

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, February 7, 2012
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	David Christian – District 7
Gerard Clancy – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Rachel Flores – District 5	Brenna Nava – District Mayor
Billy J. Tiller – District 8 Chairman	

1. **12:45 PM** – Work Session – discussion of policies and administrative procedures, and any items for consideration on the agenda for February 7, 2012
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of January 17, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012043 (Council District 4):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on a 14.82 acre tract of land out of NCB 14494. Southwest Loop 410 and Freeport Road.
7. **ZONING CASE NUMBER Z2012044 (Council District 4):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on a 24.89 acre tract of land out of NCB 14492 and NCB 14494. Southwest Loop 410 and Freeport Road.

8. **ZONING CASE NUMBER Z2012045 (Council District 4):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on a 6.95 acre tract of land out of NCB 14494. Southwest Loop 410.
9. **ZONING CASE NUMBER Z2011193 (Council District 5):** A request from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 1.1524 acres out of Lots 54, 55, 56 and 97 and a portion of Tract 55, NCB 7895. 1022 Commercial Avenue, 718 and 722 Stonewall.
10. **ZONING CASE NUMBER Z2012013 (Council District 1):** A request for a change in zoning from “MF-33 CD NCD-2 AHOD” Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for an Office to “O-1 NCD-2 AHOD” Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 16, 17, 18, 19 and 20, Block 13, NCB 6435. 402 West Gramercy Place aka 2611 San Pedro Avenue.
11. **ZONING CASE NUMBER Z2012041 S (Council District 6):** A request for a change in zoning from “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “C-3 S GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Helistop on Lot 3 and Lot 5, Block 50, NCB 17642. 10811 Town Center Drive.
12. **ZONING CASE NUMBER Z2012050 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lot 1 except the northeast triangular 10 feet and the east 15 feet of Lot 2, Block 3, NCB 7866. 602 Fitch Street.
13. **ZONING CASE NUMBER Z2012052 (Council District 3):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-1” Light Commercial District on Lot A, NCB 10838 (3.02 Acre Tract). 4343 Chandler Road.
14. **ZONING CASE NUMBER Z2012054 (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on the south 93 feet of Lot 4, Block 219, NCB 3946. 1827 West Hildebrand Avenue.
15. **ZONING CASE NUMBER Z2012055 (Council District 2):** A request for a change in zoning from “I-1 EP-1” General Industrial Facility Parking/Traffic Control District to “C-2 EP-1” Commercial Facility Parking/Traffic Control District on Lot 6, Block 11, NCB 1186. 623 Seguin Street.
16. Briefing on the proposed Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay District (MC-3).

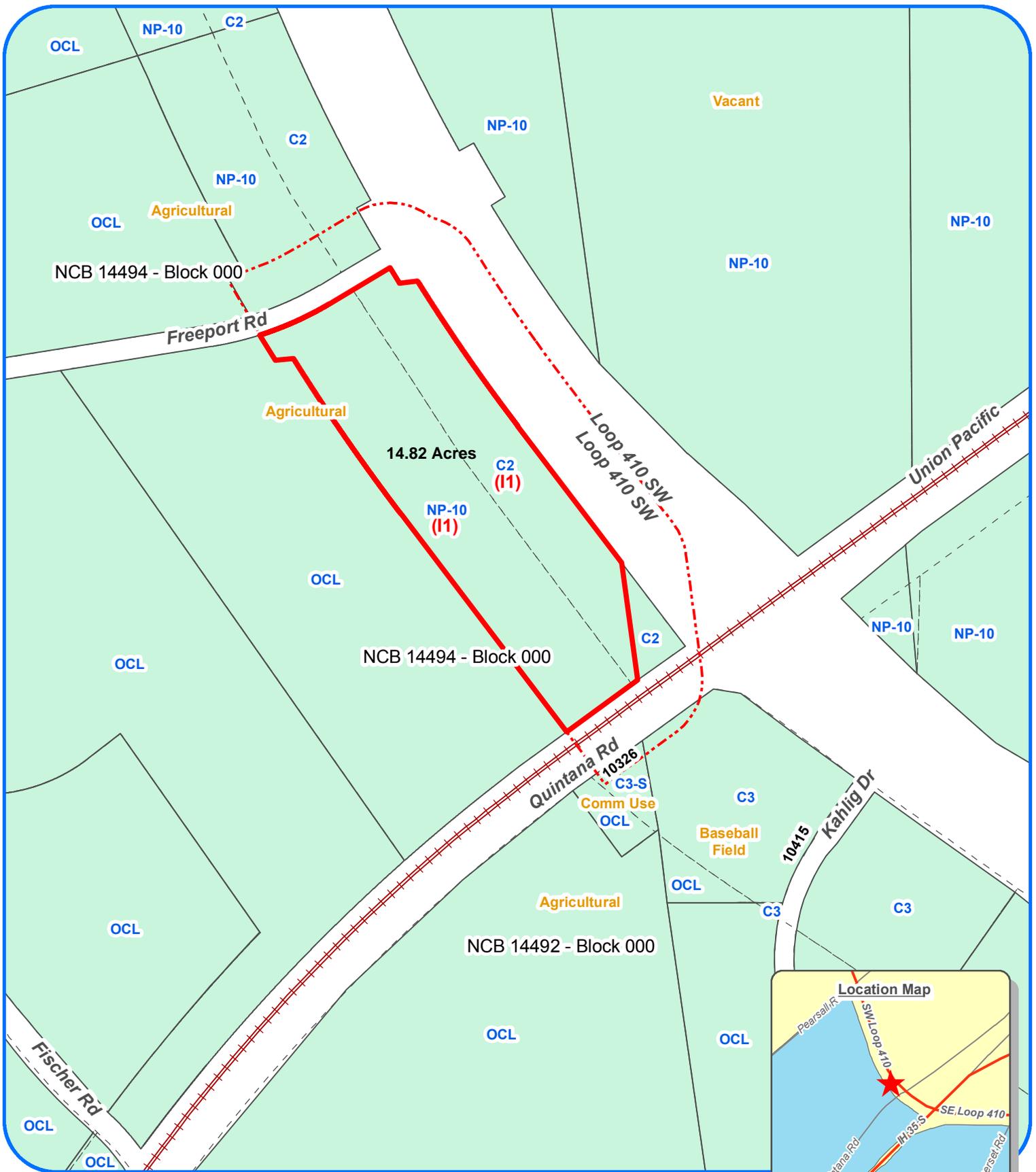
17. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
18. **ADJOURNMENT.**

Accessibility Statement

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

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

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



Zoning Case Notification Plan

Case Z-2012-043

Council District 4
 Scale: 1" approx. = 400 ft.

Legend

- Subject Properties ——— (14.82 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
 (01/03/2012 - E Hart)

Subject Property Legal Description(s): A Portion of NCB 14494 - Block 000 - Parcels P-17A , P-17B and P-18A and CB 4301 - Parcel P-18A

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012043

Hearing Date: February 7, 2012

Property Owner: LPC Freeport Centre, LP

Applicant: Kimley-Horn and Associates, Inc. (Brian J. Parker)

Representative: Kimley-Horn and Associates, Inc. (Brian J. Parker)

Location: Intersection of Southwest Loop 410 and Freeport Road

Legal Description: A 14.82 acre tract of land out of NCB 14494

Total Acreage: 14.82

City Council District: 4

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. This request was continued from the January 17, 2012 Zoning Commission Public Hearing per request of the applicant.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial 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 4, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Neighborhood Associations: None

Planning Team Members: 30 (United Southwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The subject property was annexed in December of 1988 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In a 1989 zoning case the property was rezoned to "RA" Residence-Agriculture District and "B-2" Business District. Upon adoption of the

2001 Unified Development Code, the previous base zoning district converted to "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: Southwest
Current Base Zoning: Outside City Limits
Current Land Uses: Vacant Land

Direction: Northwest across Freeport Road
Current Base Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District
Current Land Uses: Vacant Land

Direction: Northeast
Current Base Zoning: Southwest Loop 410
Current Land Uses: Expressway

Direction: Southeast
Current Base Zoning: Union Pacific Railroad
Current Land Uses: Railroad

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

Transportation

Thoroughfare: Southwest Loop 410
Existing Character: Expressway
Proposed Changes: None known.

Thoroughfare: Freeport Road
Existing Character: Collector Street (60 foot) one lane in each direction.
Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the United Southwest Communities Plan and is currently designated as "Light Industrial". Light Industrial includes a mix of manufacturing uses, business park and limited

retail/service uses that serve the industrial uses. Corresponding zoning districts: "BP", "L", "MI-1" and "I-1". Therefore, the "I-1 AHOD" General Industrial Airport Hazard Overlay District is consistent with the United Southwest Communities Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the "I-1 AHOD" General Industrial Airport Hazard Overlay District will not have an adverse impact on the neighboring lands. The property to the southwest is undeveloped and located outside the municipal limits of the City of San Antonio and not subject to the existing zoning code.

3. Suitability as Presently Zoned:

The current "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District is not appropriate for the area. The "I-1 AHOD" General Industrial Airport Hazard Overlay District is appropriate and consistent with current uses in the area. The location of different land uses is based on existing uses, community discussions, the Unified Development Code and policies from the City's Master Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The Land Use Plan identifies the preferred land development pattern for the United Southwest Communities.

5. Public Policy:

The request does not appear to conflict with any established public policy. Consistent with the Goals of the United Southwest Communities Plan.

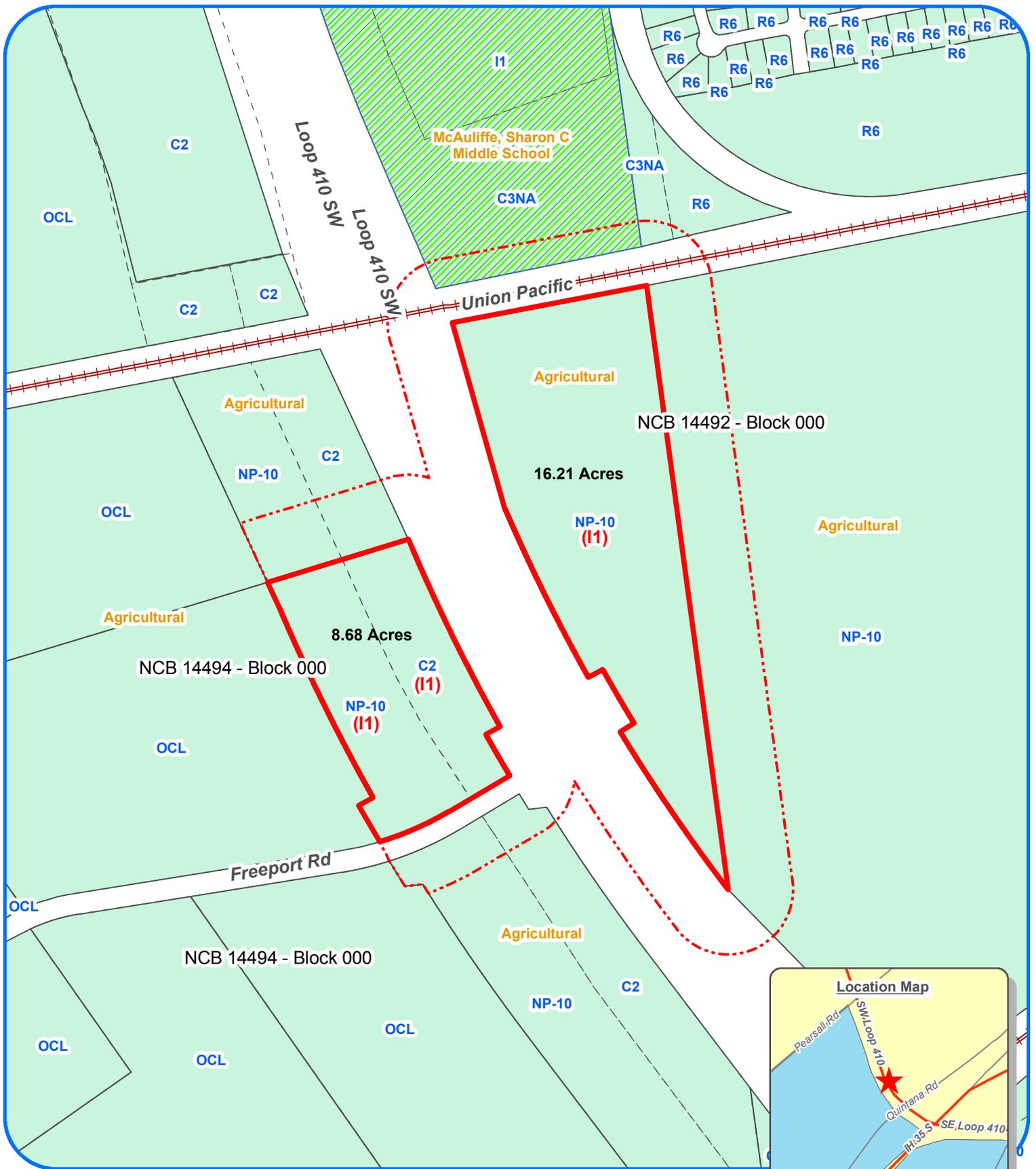
6. Size of Tract:

The property is of sufficient size to accommodate the proposed industrial park and required parking (Freeport Business Centre-West).

7. Other Factors:

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The Freeport Business Centre Subdivision Preliminary Overall Area Development Plan #334 was accepted by the City of San Antonio on October 7, 1992. The 499 acre Freeport Business Centre was approved for orderly development and concentration of industrial and manufacturing uses.



Zoning Case Notification Plan

Case Z-2012-044

Council District 4

Scale: 1" approx. = 400 ft.

Subject Property Legal Description(s): NCB 14492 - Block 000 - Parcel P-17 and

Portions of NCB 14492 - Block 000 - Parcels P-17, P-18 and CB 4301 P-17 and P-18

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

Legend

- Subject Properties ——— (24.89 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
(01/03/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012044

Hearing Date: February 7, 2012

Property Owner: LPC Freeport Centre, LP

Applicant: Kimley-Horn and Associates, Inc. (Brian J. Parker)

Representative: Kimley-Horn and Associates, Inc. (Brian J. Parker)

Location: Intersection of Southwest Loop 410 and Freeport Road

Legal Description: A 24.89 acre tract of land out of NCB 14492 and NCB 14494

Total Acreage: 24.89

City Council District: 4

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. This request was continued from the January 17, 2012 Zoning Commission Public Hearing per request of the applicant.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial 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 4, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Southwest Community Association

Planning Team Members: 30 (United Southwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The subject property was annexed in December of 1988 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In a 1989 zoning case the property was rezoned to "RA" Residence-Agriculture District and "B-2" Business District. Upon adoption of the

2001 Unified Development Code, the previous base zoning district converted to "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses (8.68 acre tract)

Direction: Southwest
Current Base Zoning: Outside City Limits
Current Land Uses: Vacant Land

Direction: Southwest across Freeport Road
Current Base Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District
Current Land Uses: Vacant Land

Direction: Northeast
Current Base Zoning: Southwest Loop 410
Current Land Uses: Expressway

Direction: Northwest
Current Base Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District
Current Land Uses: Vacant Land

Adjacent Zoning and Land Uses (16.21 acre tract)

Direction: East
Current Base Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District
Current Land Uses: Vacant Land

Direction: North
Current Base Zoning: Union Pacific Railroad
Current Land Uses: Railroad

Direction: Southwest
Current Base Zoning: Southwest Loop 410
Current Land Uses: Expressway

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

Transportation

Thoroughfare: Southwest Loop 410
Existing Character: Expressway
Proposed Changes: None known.

Thoroughfare: Freeport Road
Existing Character: Collector Street (60 foot) one lane in each direction.
Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the United Southwest Communities Plan and is currently designated as "Light Industrial". Light Industrial includes a mix of manufacturing uses, business park and limited retail/service uses that serve the industrial uses. Corresponding zoning districts: "BP", "L", "MI-1" and "I-1". Therefore, the "I-1 AHOD" General Industrial Airport Hazard Overlay District is consistent with the United Southwest Communities Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the "I-1 AHOD" General Industrial Airport Hazard Overlay District will not have an adverse impact on the neighboring lands. The 8.68 acre adjacent tract is undeveloped and located outside the municipal limits of the City of San Antonio and not subject to the existing zoning code.

3. Suitability as Presently Zoned:

The current "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District is not appropriate for the area. The "I-1 AHOD" General Industrial Airport Hazard Overlay District is appropriate and consistent with current uses in the area. The location of different land uses is based on existing uses, community discussions, the Unified Development Code and policies from the City's Master Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The Land Use Plan identifies the preferred land development pattern for the United Southwest Communities.

5. Public Policy:

The request does not appear to conflict with any established public policy. Consistent with the Goals of the United Southwest Communities Plan.

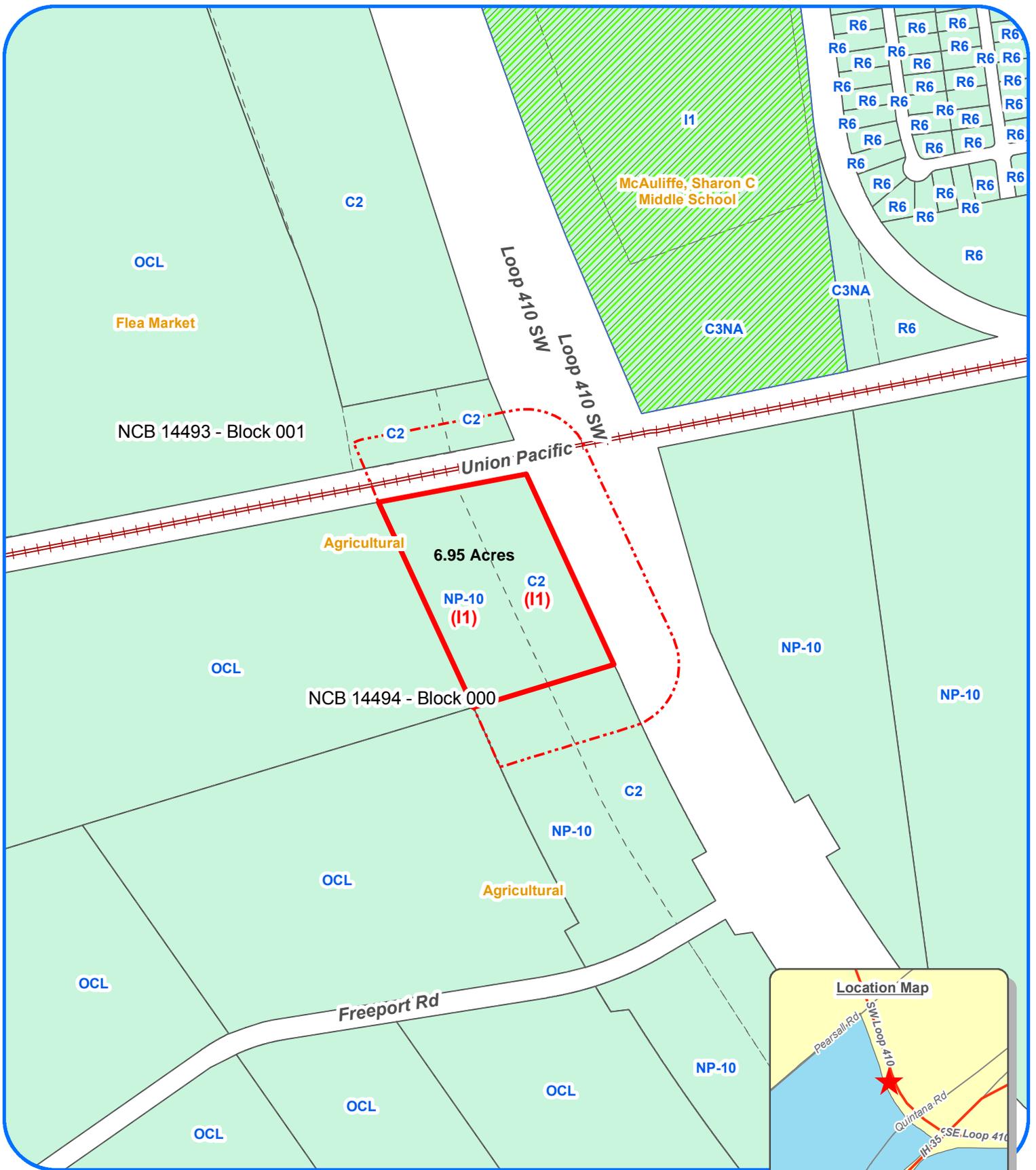
6. Size of Tract:

The property is of sufficient size to accommodate the proposed industrial park and required parking (Freeport Business Centre-East).

7. Other Factors:

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The Freeport Business Centre Subdivision Preliminary Overall Area Development Plan #334 was accepted by the City of San Antonio on October 7, 1992. The 499 acre Freeport Business Centre was approved for orderly development and concentration of industrial and manufacturing uses.



Zoning Case Notification Plan

Case Z-2012-045

Council District 4
 Scale: 1" approx. = 400 ft.

Legend

- Subject Properties (6.95 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
 (01/03/2012 - E Hart)

Subject Property Legal Description(s): A Portion of NCB 14494 - Block 000 - Parcel P-17A and CB 4301 Parcel P-17C

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012045

Hearing Date: February 7, 2012

Property Owner: LPC Freeport Centre, LP

Applicant: Kimley-Horn and Associates, Inc. (Brian J. Parker)

Representative: Kimley-Horn and Associates, Inc. (Brian J. Parker)

Location: Intersection of Southwest Loop 410 and Freeport Road

Legal Description: A 6.95 acre tract of land out of NCB 14494

Total Acreage: 6.95

City Council District: 4

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. This request was continued from the January 17, 2012 Zoning Commission Public Hearing per request of the applicant.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial 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 4, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 4

Neighborhood Associations: None

Planning Team Members: 30 (United Southwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The subject property was annexed in December of 1988 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In a 1989 zoning case the property was rezoned to "RA" Residence-Agriculture District and "B-2" Business District. Upon adoption of the

2001 Unified Development Code, the previous base zoning district converted to "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: Southwest

Current Base Zoning: Outside City Limits

Current Land Uses: Vacant Land

Direction: Southeast

Current Base Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: Northeast

Current Base Zoning: Southwest Loop 410

Current Land Uses: Expressway

Direction: Northeast

Current Base Zoning: Union Pacific Railroad

Current Land Uses: Railroad

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

Transportation

Thoroughfare: Southwest Loop 410

Existing Character: Expressway

Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the United Southwest Communities Plan and is currently designated as "Light Industrial". Light Industrial includes a mix of manufacturing uses, business park and limited retail/service uses that serve the industrial uses. Corresponding zoning districts: "BP", "L", "MI-1" and "I-1". Therefore, the "I-1 AHOD" General Industrial Airport Hazard Overlay District is consistent with the United Southwest Communities Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the "I-1 AHOD" General Industrial Airport Hazard Overlay District will not have an adverse impact on the neighboring lands. The property to the southwest is undeveloped and located outside the municipal limits of the City of San Antonio and not subject to the existing zoning code.

3. Suitability as Presently Zoned:

The current "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District is not appropriate for the area. The "I-1 AHOD" General Industrial Airport Hazard Overlay District is appropriate and consistent with current uses in the area. The location of different land uses is based on existing uses, community discussions, the Unified Development Code and policies from the City's Master Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The Land Use Plan identifies the preferred land development pattern for the United Southwest Communities.

5. Public Policy:

The request does not appear to conflict with any established public policy. Consistent with the Goals of the United Southwest Communities Plan.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed industrial park and required parking (Freeport Business Centre-West).

7. Other Factors:

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The Freeport Business Centre Subdivision Preliminary Overall Area Development Plan #334 was accepted by the City of San Antonio on October 7, 1992. The 499 acre Freeport Business Centre was approved for orderly development and concentration of industrial and manufacturing uses.



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011193
Hearing Date: February 07, 2012
Property Owner: Herman B. Ford
Applicant: Marcus A. Garza
Representative: Marcus A. Garza
Location: 1022 Commercial Avenue, 718 and 722 Stonewall
Legal Description: A portion of Lots 54, 55, 56 and 97 and a portion of Tract 55, NCB 7895
Total Acreage: 1.132 acres
City Council District: 5
Case Manager: Micah Diaz, Interim Senior 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 and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 20, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 27, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 2, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Church and single-family residences

Direction: West

Current Base Zoning: "R-4"

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

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-family residences

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

Transportation

Thoroughfare: Stonewall Avenue and Commercial Avenue

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

Proposed Changes: None known.

Thoroughfare: Interstate 35

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

Proposed Changes: None known.

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

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

Parking Information: The application for rezoning indicates two proposed uses on the subject property. Off-street parking requirements for both uses are determined by the Gross Floor Area (GFA) of the structures. The Traffic Impact Analysis worksheet submitted for the zoning request indicates a total floor area of 5,000 square feet.

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

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

Staff Analysis and Recommendation: Denial.

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

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

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

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

- 2. Adverse Impacts on Neighboring Lands:** The requested "C-3NA" district allows a wide range of retail and service uses. Auto sales uses are considered very intense due to the outside display of vehicles, increased lighting and noise from the outdoor sales areas, and increased traffic generated by a regional customer base. Intense commercial zoning and uses typically are not considered appropriate for locations abutting residential uses unless significant buffering and building setbacks are provided as a mitigating measure.

- 3. Suitability as Presently Zoned:** The existing residential zoning is most appropriate for 1022 Commercial Avenue. This property is located in the middle of a solidly single-family residential block face. Allowing ingress/egress for an adjacent commercial use would draw increased traffic from the I-35 access road through a residential neighborhood in immediate proximity to an elementary school.

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

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

- 4. Health, Safety and Welfare:** Approval of any nonresidential zoning district on 1022 Commercial Avenue will allow the property to be used as ingress/egress for future commercial development on the two lots with highway frontage. A commercial access point located within a residential neighborhood, directly adjacent to an elementary school, is likely to create a traffic hazard for the neighborhood.

- 5. Public Policy:** The requested zoning is inconsistent with the adopted community plan, which is a component of the City's Master Plan.

- 6. Size of Tract:** The "C-3NA" district requires 30-foot side and rear building setbacks where it abuts residential zoning or uses. When abutting single-family residential zoning, the "C-3NA" district requires a 15-foot wide, Type C landscape buffer. The subject property at 1022 Commercial Avenue measures 48-feet wide. The required minimum building setbacks will not accommodate a structure on the lot, and the landscape buffer requirements leave only an 18-foot wide usable area. Due to these development constraints, it is reasonable to expect that 1022 Commercial Avenue is likely to be used as a driveway for the proposed development.

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

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



Zoning Case Notification Plan

Case Z-2012-013

Council District 1
 Scale: 1" approx. = 120 ft.
 Subject Property Legal Description(s): NCB 06435 - Block 013 - Lots 16 thru 20

- Legend**
- Subject Properties (0.3036 Acres)
 - 200' Notification Area
 - Current Zoning
 - Requested Zoning Change
 - 100-Year DFIRM Floodplain
 - Single Family Residential
 - 1R



Development Services Dept
 City of San Antonio
 (11/16/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012013
Hearing Date: February 7, 2012
Property Owner: Jesse A. Sepulveda, Jr.
Applicant: Jesse A. Sepulveda, Jr.
Representative: Baltazar R. Serna, Jr.
Location: 402 West Gramercy Place aka 2611 San Pedro Avenue
Legal Description: Lots 16, 17, 18, 19 and 20, Block 13, NCB 6435
Total Acreage: 0.3036
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: "MF-33 CD NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for an Office

Requested Zoning: "O-1 NCD-2 AHOD" Office Alta Vista Neighborhood Conservation 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 19, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 25, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 32

Neighborhood Associations: Alta Vista Neighborhood Association. The Monte Vista Historical Association is within 200 feet.

Planning Team Members: 11 (Midtown Neighborhoods Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with two structures. The principal structure measures 4,418 square feet and the second structure measures 720 square feet. According to the Bexar County Appraisal District, the 4,418 square foot structure was constructed in 1930. The property is located within the City Limits as they were recognized in 1936. The property was previously zoned "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. In a 2007 case, the property was rezoned to "MF-33 CD" Multi-Family District with a Conditional Use for an office. The applicant has indicated to staff that no future expansion of the office building is proposed for the subject site.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-6 and C-1

Current Land Uses: Single-Family Residence and a Dental Office

Direction: South

Current Base Zoning: R-6, RM-4 and MF-33

Current Land Uses: Single-Family Residences, Fourplex and Apartments

Direction: East

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Current Land Uses: 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 Alta Vista Neighborhood Conservation District (NCD-2) is an overlay zoning district that contains design guidelines for new residential and commercial development. Property owners, together with Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, signage, etc.

Transportation

Thoroughfare: San Pedro Avenue

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

Proposed Changes: None known.

Thoroughfare: West Gramercy Place

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 4 line and 204 line, which operate along San Pedro Avenue.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Office – Minimum Parking Requirement: 1 per 300 square feet GFA. Maximum Parking Requirement: 1 per 140 square feet 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 Midtown Neighborhoods Neighborhood Plan and is currently designated as “Medium Density Residential” in the Future Land Use Plan. The zoning request is not consistent with the Future Land Use designation. A plan amendment has been initiated to change the land use designation on this property to “Neighborhood Commercial”. Planning and Community Development Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts on the surrounding neighborhood. Staff finds the requested zoning appropriate due to the subject property's location. The uses permitted in the "O-1" zoning district include low-impact service uses, which are most appropriately located along collector or arterial streets. San Pedro Avenue is identified as a Secondary Arterial Type B street in the City's Major Thoroughfare Plan.

3. Suitability as Presently Zoned:

The current multi-family zoning and proposed office zoning are both appropriate for the area. Due to the limited range of uses of the “O-1” district, the use will be compatible with the surrounding mixture of commercial, multi-family and single-family land uses.

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

6. Size of Tract:

The subject property is 0.3036 of an acre, which appears to be sufficient in size to accommodate the existing office use.

7. Other Factors:

The Alta Vista Neighborhood Conservation District Design Standards will apply should the applicant make improvements on the site.



Zoning Case Notification Plan

Case Z-2012-041 S

Council District 6
 Scale: 1" approx. = 200 ft.
 Subject Property Legal Description(s): NCB 17642 - Block 050 - Lots 3 and 5

Legend

- Subject Properties (2.752 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



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

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012041 S

Hearing Date: February 7, 2012

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

Applicant: MPT of Westover Hills, LLC

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

Location: 10811 Town Center Drive

Legal Description: Lot 3 and Lot 5, Block 50, NCB 17642

Total Acreage: 0.268

City Council District: 6

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 4, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The subject property was annexed in December of 1984 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In a 1988 zoning case the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District.

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

Adjacent Zoning and Land Uses

Direction: Northeast

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

Current Land Uses: Vacant Land and Hotel

Direction: Northwest

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

Current Land Uses: Restaurant

Direction: Southeast across Town Center Drive

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

Current Land Uses: Vacant Land

Direction: Southwest

Current Land Uses: State Highway 151

Current Land Uses: Expressway

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

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

Transportation

Thoroughfare: Town Center Drive

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

Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Denial. Inconsistent with the plan.

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as "General Urban Tier". Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.

Related zoning districts: "R-4", "R-3", "RM-6", "RM-5", "RM-4", "MF-18", "MF-25", "MF-33", "O-1.5", "C-1", "C-2", "C-2P and "UD". The "C-3 S GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Helistop is inconsistent with plan. The applicant has submitted a Master Plan Amendment to "Regional Center" land use that was considered and approved by the Planning Commission on January 6, 2012. Planning and Community Development Department staff recommends denial of the Master Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

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

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

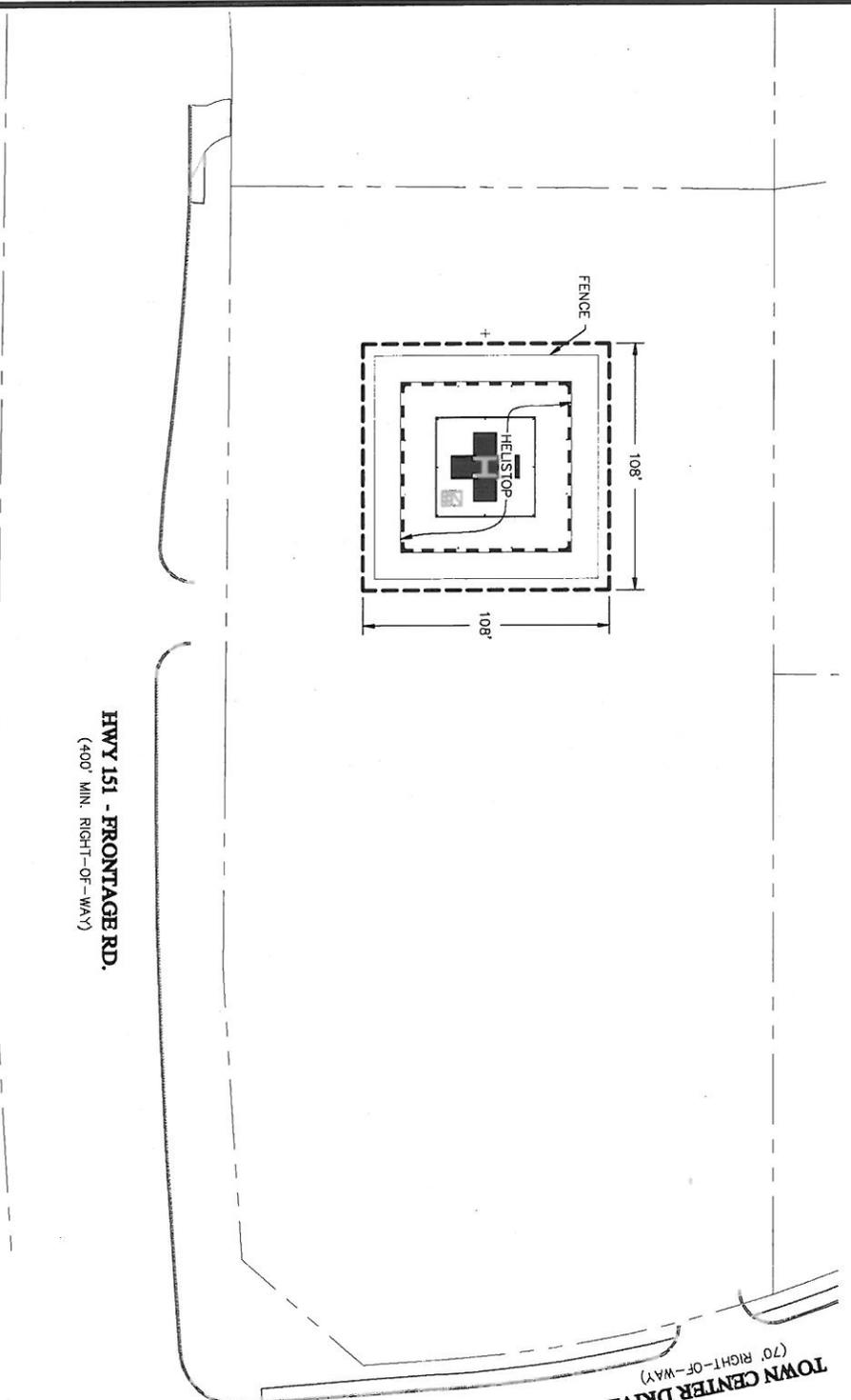
(e) Approval Criteria. As may be specified within each zoning district, uses permitted subject to specific use authorization review criteria shall be permitted only if the applicant demonstrates that:

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

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

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

Had the applicant requested a "C-2 S GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Helistop, the request would be consistent with the "West/Southwest Sector Plan" and therefore a plan amendment would not be necessary.



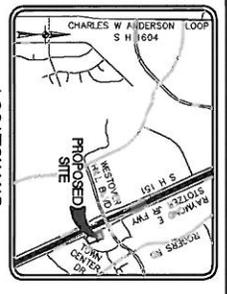
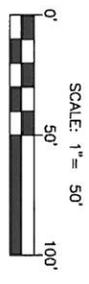
HWY 151 - FRONTAGE RD.
(400' MIN. RIGHT-OF-WAY)

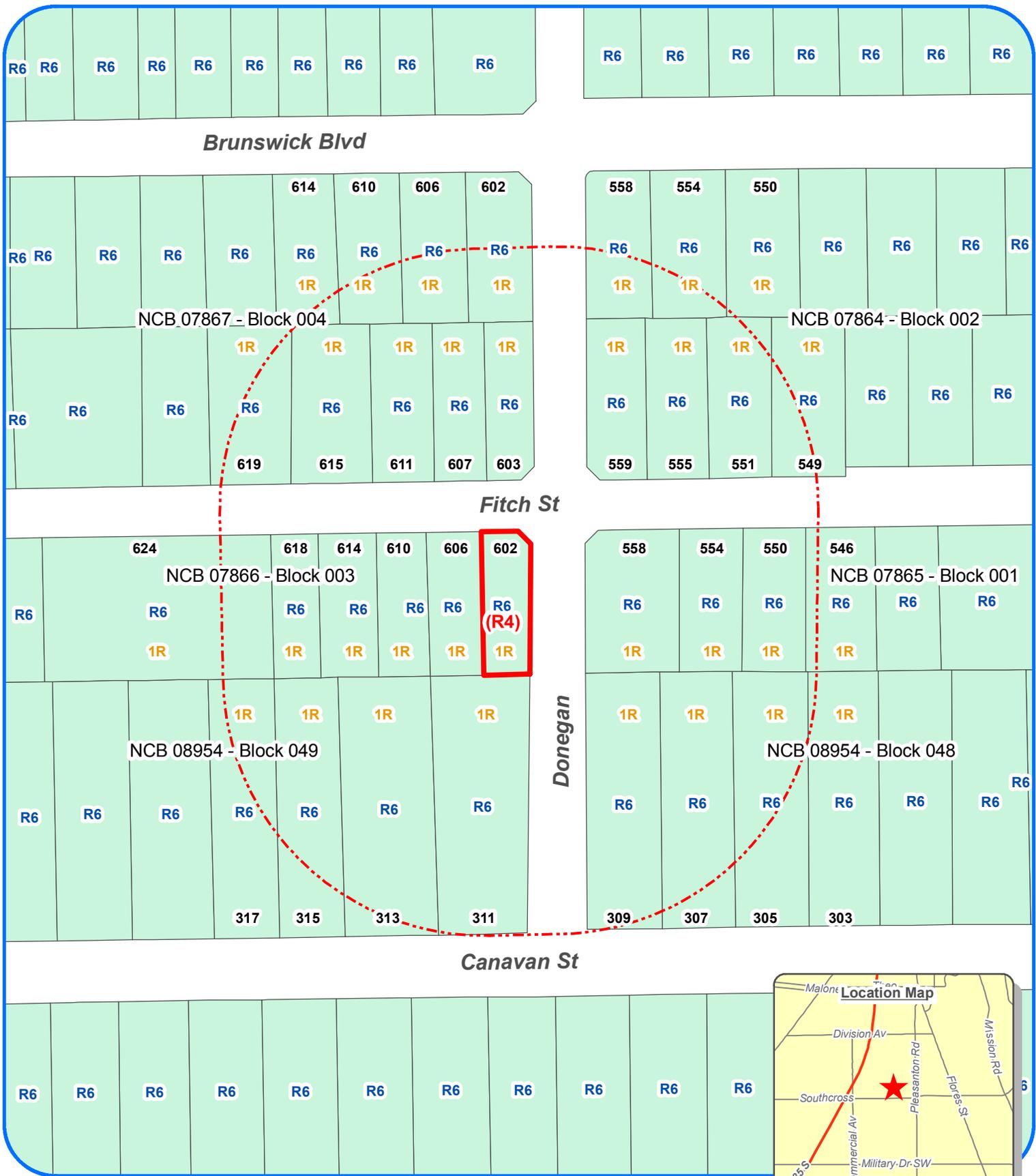
**SPECIFIC USE AUTHORIZATION
SITE PLAN
ZONING TRACT - EMERUS HELISTOP**

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CHORD LENGTH
C1	565.00	144°02'	N58°07'35"E	145.55	145.95

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

- ZONING NOTES:**
- HELISTOP SITE ADDRESS - 10811 TOWN CENTER
a. HELISTOP SITE ACREAGE = 0.268 ACRE
(HARD SURFACE/PAVED = UP TO 0.268 AC.
PERVIOUS SURFACE = 0 AC.)
 - THIS SITE IS NOT LOCATED IN THE ERZD DISTRICT.
 - PARKING REQUIREMENTS FOR THE HELISTOP ARE NOT APPLICABLE. PARKING (INCLUDING ADA REQUIRED SPACES) FOR THE ENTIRE HOSPITAL PROPERTY IS PROVIDED VIA SURFACE PARKING LOT WITHIN SITE.
 - FENCE (36" TALL) WILL BE LOCATED ALONG PERIMETER OF HELISTOP.
 - INTENDED USE OF 0.268 ACRE TRACT IS FOR A HELISTOP LOCATED ON THE HOSPITAL PROPERTY.
 - MEDICAL PROPERTIES TRUST, INC., THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED 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.





Zoning Case Notification Plan

Case Z-2012-050

Council District 3

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 07866 - Block 003 - Lot 1 except NE Tri 10 ft and E 15 ft of Lot 2

Legend

Subject Properties (0.101 Acres)

200' Notification Area

Current Zoning

Requested Zoning Change

100-Year DFIRM Floodplain

Single Family Residential

1R



Development Services Dept
City of San Antonio
(01/18/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012050
Hearing Date: February 7, 2012
Property Owner: Jose P. and Raquel G. Garcia
Applicant: Jose P. and Raquel G. Garcia
Representative: Jose P. and Raquel G. Garcia
Location: 602 Fitch Street
Legal Description: Lot 1 except the northeast triangular 10 feet and the east 15 feet of Lot 2, Block 3, NCB 7866
Total Acreage: 0.1010
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "R-4 AHOD" Residential Single-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 25, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 19, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject site is currently a single-family dwelling. The subject property was annexed in September of 1944 and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: West

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

Current Land Uses: Single-Family Dwelling

Direction: South

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

Current Land Uses: Single-Family Dwelling

Direction: East across Donegan Street

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

Current Land Uses: Single-Family Dwelling

Direction: North across Fitch Street

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

Current Land Uses: Single-Family Dwelling

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: Fitch Street

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

Proposed Changes: None known.

Thoroughfare: Donegan Street

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

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

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

Parking Information: Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and is currently designated as "Low Density Residential". The "Low Density Residential" is composed of single-family houses on individual lots. "Low Density Residential" supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. Therefore, the "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District is consistent with the Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District will not have an adverse impact on the neighborhood. Surrounding existing land uses are residential in character and the proposed zoning change is consistent with these uses.

3. Suitability as Presently Zoned:

The "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District would be appropriate at this location. The current zoning of "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District permits only single-family dwellings on lots not less than 6,000 square feet. Residential single-family districts provides minimum lot size and density requirements in order to preserve neighborhood character.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District will maintain and preserve the quality of the existing residential neighborhood and promote infill housing.

5. Public Policy:

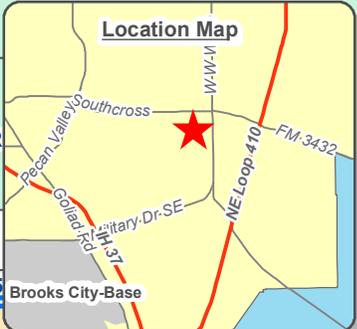
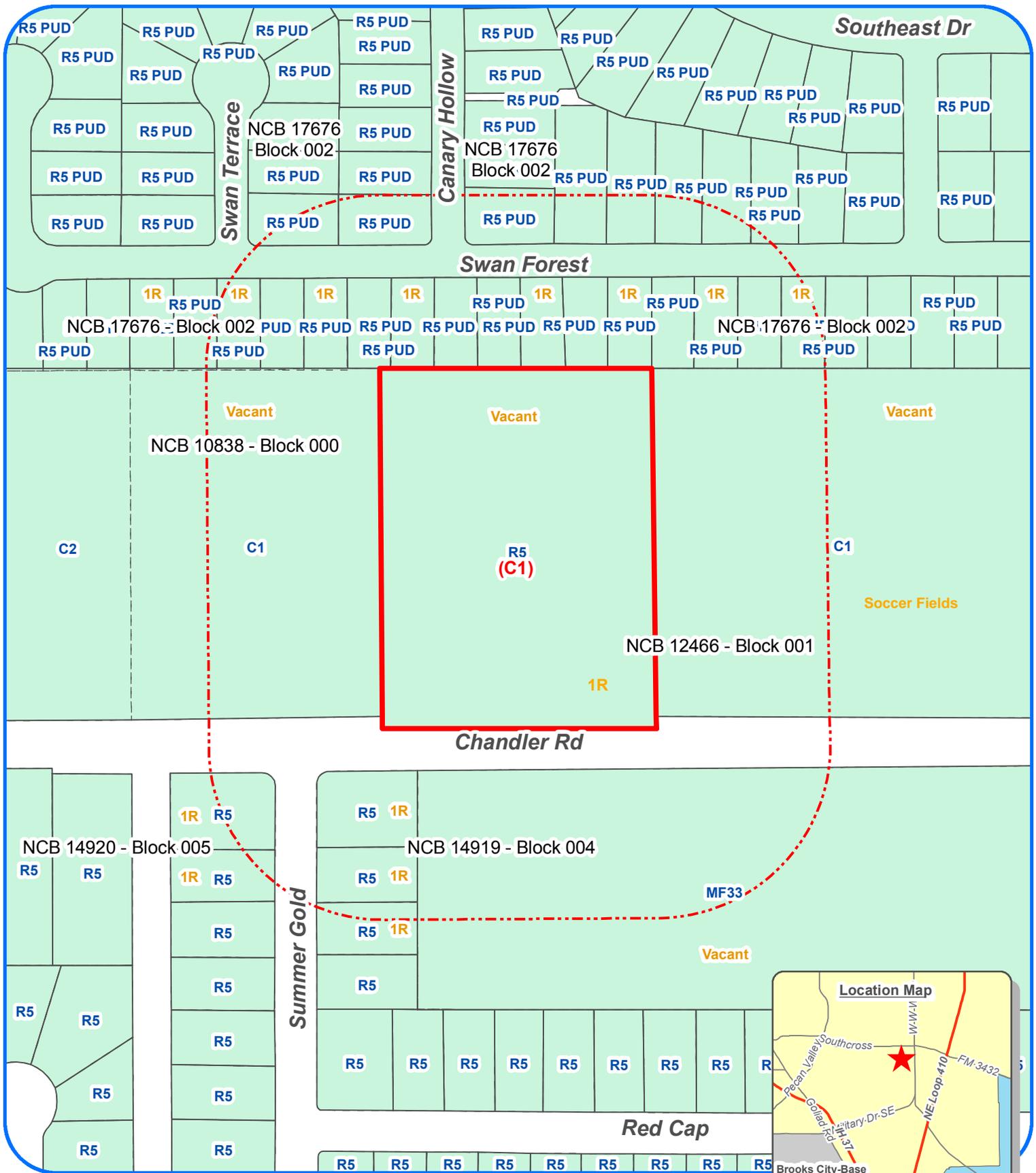
The requested change is consistent with goals/objectives and the Land Use Plan found in the South Central San Antonio Community Plan, 1999 and South Central San Antonio Community Plan Update, 2005.

6. Size of Tract:

The subject property measures 4,400 square feet and does not have the required lot area size of 6,000 square feet for the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. The "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District allows single-family dwellings on lots with a minimum area of 4,000 square feet. The subject property is less than 6,000 square feet.

7. Other Factors:

The applicant is seeking a zoning change to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to complete construction of a new single-family dwelling on the subject property and into compliance with the UDC.



Zoning Case Notification Plan

Case Z-2012-052

Council District 3

Scale: 1" approx. = 150 ft.

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

Legend

- Subject Properties (3.02 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(01/20/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

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

Proposed Zoning Change

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

Requested Zoning: "C-1" Light Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 25, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 19, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 35

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: West

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

Current Land Uses: Vacant Land

Direction: East

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

Current Land Uses: Soccer Fields

Direction: South across Chandler Road

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

Current Land Uses: Vacant Land

Direction: North

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

Current Land Uses: Single-Family Dwellings

Transportation

Thoroughfare: Chandler Road

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

Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

The "C-1" Light Commercial District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

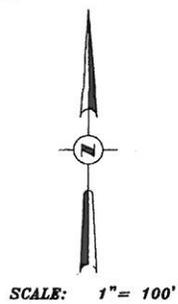
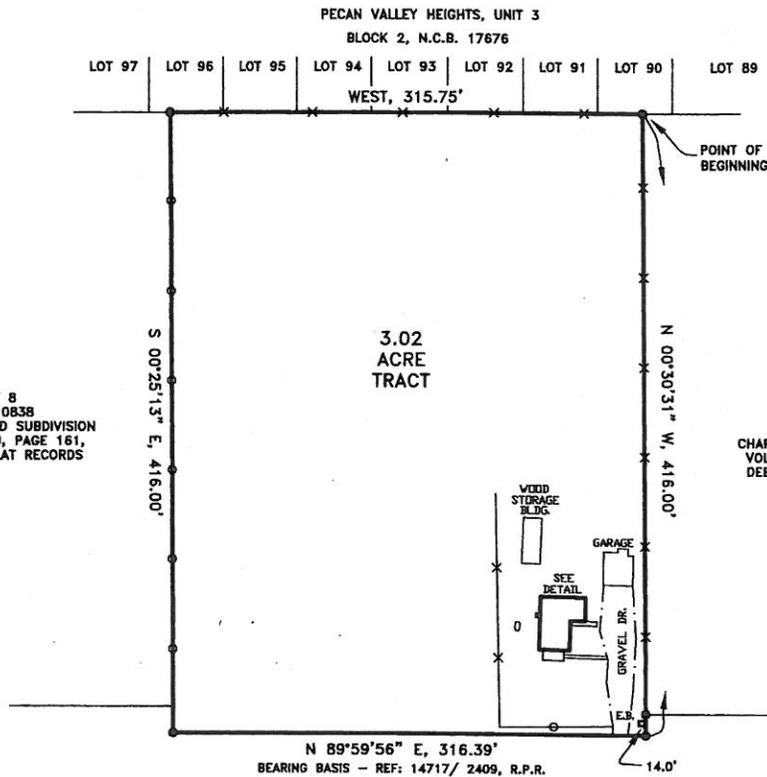
The property is currently developed with a 938 square foot residential structure built in 1956 on a 3.02 acre tract. The owner wishes to remodel the existing residential structure to commercial standards and have the opportunity for a productive light commercial use to serve the community.

7. Other Factors:

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

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

MARIA G. DE ALANIZ SURVEY No. 20

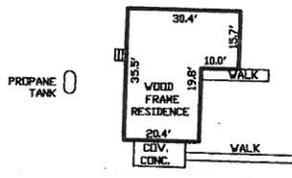


LOT 8
NCB 10838
CHANDLER ROAD SUBDIVISION
VOLUME 6800, PAGE 161,
DEED AND PLAT RECORDS

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

CHANDLER ROAD

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



DETAIL
SCALE: 1" = 40'



SURVEY PLAT
OF

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

(SEE ATTACHED FIELD NOTES)



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

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.

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

Reinaldo Martinez Jr.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

ADDRESS: 4343 CHANDLER ROAD

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

JOB No. 10-12-17



Zoning Case Notification Plan

Case Z-2012-054

Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 03946 - Block 219 - S 93 ft of Lot 4

Legend

- Subject Properties (0.1067 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(01/23/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012054
Hearing Date: February 7, 2012
Property Owner: Michael Nicholas
Applicant: Michael Nicholas
Representative: Michael Nicholas
Location: 1827 West Hildebrand Avenue
Legal Description: The south 93 feet of Lot 4, Block 219, NCB 3946
Total Acreage: 0.1067
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: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 19, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 25, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: Los Angeles Heights Neighborhood Association. Keystone Neighborhood Association is within 200 feet.

Planning Team Members: 21 (Near Northwest Community Plan)

Applicable Agencies: None.

Property Details

Property History: The subject site is currently developed with a structure measuring 1,314 square feet. According to the Bexar County Appraisal District, the structure was constructed in 1940.

The property is located within the City Limits as they were recognized in 1936, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "R-4" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: C-2 and C-3

Current Land Uses: HEB

Direction: East

Current Base Zoning: C-2, NC and R-4

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

Direction: West

Current Base Zoning: C-2

Current Land Uses: Restaurant

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

Transportation

Thoroughfare: West Avenue

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

Proposed Changes: None known

Thoroughfare: West Hildebrand Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 509 line and 651 line, which operate along West Hildebrand Avenue and West Avenue.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Office – Minimum Parking Requirement: 1 per 300 square feet GFA. Maximum Parking Requirement: 1 per 140 square feet GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Near Northwest Community Plan area, and is identified as Neighborhood Commercial in the Future Land Use component of the Plan. The requested "NC" zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts that may be caused by approval of the requested zoning. The proposed reuse of the vacant commercial property is suitable for the location.

3. Suitability as Presently Zoned:

Staff supports rezoning the property to a commercial designation. The property's current "R-4" district is not appropriate as the property is not likely to be used for residential development due to its location on an arterial thoroughfare. A commercial designation is more compatible with the surrounding zoning and would allow uses in character with surrounding 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:

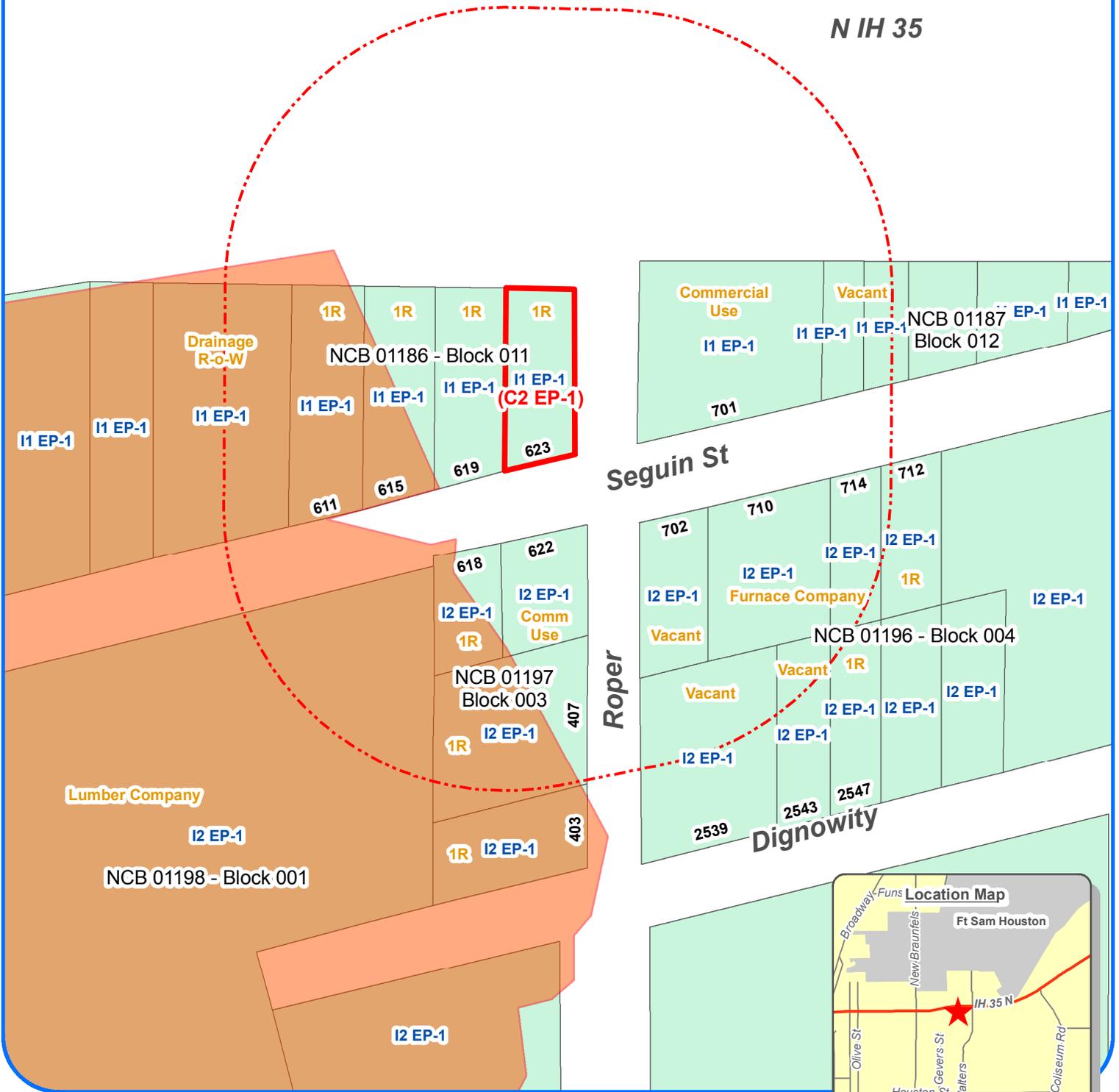
The subject property is 0.1067 acres, which appears to be sufficient in size to accommodate the proposed office use.

7. Other Factors:

When "NC" zoning abuts "R-4" zoning, a 15-foot wide, Type B landscape buffer is required. As the subject property is already developed, the proposed commercial use will not be required to conform to the buffer regulations unless new construction occurs.

N IH 35

N IH 35



Zoning Case Notification Plan

Case Z-2012-055

Council District 2

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 01186 - Block 011 - Lot 6

Legend

- Subject Properties (0.1435 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
 City of San Antonio
 (01/23/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012055
Hearing Date: February 7, 2012
Property Owner: Richard M Delgado
Applicant: Richard M Delgado
Representative: Richard M Delgado
Location: 623 Seguin Street
Legal Description: Lot 6, Block 11, NCB 1186
Total Acreage: 0.1435
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "I-1 EP-1" General Industrial Facility Parking/Traffic Control District

Requested Zoning: "C-2 EP-1" Commercial Facility Parking/Traffic Control District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 25, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 19, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 3, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: Government Hill Alliance Neighborhood Association

Planning Team Members: 10 (Government Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "J" Commercial District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1 EP-1" General Industrial Facility Parking/Traffic Control District.

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

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: "I-1 EP-1" General Industrial Facility Parking/Traffic Control District

Current Land Uses: Single-Family Dwelling

Direction: South across Seguin Street

Current Base Zoning: "I-2 EP-1" Heavy Industrial Facility Parking/Traffic Control District

Current Land Uses: Vacant Commercial Building

Direction: East across Roper Street

Current Base Zoning: "I-1 EP-1" General Industrial Facility Parking/Traffic Control District

Current Land Uses: Commercial Use

Direction: North

Current Base Zoning: North Interstate Highway 35

Current Land Uses: Expressway

“EP-1” Facility Parking/Traffic Control District: The purpose of this district is to establish regulations to regulate parking and traffic in and around large facilities that attract large amounts of vehicle traffic. Specific purposes of these facility parking/traffic control districts are as follows: To regulate parking of vehicles in areas not properly zoned for commercial parking. To reduce aesthetic and traffic problems for persons and businesses in these areas. To reduce visual blight, congestion, and wear and tear on city streets. To increase access for emergency vehicles in these areas. Designation Criteria. To be designated as a facility parking/traffic control district, an area must be within one (1) mile of a facility with a capacity of over sixteen thousand (16,000) persons.

Transportation

Thoroughfare: Seguin Street

Existing Character: Collector Street one lane in each direction.

Proposed Changes: None known.

Thoroughfare: Roper Street

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

Public Transit: The VIA number 21 bus line operate along North Interstate Highway 35 Access Road with bus stop in back of the subject property.

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

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

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 currently designated as “Community Commercial”. The current “Community Commercial” land use category includes medium intensity land use that draws its customer base from two or more neighborhoods. Example of uses includes a grocery store, a medical office, music store, shoe store, nursery, or mailing service store. Permitted zoning

districts: "NC", "C-1", "C-2", "C-2P", "O-1", "O-1.5", MXD, TOD, and Commercial Retrofit Use Pattern. Therefore, the "C-2 EP-1" Commercial Facility Parking/Traffic Control District is consistent with the Plan.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The current "I-1 EP-1" General Industrial Facility Parking/Traffic Control District is not appropriate for the area. The "C-2 EP-1" Commercial Facility Parking/Traffic Control District will provide an opportunity for a reuse of the existing building and will be consistent with the current uses along Seguin Street. The rezoning request to Seguin Street is a less intense use than the existing "I-1 EP-1" General Industrial Facility Parking/Traffic Control District.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Community Commercial is an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

5. Public Policy:

The "C-2 EP-1" Commercial Facility Parking/Traffic Control District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking. The property is currently developed with a 624 square foot structure built in 1950.

7. Other Factors:

The "C-2 EP-1" Commercial Facility Parking/Traffic Control District permits general commercial activities and services designed to serve the community. No outdoor storage or display of goods shall be permitted except for outdoor dining.