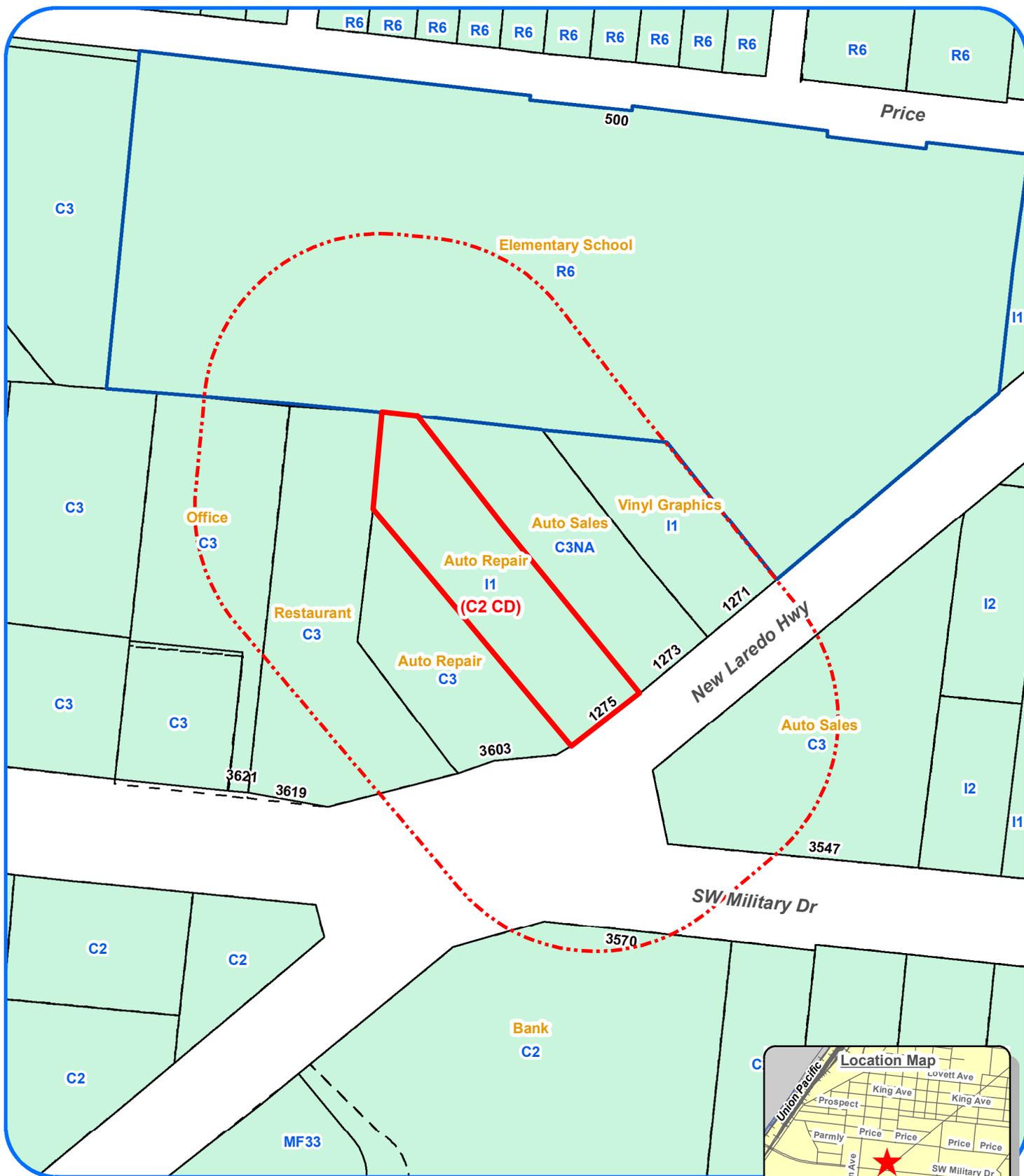
The zoning change request does not appear to conflict with any public policy objective.

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

The subject property is 0.4924 of an acre in size, which should reasonably accommodate the uses permitted in "O-1" and required parking.

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

The existing residential structures will be required to comply with all commercial building and safety codes prior to the issuance of a Certificate of Occupancy.



# Zoning Case Notification Plan

## Case Z-2014-066

Council District: 4  
 School District: South San I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 08782 - BLOCK 004 - LOT 006

Legend	
Subject Properties	(0.870 Acres)
200' Notification Area	
Current Zoning	<b>TEXT</b>
Requested Zoning Change	<b>(TEXT)</b>
100-Year DFIRM Floodplain	
Single Family Residential	<b>1R</b>



Development Services Dept  
 City of San Antonio  
 (1/14/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014066 CD  
Hearing Date: February 4, 2014  
Property Owner: Westley Keylich  
Applicant: Nazario Lara  
Representative: Andrew C. Guerrero  
Location: 1275 New Laredo Highway  
Legal Description: Lot 6, Block 4, NCB 8782  
Total Acreage: 0.8706  
City Council District: 4  
Case Manager: Krystin Ramirez, Planning Technician  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

#### **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 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Quintana Community Neighborhood Association

**Planning Team:** Kelly/South San PUEBLO Community Plan – 33

**Applicable Agencies:** Joint Base San Antonio Lackland

## **Property Details**

**Property History:** The property was annexed in 1944 and was originally zoned "JJ" Commercial District. In a 1977 case, the property was zoned to "I-1" Light Industry 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 is platted and is developed with a commercial structure measuring 2,056 square feet in size that was built in 1948. There are also a number of garage/carport structures on the lot. The property is currently used for vehicle sales and repair. The purpose of the rezoning request is to bring the existing use into compliance.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-6"

**Current Land Uses:** School

**Direction:** East

**Current Base Zoning:** "C-3NA", "I-1" and "C-3"

**Current Land Uses:** Motor vehicle sales and graphics design

**Direction:** South and West

**Current Base Zoning:** "C-3" and "C-2"

**Current Land Uses:** Auto repair, bank, restaurant and offices

**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:** New Laredo Highway

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

**Proposed Changes:** None known

**Thoroughfare:** Southwest Military Drive

**Existing Character:** Primary Arterial Type A; three lanes and sidewalks in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 251, 515, 524, 550 and 551 lines, which operate along Southwest Military Drive, New Laredo Highway, and Bynum Avenue, with multiple stops in the immediate proximity of the subject property.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size.

Auto and Vehicle Sales: Minimum requirement: 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building; Maximum allowance: 1 space per 375 square feet of GFA of sales and service building.

The requisite Conditional Use site plan show 6,189 square feet of building space and 12 parking spaces (including 2 ADA accessible spaces).

## **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 Kelly/South San PUEBLO Community Plan and currently is designated as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area includes many vehicle sales and repair facilities. The property is located at a major intersection, along thoroughfares that have long been developed with intense commercial uses.

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

The "I-1" base zoning is not consistent with the adopted land use designation. The "I-1" district is meant to accommodate industrial and manufacturing uses that are not likely compatible with the surrounding commercial uses and abutting elementary school.

### **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 zoning change request does not appear to conflict with any public policy objective.

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

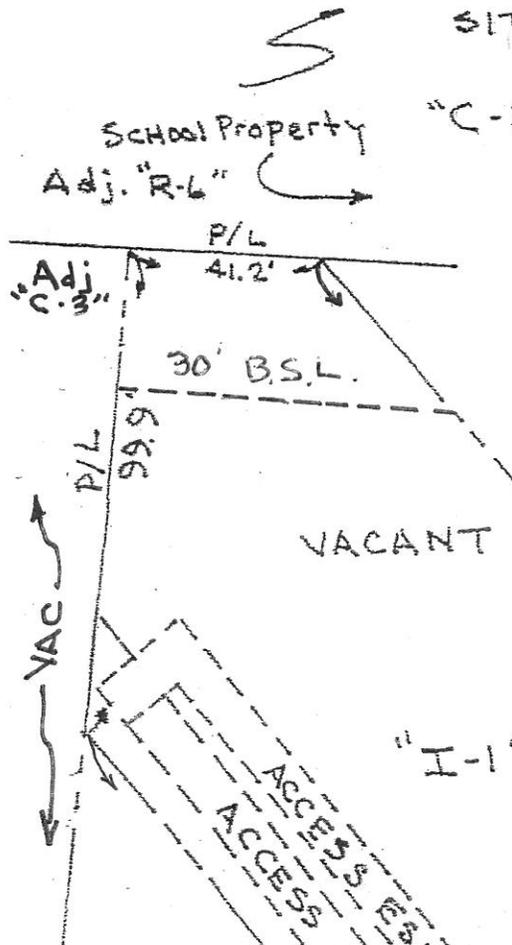
The subject property is 0.8706 of an acre in size, which should reasonably accommodate the uses permitted in "C-2", the proposed conditional use and required parking (as shown on the requisite site plan).

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

The existing use is not eligible for registration as a legal nonconforming use because the current owner cannot prove legal establishment (no Certification of Occupancy was ever obtained). The subject property must obtain a Certificate of Occupancy before continuing operation.

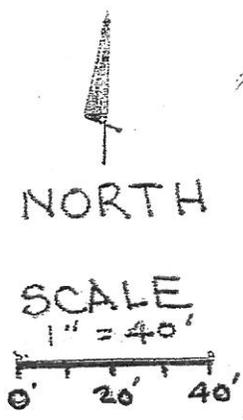
22014086

# SITE PLAN - AUTO SIGLO VEHICLE SALES - 1275 NEW LAREDO REQUESTED CHANGE "C-2 CD" FOR MOTOR VEHICLE SALES (FULL SERVICE)

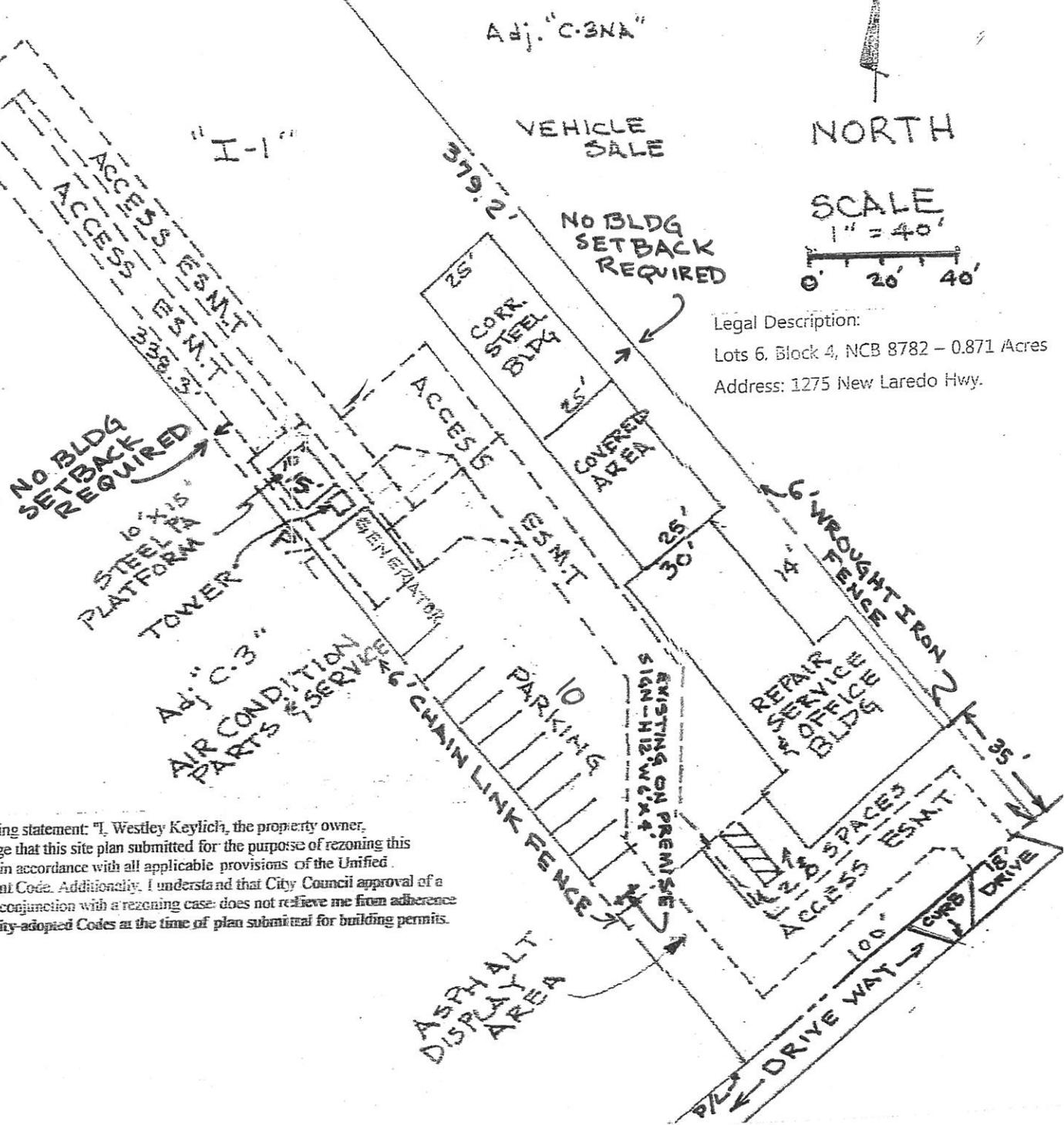


BUILDING/COVERED CANOPY AREA 61,89 SQ. FEET  
 ASPHALT VEHICLE PARKING AREA - CUSTOMER &  
 VEHICLE DISPLAY AREA, DRIVEWAYS - 5000 SQ. FEET  
 IMPERVIOUS COVER - 11189 SQ. FEET

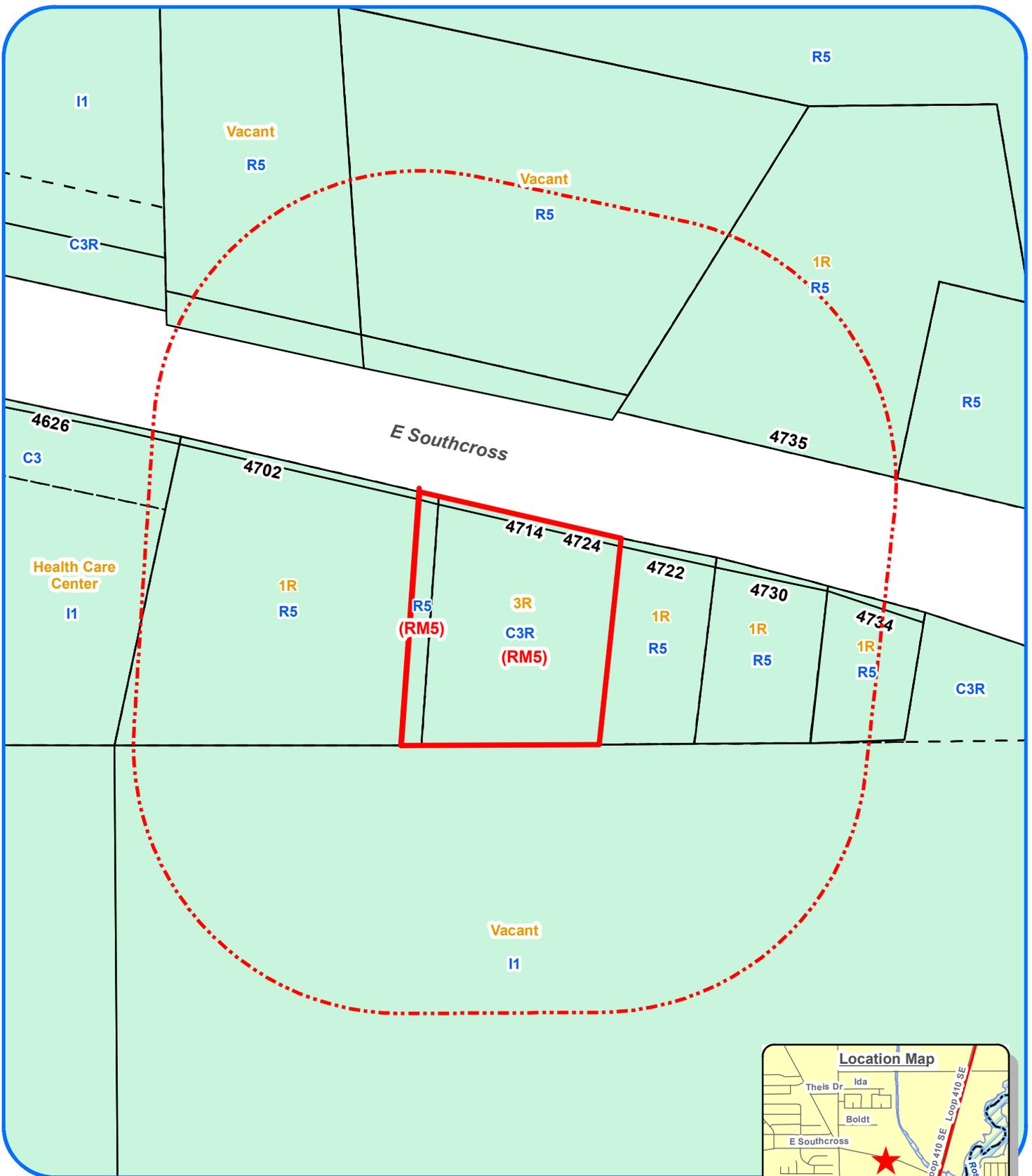
TYPICAL PARKING SPACES 10 - 8' X 18'  
 ADA (HANDICAP PARKING SPACES 2 - 8' X 18')



Legal Description:  
 Lots 6, Block 4, NCB 8782 - 0.871 Acres  
 Address: 1275 New Laredo Hwy.



The following statement: "I, Westley Keylich, 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 submitted for building permits."



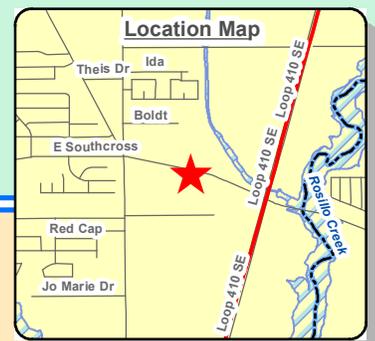
## Zoning Case Notification Plan

### Case Z-2014-067

Council District: 3  
 School District: East Central I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 10846 - BLOCK 000 - LOT P-9A & P-10

#### Legend

- Subject Properties ——— (0.595 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  
 (1/14/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014067  
Hearing Date: February 4, 2014  
Property Owner: Margarita Gomez-Jimenez & German Jimenez  
Applicant: Margarita Gomez-Jimenez  
Representative: Margarita Gomez-Jimenez  
Location: 4714 East Southcross Boulevard  
Legal Description: Parcel 9A and Parcel 10, NCB 10846  
Total Acreage: 0.595  
City Council District: 3  
Case Manager: Tony Felts, Planner  
Case History: This is the first public hearing for this zoning change request.

#### **Proposed Zoning Change**

**Current Zoning:** "R-5" Residential Single-Family District and "C-3R" General Commercial Restrictive Alcoholic Sales District

**Requested Zoning:** "RM-5" Residential Mixed 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 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Pecan Valley Neighborhood Association; the Lower Southeast Side Neighborhood Association is located within 200 feet.

**Planning Team:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1957 and was originally zoned “A” Single Family Residence District. In a 1982 case, a portion of the property was rezoned to “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-5” Residential Single-Family District and “C-3R” General Commercial Restrictive Alcoholic Sales District, respectively. The property is not platted. The property is developed with three residential structures that were built between 1948 and 1950.

The purpose of the rezoning request is to bring the existing three dwelling units into compliance.

**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-5”

**Current Land Uses:** Vacant Property, Single-Family Residence

**Direction:** West

**Current Base Zoning:** “R-5”, “C-3”, “I-1”

**Current Land Uses:** Single-Family Residence, Medical Offices

**Direction:** South

**Current Base Zoning:** “I-1”

**Current Land Uses:** Vacant Property

**Direction:** East

**Current Base Zoning:** “R-5”

**Current Land Uses:** Single-Family Residences

**Overlay and Special District Information:** None.

## **Transportation**

**Thoroughfare:** East Southcross Boulevard

**Existing Character:** Secondary Arterial Type A; two lanes in each direction, with sidewalks and bicycle lanes

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 515, which operates along East Southcross Boulevard in the 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:** Off-street vehicle parking requirements for residential uses are typically determined by number of dwelling units. The zoning application refers to three existing dwelling units. Off-street vehicle parking requirements for a triplex are a minimum of 1.5 spaces per unit, and a maximum of 2 spaces per unit.

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

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

### **1. Consistency:**

The subject property is not located within an adopted future land use plan. The immediate vicinity consists of a mix of various uses and zoning districts, including single-family residential, commercial, and industrial.

### **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.

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

Both the current and requested zoning districts are appropriate for the subject property and surrounding properties.

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

Staff has found no indication of likely adverse effects on the public health, safety or welfare. No new construction is proposed.

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

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

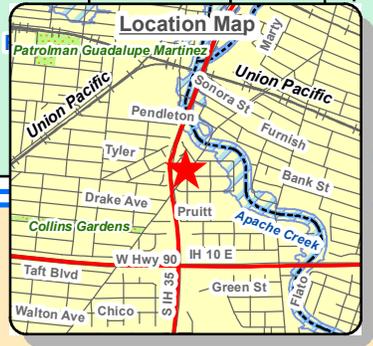
### **6. Size of Tract:**

The subject property is 0.595 acres in size, which should reasonably accommodate the uses permitted in the "RM-5" zoning district and required parking.

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

The north side of East Southcross Boulevard is within the Eastern Triangle Community Plan, and is designated as Regional Commercial in the future land use component of the plan, indicating that the area is in transition to more intense land uses. As such, the mixed residential zoning district is appropriate for the subject property.

The buildings are currently occupied as separate units with the same electrical meter, and there is not enough evidence available to be able to classify the units as legally non-conforming. A staff visit indicates that electrical work has been done to prepare each unit to have a separate electrical meter, but the work has not been completed because of the current zoning issues.



# Zoning Case Notification Plan

## Case Z-2014-070

Council District: 5  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 03839 - BLOCK 000 - LOT 2, 3, 4, and 5

- Legend**
- Subject Properties (0.153 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  
 (1/14/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014070

Hearing Date: February 4, 2014

Property Owner: Santos Medina, Jr. & Maria C. Medina

Applicant: World Acceptance Corporation (by Stacey K. Estes, Vice President and Director of Leasing)

Representative: Kaufman & Killen, Inc.

Location: 1119 and 1123 Nogalitos Street

Legal Description: Lots 2, 3, 4 and 5, NCB 3839

Total Acreage: 0.1538

City Council District: 5

Case Manager: Trenton Robertson, Planner

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

### **Proposed Zoning Change**

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

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Collins Garden

**Planning Team:** South Central San Antonio Community Plan - 15

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the city limits as 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 into its current configuration in 1924 (volume 642, page 169 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a commercial structure measuring 2,738 square feet in size that was built in 1955.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** Northwest and Northeast

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

**Current Land Uses:** Single-family residences, office, restaurant and television repair

**Direction:** East, South and West

**Current Base Zoning:** "C-2", "I-1", and "R-4"

**Current Land Uses:** Furniture store, single-family residences, duplexes, tire shop, restaurant, warehouse and a dance school

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

## **Transportation**

**Thoroughfare:** Nogalitos Street

**Existing Character:** Secondary Arterial Type B 70'-86'; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Dickey, Dullye, Hale, Edwards and Alvarez Place

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 51 operates along Nogalitos Street, with multiple stops near the subject property.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by the use and size of the structure. The subject property is developed as a multi-tenant retail/office building with approximately 12 existing parking spots. Retail and office uses typically require at least one parking space per 300 square feet of Gross Floor Area.

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

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

### **1. Consistency:**

The property is located within the South Central San Antonio Community Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding area includes a mix of residential and commercial uses. Many of the properties along this portion of Nogalitos Street were developed as residential and industrial uses, but have transitioned to commercial uses.

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

The existing zoning is not appropriate for the subject property. The "I-1" district is meant to accommodate industrial and manufacturing uses that should provide significant buffers and setbacks when abutting residential or commercial uses. The "C-2" district may act as a buffer between the arterial roadway and the established residential neighborhood to the north and west.

### **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 rezoning request does not appear to conflict with any public policy objective.

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

The subject property is 0.1538 of an acre in size, which should be able to reasonably accommodate the uses permitted in the "C-2" district and required parking. The size of the property will serve to limit the scale of future commercial development and its possible impact on neighboring properties.

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

None.



# Zoning Case Notification Plan

## Case Z-2014-071

Council District: 1  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 11690 - BLOCK 000 - LOT 3A, 4A & 5A

### Legend

- Subject Properties (0.970 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R 1R



Development Services Dept  
 City of San Antonio  
 (1/15/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014071 S  
Hearing Date: February 4, 2014  
Property Owner: LMB Capital Real-Estate LLC (by J.D. Castrejana, President)  
Applicant: Russell Felan  
Representative: Russell Felan  
Location: 4500, 4502, 4506, 4508 and 4510 West Avenue  
Legal Description: Lots 3A, 4A and 5A, NCB 11690  
Total Acreage: 0.97  
City Council District: 1  
Case Manager: Osniel Leon, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub

**Requested Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities

#### **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 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** North Central Neighborhood Association; the Dellview Area Neighborhood Association is located within 200 feet.

**Planning Team:** Greater Dellview Area Community Plan - 27

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1952, and was originally zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “I-2” Heavy Industrial District. In a 2009 City-initiated large area case, the property was rezoned to “C-2 CD” Commercial District with a Conditional Use for a Nightclub. The property consists of three lots that were platted into the current configuration in 1958 (Volume 4080, page 265 of the Deed and Plat Records of Bexar County, Texas). The subject property is currently developed with a multi-tenant retail center measuring approximately 14,767 square feet that was built in 1959.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North, West and South

**Current Base Zoning:** “C-2 CD”, “C-2P CD”, “C-2P”, “C-1 CD”. “C-2 CD” and C-2”

**Current Land Uses:** Bar, auto repair, flower shop, gas station, car wash, church, parking lot, restaurant and warehouse

**Direction:** East and West

**Current Base Zoning:** “R-5” and “R-4”

**Current Land Uses:** Single-family residences

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

## **Transportation**

**Thoroughfare:** West Avenue

**Existing Character:** Secondary Arterial Type B; 2 lanes in each direction with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Cherry Ridge Drive

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the number 97 and 296 lines, which operate along West Avenue

**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 UDC does not list parking requirements specifically for reception halls. The closest listing similar to a reception hall would either be Dance Hall (Minimum: 1 per 2 seats; Maximum: 1 per 1.5 seats) or Clubhouse – Private including Lodges and Meeting Halls (Minimum: 1 per 3 persons; Maximum: N/A).

The Specific Use Authorization site plan shows 45 existing parking spaces on the subject property.

## **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 Greater Dellview Area Community Plan and is identified as Community Commercial in the future land use component of the plan. The “C-2” base zoning district is consistent with the adopted land use designation.

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

Staff finds no likely adverse impacts related to the zoning change request.

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

The existing “C-2” zoning district is suitable for the subject property. The “C-2” district accommodates commercial and retail uses that serve a wider community than the immediate surrounding area. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current “C-2” district that is consistent with the Greater Dellview Area Community Plan. The majority of properties fronting along this portion of West Avenue are zoned for commercial uses.

The Conditional Use site plan indicates no new construction and no changes from the property’s current configuration. Staff feels the proposed use will be compatible with the surrounding land uses an overall character of the community.

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

Staff finds no evidence of likely negative impacts on public health, safety or welfare related to the proposed use.

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

The request does not appear to conflict with any public policy objective. The request is consistent with the Greater Dellview Area Community Plan.

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

The subject property is 0.97 of an acre in size, which should be able to reasonably accommodate the uses permitted in the “C-2” district and required parking.

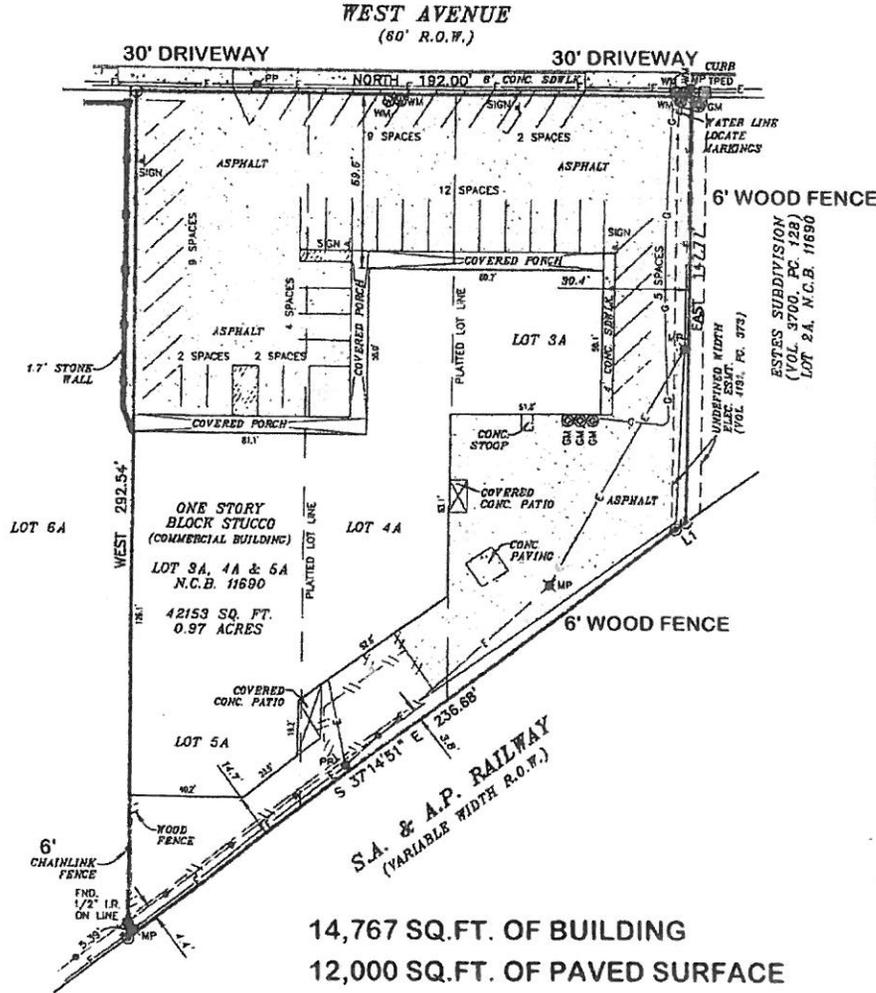
### **7. Other Factors:**

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.

LINE	BEARING	DISTANCE
L1	S 34°57'00" E	4.39'

ZONING: "C-2" COMMERCIAL DISTRICT  
"S" SPECIFIC USE AUTHORIZATION

**SITE PLAN**



14,767 SQ.FT. OF BUILDING  
12,000 SQ.FT. OF PAVED SURFACE  
.97 ACRE OF LAND AREA

INTENDED USE: PARTY HOUSE, RECEPTION HALL, MEETING FACILITIES

**LEGEND**

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - CHAINLINK FENCE
  - WOOD FENCE
  - OVERHEAD ELECTRIC
  - UNDERGROUND GAS LINE
  - PLATTED LOT LINE
  - ⊙ SET IRON ROD
  - POINT OF REFERENCE
  - FOUND IRON ROD
  - ⊗ TELEPHONE PEDESTAL
  - ⊙ WATER METER
  - ⊙ GAS METER
  - ⊗ METER POLE
  - ⊙ POWER POLE
  - △ SIGN
  - (PLAT) RECORDED ON PLAT
  - (F.M.) FIELD MEASURED



LOCATION MAP  
N.T.S.

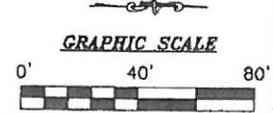
I, J.D. CASTREJANA, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

SURVEYOR'S NOTE:  
BASIS OF BEARING, RECORDED  
PLAT UNLESS OTHERWISE NOTED.

PARKING SPACE SUMMARY:  
TOTAL NUMBER OF PARKING SPACES: 45 SPACES

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 49025C-0145, effective date of SEPTEMBER 29, 2019. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, professions, or overlapping of improvements shown.



I, ROY JOHN RONNEFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TRINITY TITLE OF TEXAS, LLC

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 563.18).  
Surveyor/Owner: J.D. CASTREJANA  
Address: 4500 WEST AVENUE GF No. 401BF  
Legal Description of the Land: Lots 3A, 4A, and 5A, New City Block 11890, BARTLETT SUBDIVISION, City of San Antonio, Bexar County, Texas, according to plat recorded in Volumes 4080, Page 285, Deed and Plat Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 4191, PAGE 373, REAL PROPERTY, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

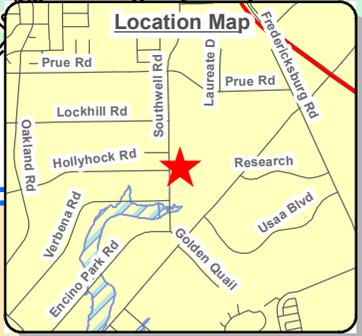
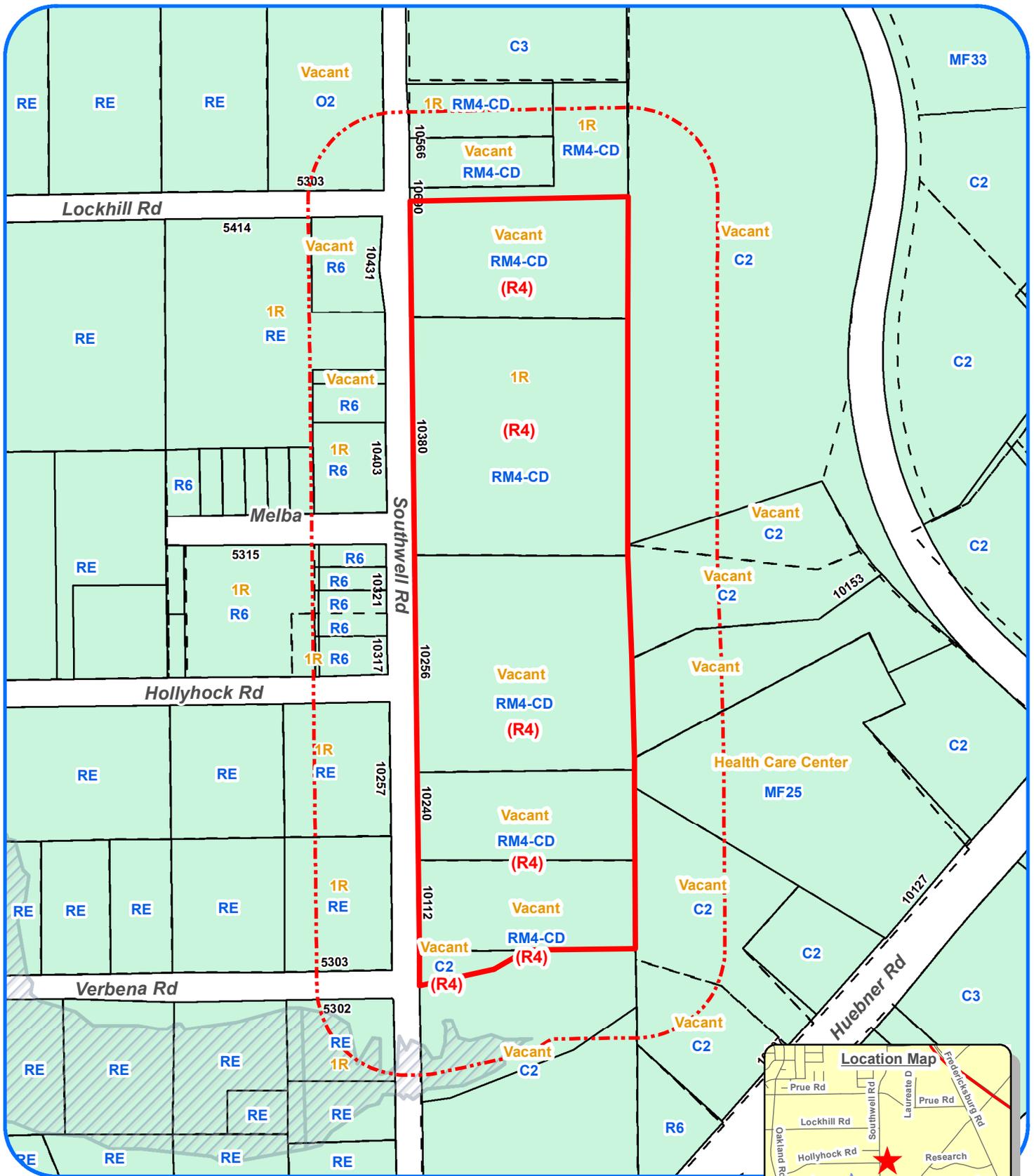


**FINAL "AS-BUILT" SURVEY**

JOB NO.:	1302013786	NO.	REVISION	DATE
DATE:	02/22/13			
DRAWN BY:	MN/SU			
APPROVED BY:	RJR			



*Roy John Ronnefeldt*  
ROY JOHN RONNEFELDT R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520



# Zoning Case Notification Plan

## Case Z-2014-072

Council District: 8  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 14705 - BLOCK 005 - LOT 5, 6, 7, 8, 9, 10, 11, & the remaining portion of 12

### Legend

- Subject Properties ——— (19.262 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  
 (1/15/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014072

Hearing Date: February 4, 2014

Property Owner: Southwell Family Ltd. (by Scott Southwell, Registered Agent) and Judith N. Morton

Applicant: Richard Hale for Perry Homes, LLC

Representative: Brown & Ortiz, P.C.

Location: Portions of the 10000 through 10500 Blocks of Southwell Road

Legal Description: Lots 5, 6, 7, 8, 9, 10, 11 and the remaining portion of Lot 12, Block 5, NCB 14705

Total Acreage: 19.262

City Council District: 8

Case Manager: Pedro Vega, Planner

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

### **Proposed Zoning Change**

**Current Zoning:** "RM-4 CD" Residential Mixed District with a Conditional Use for Professional Offices and "C-2" Commercial District

**Requested Zoning:** "R-4" Residential Single-Family District

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** Oakland Estates Neighborhood Association

**Planning Team:** Oakland Estates Neighborhood Plan -12

**Applicable Agencies:** None

## Property Details

**Property History:** The subject property was annexed in December of 1972 (Ordinance 41426), and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1999 large-area case, the majority of the property was rezoned to “R-8” Large Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Residential Single-Family District and “R-20” Residential Single Family District, respectively. In 2006, entire subject property area was rezoned to the current “RM-4 CD” Residential Mixed District with a Conditional Use for Professional Offices and “C-2” Commercial District. The property consists of seven platted lots and the remaining portion of another platted lot. Two of the lots are currently developed as one single-family residence that measures 2,470 square feet and was built in 1943.

The applicant requests the zoning change in order to allow single-family residential development with a minimum lot size of 4,000 square feet.

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

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** “RM-4 CD”

**Current Land Uses:** Vacant Land and Single-Family Dwellings

**Direction:** West across Southwell Road

**Current Base Zoning:** “R-6” and “RE”

**Current Land Uses:** Vacant Land, Single-Family Dwellings

**Direction:** South and East

**Current Base Zoning:** “C-2” and “MF-25”

**Current Land Uses:** Vacant Land and a Medical Facility

## Transportation

**Thoroughfare:** Southwell Road, Verbena Road, Hollyhock Road and Lockhill Road

**Existing Character:** Local Streets; one lane in each direction with no sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Huebner Road

**Existing Character:** Primary Arterial Type A; three lanes in each direction with center turn lane and sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Prue Road

**Existing Character:** Secondary Arterial Type B; two lanes in each direction with partial sidewalks

**Proposed Changes:** None known

**Public Transit:** The VIA number 522 bus line operates along Huebner Road, south of the subject site; and VIA number 96 bus line operates along Prue Road, north of the subject site.

**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:** Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units. Single-family residences are required to provide a minimum of one parking space; there is no maximum parking allowance.

## **Staff Analysis and Recommendation: Approval, pending plan amendment.**

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

### **1. Consistency:**

The subject property is located within the Oakland Estates Neighborhood Plan and is identified as Medium Density Mixed Use in the future land use component of the plan. The zoning request is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the text of the plan to include “R-4” Residential Single-Family District as a related zoning district for the Medium Density Mixed Use land use classification. 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 the surrounding properties related to this zoning change request.

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

Both the current and proposed zoning districts are appropriate for the area. The “R-4” district requires a minimum lot size of 4,000 square feet, limits single-family residential density to 11 units per acre, and does not include any specialized design standards.

The “RM-4” zoning district allows one to four dwelling units on a 4,000 square foot lot. The requested zoning change will serve to limit the residential density of the subject properties, while maintaining the single-family residential character of the area. Although the “RM” districts allow single-family residential uses, new subdivisions consisting of ten or more lots located within an “RM” district require a mix of housing types. The proposed single-family subdivision would be required to include some lots that are not single-family.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed “R-4” district would support the goals of the Oakland Estates Neighborhood Plan of protecting the existing residential neighborhoods and provide support for future housing opportunities that would be compatible with adjacent uses.

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

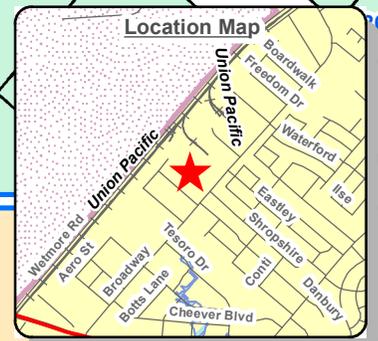
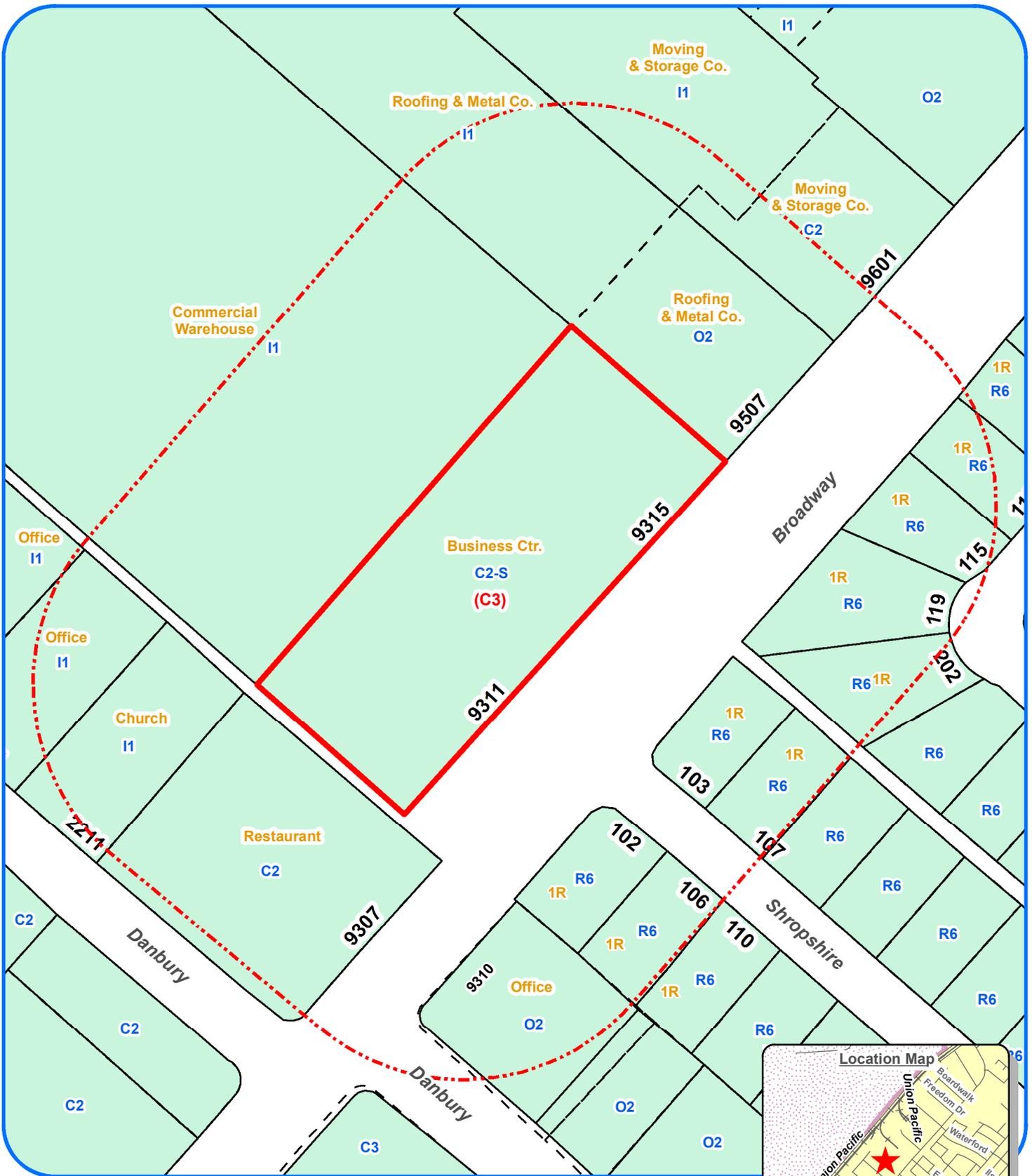
Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The plan encourages higher residential densities for the subject properties.

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

The subject property is 19.262 acres in size, which would accommodate a maximum of 211 dwelling units. However, this maximum calculation does not account for any future right-of-way dedication or infrastructure.

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

Single-family residential zoning districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family districts provide minimum lot size and density requirements in order to preserve neighborhood character.



## Zoning Case Notification Plan

### Case Z-2014-074

Council District: 10

School District: Northeast I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 14088 - BLOCK 000 - LOT: A Portion of Lot 1

#### Legend

- Subject Properties ——— (1.862 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  
(1/21/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014074

Hearing Date: February 4, 2014

Property Owner: P7/Sealy 9315 Broadway Owner, LP (by Scott P. Sealy, Manager and James Cook, Operating Member Representative)

Applicant: M. Robb La Montagne

Representative: Keoura Sanavong

Location: 9315 Broadway

Legal Description: A 1.862 acre portion of Lot 1, NCB 14088

Total Acreage: 1.862

City Council District: 10

Case Manager: Tony Felts, Planner

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

### **Proposed Zoning Change**

**Current Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** None

**Applicable Agencies:** City of San Antonio Aviation Department

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "O-2" High-Rise Office District. In a 2005 case, the property was rezoned to the current "C-2 S" Commercial District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering.

The subject property is a portion of a platted lot that was platted into its current configuration in 1967. The subject property is developed with a commercial building that was constructed in 1982. The building is currently vacant, but previously housed a ballroom. The remainder of the lot not subject to this application has an "I-1" General Industrial base zoning district and is currently developed as flex space warehousing.

**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, West, Southwest and South

**Current Base Zoning:** "C-2", "O-2" and "I-1"

**Current Land Uses:** Moving and Storage Company, Roofing Contractor, Warehouses, Offices, Church and Restaurant

**Direction:** East

**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:** Broadway

**Existing Character:** Primary Arterial Type A; two lanes in each direction with a center turn lane and sidewalks

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 9, which operates along Broadway with multiple stops in the immediate vicinity of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required, but may be deferred. A traffic engineer must be present at the Zoning Commission hearing.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a vocational school. Off-street vehicle parking requirements for a vocational school are a minimum of 1 space per 4 students, and a maximum of 1 space per 2 students.

## **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 San Antonio International Airport Vicinity Land Use Plan and is designated as Light Industrial in the future land use component of the plan. The proposed "C-3" base zoning district is consistent with the adopted future land use designation.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The immediate vicinity consists of a mix of uses and zoning districts, including single-family residential, commercial, and industrial.

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

Both the current and requested zoning districts are appropriate for the subject property and surrounding properties; however, the current "C-2" base zoning district is not consistent with the adopted land use designation.

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

Staff has found no indication of likely adverse effects on the public health, safety or welfare. No new construction is proposed.

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

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

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

The subject property is 1.862 acres in size, which should reasonably accommodate the uses permitted in the "C-3" zoning district.

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

None.