

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, February 5, 2013
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	Santos Villarreal – District 7
Terry Boyd – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Vacant – District 5	Vacant – District Mayor

Billy J. Tiller – District 8
Chairman

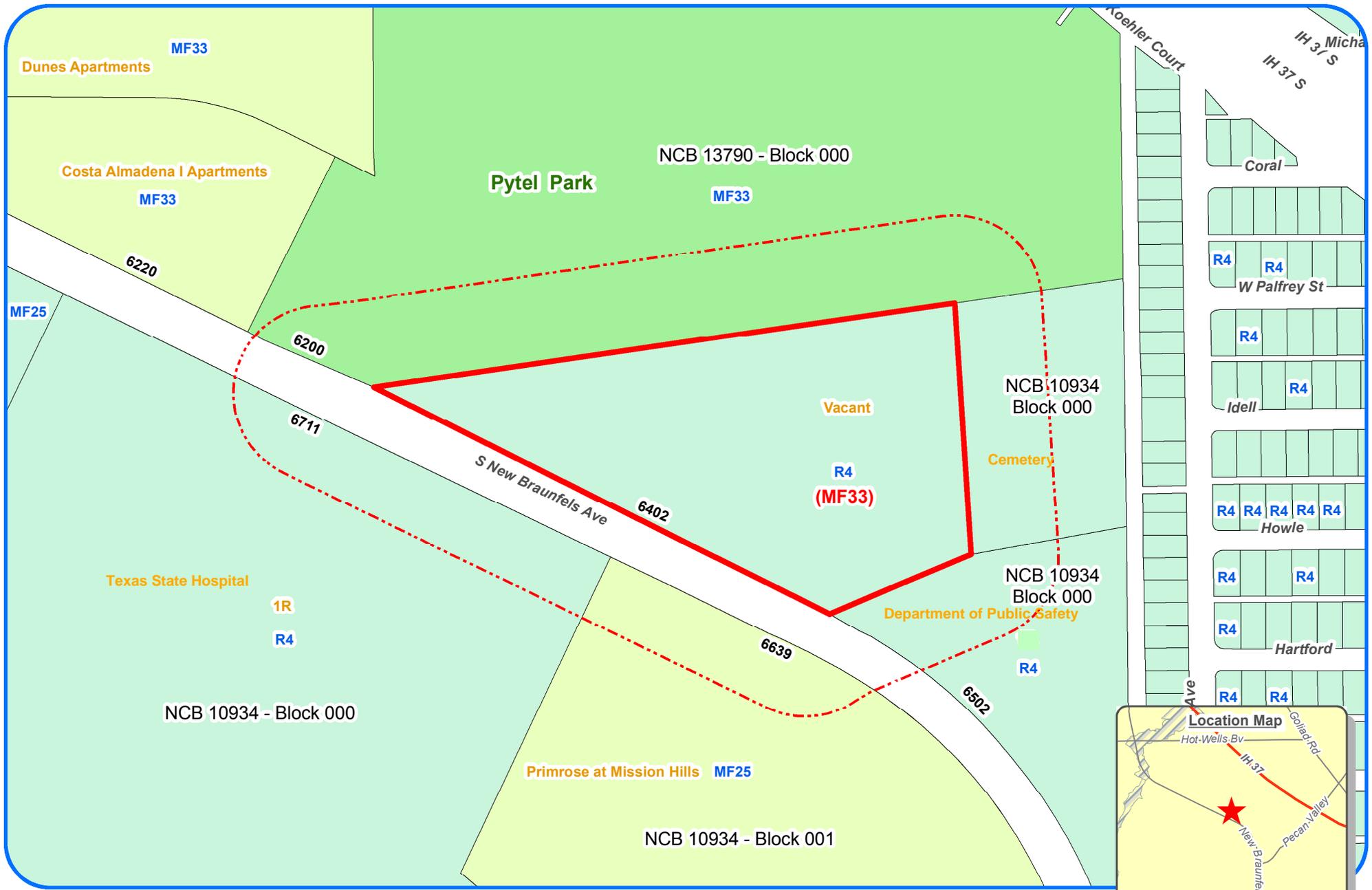
1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for February 5, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the January 15, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013030 (Council District 1) – POSTPONED:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-65 IDZ AHOD” Urban Multi-Family Infill Development Zone Airport Hazard Overlay District on Lots 3, 4, 5, 6 and 14, Block 3, NCB 1726, 211, 215, 219 East Courtland Place, 2003 and 2011 McCullough Avenue.
7. **ZONING CASE NUMBER Z2012175 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 12.25 acres out of Parcel 104, NCB 10934 on a portion of 6402 South New Braunfels Avenue.
8. **ZONING CASE NUMBER Z2013043 (Council District 1):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District on Lot 13, Block 4, NCB 830, 923 East Elmira Street.
9. **ZONING CASE NUMBER Z2013028 S (Council District 8):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital not to exceed 175 feet in height on Lots 3 and 5, Block 4, NCB 12814, 7700 and 7702 Floyd Curl Drive, 4410 and 4450 Medical Drive.

10. **ZONING CASE NUMBER Z2013040 CD (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Air Conditioning Service and Repair on Lot 3, NCB 15687, 4197 Stahl Road.
11. **ZONING CASE NUMBER Z2013049 (Council District 2):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-2” Commercial District on 1.672 acres out of NCB 10753, 4518 Lord Road and 1122 South W.W. White Road.
12. **ZONING CASE NUMBER Z2013053 (Council District 4):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 15A, Block 88, NCB 11063, 803 Rockwell.
13. **ZONING CASE NUMBER Z2013054 (Council District 2):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on Lot 8, Block 2, NCB 11901, 4530 Walzem.
14. **ZONING CASE NUMBER Z2013055 S (Council District 5):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body on Lot 32, Block 8, NCB 8736, 503 New Laredo Highway.
15. **ZONING CASE NUMBER Z2013056 CD (Council District 10):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on 0.014 of an acre out of Lot 5, NCB 12104, 1321 Northeast Loop 410.
16. **ZONING CASE NUMBER Z2013058 (Council District 10):** A request for a change in zoning from “I-1 IH-1 AHOD” General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to “C-3 IH-1 AHOD” General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 16, Block 1, NCB 16450, 5349 Brewster.
17. **ZONING CASE NUMBER Z2013059 (Council District 1):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Bar/Tavern without cover charge 3 or more days per week, Nightclub without cover charge 3 or more days per week, and Microbrewery on 0.47 of an acre out of Lots 85 and 86, Block 2, NCB 3099, 2806 North St. Mary's Street.
18. **ZONING CASE NUMBER Z2013060 (Council District 2):** A request for a change in zoning from “I-1 RIO-2 AHOD” General Industrial River Improvement Overlay-2 Airport Hazard Overlay District to “C-2 IDZ RIO-2 AHOD” Commercial Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District on Lot 18, Block 11, NCB 1765, 1702 Broadway.
19. Election of Officers.
20. **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.

21. **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-2012-175

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

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

Legend

- Subject Properties (12.250 Acres) [Red Solid Line]
- 200' Notification Area [Red Dashed Line]
- Current Zoning [Blue Text]
- Requested Zoning Change [Red Text]
- 100-Year DFIRM Floodplain [Blue Hatched Box]
- Single Family Residential [1R]



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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012175

Hearing Date: February 5, 2013

Property Owner: David Shulder and Samuel Panchevre

Applicant: David Shulder and Samuel Panchevre

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

Location: A portion of 6402 South New Braunfels Avenue

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

Total Acreage: 12.250

City Council District: 3

Case Manager: Pedro Vega, Planner

Case History: This is the third public hearing for this zoning request. The case was continued from the September 4, 2012 and September 18, 2012 Zoning Commission public hearing. Subsequently, the applicant postponed the case.

Proposed Zoning Change

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

Requested Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 17, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

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

Planning Team Members: 33 (Highlands Community Plan)

Applicable Agencies: None

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: East

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

Current Land Uses: Cemetery

Direction: Southeast

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

Current Land Uses: Texas Department of Public Safety

Direction: North

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

Current Land Uses: Pytel Park and Apartments

Direction: Southwest across South New Braunfels Avenue

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

Current Land Uses: Apartments and Texas State Hospital

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

Transportation

Thoroughfare: South New Braunfels Avenue

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

Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Approval. Pending Master Plan Amendment

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

1. Consistency:

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

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2013-043

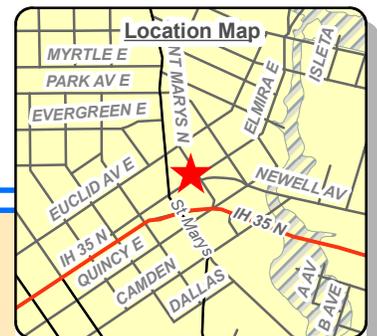
Council District: 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00830 - BLK 004 - LOT 013

Legend

- Subject Properties (0.300 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
(01/08/2013 - 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 #: Z2013043
Hearing Date: February 5, 2013
Property Owner: Rosanna del Carmen Escudero
Applicant: Jose Eduardo de la Garza
Representative: Jose Eduardo de la Garza
Location: 923 East Elmira Street
Legal Description: Lot 13, Block 4, NCB 830
Total Acreage: 0.3007
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the second public hearing for this zoning request. The case was continued from the January 15, 2013 meeting.

Proposed Zoning Change

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 21, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 2, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 11, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 13 (Tobin Hill Neighborhood 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 "D" Apartment District. In a 1995 case, the property was rezoned to "R-2" Two Family Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. The property is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North and West

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

Current Land Uses: Credit Union

Direction: Southeast across East Elmira Street

Current Base Zoning: "C-2P" Commercial Pedestrian District and "C-3R" General Commercial Restrictive Alcoholic Sales District

Current Land Uses: Vacant Lots

Direction: Northeast across McLane

Current Base Zoning: "MF-33" Multi-Family District and "RM-4" Residential Mixed District

Current Land Uses: Single-family residences, duplexes, and apartments

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

Transportation

Thoroughfare: East Elmira Street

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

Proposed Changes: None known.

Thoroughfare: McLane

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the 7 and 8, which operate along North St. Mary's.

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

Parking Information: Food - Restaurant or Cafeteria - Minimum Parking Requirement: 1 per 100 square feet of GFA. Maximum Parking Requirement: 1 per 40 square feet of GFA. Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is designated as “Low Density Mixed Use” in the future land use component of the plan. The “Low Density Mixed Use” includes mix of low intensity residential and commercial uses. The requested “IDZ” base zoning district is consistent with the adopted land use plan. The subject property is located within the “North St. Mary’s Street Corridor” sub-area within the Tobin Hill Neighborhood Plan which encourages the creation of a walkable corridor with restaurants, art galleries, and retail shops that focus on neighborhood uses.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the current “RM-4” and proposed “IDZ” districts are consistent with the Tobin Hill Neighborhood Plan land use designation. However, the subject property is not likely to be used for residential development due to the surrounding pattern of development. Further, being that the current use of the property is vacant, there will be no loss of housing stock in this neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The “IDZ” district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

5. Public Policy:

The requested “IDZ” Infill Development Zone District with uses permitted in “C-2” Commercial District is consistent with the adopted land use designation, which is a component of the City’s Master Plan. Goal 4: Support existing businesses in the neighborhood and create and provide opportunities for future businesses.

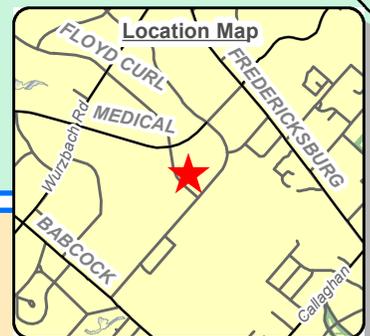
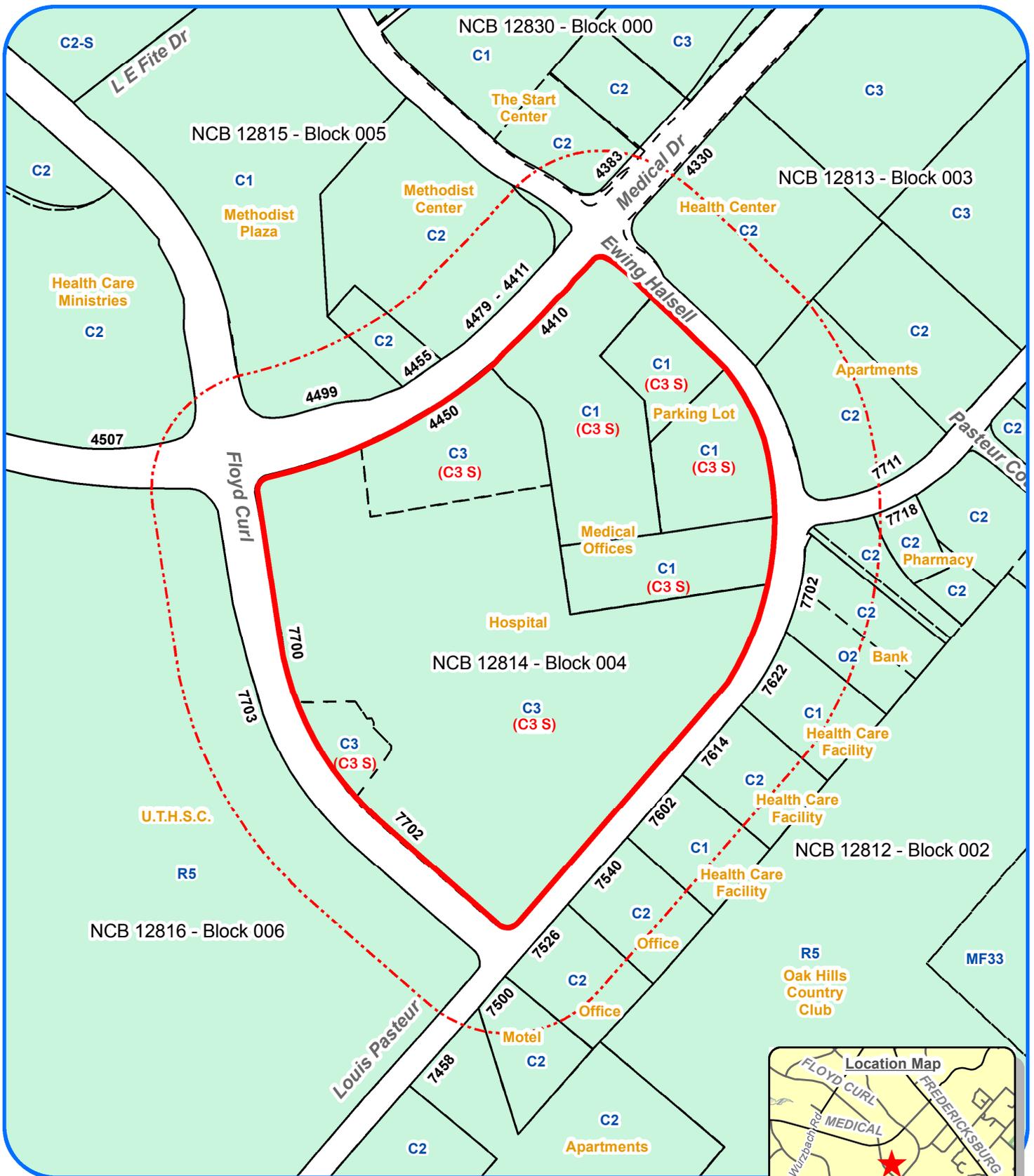
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property is 0.3007 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district, as shown on the “IDZ” site plan.

7. Other Factors:

The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial. Outdoor storage and display of merchandise are prohibited except for outdoor dining.



Zoning Case Notification Plan

Case Z-2013-028

Council District: 8

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 12814 - BLK 004 - LOT 3 and 5

Legend

- Subject Properties ——— (24.4501 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
(11/27/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013028 S

Hearing Date: February 5, 2013

Property Owner: Methodist Healthcare System of San Antonio, Ltd., L.L.P. (by Geoffrey Crabtree, Senior Vice President)

Applicant: Trey Jacobson for Golden, Steves, Cohen & Gordon, L.L.P.

Representative: Trey Jacobson for Golden, Steves, Cohen & Gordon, L.L.P.

Location: 7700 and 7702 Floyd Curl Drive, 4410 and 4450 Medical Drive

Legal Description: Lots 3 and 5, Block 4, NCB 12814

Total Acreage: 24.4501

City Council District: 8

Case Manager: Timothy Mulry, Planner

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

Proposed Zoning Change

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital not to exceed 175 feet in height

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 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: None

Planning Team Members: 40 (North Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1963 (Ordinance 31907), and was originally zoned "A" Single-Family Residence District. In 1966, the property was rezoned to "B-1" Business District (Ordinance 34963). In a 1986 case, a portion of the subject property was rezoned "B-1 CC" Business District with City Council approval for a helipad (Ordinance 62593). In a 1999 case, a portion of the subject property was rezoned to "B-2NA" Business Nonalcoholic Sales District (Ordinance 89326). Upon adoption of the 2001 Unified Development Code, the previous "B-1" and "B-2NA" zoning districts converted to "C-1" Light Commercial District and "C-2NA" Commercial Nonalcoholic Sales District. In a 2005 case, a portion of the subject property was rezoned to "C-3" General Commercial District (Ordinance 100953).

The property was platted into its current configuration in 1990 (volume 9521, page 213 of the Deed and Plat Records of Bexar County, Texas), and is currently developed as an approximately 1.2 million square foot hospital with construction dating as early as 1965 and as recent as 2008.

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

Current Base Zoning: "C-1", "C-2", "C-3", "R-5"

Current Land Uses: Medical facilities

Direction: South, East

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

Current Land Uses: Medical facilities, offices, apartments, bank, motel

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: Medical Drive

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with right turn lanes and sidewalks

Proposed Changes: None known

Thoroughfare: Floyd Curl Drive, Louis Pasteur

Existing Character: Minor Streets; 2 lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Ewing Halsell

Existing Character: Collector; 2 lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 600, 602, and 603, which operate along a route surrounding the subject property; and the 520, which operates along Louis Pasteur.

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

Parking Information: Hospital – Minimum Parking Requirement: 1 per 400 square feet GFA. Maximum Parking Allowance: 1 per 100 square feet GFA. The specific use authorization site plan shows maximum new construction totaling 1 million square feet in size, along with additional parking meeting the minimum parking requirement. All additional parking is shown as parking structures. Reduced building size will result in reduced required parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located in the North Sector Plan, and is currently designated Regional Center in the future land use component of the plan. The Regional Center designation accommodates intense commercial uses and should be located at the intersections of expressways and major arterials. The requested zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested zoning district on neighboring properties. Several surrounding properties are existing large-scale hospitals and medical centers that are consistent with the requested zoning.

3. Suitability as Presently Zoned:

The existing "C-1" district is not consistent with the future land use designation. Although a number of surrounding properties have lower intensity zoning and land uses, the relatively large lot size and current intensity of the subject property makes the requested "C-3" base zoning district more appropriate.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 24.4501 acres, which is of sufficient size to accommodate the proposed hospital expansion, with the additional height provided by the requested specific use authorization.

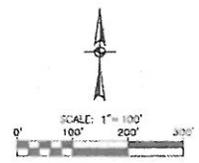
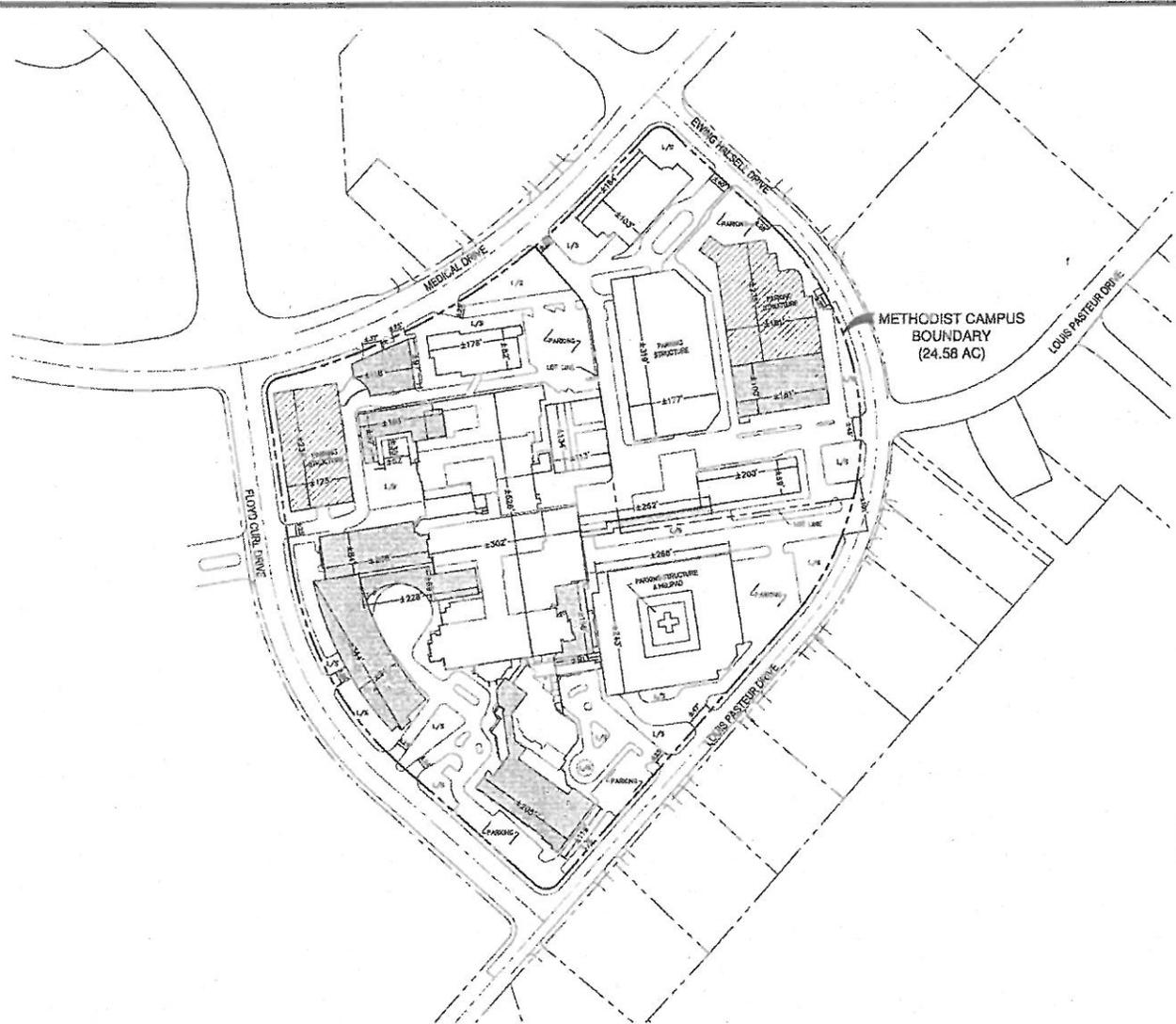
7. Other Factors:

The "C-3" base zoning district allows a maximum building height of 35 feet. Although the UDC includes a provision allowing increased building height for increased building setbacks, the nonresidential use matrix allows increased height for hospitals through a specific use authorization. A number of buildings within the subject property, as well as several medical facilities in the surrounding area, are taller than 35 feet. Granting the specific use authorization will allow expansion of the existing hospital up to a maximum building height of 175 feet. If approved, the increased height limit will apply to all hospital-related structures including parking garages, medical office buildings, and maintenance/mechanical buildings.

Z2013028



LOCATION MAP
APPROXIMATE SITE LOCATION



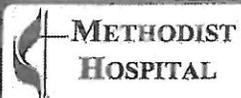
- LEGEND**
- EXISTING BUILDING (APPROX. 1,200,000 sq.ft.)
 - PROPOSED BUILDING (APPROX. 1,000,000 sq.ft.)
 - PROPOSED PARKING STRUCTURE
 - LANDSCAPE (APPROX. 20,000 sq.ft.)
 - L/S
- EXISTING ZONING = C1 & C3**

PARKING:

- EXISTING - 3,590 SPACES
- PROPOSED - 1,810 SPACES
- TOTAL - 5,400 SPACES
- (TYPICAL PARKING DIMENSIONS = 7'x27')

- NOTES:**
1. NO SETBACKS OR BUFFERS ARE REQUIRED AS THE SITE IS ADJACENT TO PUBLIC RIGHT-OF-WAY ON ALL SIDES.
 2. THE MAXIMUM IMPERVIOUS COVER FOR THE TRACT IS 60%.
 3. LEGAL DESCRIPTION: LOT 3 AND LOT 5, BLOCK 4, H.C.B. 1781A
 4. INTENDED USE OF THE 24.58 AC. TRACT IS FOR HOSPITAL, MEDICAL FACILITIES, MEDICAL OFFICE BUILDINGS, RETAIL/COMMERCIAL AND ACCESSORY USES TO SERVE AND SUPPORT THE HOSPITAL AND MEDICAL FACILITIES.
 5. MAXIMUM BUILDING HEIGHT IS 175 FEET.

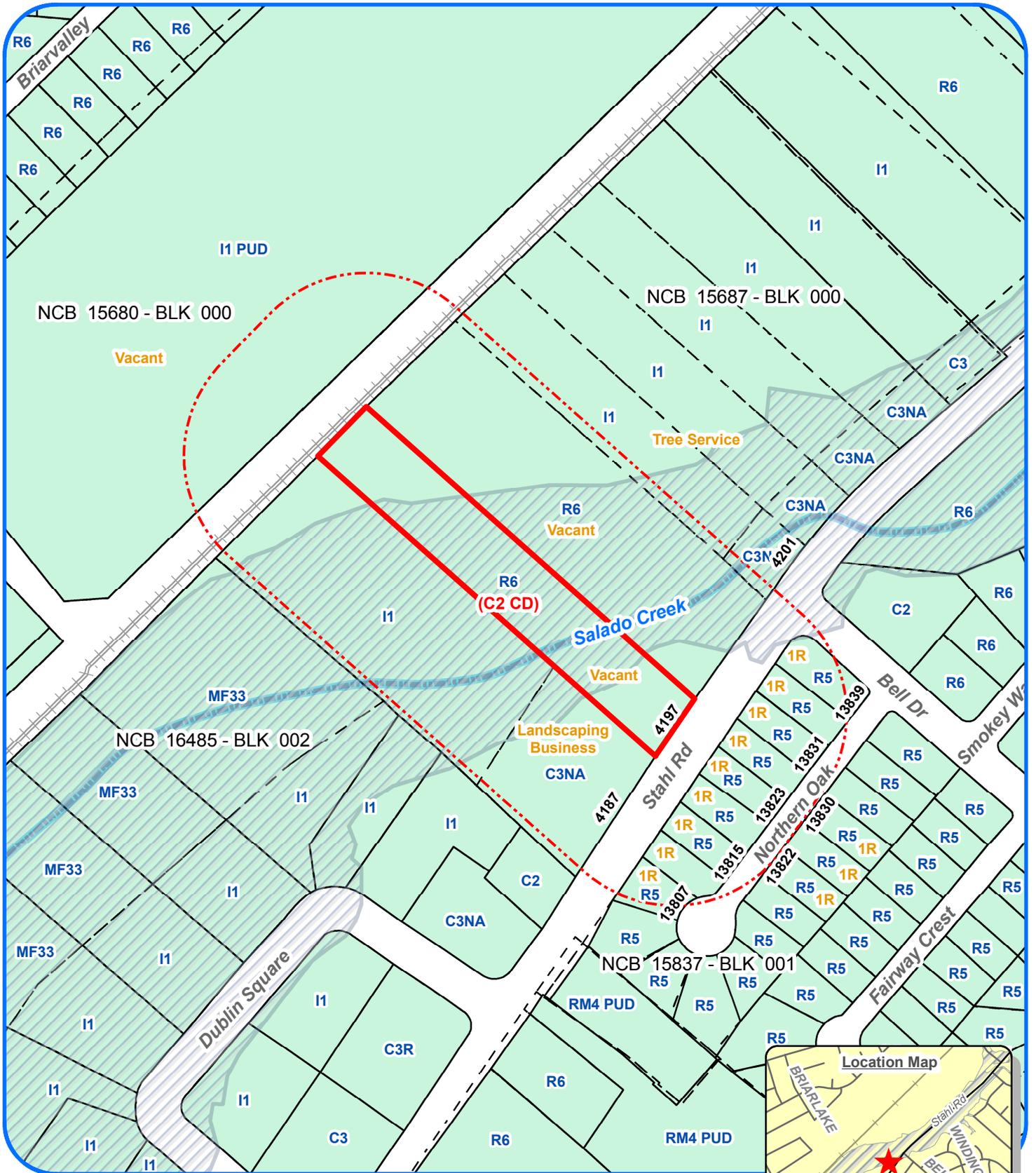
I, GEOFFREY W. CARBETTER, THE PROPERTY REPRESENTATIVE, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF THE PLAN SUBMITTED FOR BUILDING PERMITS.



METHODIST HOSPITAL CAMPUS
THE SOUTH TEXAS MEDICAL CENTER
SITE PLAN (FOR ZONING PURPOSE)
DATE: JANUARY 2013



545 EAST RANNEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.778.2100
FAX: 210.778.2101
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 479



Zoning Case Notification Plan
Case Z-2013-040

Council District: 10
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 15687 - BLK 000 - LOT 003

- Legend**
- Subject Properties (1.510 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
 (01/22/2013 - 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 #: Z2013040 CD
Hearing Date: February 5, 2013
Property Owner: Manuel Vasquez
Applicant: Manuel Vasquez
Representative: Manuel Vasquez
Location: 4197 Stahl Road
Legal Description: Lot 3, NCB 15687
Total Acreage: 1.51
City Council District: 10
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Air Conditioning Service and 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 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: Northern Hills Home Owners Association is within 200 feet of the subject property.

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed by the city in 1972, and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property was platted into its current configuration in 1948 (volume 2222, pages 318 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure, measuring approximately 780 square feet in size, and detached garage that were built in 1948.

Topography: A significant portion of the subject property is located within a flood plain. Salado Creek runs through the southeast portion of the subject property.

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "C-3 NA"

Current Land Uses: Landscaping Business

Direction: East

Current Base Zoning: "R-5" and "C-3 NA"

Current Land Uses: Tree Services and Single-Family Residences

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Vacant and Landscaping Business

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: Stahl Road

Existing Character: Secondary Arterial Type A; one lane in each direction with no sidewalks

Proposed Changes: None known

Thoroughfare: Northern Oak and Bell Drive

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

Proposed Changes: None known

Public Transit: There are no public transit lines in 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:

Air Conditioning/ Refrigeration- service and repair

Minimum requirement: 1 per 300 square feet of Gross Floor Area

Maximum allowance: 1 per 200 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 San Antonio International Vicinity Land Use 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. Surrounding properties carry a mix of zoning districts, ranging from single-family residential to industrial; however, the developed properties along the northwest side of Stahl Road are industrial in character. Approval of the requested conditional use will allow an industrial service use while minimizing the potential impact on surrounding properties by maintaining a commercial base zoning district.

3. Suitability as Presently Zoned:

The existing "R-6" zoning district is not consistent with the adopted land use designation, or the existing pattern of development along Stahl Road. Additionally, the prevalence of floodplain on the property reduces the likelihood of future residential development.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.51 of an acre in size, which should be able to reasonably accommodate the proposed commercial use.

7. Other Factors:

The "C-2" base zoning district does not allow outdoor display or storage of equipment or merchandise.

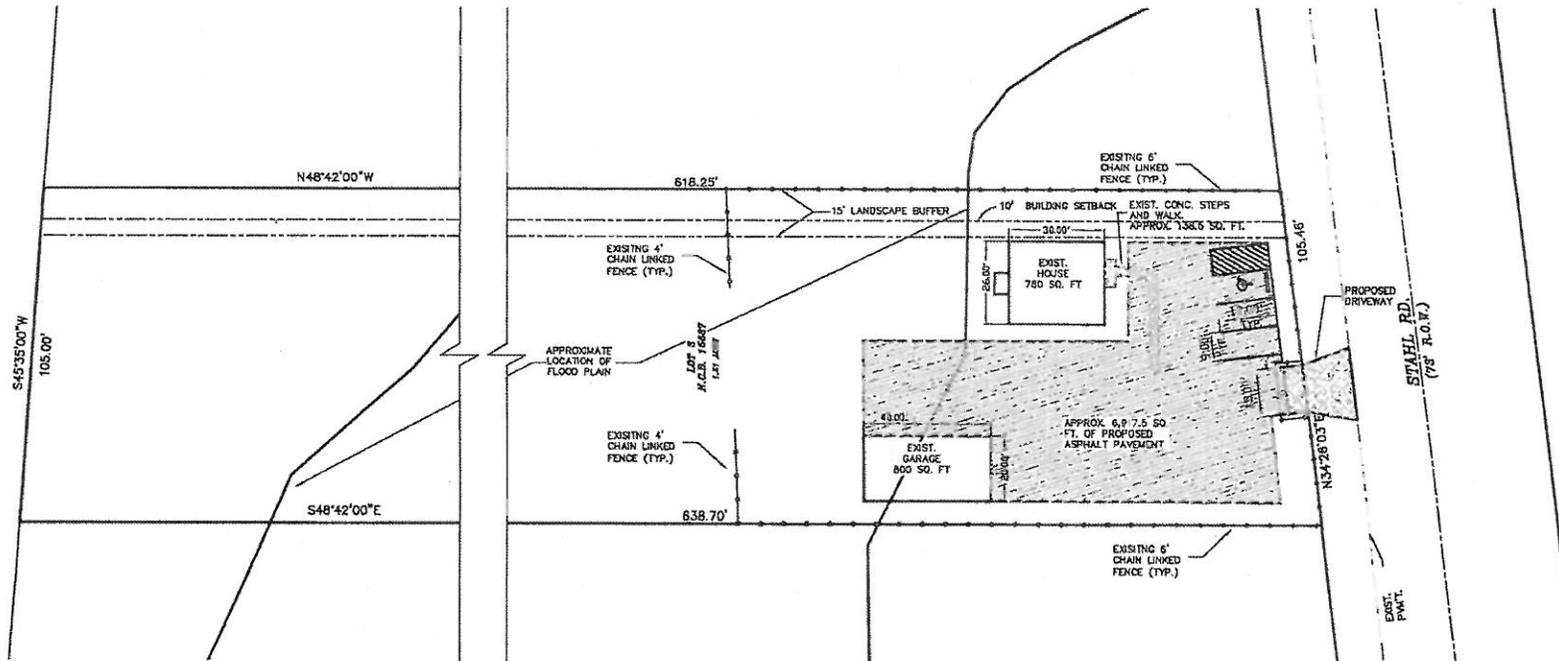
NOTE

PROPERTY IS 1.51 ACRES WITH APPROX. 0.268 ACRES OF USABLE LAND DUE TO FLOOD PLAIN.
 PROPERTY IS NOT LOCATED IN THE ERZD.
 PROPERTY IS CURRENTLY UNPAVED.
 REQUIRED PARKING IS 2.6 SPACES.
 THE PROPERTY WILL BE USED FOR AC REPAIR.

I, MANUEL VASQUEZ, 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.

LEGEND:

-  CONCRETE
-  ASPHALT PAVEMENT



IMPURVIDOUS COVER

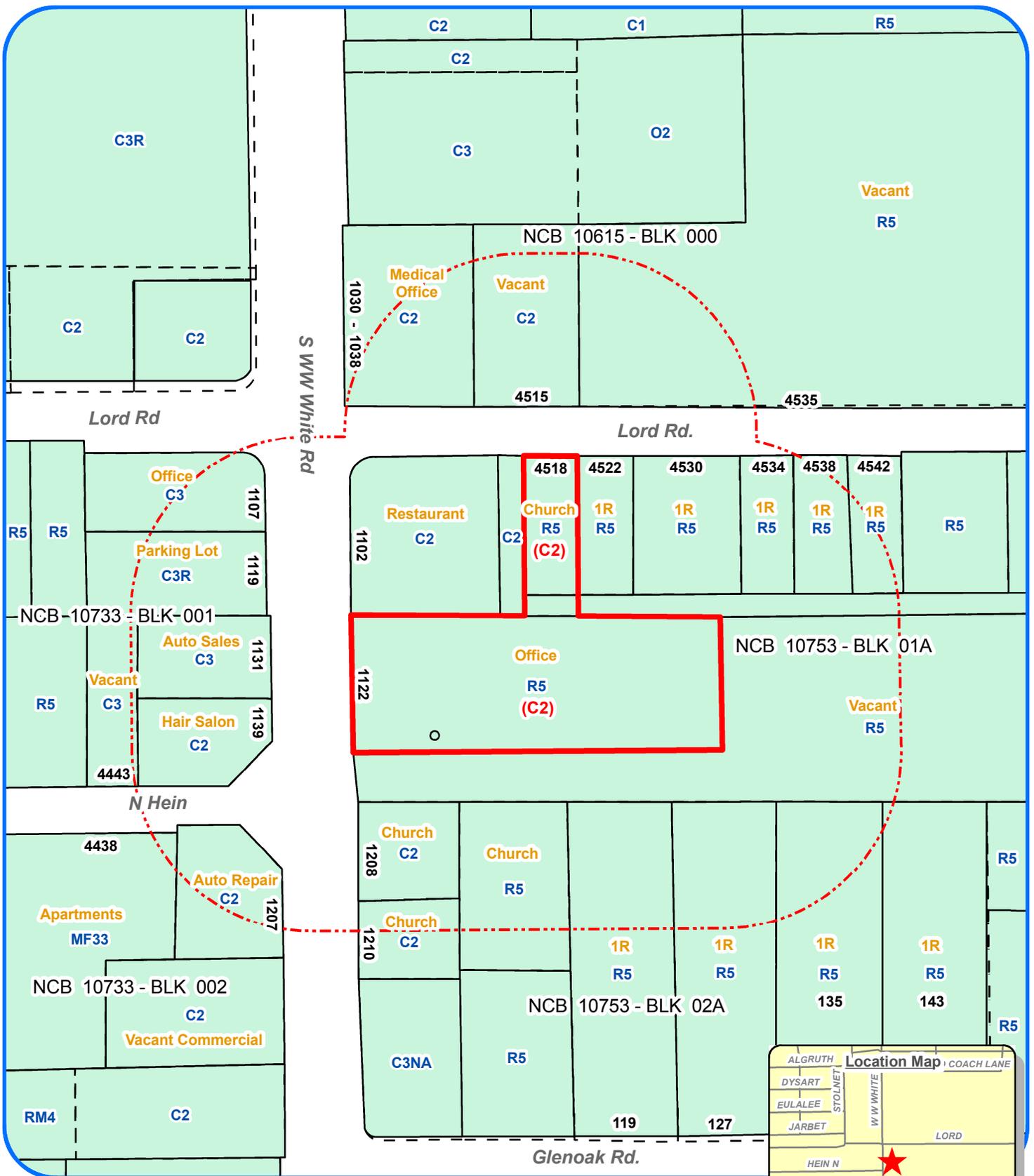
±1718.5 SQ. FT. OF EXISTING IMPURVIDOUS COVER
 ±6,917.5 SQ. FT. OF PROPOSED IMPURVIDOUS COVER.

TORRES ENGINEERING P.C.
 TYPE FIRM # P-10469
 5111 N. LOOP WEST, SUITE 1010
 SAN ANTONIO, TEXAS 78254

DATE: DEC. 12, 2012	DESIGNED BY: X.A.T.	CHECKED BY: X.A.T.	SCALE: N.T.S.	FILE NAME:
				
NO.	DATE	CONSTRUCTION	BT	

ZONING SITE PLAN EXHIBIT
 FOR TEXAS AIR MASTERS
 4197 STAHL RD.
 SAN ANTONIO, TEXAS

ZONING
 SHEET 1 OF 1



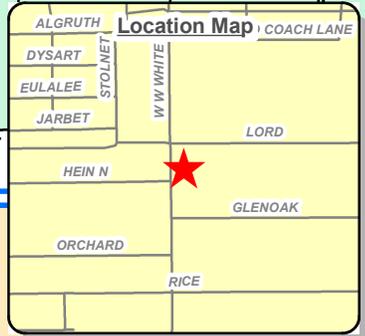
Zoning Case Notification Plan

Case Z-2013-049

Council District: 2
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 10753 - BLK 01A - LOT N 151.68 FT OF S 211.68 FT OF BLK 1A & S 184.3 FT OF 3

- Legend**
- Subject Properties (1.672 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
 (01/09/2013 - R Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013049
Hearing Date: February 5, 2013
Property Owner: W.W. White Road Church of God in Christ (by Kenneth R. Flye, Pastor & Director) and Henry Zumwalt
Applicant: W.W. White Road Church of God in Christ (by Kenneth R. Flye, Pastor & Director) and Henry Zumwalt
Representative: P.W. Christensen PC c/o Patrick W. Christensen
Location: 4518 Lord Road and 1122 South W.W. White Road
Legal Description: 1.672 acres out of NCB 10753
Total Acreage: 1.672
City Council District: 2
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case. The case has been expedited to City Council for consideration on Thursday, February 7, 2013.

Proposed Zoning Change

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

Requested Zoning: "C-2" Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Dellcrest Neighborhood Association; both the Huntleigh Park Residents Associations and the Hein-Orchard Subdivision Association are within 200 feet of the subject property.

Planning Team Members: 25 (Eastern Triangle Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The property consists of two lots that are currently developed as a church (measuring approximately 1124 square feet) and commercial structure (measuring approximately 2776 square feet). The property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North, West

Current Base Zoning: "C-3", "C-2", "O-2", "R-5"

Current Land Uses: Restaurant, dentist, grocery store, office, hair salon, auto sales, auto repair, vacant land

Direction: South, East

Current Base Zoning: "R-5", "C-2"

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

Transportation

Thoroughfare: W.W. White Road

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

Proposed Changes: None known

Thoroughfare: Lord Road

Existing Character: Secondary Arterial Type A; one lane in each direction with center turn lanes and sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 550, 551 and 26, which operate along W.W. White Road and Lord Road.

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

Parking Information: Retail Drugstore – Minimum Parking Requirement: 1 per 300 square foot GFA. Maximum Parking Requirement: 1 per 200 square foot GFA.

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 Eastern Triangle Community Plan, and is primarily designated as High Density Mixed Use in the future land use component of the plan. A small portion of the subject property is designated Public Institutional. The requested zoning is consistent with the High Density Mixed Use designation. However, the requested zoning is not consistent with the Public Institutional designation. A plan amendment has been submitted, requesting a change to the future land use designation of the entire subject property to High Density Mixed Use.

The High Density Mixed Use designation is preferred along arterial roads, in nodes or clustered together with proximity to major transit stops. Planning staff and Planning Commission recommend approval of the requested plan amendment.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested "C-2" district on neighboring properties. New construction will trigger building setbacks and a Type B 15-foot landscape buffer where the subject property abuts residential zoning and uses.

3. Suitability as Presently Zoned:

The existing "R-5" zoning district is consistent with the High Density Mixed Use future land use classification. Although the property's current zoning is consistent with zoning in the surrounding area, the property's location along a primary arterial makes future single-family residential development unlikely. Approval of the requested "C-2" district would support a pattern of development that is consistent with the commercial development along W.W. White Road.

4. Health, Safety and Welfare:

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

5. Public Policy:

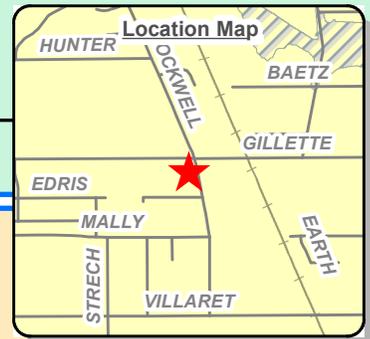
The request does not appear to conflict with any public policy objective, should the land use plan be amended.

6. Size of Tract:

The property is of sufficient size (1.672 acres) to accommodate the uses permitted in the "C-2" district, along with required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-053

Council District: 4

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11063 - BLK 088 - LOT 15A

Legend

- Subject Properties (0.250 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
(01/03/2013 - 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 #: Z2013053
Hearing Date: February 5, 2013
Property Owner: David Q. Loredo
Applicant: David Q. Loredo
Representative: David Q. Loredo
Location: 803 Rockwell
Legal Description: Lot 15A, Block 88, NCB 11063
Total Acreage: 0.2539
City Council District: 4
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Gillette Area Neighborhood Association

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115), and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is currently developed as a single-family residence, measuring approximately 440 square feet, that was constructed in 1958. The property is not platted.

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, East

Current Base Zoning: "C-2", "R-4"

Current Land Uses: Single-family residences, vacant residential, undeveloped land

Direction: South, West

Current Base Zoning: "R-4"

Current Land Uses: Single-family residences

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

Transportation

Thoroughfare: Gillette Boulevard

Existing Character: Secondary Arterial Type A: 1 lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Rockwell Boulevard

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 520, which operates along Zarzamora Street west of the subject property.

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

Parking Information: Dwelling, 4 Family – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located in the West/Southwest Sector Plan, and is designated General Urban Tier in the future land use component of the plan. The requested zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The subject property is located in an area primarily composed of single-family residential development. The residential mixed districts are typically intended for areas with a mixture of single-family, two-family, and multi-family development patterns. The requested zoning would allow an increase in density that is not typical with the surrounding neighborhood.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property and are consistent with the adopted land use designation. Although many of the surrounding properties are zoned and used for single-family residences, the majority of properties located at the intersection of Gillette and Rockwell are zoned for commercial uses. The surrounding zoning pattern and location at the intersection of an arterial and local street makes the property suitable for an increase in density.

4. Health, Safety and Welfare:

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

5. Public Policy:

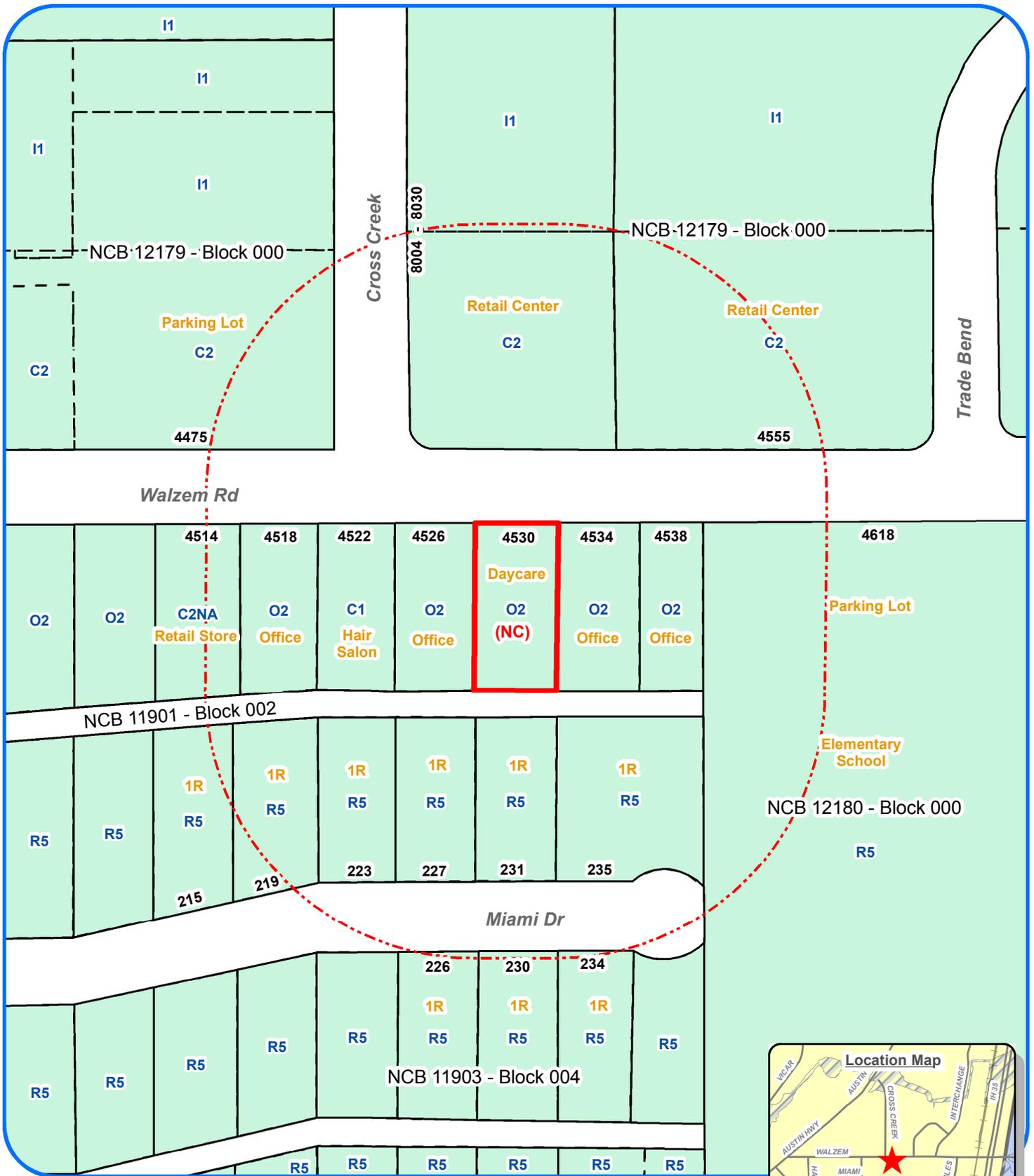
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is .2539 acres, which is of sufficient size to accommodate the uses permitted in the "RM-4" district.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-054

Council District: 2

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11901 - BLK 002 - LOT 008

Legend

- Subject Properties (0.165 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
(01/04/2013 - 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 #: Z2013054
Hearing Date: February 5, 2013
Property Owner: Lillie Beasley
Applicant: Lillie Beasley
Representative: Lillie Beasley
Location: 4530 Walzem Road
Legal Description: Lot 8, Block 2, NCB 11901
Total Acreage: 0.1653
City Council District: 2
Case Manager: Ian Benavidez, Planning Technician
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: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: None

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115), and was originally zoned "A" Residence District. In a 1980 case, the property was rezoned to "O-1" Office District (Ordinance 52739). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The property is currently developed as a day care center, measuring 1,900 square feet, that was constructed in 1956. The property was platted in 1952 (volume 3025, page 157 of the Bexar County Deed and Plat Records).

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-2", "I-1"

Current Land Uses: Retail center

Direction: South, East

Current Base Zoning: "O-2", "R-5"

Current Land Uses: Office, elementary school, single-family residences

Direction: West

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

Current Land Uses: Office, hair salon, retail store

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

Transportation

Thoroughfare: Walzem Road

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

Proposed Changes: None known

Thoroughfare: Cross Creek, Miami Drive

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 505, which operates along Walzem 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: The proposed use includes multiple services offered to those who have experienced hair loss as the result of a medical condition or treatment. Staff has determined that the nearest uses listed in the UDC are barber shop/beauty salon and office uses, which carry the same parking requirements.

Minimum Parking Requirement: 1 per 300 square feet of Gross Floor Area; Maximum Parking Allowance: 1 per 200 square feet of Gross Floor Area.

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 San Antonio International Airport Vicinity Neighborhood Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The zoning request is not consistent with the future land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Neighborhood Commercial. Planning Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The Neighborhood Commercial District is intended to provide small areas for offices, professional services, service and shop front retail uses, all designed in scale with surrounding residential uses.

3. Suitability as Presently Zoned:

The property's current "O-2" district is meant to accommodate high-rise office buildings; therefore it is not appropriate for the subject property or surrounding area. The requested "NC" district is more appropriate as it would preserve the residential character of the neighborhood while allowing several uses that are consistent with the surrounding development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Although the adopted land use plan calls for residential development on the subject property and surrounding block face, the properties' frontage on an arterial thoroughfare make future residential uses unlikely.

5. Public Policy:

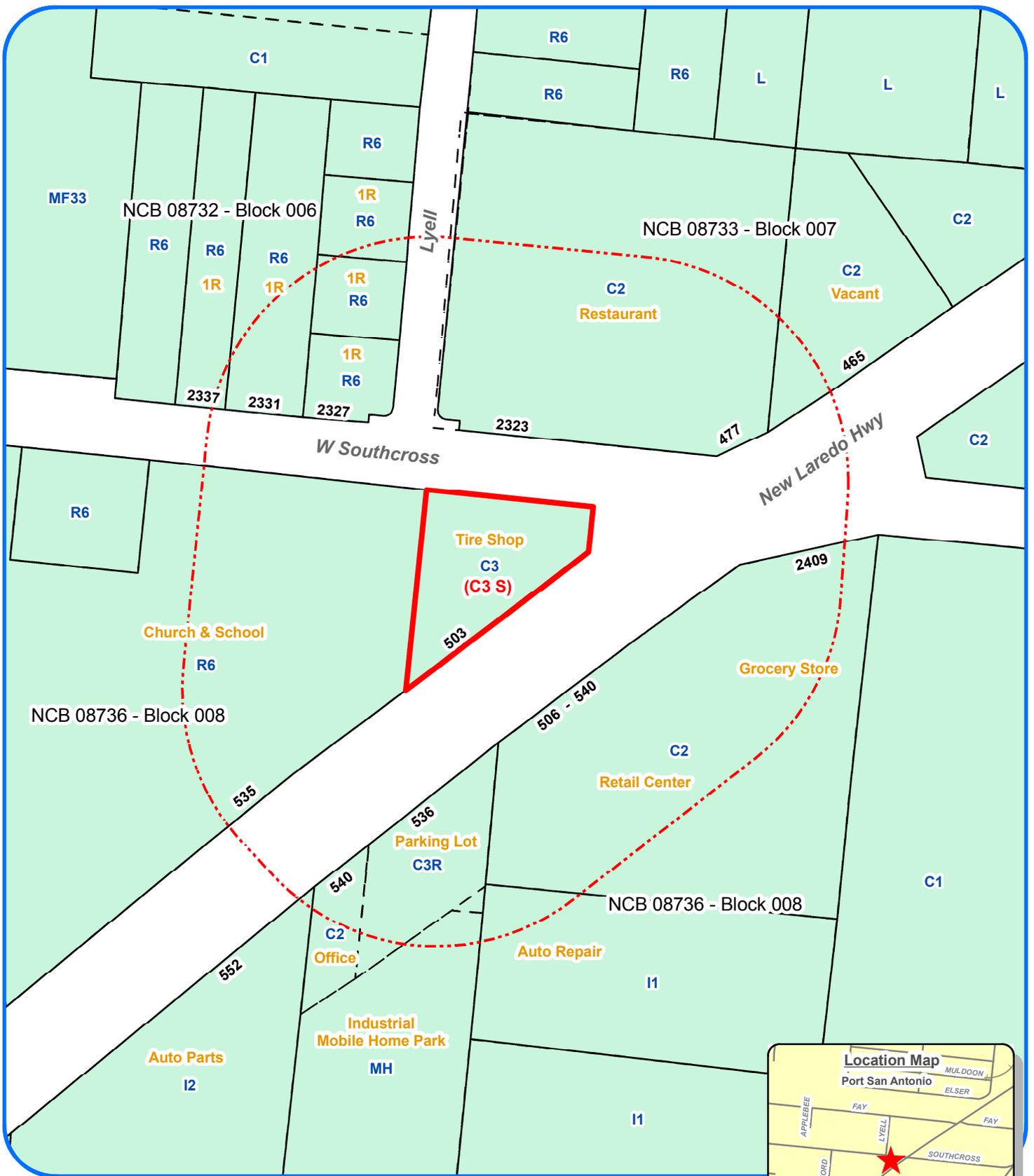
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The property is 0.1653 acres, which is large enough to accommodate the uses permitted in the "NC" district.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-055

Council District: 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 08736 - BLK 008 - LOT 032

Legend

- Subject Properties ——— (0.380 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
(01/22/2013 - 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 #: Z2013055 S
Hearing Date: February 5, 2013
Property Owner: George & Rida Daau
Applicant: Salah Diab
Representative: Salah Diab
Location: 503 New Laredo Highway
Legal Description: Lot 32, Block 8, NCB 8736
Total Acreage: 0.3805
City Council District: 5
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body

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 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: Quintana Community Neighborhood Association

Planning Team Members: 32 – Kelly South San Pueblo Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944, and originally zoned under the 1938 zoning code. In a 1997 City-initiated large-area case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The property is currently developed with a commercial structure measuring 1,860 square feet in size, and was built in 1970. The property was platted in its current configuration in 1986.

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 and West

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

Current Land Uses: Restaurant, single-family residences, church, school

Direction: South and East

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

Current Land Uses: Retail center, grocery store, parking lot, office, mobile home park, auto repair, auto parts

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; 2 lanes in each direction and a center median lane with sidewalks

Proposed Changes: None known

Thoroughfare: West Southcross Boulevard

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 515 line, which operate along New Laredo Highway and West Southcross Boulevard.

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: Parking requirements for both Auto and Light Truck Repair and Auto Paint and Body Repair are determined by the size of the structures, including service bays, wash tunnels and retail areas.

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

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

Auto and Light Truck Repair uses require an additional two parking spaces for each inside service bay.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is located within the Kelly South San Pueblo Community Plan, and is currently designated as Community Commercial in the Future Land Use Plan. The requested zoning district is inconsistent with the adopted land use plan. The applicant has submitted a Master Plan Amendment requesting a Business/Office Park designation. Planning and Community Development Department staff recommends denial of the Master Plan Amendment. The request was considered by the Planning Commission on January 23, 2013, Planning Commission recommended approval of the request.

2. Adverse Impacts on Neighboring Lands:

Granting of the Specific Use Authorization could have an adverse impact on the neighborhood. Staff believes the proposed request could disrupt the framework for potential neighborhood revitalization that is encouraged by the Community Commercial designation. Further, the configuration and small size of the property reduce the potential to mitigate any negative impacts through the use of landscape buffering or other design techniques.

3. Suitability as Presently Zoned:

The existing "C-3" district is not consistent with the adopted land use plan. Although a significant amount of intense commercial and industrial zoning and uses exist in the area, the goals of the adopted land use plan encourage redevelopment of the area, transitioning to neighborhood-scale commercial development.

4. Health, Safety and Welfare:

The subject property is currently used as auto and light truck repair. The applicant intends to keep the existing use, while adding paint and body repair services. Intensifying the zoning and uses at the intersection without providing protective measures such as landscape buffers may have negative effects on the public health, safety and welfare of the surrounding community.

5. Public Policy:

The Kelly South San Pueblo Community Plan Action Step 3.2.1 discourages an overabundance of auto-related business in the area.

6. Size of Tract:

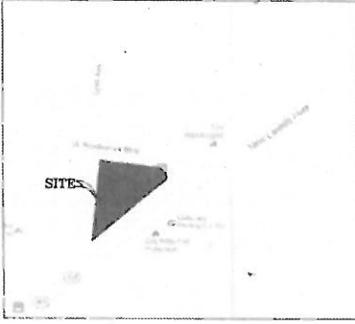
The subject property is 0.3805 of an acre in size, which may not be large enough to accommodate buffers and building setbacks sufficient to protect the neighboring properties from intense commercial use.

7. Other Factors:

According to Section 35-310.10 of the Unified Development Code; the "C-3" district is designed to provide for more intensive commercial uses, typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses. This district permits general commercial activity designed to serve the community such as repair shops, wholesale business, warehouse and limited retail sales with some outdoor display of goods.

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.

Z2013055



I, WE, GEORGE & RITA DHAU, THE PROPERTY OWNER(S), 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/WE UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE US FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

ZONING INFORMATION:

C3S
FOR AUTO
BODY & PAINT

PARKING INFORMATION:

Regular Parking Spaces	7 Spaces
BUILDING & CANOPY	2,899 S.F.
TOTAL IMPERVIOUS AREA	10,784 S.F.
TOTAL LOT AREA	16,628 S.F.

LEGEND

B.S.L. Building Setback Line
Ex. Existing
Conc. Concrete

ST. JOSEPH'S CHURCH & SCHOOL
N.C.B. 8736
BLOCK 8 LOT 7F, 9F W. IRR. 140' OF
7E & E. IRR 149.4' OF 8C

S 09°31'08" W-180.97'

CONC. WALK

14' ELECTRIC EASEMENT

EX. 1-STORY BUILDING
503 NEW LAREDO HWY
1825 SQ. FT.

EX. OVERHANG
CANOPY
1075 SQ. FT.

S 52°49'39" W-205.27'

NEW LAREDO HWY
(100' R.O.W.)

W. SOUTHCROSS BLVD
(75' R.O.W.)

CONC. WALK S 84°07'28" E-150.00'

LOT 32
BLOCK 8
N.C.B.: 8736
VOL. 9513, PG. 218

S 05°52'32" W-40.85'

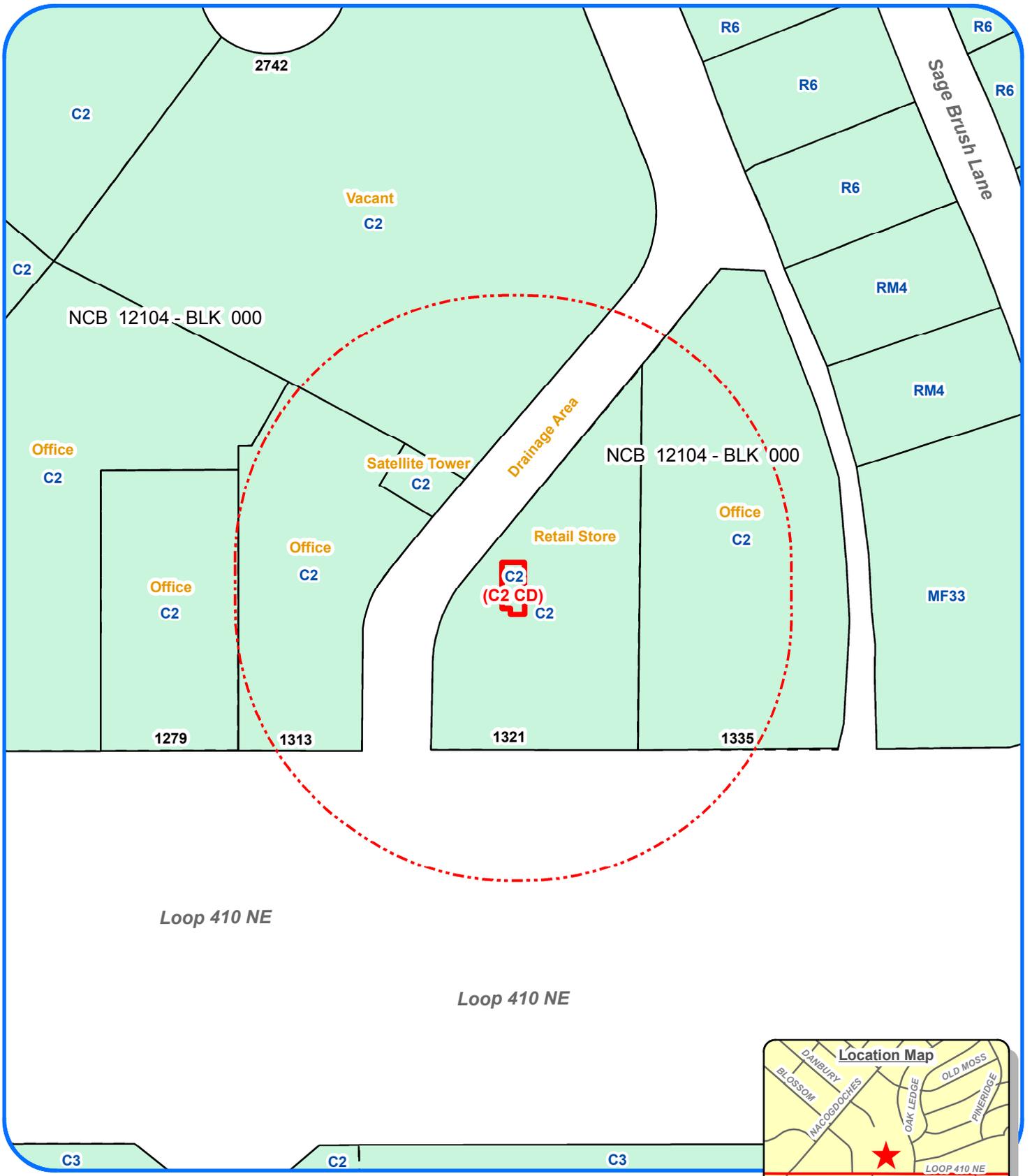
TRAFFIC BOX

Seda Consulting Engineers, Inc.
SCE

503 NEW LAREDO HWY.
Lot 32, Block 8 N.C.B. 8736
SAN ANTONIO, BEXAR COUNTY, TEXAS

SITE PLAN

DATE: 09-17-2013
SCALE: 1" = 30'
SHEET: 1 OF 1



Zoning Case Notification Plan

Case Z-2013-056 CD

Council District: 10

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 12104 - BLK 000 - LOT W IRRG 143 FT OF 5

Legend

- Subject Properties (0.014 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
(01/10/2013 - 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 #: Z2013056 CD
Hearing Date: February 5, 2013
Property Owner: SA Schmidt, Inc. (by Clark E. Boeken, President)
Applicant: Rebecca A. Roberts
Representative: Rebecca A. Roberts
Location: 1321 Northeast Loop 410
Legal Description: 0.014 of an acre out of Lot 5, NCB 12104
Total Acreage: 0.014
City Council District: 10
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor

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 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Neighborhood Associations: MacArthur Park Neighborhood Association is located within 200 feet of contiguous property owned by the subject property owner.

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property is a small portion of a larger parent tract. The larger property is developed with a multi-tenant structure measuring 6,612 square feet in size, built in 1965. The property was annexed in 1952 and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The parent tract is platted (volume 4400, page 154); but the subject property contains a single suite within the existing shopping center.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "C-2"

Current Land Uses: Undeveloped property, retail store, offices, satellite tower

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: Northeast Inner Loop 410

Existing Character: Freeway 250' – 500'

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 10, which operate along Nacogdoches Road, west 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: Tattoo Parlor/Studio – Minimum Parking Requirement: 1 vehicle space per 300 square feet GFA. Maximum Parking Requirement: 1 vehicle space per 200 square feet GFA. The property is already developed with sufficient parking to accommodate the established and proposed uses.

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 San Antonio International Airport Vicinity, and is identified as Community Commercial in the Future Land Use component of the Plan. The requested 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 surrounding properties. The majority of surrounding properties are zoned for commercial uses. The Conditional Use request applies only to a single suite within the existing shopping center.

3. Suitability as Presently Zoned:

The subject property's current "C-2" zoning is consistent with the San Antonio International Airport Vicinity Land Use Plan's 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.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.014 acres and would appear to be of sufficient size to accommodate the proposed use. Parking is available on the larger parent tract.

7. Other Factors:

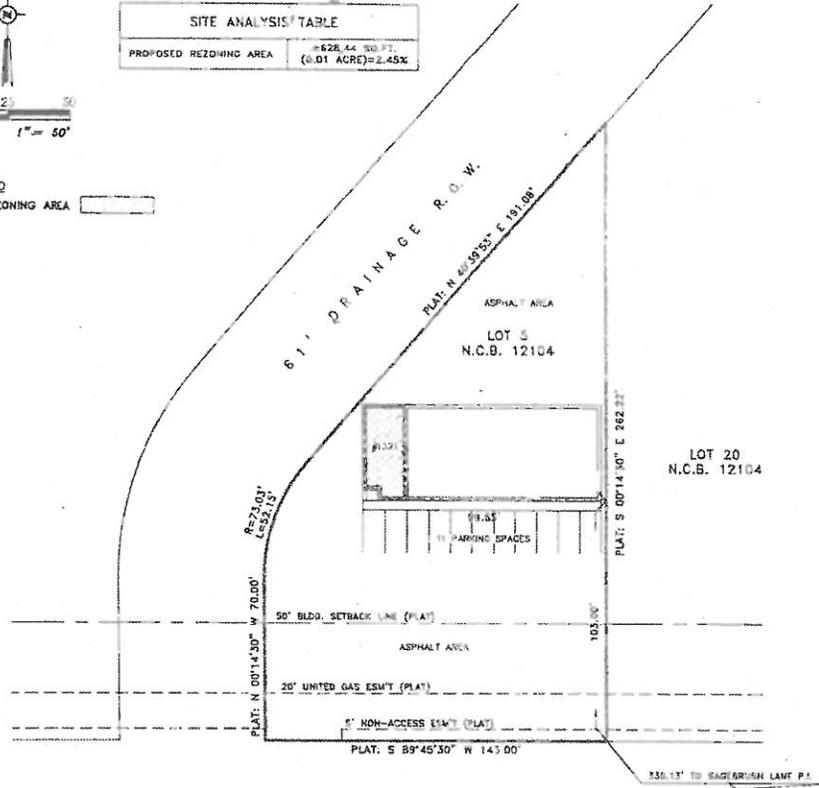
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

OAK FOREST ESTATES, UNIT 4

SITE ANALYSIS TABLE	
PROPOSED REZONING AREA	= 628.44 SQ. FT. (0.01 ACRE) = 2.45%

SCALE: 1" = 50'

PLAT LEGEND
PROPOSED REZONING AREA



INTERSTATE HIGHWAY LOOP 410
(300' RIGHT-OF-WAY)

- NOTES:
- 1.) 100% IMPERVIOUS COVER FOR THE PROPERTY REZONED.
 - 2.) REZONING TO C-2 CONDITIONAL (TATTOO SHOP)
 - 3.) Parking spaces in retail shopping center where tattoo shop is located.

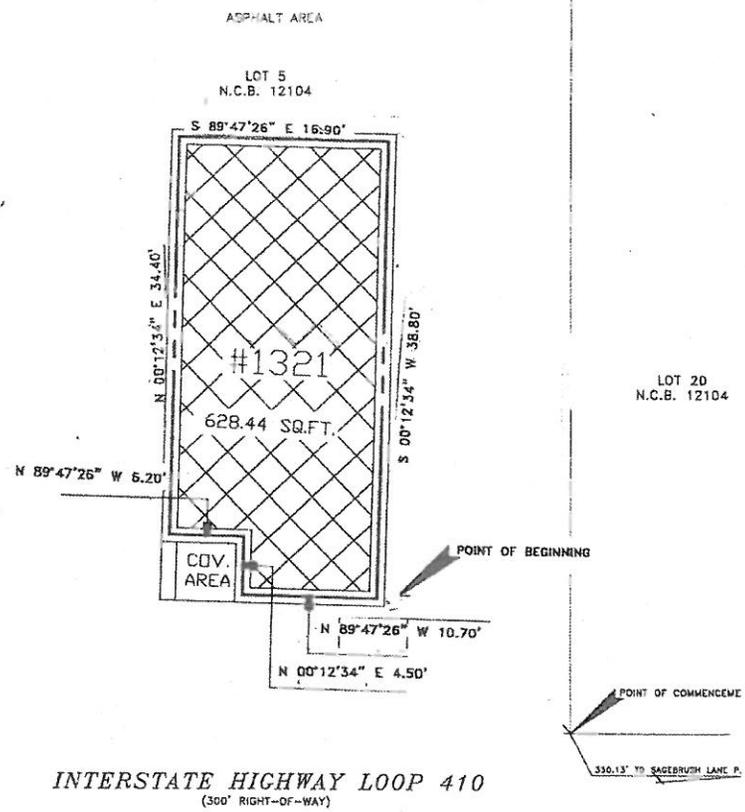
LOT PORTION OF LOT 5 NEW CITY BLOCK 12104
SUBDIVISION OAK FOREST ESTATES, UNIT 4
VOLUME 6100 PAGE 11 DEED & PLAT RECORDS
ADDRESS: 1321 N.E. LOOP 410
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
D.B. F.S. S.B. A.O.

Clark G. Boelen 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.

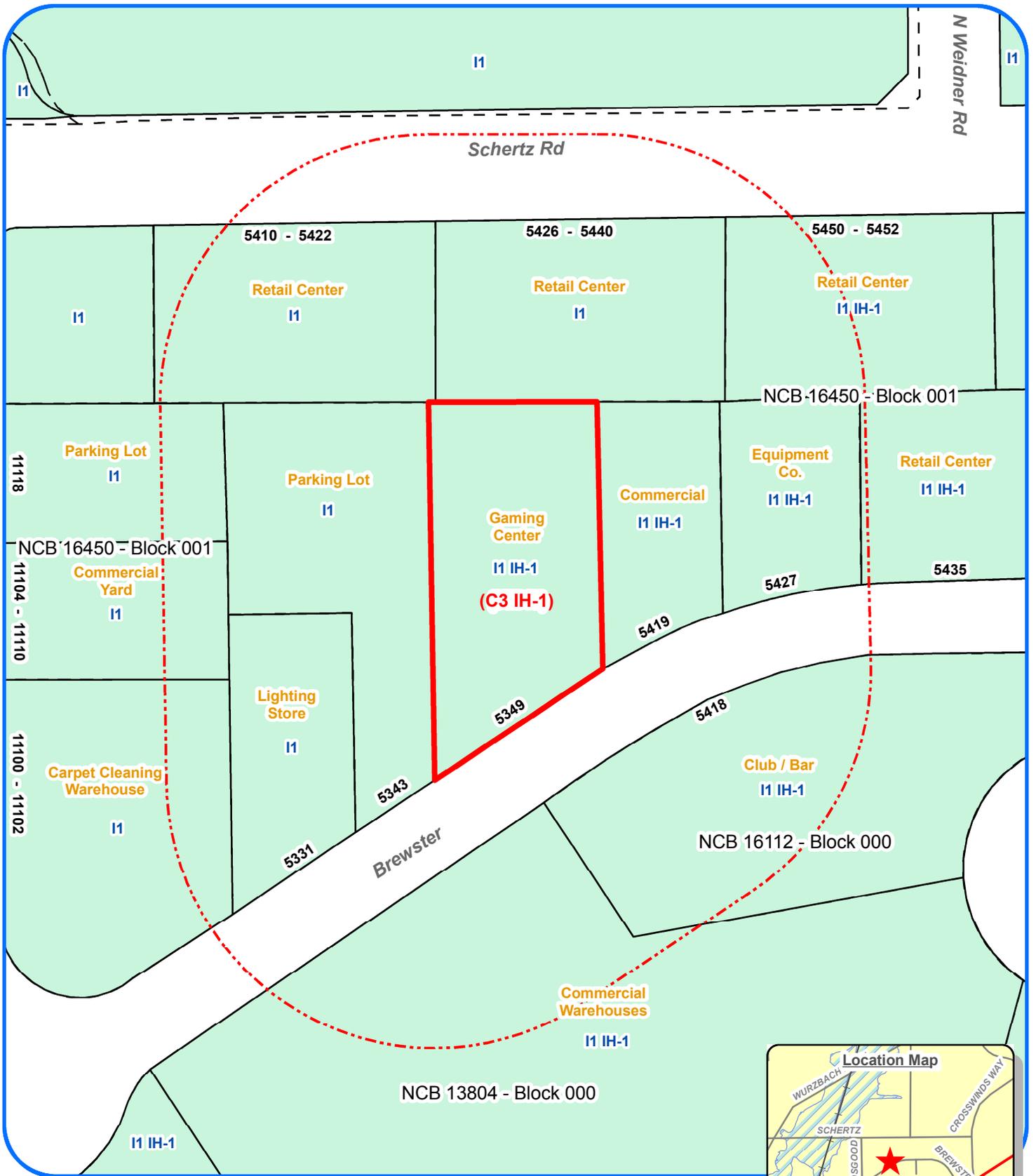
CROSS BRANCH
SURVEYING
1278 N.E. LOOP 410, BOX 9
SAN ANTONIO, TEXAS 78217
(210) 826-1182
CROSS BRANCH SURVEYING DOES NOT
MAKE OR WARRANT ANY FLOOD HAZARD
DETERMINATION.

DETAIL

SCALE: 1" = 10'



22013056



Zoning Case Notification Plan

Case Z-2013-058

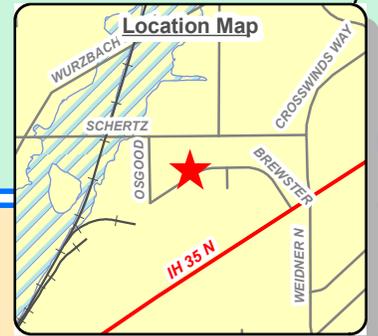
Council District: 10

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 16450 - BLK 001 - LOT 016

Legend

- Subject Properties (0.692 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
(01/22/2013 - 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 #: Z2013058

Hearing Date: February 5, 2013

Property Owner: ROFFA, LLC (by Robert & Yaffa Alis, Partners)

Applicant: Joe Cisneros (dba Time Out Amusements)

Representative: Ruben Cadena, Jr.

Location: 5349 Brewster; on the north side of Brewster, between Interstate Highway 35 and Osgood Drive

Legal Description: Lot 16, Block 1, NCB 16450

Total Acreage: 0.6925

City Council District: 10

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

Current Zoning: "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor 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 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: None

Planning Team Members: 41- North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed by the city in 1964, and was originally zoned “Temp A” Temporary Single Family Residence District. In a 1967 case, the property was rezoned 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 was platted into its current configuration in 1977 (volume 7900, pages 118 of the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District, the subject property is currently developed with commercial structure measuring approximately 10,200 square feet in size that was built in 1975..

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, south, east and west

Current Base Zoning: “I-1” and “I-1 IH-1”

Current Land Uses: Retail center, lighting store, carpet cleaning warehouse, commercial warehouses, equipment company, club/bar and parking lot

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

The Northeast Gateway Corridor District (“IH-1”) provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a coordinated development scheme for the Corridor. A Certificate of Compliance review is performed by the Planning & Community Development Department.

Transportation

Thoroughfare: Brewster and Schertz Road

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

Proposed Changes: None known

Public Transit: There are no public transit lines in 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 UDC does not list parking requirements specifically for party/reception halls. The closest listing similar to a party/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).

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 North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no adverse impacts on neighboring lands. The subject property is located in an area accustomed and situated for more intense uses and a higher volume of traffic. The proposed party/reception hall will not impede on the uses of neighboring properties. The proposed use will coincide with the existing uses in the area.

3. Suitability as Presently Zoned:

Although the existing “I-1” district is not consistent with the adopted land use plan, the property is located within an established industrial/business park. The surrounding blocks consist of commercial and industrial uses.

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:

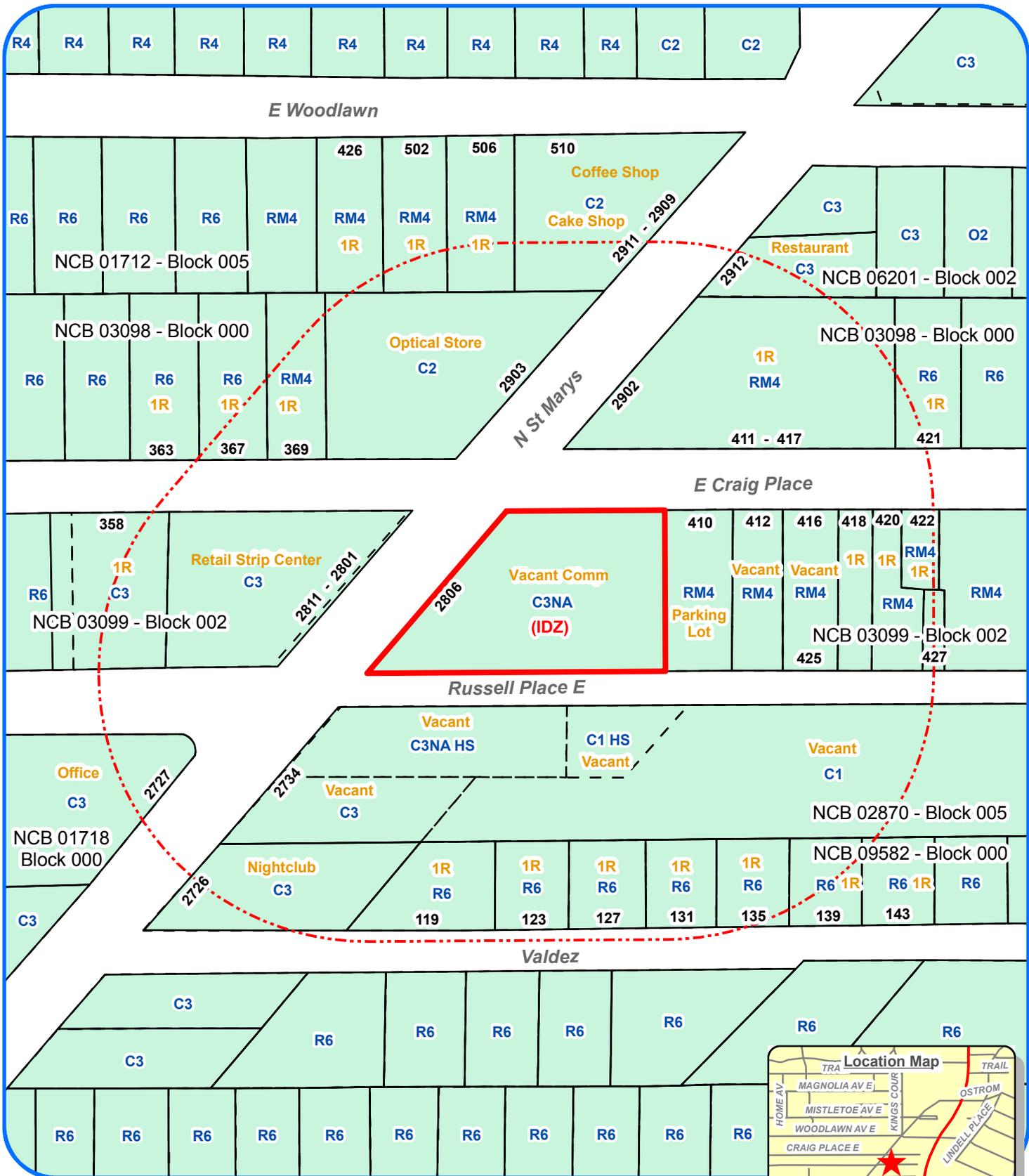
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is .6925 acres in size, which should be able to reasonably accommodate the proposed party/reception hall and required parking.

7. Other Factors:

Although overlay districts do not typically include use regulations, the “IH-1” Northeast Gateway Corridor Overlay District prohibits the establishment of any new sexually oriented business.



Zoning Case Notification Plan

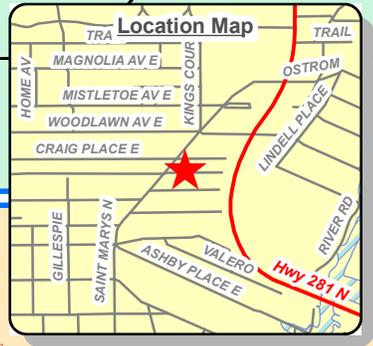
Case Z-2013-059

Council District: 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 3099 - BLK 002 - 0.47 of an acre out of Lots 85 & 86

- Legend**
- Subject Properties ——— (0.470 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
(01/14/2013 - 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 #: Z2013059
Hearing Date: February 5, 2013
Property Owner: Macnak Living Trust 2000
Applicant: Woolridge Finance, LLC
Representative: Malcolm T. Hartman
Location: 2806 North St. Mary's Street
Legal Description: 0.47 of an acre out of Lots 85 and 86, Block 2, NCB 3099
Total Acreage: 0.47
City Council District: 1
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Nightclub without cover charge 3 or more days per week, and Microbrewery

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 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: The Tobin Hill Community Association

Planning Team Members: 13 (Tobin Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a commercial structure measuring 2,488 square feet. According to the Bexar County Appraisal District, the commercial structure was constructed in 1955.

The property is located within the City Limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. In a 1995 case, the property was rezoned to "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales District. The property is not platted in its current configuration.

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: "RM-4" and "C-2"

Current Land Uses: Single-Family Residences, Optical Store, Bakery and Coffee Shop

Direction: South

Current Base Zoning: "R-6", "C-1" and "C-3"

Current Land Uses: Single-Family Residences, Vacant Land and a Nightclub

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Parking Lot, Vacant Land and Single-Family Residences

Direction: West

Current Base Zoning: "C-3" and "R-6"

Current Land Uses: Retail Strip Center, Office and 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: North St. Mary's Street

Existing Character: Collector; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: East Craig Place and East Russell Place

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 8 line, which operates along North St. Mary's Street.

Traffic Impact: A Traffic Impact Analysis has been waived for the following reason: IDZ zoning is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements are determined by use, and often size of the development. The zoning application refers generally to commercial uses. Therefore, staff cannot calculate the amount of parking that would be required of such a development. The "IDZ" Infill Development Zone District eliminates off-street vehicle parking requirements.

Although "IDZ" waives minimum parking requirements, the proposed uses listed in the rezoning application would normally be required to meet the following parking standards:

Alcohol – bar/tavern or nightclub- Minimum Parking Requirement: 1 space per 100 square feet of GSF. Maximum Parking Requirement: 1 space per 75 square feet of GSF. Parking requirements for a nightclub or bar/tavern are determined by the building area gross square footage, which includes accessory uses such as offices, kitchens, restrooms, storage areas, mechanical and dressing rooms.

Alcohol – microbrewery - Minimum Parking Requirement: 1 per 2 seats. Maximum Parking Requirement: 1 per 1.5 seats.

Staff Analysis and Recommendation: Approval of “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District. Denial of the request for a Bar/Tavern without cover charge 3 or more days per week, Nightclub without cover charge 3 or more days per week, and Microbrewery

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is designated as Low Density Mixed Use in the future land use component of the plan. The Low Density Mixed Use designation includes a mix of low intensity residential and commercial uses. The requested “IDZ” base zoning district is consistent with the adopted land use plan.

The subject property is also located within the “North St. Mary’s Street Corridor” a sub-area within the Tobin Hill Neighborhood Plan, which encourages the creation of a walkable corridor with restaurants, art galleries, and retail shops that focus on neighborhood uses.

The current “C-3NA” zoning district is not consistent with the Low Density Mixed Use designation.

2. Adverse Impacts on Neighboring Lands:

Although a significant amount of intense zoning and uses exist along North St. Mary’s Street, they are the result of out-dated zoning practices. The adjacent properties to the south and west (fronting along North St. Mary’s Street) have similar or more intense zoning districts, and thus the requested rezoning will have no adverse impact on these properties. However, the properties immediately to the west and east have single-family residential uses.

The proposed bar/tavern, nightclub and microbrewery may have an adverse impact on the residential properties to the west and east due to increased traffic and noise generated by such intense commercial uses. While staff recognizes that other bar and nightclub uses exist along North St. Mary’s Street, an increase of this type of use may have a detrimental impact on the single-family residential uses located within the area.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The current intense commercial zoning is the result of out-dated zoning practices that were once common. Current zoning practices would not place intense commercial zoning near established residential neighborhoods. The “C-3” zoning district typically allows Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of highways and major arterials. North St. Mary’s Street is an established commercial corridor, but is not a major arterial thoroughfare; therefore, commercial development should be limited in scale and intensity.

4. Health, Safety and Welfare:

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

5. Public Policy:

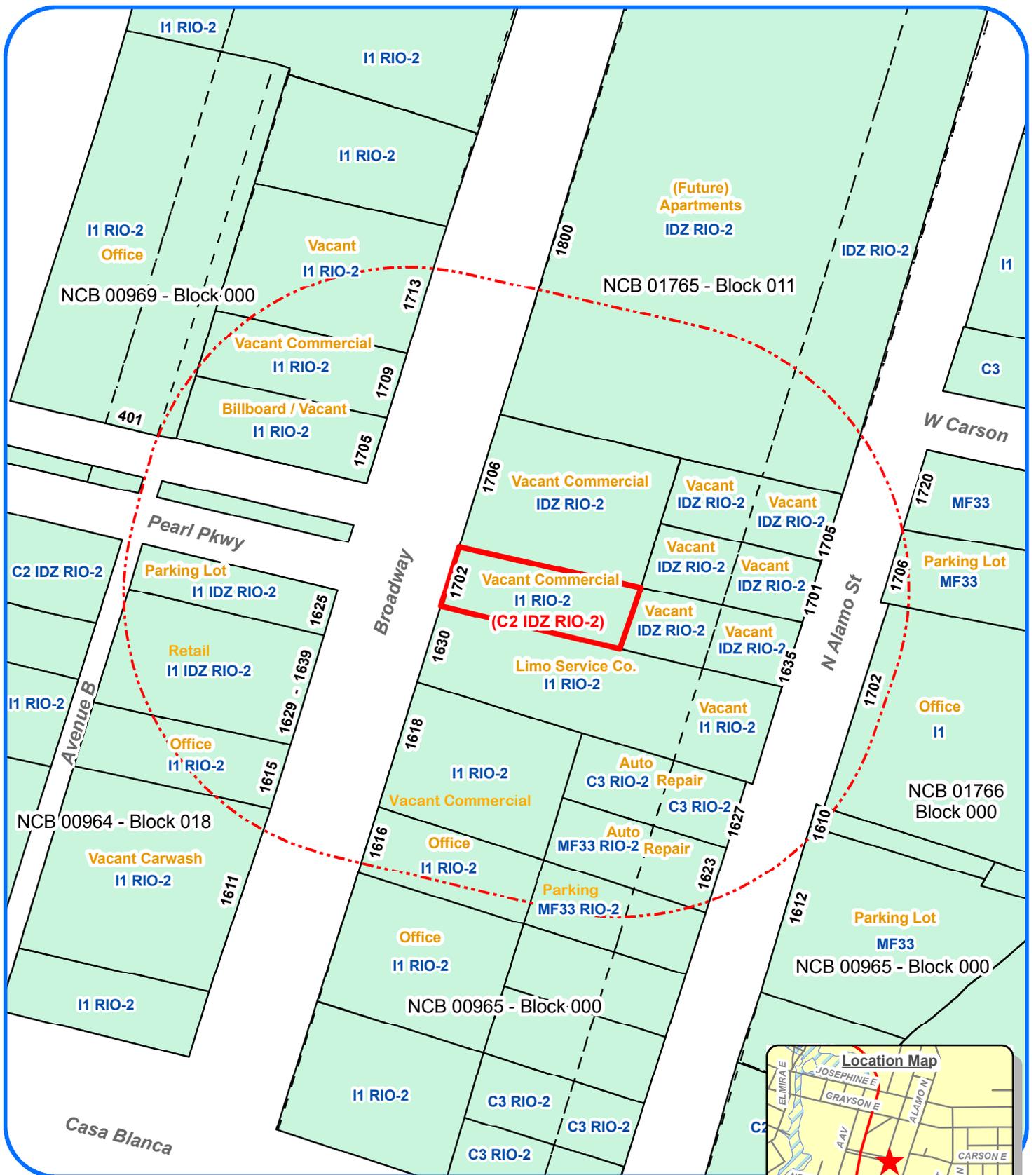
Although the requested “IDZ” base zoning district conforms to the Tobin Hill Neighborhood Plan, the additional “C-3” commercial uses are not consistent with the Low Density Mixed Use designation.

6. Size of Tract:

The subject property is 0.470 acres and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district.

7. Other Factors:

Goal 5 of the Tobin Hill Neighborhood Plan encourages development that is compatible with “existing development and encourage design that takes into account the existing character and scale of the neighborhood”. It also has the objective to “promote development and businesses that are diverse, neighborhood-oriented and meet the needs of the neighborhood”.



Zoning Case Notification Plan

Case Z-2013-060

Council District: 2

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01765 - BLK 011 - LOT 018

Legend

- Subject Properties (0.150 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
(01/14/2013 - 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 #: Z2013060

Hearing Date: February 5, 2013

Property Owner: McManus Family Trust (by Brent McManus, Trustee)

Applicant: Steve Newman

Representative: Steve Newman

Location: 1702 Broadway

Legal Description: Lot 18, Block 11, NCB 1765

Total Acreage: 0.1504

City Council District: 2

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay-2 Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ RIO-2 AHOD" Commercial Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: Government Hill Alliance Neighborhood Association

Planning Team Members: 10 (Government Hill Neighborhood Plan)

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938 and was originally zoned "K" 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 is currently developed as restaurant measuring approximately 1,750 square feet in size. The property is platted (volume 368, page 345).

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

Adjacent Zoning and Land Uses

Direction: Southwest

Current Base Zoning: "I-1" General Industrial District, "C-3" General Commercial District

Current Land Uses: Limo Service and Vacant Building

Direction: Northeast and Southeast

Current Base Zoning: "IDZ" Infill Development Zone District

Current Land Uses: Vacant Building, Apartments and Vacant Land

Direction: Northwest across Broadway

Current Base Zoning: "I-1" General Industrial District and "C-2" Commercial District

Current Land Uses: Office, Restaurant, Retail Store, Parking Lot

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

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

Transportation

Thoroughfare: Broadway

Existing Character: Primary Arterial Type B; 3 lanes in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the 9, 10, and 14, which operate along Broadway.

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

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements. Although "IDZ" waives minimum parking requirements, the requested restaurant use would normally be required to meet the following parking standards:

Food - Restaurant or Cafeteria - Minimum Parking Requirement: 1 per 100 square feet of GFA. **Maximum Parking Requirement:** 1 per 40 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 located within the Government Hill Neighborhood Plan and is designated as Mixed Use in the future land use component of the plan. The Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The requested "C-2" zoning district is consistent with the adopted land use plan. The Government Hill Neighborhood Plan encourages the creation of attractive and pedestrian and bicycle friendly environment.

The subject property is also located within the Midtown Brackenridge TIRZ Master Plan, and is identified as part of the Midtown neighborhood urban core, which encourages community retail, services, offices, urban residential, restaurants, and entertainment uses. The "IDZ" zoning district is consistent with the encouraged development pattern in the plan.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing "I-1" zoning district is not appropriate for the subject property. The General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses. The subject property is located just north of downtown and in close proximity to high-intensity mixed-use redevelopment along Broadway, North Alamo Street, and East Grayson Street.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

5. Public Policy:

The requested "C-2 IDZ" Commercial Infill Development Zone District is consistent with the adopted land use designation, which is a component of the City's Master Plan. Goal 4: Support existing businesses in the neighborhood and create and provide opportunities for future businesses.

6. Size of Tract:

The subject property is 0.1504 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district.

7. Other Factors:

The "C-2" district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial. Outdoor storage and display of merchandise are prohibited except for outdoor dining.

Although the property's current "I-1" zoning is consistent with zoning in the surrounding area, the area is transitioning from industrial uses to lower-intensity redevelopment including residential/commercial mixed-use projects. The requested "IDZ" district allows uses more in character with surrounding development than the existing industrial district.