

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, January 17, 2012
12:30 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1
Dan Martinez – District 2
Andrew Anguiano – District 3
Orlando Salazar – District 4
Vacant – District 5

Christopher Martinez – District 6
David Christian – District 7
Rick McNealy – District 9
Milton R. McFarland – District 10
Brenna Nava – District Mayor

Billy J. Tiller – District 8
Chairman

1. **12:30 PM** - Work Session –
 - Introduction of the Code Enforcement Division Zoning Team
 - Discussion of policies and administrative procedures and any items for consideration on the agenda for January 17, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of December 20, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011174 (Council District 1):** A request for a change in zoning from “C2 AHOD” Commercial Airport Hazard Overlay District to “C-1 IDZ AHOD” Light Commercial Infill Development Zone Airport Hazard Overlay District with the additional use of Motor Vehicle Sales on Lots 29 and 30, Block 6, NCB 6541. 719 West Hildebrand Avenue.
7. **ZONING CASE NUMBER Z2011197 (Council District 1):** A request for a change in zoning from “C-1” Light Commercial District and “C-1 S” Light Commercial District with a Specific Use Authorization for a Hospital to “C-3” General Commercial District on a portion of Lots 11 and 14, NCB 11687. 4330 Vance Jackson.

8. **ZONING CASE NUMBER Z2011200 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 19, Block 17, NCB 3775. 1802 Culebra Road.
9. **ZONING CASE NUMBER Z2012023 (Council District 6):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on a portion of Lots 45 and 46, Block 33, NCB 8115. 743 Cupples Road.
10. **ZONING CASE NUMBER Z2012019 ERZD (Council District 8):** A request for a change in zoning from “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “MF-18 ERZD MLOD-1 AHOD” Limited Density Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on a portion of Parcel 16, NCB 17700. Located northwest of the intersection of North Loop 1604 West and Northwest Military Highway.
11. **ZONING CASE NUMBER Z2011157 CD (Council District 4):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto Repair on a portion of Lots 68 and 102, Block 3, NCB 11260. 7325 New Laredo Highway.
12. **ZONING CASE NUMBER Z2012014 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 17, Block 5, NCB 2048. 234 Princeton Avenue.
13. **ZONING CASE NUMBER Z2012032 S (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Contractor's Facility on 1.33 acre out of Lots 39 and Lot 40, Block 35, NCB 3694. 417 and 419 Menefee Boulevard.
14. **ZONING CASE NUMBER Z2012038 (Council District 2):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on Lots 44, 45, 46, 47, 50 and 55, NCB 984. 1530 and 1542 North Alamo Street.
15. **ZONING CASE NUMBER Z2012039 (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District on Lot 17, Block 30, NCB 15859. 9910 Kents Store.
16. **ZONING CASE NUMBER Z2012040 CD (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lot 26, Block 15, NCB 3283. 749 East Drexel Avenue.

17. **ZONING CASE NUMBER Z2012042 (Council District 9):** A request for a change in zoning from “R-4 NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District to “RM-4 NCD-6” Residential Mixed Mahncke Park Neighborhood Conservation District on Lot 16, Block 2, NCB 6090. 234 Pershing Avenue.
18. **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.
19. **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.
20. **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 Block 4301, NCB 14494. Southwest Loop 410.
21. **ZONING CASE NUMBER Z2012046 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 IDZ AHOD” Light Commercial Infill Development Zone Airport Hazard Overlay District on The west 59.6 feet of the east 100 feet of Lot 1 and the west 59.6 of the east 100 feet of the north 10.15 feet of Lot 2, NCB 2860. 317 Probandt Street.
22. **ZONING CASE NUMBER Z2012047 (Council District 10):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 13, NCB 15689. 12311 Nacogdoches Road.
23. **ZONING CASE NUMBER Z2012048 (Council District 4):** A request for a change in zoning from "C-3 R MAOZ-1 AHOD" General Commercial Restrictive Alcohol Sales Military Airport Overlay Zone 1 Airport Hazard Overlay District and "I-1 MAOZ-1 AHOD" General Industrial Military Airport Overlay Zone 1 Airport Hazard Overlay District to "L MAOZ-1 AHOD" Light Industrial Military Airport Overlay Zone 1 Airport Hazard Overlay District on 0.94 acres out of Lots 4, 5 and 6, Block 3, NCB 11263. 7500 New Laredo Highway.

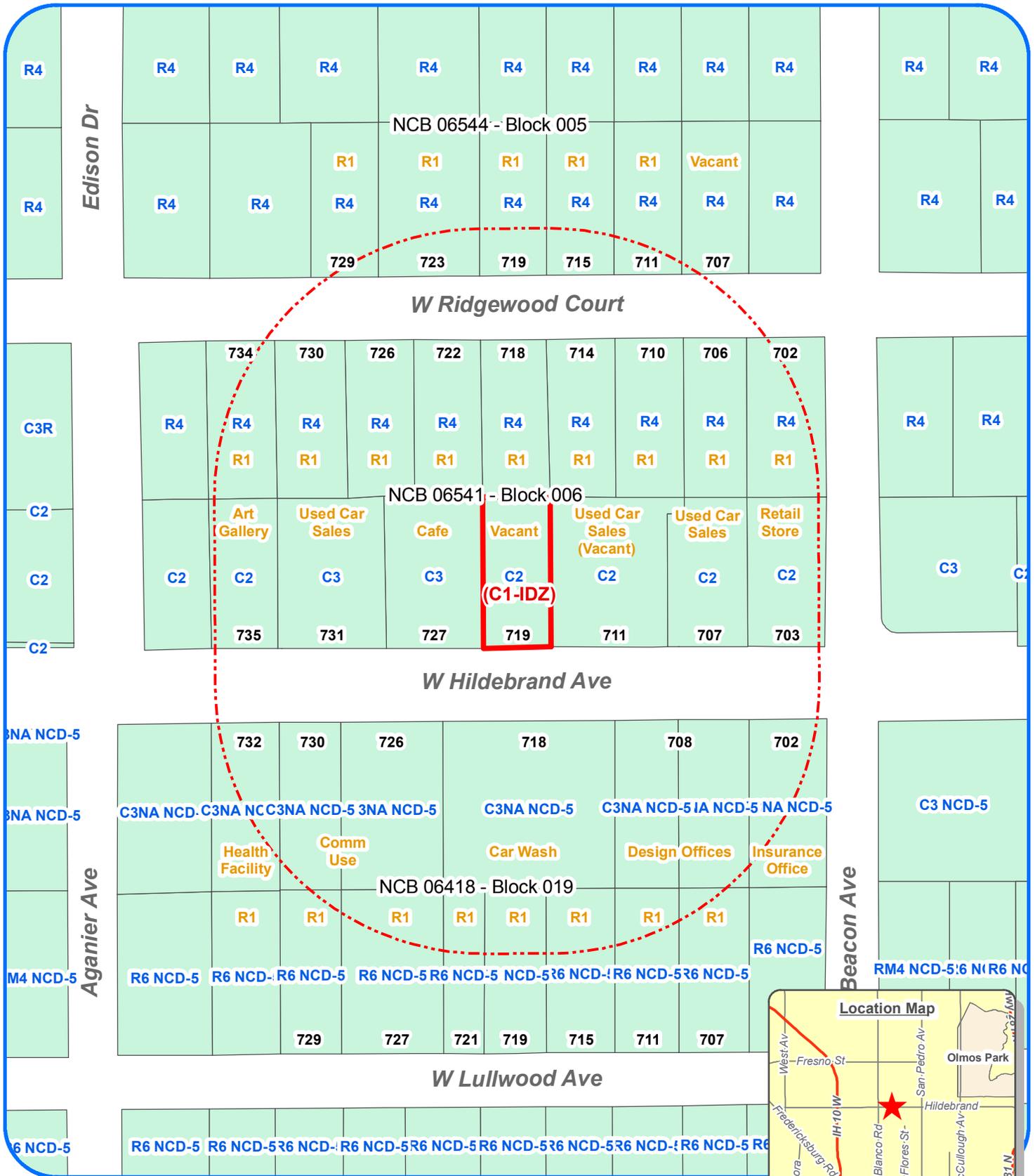
24. **ZONING CASE NUMBER Z2012049 (Council District 7):** A request for a change in zoning from “R-4 AHOD NCD-8” Residential Single-Family Airport Hazard Overlay Woodlawn Lake Area Neighborhood Conservation District to “RM-4 AHOD NCD-8” Residential Mixed Airport Hazard Overlay Woodlawn Lake Area Neighborhood Conservation District on Lot 5, Block 32, NCB 1974. 1719 West Craig Place.
25. **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.
26. **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 esta-cionamiento. **Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión.** Para asistencia llamar a (210) 207-7245) o al 711 (servicio de transmitir para sordos)..



Zoning Case Notification Plan

Case Z-2011-174

Council District 1

Scale: 1" approx. = 100 ft.

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

Legend

- Subject Properties (0.132 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain ———
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(08/22/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011174

Hearing Date: January 17, 2012

Property Owner: Martha G. Valdez

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

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

Location: 719 West Hildebrand Avenue

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

Total Acreage: 0.132

City Council District: 1

Case Manager: Andreina Dávila-Quintero, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

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

Notices Mailed

Owners of Property within 200 feet: 36

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

Planning Team Members: 50 – North Central Planning Team

Applicable Agencies: None

Property Details

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

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

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

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4” Residential Single-Family District

Current Land Uses: Single-family residences

Direction: South

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

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

Direction: East

Current Base Zoning: “C-2” Commercial District

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

Direction: West

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

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

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

Transportation

Thoroughfare: West Hildebrand Avenue

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

Proposed Changes: None known

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

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

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

Staff Analysis and Recommendation: Denial.

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “C-2” Commercial base zoning district on the property resulted from the conversion of the 1938 “F” Local Retail District. The “C-2” Commercial zoning district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. According to the North Central Community Plan, neighborhood commercial uses are recommended and best suited for this area. Therefore, the existing zoning district is no longer suitable for the subject property and area.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

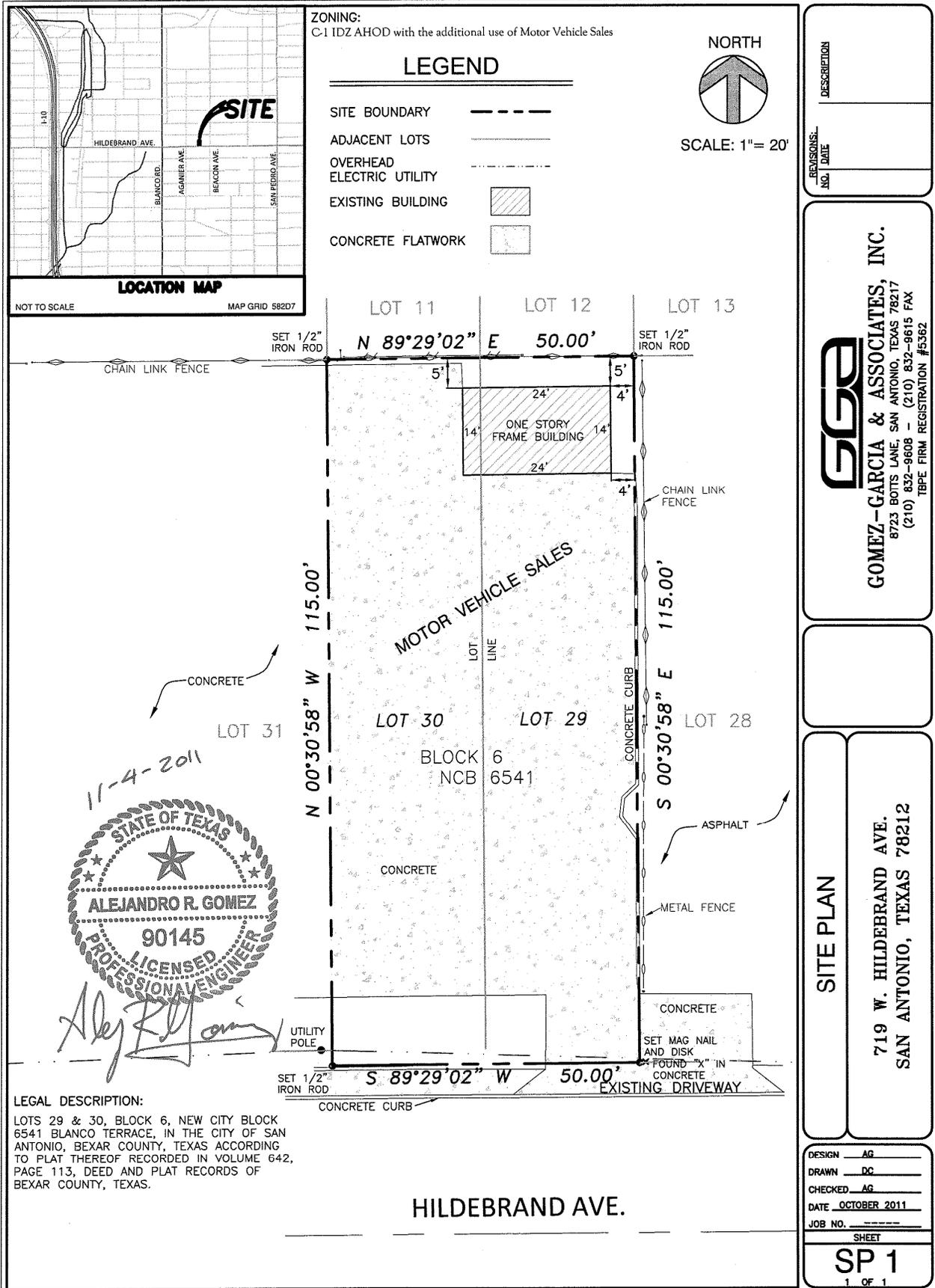
7. Other Factors:

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

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

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

Attachment I



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

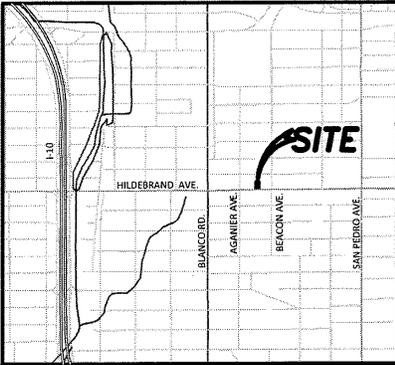
LEGEND

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

NORTH



SCALE: 1" = 20'



LOCATION MAP
NOT TO SCALE MAP GRID 582D7

REVISIONS: NO. DATE	DESCRIPTION

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

SITE PLAN

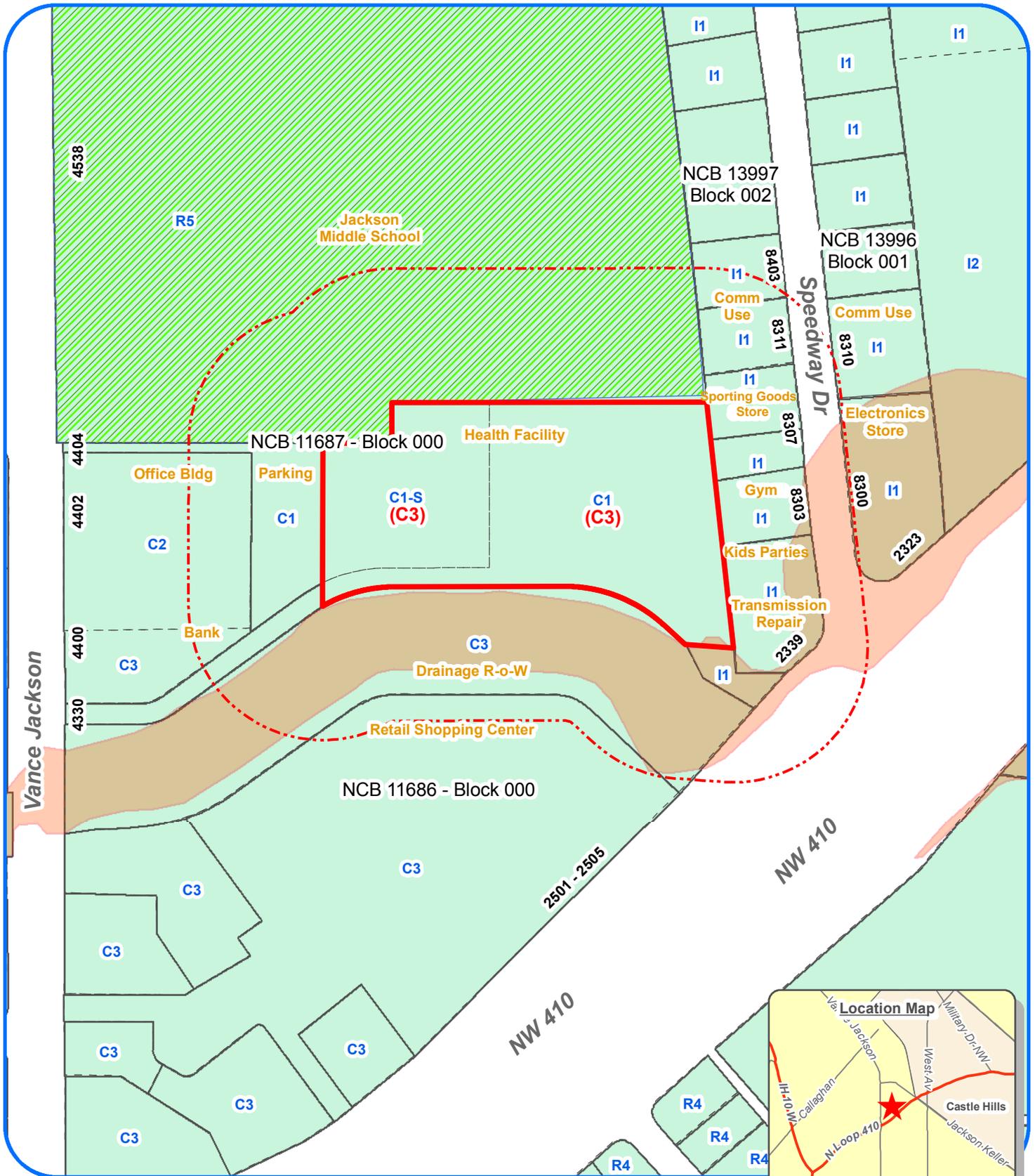
719 W. HILDEBRAND AVE.
SAN ANTONIO, TEXAS 78212

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

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

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

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



Zoning Case Notification Plan

Case Z2011197

Council District 1

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): NCB 11687 - Block 000 - Lot 14 & E Irr 102.73 ft of Lots 11 & 11B

Legend

- Subject Properties (3.830 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(09/29/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011197

Hearing Date: January 17, 2012

Property Owner: NSHC Properties, LLC

Applicant: Martin & Drought, P.C.

Representative: Ryan Sweeney

Location: 4330 Vance Jackson

Legal Description: A portion of Lots 11 and 14, NCB 11687

Total Acreage: 3.83

City Council District: 1

Case Manager: Micah Diaz, Interim Senior Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the December 20, 2011 public hearing, at staff's request, due to a delay with the related plan amendment request.

Proposed Zoning Change

Current Zoning: "C-1" Light Commercial District and "C-1 S" Light Commercial District with a Specific Use Authorization for a Hospital

Requested Zoning: "C-3" General Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: None

Planning Team Members: 41 - North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115) and was originally zoned "A" Single Family Residence District. In a 1968 case, the property was rezoned to "R-3" Multi-Family Residence District

(Ordinance 36653). In 1970, the eastern portion of the subject property was rezoned to “B-1” Business District (Ordinance 38843). In a 1986 case, the western portion of the subject property was rezoned to “B-1 C.C.” Business District with City Council Approval for a Hospital. Upon adoption of the 2001 Unified Development Code, the previous “B-1” and “B-1 C.C.” districts converted to the current “C-1” Light Commercial District and “C-1 S” Light Commercial District with a Specific Use Authorization for a Hospital. The property includes portions of two platted lots which were established in 1968 (volume 5940, page 69) and 1970 (volume 6400, page 91). According to the Bexar County Appraisal District records, the existing hospital was built in 1971, was expanded in 1987 and measures approximately 49,157 square feet in size.

The applicant requests a zoning change to bring the existing nonconforming hospital use into compliance with zoning regulations while allowing future expansion of the facility.

Topography: The subject property abuts Rock Creek, a drainage right-of-way and flood plain. The property slopes slightly to the south toward the drainage area.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-5” Residential Single-Family District

Current Land Uses: Jackson Middle School

Direction: East

Current Base Zoning: “I-1” General Industrial Zoning District

Current Land Uses: Auto repair, children’s party facility, gym, sporting goods retail, offices, and electronics retail

Direction: South

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

Current Land Uses: Drainage right-of-way and a retail shopping center

Direction: West

Current Base Zoning: “C-1” Light Commercial District, “C-2” Commercial District and “C-3”

Current Land Uses: Vacant bank, office building and a parking lot

Overlay and Special District Information: None.

Transportation

Thoroughfare: Vance Jackson

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

Proposed Changes: None known

Thoroughfare: Loop 410

Existing Character: Expressway; five lanes in each direction with two-lane access roads

Proposed Changes: None known

Thoroughfare: Speedway Drive

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

Proposed Changes: None known

Public Transit: VIA bus lines 96, 550, 551 and 651 operate in the immediate vicinity of the subject property, along Vance Jackson, Loop 410 and Jackson Keller.

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

Parking Information: Off-street vehicle parking requirements for hospitals are determined by gross floor area of the facility. Minimum requirement: 1 space per 400 square feet; maximum allowance: 1 space per 100 square feet.

Staff Analysis and Recommendation: Denial, with an alternate recommendation of “C-2 S” Commercial District with a Specific Use Authorization for a Hospital.

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

1. Consistency:

The subject property is located within the North Sector Plan and is identified as being within the Suburban Tier in the future land use component of the plan. The requested “C-3” district is not consistent with the future land use designation. The applicant has requested a plan amendment for Regional Center. Staff recommends denial of the request; Planning Commission recommends approval.

The uses permitted in the “C-3” district are typically considered Regional Commercial land uses which are appropriately located along expressways and on large-acreage lots at the intersections of major arterial thoroughfares because the uses serve a regional customer base. The proposed hospital expansion can be accommodated in the “C-2” Commercial District as a specific use authorization. A zoning change request for “C-2 S” would be consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

The subject property is surrounded by intense commercial development, drainage right-of-way, and a middle school. The existing use is appropriate for the location and staff has found no evidence that expansion of the existing facility would have adverse impacts on neighboring properties. The “C-3” district allows a range of commercial uses that generate significant levels of traffic, lighting, and noise. Although bars and taverns are generally permitted in the “C-3” district, alcohol sales is not likely possible on the subject property due to its proximity to Jackson Middle School.

3. Suitability as Presently Zoned:

The existing “C-1” base zoning district is not suitable for the subject property due to the district’s limitation on building size. The “C-2” district does not carry a maximum building size and would allow development in scale with both the size of the subject property and the surrounding pattern of development.

4. Health, Safety and Welfare:

Staff has found no likely significant affects on the health, and welfare of the surrounding community.

5. Public Policy:

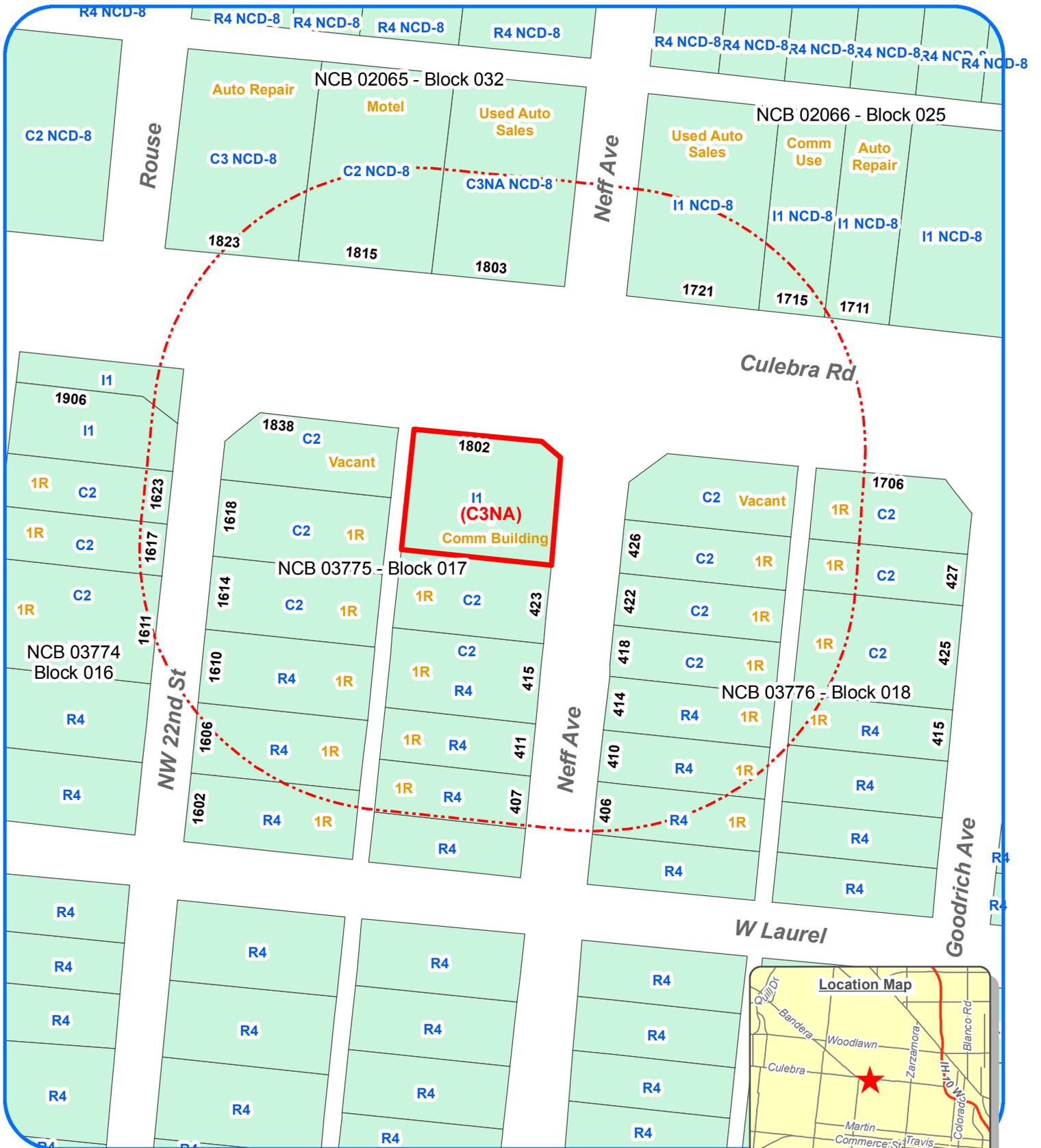
The North Sector Plan was adopted by City Council in August 2010. The zoning request is inconsistent with the adopted plan, and alternative zoning options are available that do not require an amendment to the newly adopted plan.

6. Size of Tract:

The subject property is likely large enough to accommodate the existing hospital, proposed expansion, and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2011-200

Council District 5

Scale: 1" approx. = 100 ft.

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

Legend

- Subject Properties (0.3196 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(09/21/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011200

Hearing Date: January 17, 2012

Property Owner: Douglas C. Gonzalez

Applicant: Alfredo C. Esparza

Representative: Alfredo C. Esparza

Location: 1802 Culebra Road

Legal Description: Lot 19, Block 17, NCB 3775

Total Acreage: 0.3196

City Council District: 5

Case Manager: Pedro Vega, Planner

Case History: This is the third public hearing for this zoning request. The case was continued from the October 18, 2011 and November 1, 2011 meeting.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 5, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 29, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 38

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

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "F" Local Retail District. In a 1966 case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: South

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

Current Land Uses: Single-Family Dwelling

Direction: West

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

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: East across Feff Avenue

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

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: North across Culebra Road

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

Current Land Uses: Commercial Use

Transportation

Thoroughfare: Culebra Road

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

Proposed Changes: None known.

Thoroughfare: Neff Avenue

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where

conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District is not appropriate for the area. The "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District will provide an opportunity for a reuse of the existing building and will be consistent with the current uses along Culebra Road. The rezoning request to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District is a less intense use than the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking. The property is currently developed with a 2,450 square foot commercial building built in 1974.

7. Other Factors:

District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.



Zoning Case Notification Plan

Case Z2012023

Council District 6
 Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 08115 - Block 033 - N 69.1 ft of S 149.1 ft of E 98.36 ft of Lot 45 and N 75 ft of S Irrg 110 ft of Lot 46

Legend

- Subject Properties ——— (0.3227 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (11/28/2011 - 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 #: Z2012023

Hearing Date: January 17, 2012

Property Owners: Richard Gonzalez, Jose Gonzalez and Alma Delia Gonzalez

Applicant: Richard Gonzalez

Representative: Claudia Gonzalez

Location: 743 Cupples Road

Legal Description: A portion of Lots 45 and 46, Block 33, NCB 8115

Total Acreage: 0.3227 of an acre

City Council District: 6

Case Manager: Micah Diaz, Interim Senior Planner

Case History: This is the second public hearing for this zoning case. The case was continued at the Commissioner's request at the December 20, 2011 public hearing.

Proposed Zoning Change

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

Requested Zoning: "C-3NA AHOD" 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 December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115) and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is not platted. According to the

Bexar County Appraisal District, the existing residential structure measures 1, 208 square feet in size and was built in 1953.

The applicant requests a zoning change to allow a tire repair shop.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3R" General Commercial Restrictive Alcoholic Sales District, "C-3" General Commercial District and "I-1" General Industrial District

Current Land Uses: Auto paint and body repair, ceramics retail and a restaurant

Direction: East

Current Base Zoning: "MF-33" Multi-Family District, "C-2" Commercial District and "C-3R"

Current Land Uses: Medical office, single-family residences and vacant land

Direction: South and West

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

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: Cupples Road

Existing Character: Secondary Arterial Type B; two lanes in each direction with side walks

Proposed Changes: None known

Thoroughfare: Brady Boulevard

Existing Character: Local street serves as access road for Highway 90; one lane in each direction

Proposed Changes: None known

Thoroughfare: State Highway 90

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

Proposed Changes: None known

Public Transit: There are no public transit lines in the immediate area of the subject property. The nearest VIA bus lines operate along Ceralvo Street, north of the subject property.

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

Parking Information: Off-street vehicle parking requirements for tire repair uses are determined by the gross floor area of all service bays, wash tunnels and retail areas. Minimum requirement: 1 space per 500 square feet; maximum allowance: 1 space per 375 square feet.

Staff Analysis and Recommendation: Denial of “C-3NA” General Commercial Nonalcoholic Sales District with an alternate recommendation of Approval for “C-2NA” Commercial Nonalcoholic Sales District.

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. Although the requested zoning is consistent with the non-residential zoning pattern located to the north along Cupples Road, it is not consistent with the surrounding pattern of residential zoning and development located to the east and west along Brady Boulevard and Patton Boulevard.

2. Adverse Impacts on Neighboring Lands:

The requested “C-3NA” district typically allows intense commercial uses which are considered regional commercial land uses as they serve a region-wide customer base and generate increased levels of noise, light, and traffic. Therefore, regional commercial development should be located in nodes at the intersections of major arterial thoroughfares, with ample access to mass transit systems, on large acreage lots with adequate buffers to protect neighboring residential uses.

Although a significant amount of intense zoning and uses exist along Cupples Road, they are the result of out-dated zoning practices. Current zoning practices discourage the establishment intense commercial or industrial zoning near residential neighborhoods unless significant mitigating measures are in place. Staff does not support continuing the pattern of overly intense commercial and industrial zoning that is common along portions of Cupples Road.

3. Suitability as Presently Zoned:

The existing residential single-family zoning is not entirely appropriate for the subject property’s location on an arterial thoroughfare near the intersection with an expressway. Although there are a number of other residential properties along Cupples Road and Brady Boulevard, staff supports transitioning the area away from the past pattern of residential uses that existed prior to construction of Highway 90. Given their locations, the subject property and some other surrounding residential properties may be appropriate for community commercial uses which are permitted in the “C-2NA” zoning district.

4. Health, Safety and Welfare:

When commercial zoning districts abut single-family residential zoning or uses, building setbacks and landscape buffers are required to mitigate the effects of increased traffic, noise, and lighting from the commercial development. The “C-3NA” zoning district requires 30-foot side and rear building setbacks which would render a significant portion of the subject property unusable. The “C-2NA” district also requires a 30-foot rear setback, but requires only a 10-foot side setback, creating a significantly larger useable portion of the property. Both commercial zoning districts require a 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.

5. Public Policy:

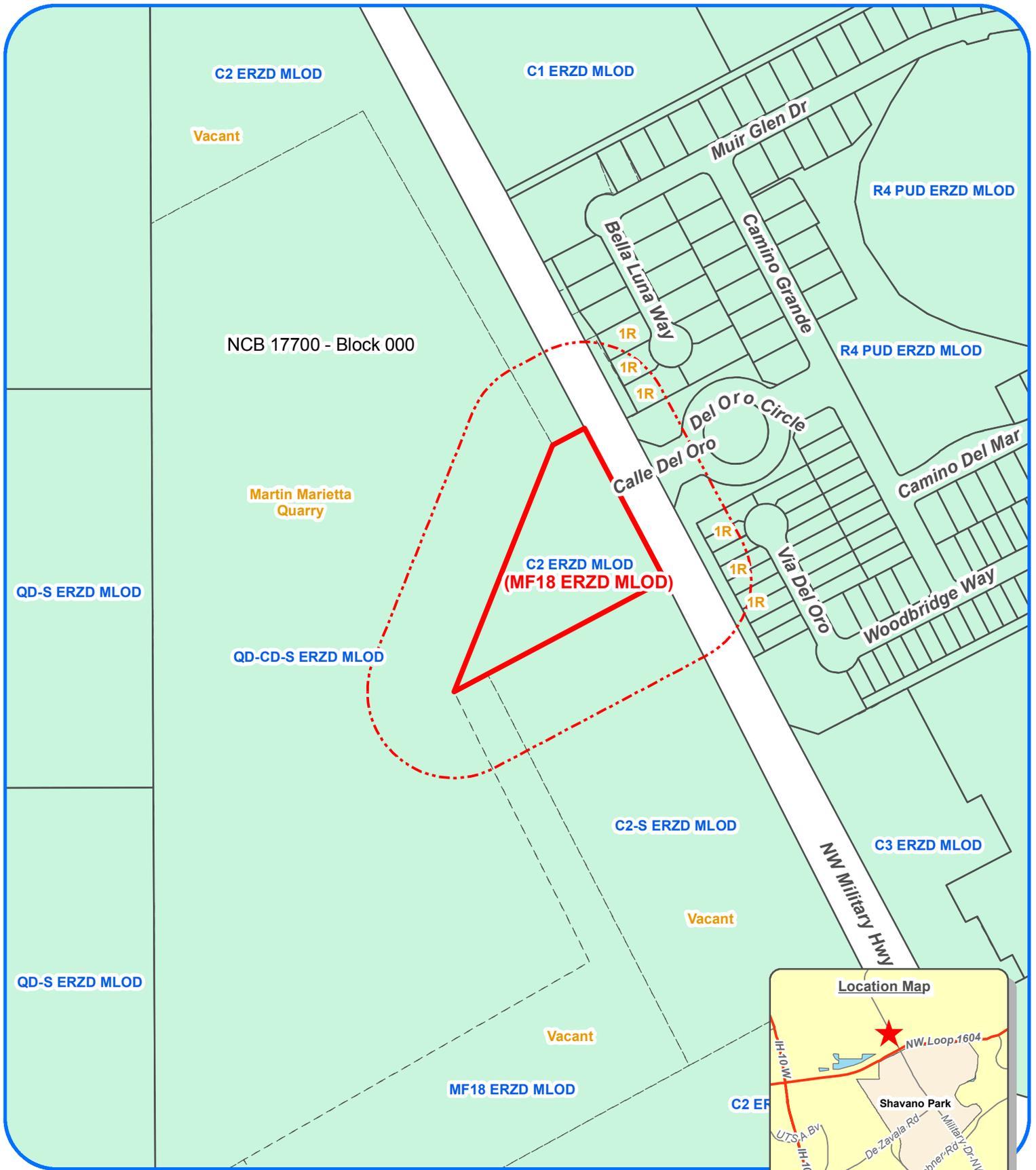
The zoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is narrow and deep, and abuts residential uses to the south and west. As the abutting zoning districts will not require building setbacks or landscape buffers along the northern property line, the subject property should be able to reasonably accommodate the proposed use and required parking.

7. Other Factors:

The proposed use is permitted by-right in the “C-2NA” zoning district; therefore, the requested “C-3NA” zoning district is not necessary to allow the proposed development. Both the “C-2NA” and “C-3NA” districts prohibit outside storage.



Zoning Case Notification Plan

Case Z2012019 ERZD

Council District 8
 Scale: 1" approx. = 300 ft.
 Subject Property Legal Description(s): NCB 17700 - Block 000 - Parcel P-16

Legend	
Subject Properties	——— (2.872 Acres)
200' Notification Area	- - - - -
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (11/21/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012019 ERZD

Hearing Date: January 17, 2012

Property Owner: MH- II Development, Ltd.

Applicant: Jean Rogers Winchell, Manager

Representative: Brown & Ortiz, P. C. (Philip J. Moss)

Location: Located northwest of the intersection of North Loop 1604 West and Northwest Military Highway

Legal Description: A portion of Parcel 16, NCB 17700

Total Acreage: 2.872 acres

City Council District: 8

Case Manager: Micah Diaz, Interim Senior Planner

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

Proposed Zoning Change

Current Zoning: "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "MF-18 ERZD MLOD-1 AHOD" Limited Density Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay 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 December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: None

Planning Team Members: 41 – North Sector Plan

Applicable Agencies: San Antonio Water System (SAWS) and The Camp Bullis Military Training Site

Property Details

Property History: The property was annexed in 1985 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1998 case, the property was rezoned to "QD CC" Quarry District with City Council

approval for Blasting and Asphaltic Concrete (Ordinance 88792). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "QD CD S" Quarry District with a Conditional Use and a Specific Use Authorization for Blasting and Asphaltic Concrete. In October 2011, the subject property was rezoned to "C-2" Commercial District. The 2011 zoning case established 21.599 acres of "C-2" Commercial and 8.552 acres of "MF-18" Multi-Family District. The subject property is unplatted and undeveloped.

Topography: The property has an abundance of grasses, shrubs and trees with a slight slope to the west.

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: "QD CD S" Quarry District with a Conditional Use and a Specific Use Authorization for Blasting and Asphaltic Concrete

Current Land Uses: Martin Marietta Quarry (retention and sedimentation ponds)

Direction: North and South

Current Base Zoning: "C-2" Commercial District

Current Land Uses: Undeveloped

Direction: East

Current Base Zoning: "R-4 PUD" Residential Single-Family Planned Unit Development

Current Land Uses: Single-family residences

Overlay and Special District Information: All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

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: Northwest Military Highway

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

Proposed Changes: None known

Thoroughfare: North Loop 1604 West

Existing Character: Freeway; 8 lanes

Proposed Changes: None known

Public Transit: VIA bus line 97 operates along Loop 1604. The bus stop nearest the subject property is located at the northwest corner of Loop 1604 and NW Military Highway.

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

Parking Information: Parking requirements for multi-family dwellings are determined by the total number of dwelling units. Minimum parking requirement: 1.5 spaces per unit; Maximum parking allowance: 2 spaces per unit. The subject property is a small portion out of a much larger development area that includes zoning allowing different possible multi-family densities. The total number of planned dwelling units is unknown; therefore, parking requirements cannot be calculated at this time.

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as “Suburban Tier” in the Future Land Use Section. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has concerns related to the subject property’s proximity to the Martin-Marietta quarry, which currently has a specific use authorization and a conditional use for blasting and asphaltic concrete. However, according to the applicant, the portion of the quarry abutting the subject property has been fully extracted and now serves as retention and sedimentation ponds. Additionally, the abutting land south of the subject property has zoning that currently allows multi-family development.

3. Suitability as Presently Zoned:

The existing “C-2” zoning district is suitable for the subject property. The existing zoning was established in October 2011.

4. Health, Safety and Welfare:

Staff has found no likely significant affects on the health, and welfare of the surrounding community.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the North Sector Plan.

6. Size of Tract:

The subject property is a small portion of a much larger development area. The larger area is of sufficient size to accommodate the proposed development.

7. Other Factors:

SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 50% subject property.

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Military did not review this zoning request because the property is less than 10 acres in size and does not directly abut Camp Bullis. The previous zoning case was reviewed by the Military. At the time, their comments stated concerns on this proposed development’s compatibility with the Camp Bullis installation would be addressed “as long as the appropriate endangered species surveys are completed and sent to the United States Fish and Wildlife Service.”

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

RECEIVED

11 DEC 15 AM 10:18

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2012019 (Rogers Ranch Multi-Family)

LAND DEVELOPMENT
SERVICES DIVISION

Date: December 13, 2011

SUMMARY

A request for a change in zoning has been made for an approximate 2.872-acre tract located on the city's north side. A change in zoning from **C-2 ERZD MLOD-1 AHOD** to **MF-18 ERZD MLOD-1 AHOD** is being requested by the applicant, Brown & Ortiz, P.C. The change in zoning has been requested to allow for a residential, multi-family development. The property is classified as Category 2 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, at the northwest corner of Military Drive and Loop 1604. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-2 ERZD MLOD-1 AHOD to MF-18 ERZD MLOD-1 AHOD and will allow for a residential, multi-family development. Currently the site is an undeveloped tract of land.

2. Surrounding Land Uses:

NW Military bounds the east side of the property. On the west, north, and south side the property is bounded by undeveloped land.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted an evaluation, on December 8, 2011 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Joan B. Falkenberg, P.G., was present during the site evaluation.

- A. The subject site was observed as an approximate 2.287 acre undeveloped tract located within a larger previously zoned tract known as Zoning Case - Z2011142. The site was covered by a thick layer of clay rich soil which impedes downward movement of storm water. The site was moderately covered by vegetation, tall grass and large piles of debris consisting of rock and vegetation spoils. Some areas had blocks of bedrock float and evidence of some fractured bed rock. Several small closed depressions were also observed probably due to land clearing activities.
- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the site was underlain by the Dolomitic Member of the Kainer Formation located within the Edwards Group. The thickness of this member is generally 110 to 130 feet and is generally porous and relatively permeable. A site visit was conducted and no sensitive features were observed. The site slopes gently from a northerly direction to the southwest and is relatively flat. The site is not located within a 100-year floodplain area. Stormwater from this site will drain generally to the south. No sensitive geologic features were observed during the recent site visit.
- C. A site specific Geologic Assessment will be required by the Texas Commission on Environmental Quality (TCEQ) prior to development. No other geologic features were observed other than the ones listed above.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site for the multi-family development.
2. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
3. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
4. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. NRCS, Texas Department of Agriculture, U.S.D.A, shall be used.

5. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the SAWS at (210) 233-3526.
6. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify San Antonio Water System at (210) 233-3526 to schedule a site inspection.

- C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to San Antonio Water System, Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the SAWS.
- 5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - 6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



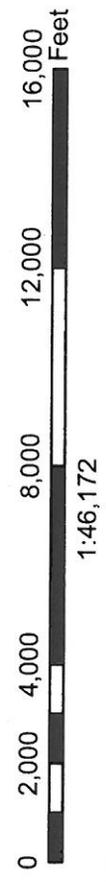
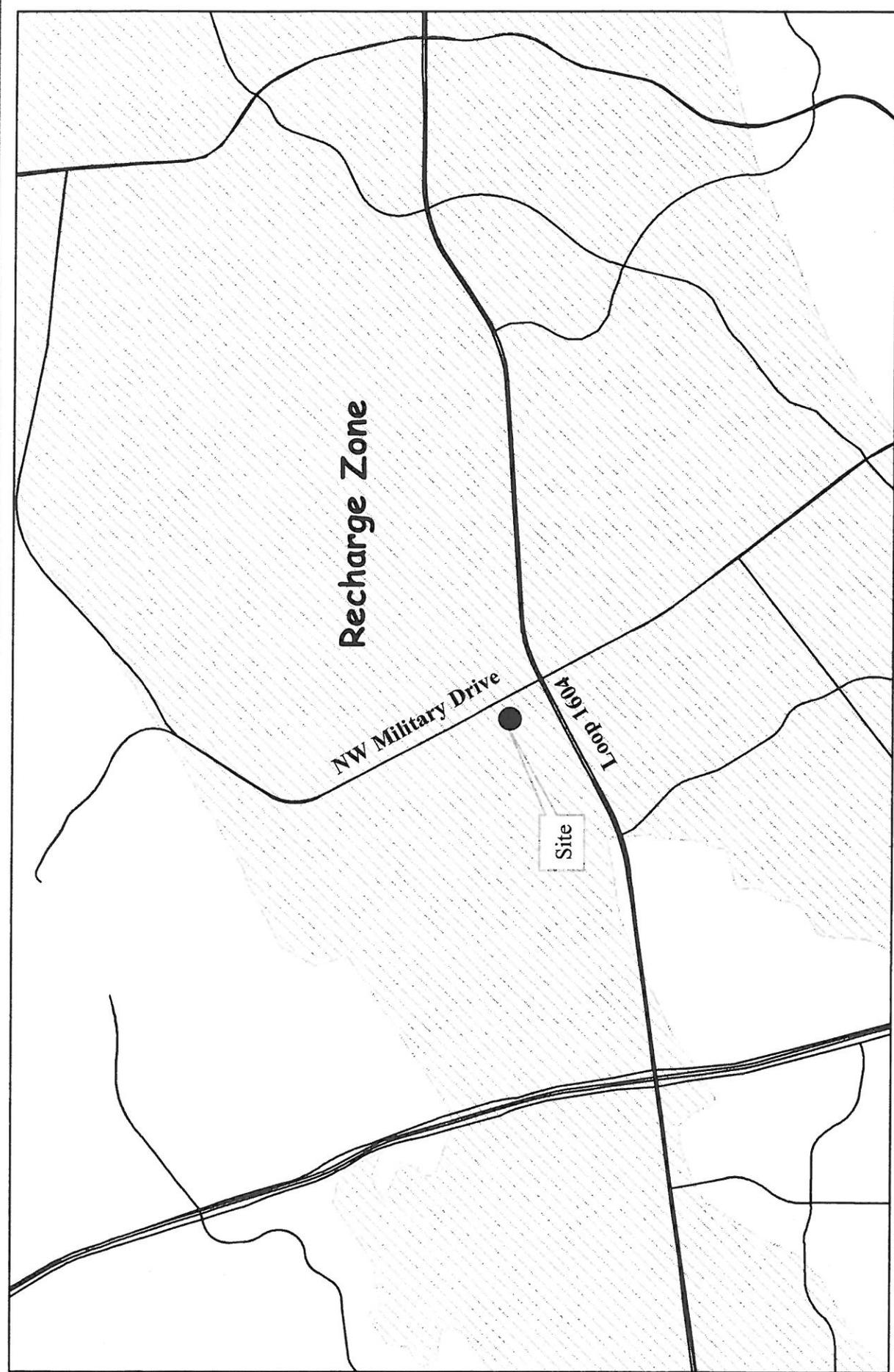
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB

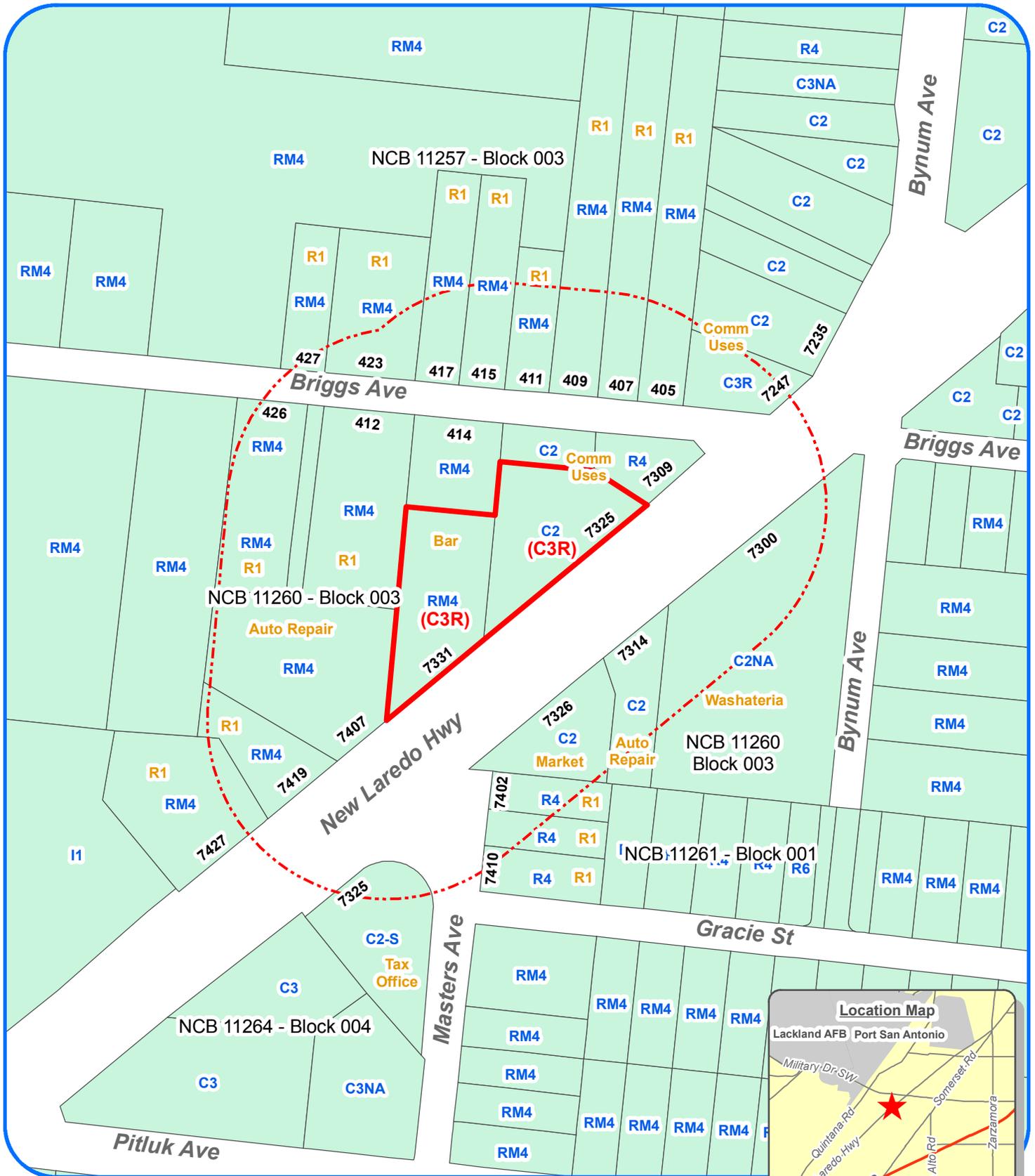


Zoning Case No. Z2012019 Figure 1

Rogers Ranch Multi Family

Map Page 515 B3

Map Prepared by Aquifer Protection and Evaluation MJB 11/16/2011



Zoning Case Notification Plan

Case Z-2011-157

Council District 4

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): Portions of NCB 11260 - Block 003 - S Tri 10 ft of N 50 ft of Lot 68 & NW Irr 100 ft of Lot 102 and N Irr 247.54 ft of Lot 70

Legend

- Subject Properties (0.863 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
(06/30/2011 - 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 #: Z2011157 CD
Hearing Date: January 17, 2012
Property Owner: Randy S. Vail Estate
Applicant: Chuck Christian
Representative: Chuck Christian
Location: 7325 New Laredo Highway
Legal Description: A portion of Lots 68 and 102, Block 3, NCB 11260
Total Acreage: 0.53 of an acre
City Council District: 4
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: None

Planning Team Members: 37 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115) and was originally zoned "B" Residence District. In a 1974 case, the property was rezoned to "B-3" Business District (Ordinance 44753). In a 2001 City-initiated case, the property was rezoned to "B-2" Business District (Ordinance 93308). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The subject property is not platted in its current configuration; however, the property includes portions of previously platted lots (volume 642, page 20 and volume 7700, page 219 in the Plat Records of Bexar County, Texas). The subject property is currently used for vehicle repair services. The existing garage measures approximately 2,500 square feet in size and was built in 1985, according to Bexar Country Appraisal District records.

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

Adjacent Zoning and Land Uses

Direction: North, West and Southwest

Current Base Zoning: "RM-4" Residential Mixed District

Current Land Uses: Bar, auto repair and single-family residences

Direction: Northeast and East

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

Current Land Uses: Auto repair, salon, retail uses and apartments

Direction: South and Southeast

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

Current Land Uses: Laundromat, church, auto repair and auto part retail

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

Transportation

Thoroughfare: New Laredo Highway

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

Proposed Changes: None known.

Thoroughfare: Briggs Avenue

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines operate along SW Military Drive, north of the subject property. There are no stops 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: Parking requirements for auto repair uses are determined by the Gross Floor Area (GFA) of the facility including service bays, wash tunnels and retail areas. Minimum requirement: 1 space per 500 square feet of GFA, plus 2 additional spaces for each inside service bay. Maximum allowance: 1 per 375 square feet of GFA, plus 2 additional spaces for each inside service bay.

The existing 2,500 square foot facility has 8 service bays, requiring 21 parking spaces. The requisite site plan indicates 18 spaces, which will be sufficient if the facility reduces the number of service bays to 6.

Staff Analysis and Recommendation: Approval with conditions.

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 identified as “Rural Estate Tier” in the future land use component of the plan. The Rural Estate Tier is meant to accommodate large residential tracts and “neighborhood commercial” uses that serve the immediate rural community.

The requested “C-1” base zoning district is consistent with the Rural Estate Tier future land use designation.

- 2. Adverse Impacts on Neighboring Lands:** The requested conditional use may create adverse impacts on surrounding properties due to the intense nature of auto repair uses. However, the requested base zoning district may serve to mitigate the possible negative effects as outdoor storage is prohibited.
- 3. Suitability as Presently Zoned:** The existing “C-2” district may be appropriate for the subject property’s location and the surrounding pattern of development, but it is not consistent with adopted land use plan. The requested “C-1” district constitutes a down-zoning of the property and offers a suitable transition from New Laredo Highway (an arterial thoroughfare) and the residential neighborhood to the west.
- 4. Health, Safety and Welfare:** Based on staff observation, the existing business is in poor condition, with multiple possible code violations including storage of junk vehicles and performing work outside the scope of the most recent Certificate of Occupancy. The business was issued a Certificate of Occupancy for the sale and installation of vehicle alarms, radios, window tinting and airbags in 2004. In April 2011, an investigation was opened by the Development Services Department, finding operation of auto repair and paint/body repair services without the proper Certificate of Occupancy and zoning.

The applicant has submitted this zoning request, in an effort to bring the property into compliance. The requested zoning will permit auto repair on the subject property; however, auto paint and body repair services are not allowed in the requested zoning district.

The subject property abuts a residentially-zoned parcel; however, because the abutting property is developed with a nonresidential use and there is no new construction proposed for the subject property, no landscape buffers will be required at this time. In the future, landscape buffers and locational requirements for parking will apply to new construction in accordance with UDC Section 35-510(a).

- 5. Public Policy:** The zoning request does not appear to conflict with public policy objectives.
- 6. Size of Tract:** The subject property is of sufficient size to accommodate the existing structure and required parking for a 6-bay auto repair facility.
- 7. Other Factors:** Should the requested Conditional Use for Auto and Light Truck Repair be approved, staff recommends imposition of the following conditions:
 1. All vehicle repair and service work shall be conducted inside the building.
 2. There shall be no more than six vehicle service bays.
 3. Hours of operation shall be limited to between 7 a.m. and 8 p.m.
 4. A six-foot tall, solid screen fence shall be installed and maintained along the west and north property lines. A six-foot tall, predominantly open fence shall be permitted along the east and south property lines, including within the front yard of the lot. Barbed-wire shall not be permitted. Clear vision areas shall be maintained at all points of ingress/egress.

40.0'

BRIGGS

45.0'

40.0'

AVE.

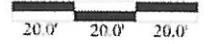
Legal: 53 acres out of Lots 68 and 102 Block 3, NCB 11260

INTENDED USE IS AUTO REPAIR SHOP

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



SCALE: 1"=60.0'



NEW LAREDO HWY.

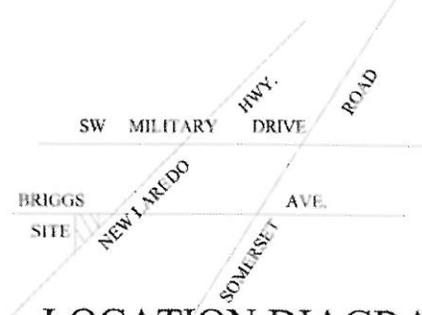
(LOOP 353)

(U.S. HWY. NO. 81 SO.)

MASTERS STREET

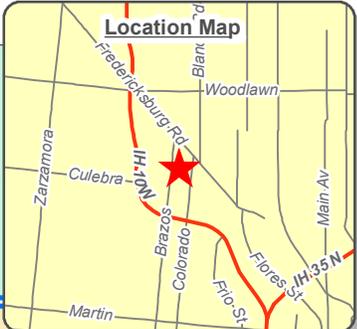
NOTES

- 1. 18 SPACES 9.0' x 18.0'
- 1 ADA (VAN) 10.0' x 20.0'
- 2. EXIST. BLDG., NO NEW LANDSCAPING
- 3. PROP. WOOD FENCING 6 FT. HIGH ALONG W. LINE & NORTH LINE



LOCATION DIAGRAM

PREPARED BY:
RAYMUNDO VILLARREAL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 P.O. BOX 290040, SAN ANTONIO, TEXAS 78260
 (210) 344-8748



Zoning Case Notification Plan

Case Z-2012-014

Council District 1
 Scale: 1" approx. = 100 ft.
 Subject Property Legal Description(s): NCB 02048 - Block 005 - Lot 17

Subject Properties		(0.2006 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	



Development Services Dept
 City of San Antonio
 (11/16/2011 - 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 #: Z2012014
Hearing Date: January 17, 2012
Property Owner: TSE Kwun Yee
Applicant: TSE Kwun Yee
Representative: Lilian Tran
Location: 234 Princeton Avenue
Legal Description: Lot 17, Block 5, NCB 2048
Total Acreage: 0.2006
City Council District: 1
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: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). 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: 27

Neighborhood Associations: None

Planning Team Members: 12 (Midtown Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "B" Residence District. In September of 1997, the 0.2006 acre site was part of a large area rezoning that change the zoning to "R-1 AHOD" Single-Family Residence Airport Hazard Overlay District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. The subject property consists of an approximately 8,736-square foot duplex, which was built in 1920 according to the Bexar County Appraisal 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: Two-Family Dwelling

Direction: East

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

Current Land Uses: Single-Family Dwelling

Direction: North across Princeton Avenue

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

Current Land Uses: Two-Family Dwelling

Direction: South across West Myrtle 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 ("FAA").

Transportation

Thoroughfare: Princeton Avenue

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

Proposed Changes: None known.

Public Transit: There are no VIA bus line that operates through Princeton Avenue. The nearest bus transit lines are along Fredericksburg Road with a bus stop at the intersection of Fredericksburg Road and University Avenue.

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

Parking Information: Table 526-3 of the UDC establishes the minimum and maximum number of parking spaces required on a property, which will be determined by the existing and proposed uses and size of the structures.

Minimum Requirement: 1 parking space per dwelling unit. Maximum Requirement: 2 parking spaces per dwelling unit.

Should the requested zoning be approved and the residence be converted into a duplex, between two and four parking spaces will be required.

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 Midtown Neighborhood Plan area and is designated as "Low Density Residential" in the future land use component of the plan. This classification includes single-family houses on individual lots, as well as duplexes and granny flats or garage apartments. This zoning district will allow a maximum of two (2) dwelling units on a single lot, making the proposed "RM-6" Mixed Residential zoning district consistent with the Midtown Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:

The subject property is located in a residential area with single-family, two-family and multi-family uses. The properties immediately to the north and west are existing duplexes that were built prior to the adoption of the current zoning district. Based on the existing conditions and uses of the area, the proposed "RM-6" Mixed Residential zoning district will not have any adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

Both the existing "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and requested "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District are appropriate for the subject property. The proposed zoning district will bring the property into compliance with the current provisions of the UDC, as well as allow the subject property to be developed in a similar manner to what exists and is recommended for the area.

4. Health, Safety and Welfare:

The proposed "RM-6" Mixed Residential District will allow the subject property to be developed with similar uses as those within the vicinity, in particular along Princeton Avenue. The proposed "RM-6" Mixed Residential District and use, and potential uses support the goals and objectives of the Midtown Neighborhood Plan.

5. Public Policy:

The request does not appear to conflict with any established 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:

Due to the subject property's 8,736 square foot lot size, the "RM-6" Residential Mixed District will allow a maximum of two units on the subject property. The subject property is of sufficient size to accommodate two dwelling units and the required parking spaces.

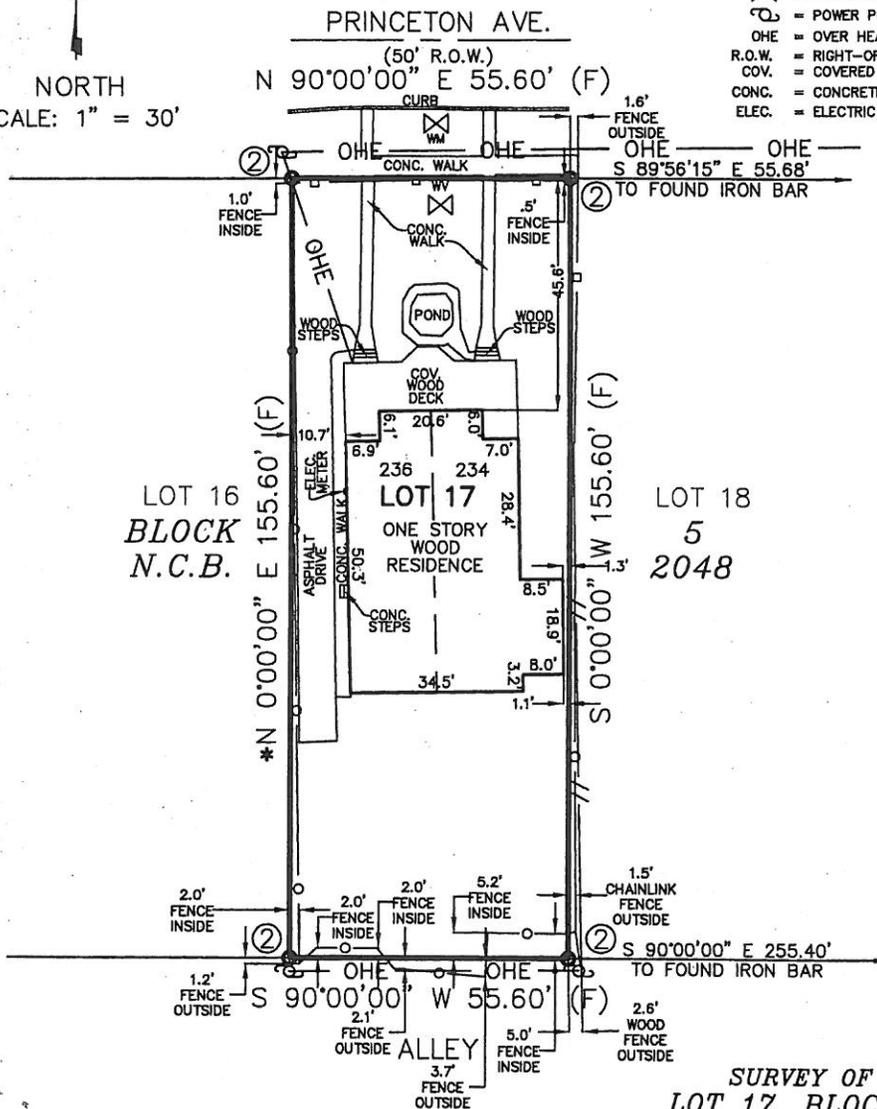
7. Other Factors:

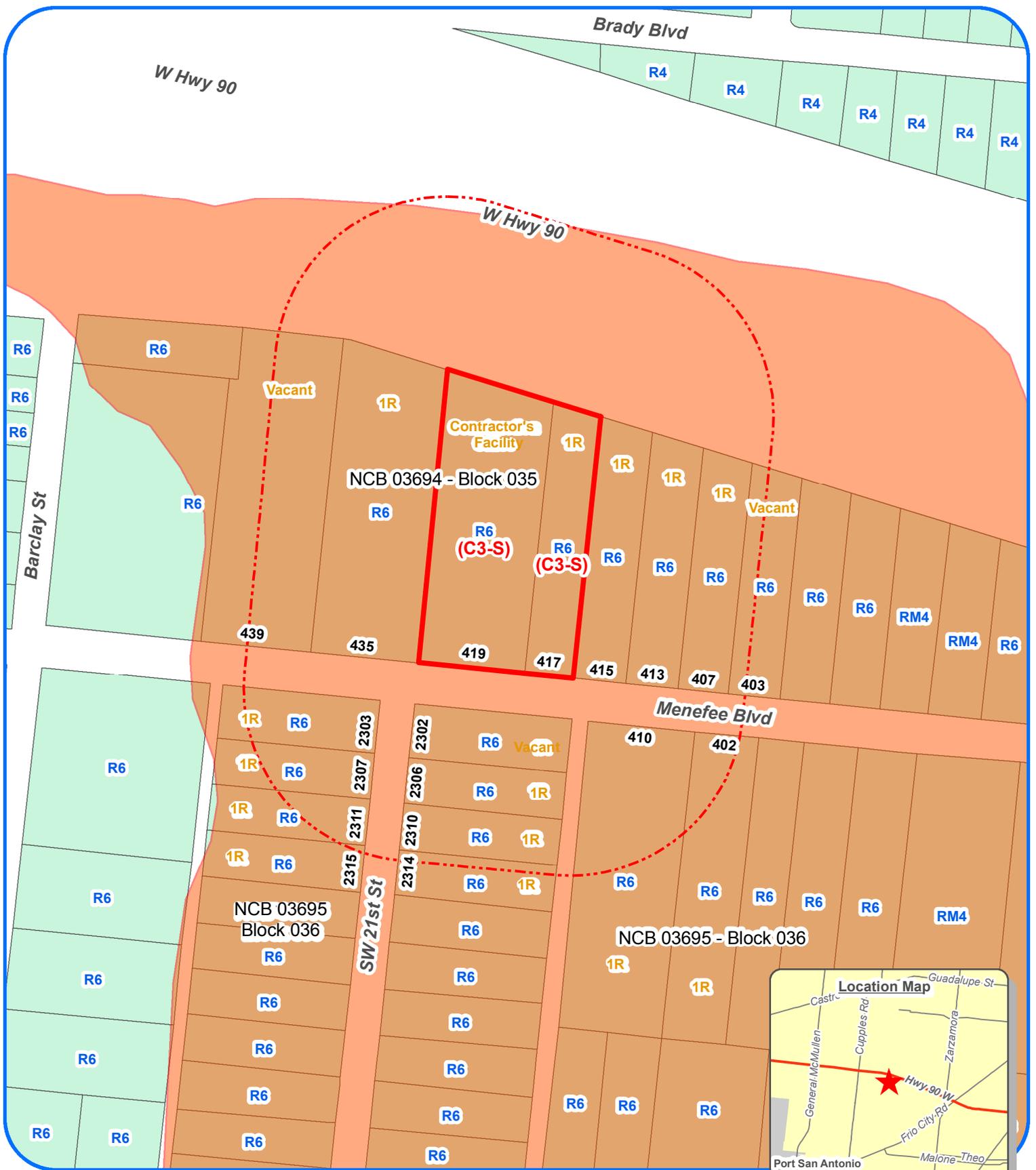
One (1) of the goals of the Midtown Neighborhood Plan is to improve the quality, appearance and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods. The mixed residential zoning districts provide flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas. There is an existing duplex structure on the subject property that became vacant prior to 2010, which was when current property owner purchased the property. Because of UDC standards not being met, the second unit must be classified as a second dwelling unit and is therefore not permitted in the existing single-family residential zoning district.

*REFERENCE BEARING FROM
SUBDIVISION PLAT (SEE TITLE)
ALL OTHER BEARINGS ARE
RELATIVE TO THIS BEARING.

- LEGEND:
- ① = FOUND IRON BAR
 - ② = SET 1/2" IRON BAR WITH ORANGE CAP MARKED "SLS RPLS 5142"
 - (F) = FIELD BEARING
 - = CHAIN LINK FENCE
 - ≡ = WOOD FENCE
 - = WROUGHT IRON FENCE
 - ⊗ = WATER METER
 - ⊕ = WATER VALVE
 - ⊙ = POWER POLE
 - OHE = OVER HEAD ELECTRIC
 - R.O.W. = RIGHT-OF-WAY
 - COV. = COVERED
 - CONC. = CONCRETE
 - ELEC. = ELECTRIC

NORTH
SCALE: 1" = 30'





Zoning Case Notification Plan

Case Z-2012-032 S

Council District 5

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): 1.33 acres out of Lots 39 & 40, Block 35, NCB 03694

Legend

- Subject Properties ——— (1.33 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
(12/05/2011 - 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 #: Z2012032 S

Hearing Date: January 17, 2012

Property Owner: Camilo V. Garcia Construction, Inc.

Applicant: Camilo V. Garcia

Representative: Daniel Dickson

Location: 417 and 419 Menefee Boulevard

Legal Description: 1.33 acres out of Lots 39 and Lot 40, Block 35, NCB 3694

Total Acreage: 1.33

City Council District: 5

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Contractor Facility

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 4, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: None

Planning Team Members: 40 (Kelly/South San Pueblo Community Plan)

Applicable Agencies: None

Property Details

Property History: There are currently multiple structures on the property; with the primary structure consisting of a single-family residence (currently utilized as an office) measuring 1,040 square feet. According to the Bexar County Appraisal District, the structure was constructed in 1952. Two commercial structures, one used for storage (2,698 square feet) and the other as a shop (1,725 square feet) are also located on the subject property.

The property is located within the City Limits as they were recognized in 1936. In a 1986 case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "R-6" Residential Single-Family District.

Topography: The subject property is relatively flat. According to the most recent 100-year FEMA flood map, the subject property is located entirely within the floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: N/A

Current Land Uses: Highway 90 West

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences and Vacant Land

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences and Vacant Land

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences and Vacant Land

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

Transportation

Thoroughfare: Highway 90 West

Existing Character: Freeway; 8 lanes

Proposed Changes: None known.

Thoroughfare: Menefee Boulevard

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 62 line and 251 line, which operate along Cupples Road and Kirk Place.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Contractor Facility – Minimum Parking Requirement: 1 per 1,500 square feet GFA.
Maximum Parking Requirement: 1 per 300 square feet 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 property is located within the Kelly/South San PUEBLO Community Plan and is currently designated as “Low 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 “Regional Commercial”. Staff and Planning Commission recommend denial of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The proposed “C-3” General Commercial zoning district is designed to provide for more intense uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, hospitals and wholesalers, among others. Due to its classification, the “C-3” General Commercial base zoning district is best located at intersections of major arterials and within commercial nodes.

A contractor facility is identified in the UDC as a use requiring a minimum zoning district of “I-1” to be permitted by-right. However, this use may also be allowed in C-3 with a Specific Use Authorization. Staff finds the request to be inappropriate given the prevalence of single-family residential uses. Industrial uses are not recommended adjacent to residential uses. Industrial uses would be most appropriate within business or industrial parks with direct access to freeways. The subject property is located on Menefee Boulevard, a local street.

3. Suitability as Presently Zoned:

The current residential zoning is appropriate for the area. Ideally this property would continue the residential development pattern in this established neighborhood.

The requested commercial zoning is not appropriate considering the property's location. Current zoning practices would not place intense commercial zoning near established residential neighborhoods.

4. Health, Safety and Welfare:

The approval of the requested “C-3” General Commercial zoning district would allow more intense commercial uses increasing traffic, noise, and lighting in the area; potentially creating a safety and welfare concern.

5. Public Policy:

The request is inconsistent with the adopted community plan, a component of the city’s master plan.

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 measures 1.33 acres and would appear to be of sufficient size to accommodate the proposed use.

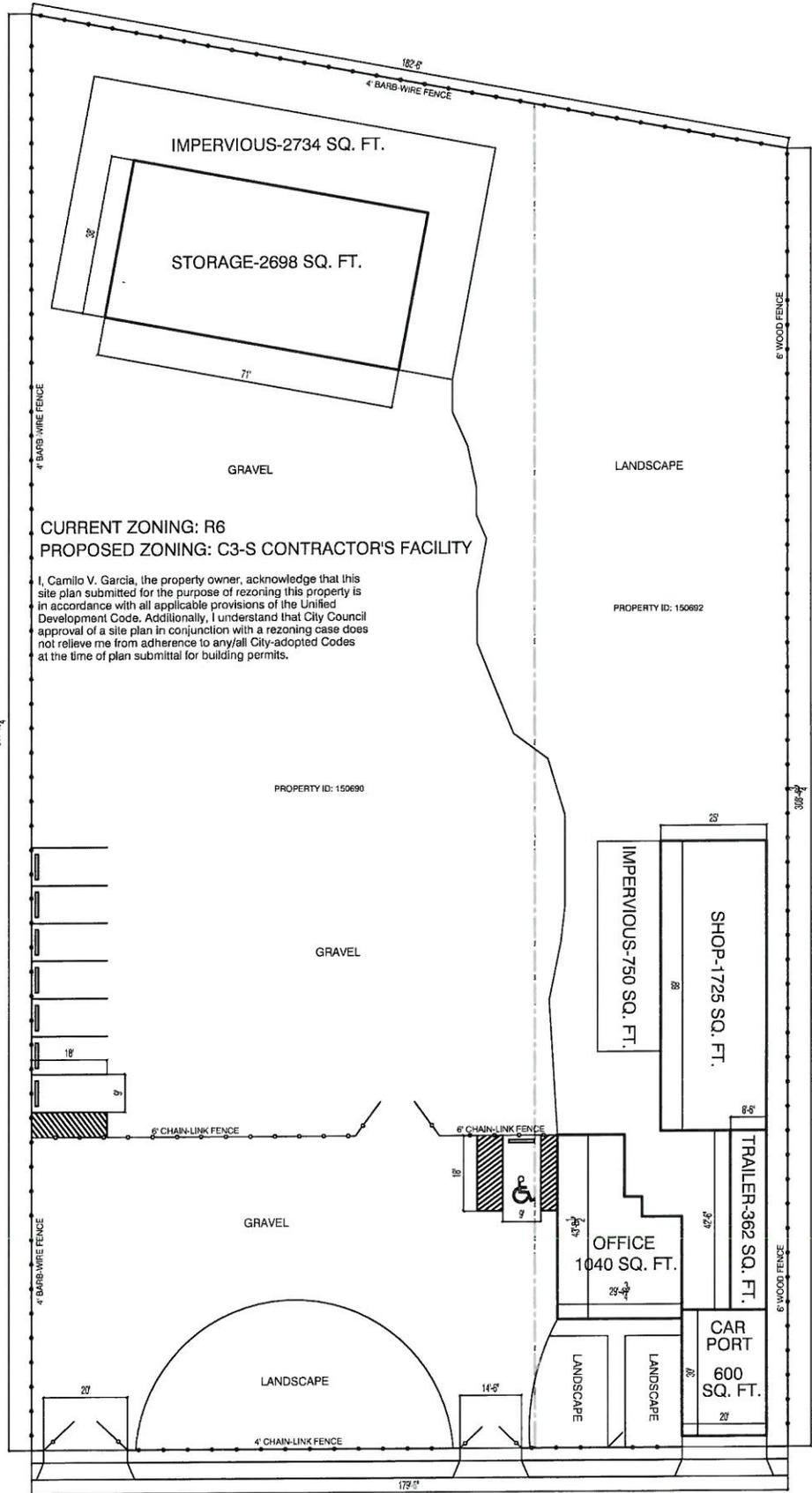
7. Other Factors:

The City of San Antonio Development Services Department, Code Enforcement Division issued a number of citations on the property in 2011. The applicant was directed to come into compliance to resolve the citations.

Z2012032

NOTES:

- 1. Total Acreage - 1.34 Acres
- 2. All Building And Structures Are Existing
- 3. Any New Construction Will Require 30' Side Building Setbacks And Type C Landscape Buffers



SCALE: 1" = 40'

DRAWN BY: Joel James, Assoc. AIA 210-882-2216

SITE PLAN

REZONING OF 417 & 419 MENEFFEE BLVD.



Zoning Case Notification Plan

Case Z-2012-038

Council District 2
 Scale: 1" approx. = 150 ft.
 Subject Property Legal Description(s): NCB 00984 - Block 000 - Lots 44, 45, 46, 47, 50 and 55

Legend

- Subject Properties (1.021 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
 (12/21/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012038
Hearing Date: January 17, 2012
Property Owner: City Housing, Ltd. (Mitch McManus)
Applicant: Mitch McManus
Representative: Mitch McManus
Location: 1530 and 1542 North Alamo Street
Legal Description: Lots 44, 45, 46, 47, 50 and 55, NCB 984
Total Acreage: 1.049
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 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). 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: 30

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 was annexed in October of 1950 and was originally zoned "JJ" 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 has no physical characteristics that are likely to affect the development.

Adjacent Zoning and Land Uses

Direction: Southwest

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

Current Land Uses: Single-Family Dwellings

Direction: Southeast

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

Current Land Uses: Office

Direction: Northeast across Casa Blanca Street

Current Base Zoning: "HL C-2 AHOD" Historic Landmark Commercial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Current Land Uses: Commercial Uses

Direction: Northwest across North Alamo Street

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

Current Land Uses: Commercial 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 ("FAA").

Transportation

Thoroughfare: North Alamo Street

Existing Character: Secondary Arterial two lanes in each direction.

Proposed Changes: None known.

Thoroughfare: Casa Blanca Street

Existing Character: Collector Street one lane in each direction.

Proposed Changes: None known.

Public Transit: There are no VIA bus line that operates through North Alamo Street. The nearest bus transit lines are along Broadway Street with a bus stop at the intersection of Broadway Street and Casa Blanca Street.

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: Parking requirements for multi-family uses are determined by the total number of dwelling units. Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Government Hill Neighborhood Plan and is currently designated as "Low-Density Mixed Use". The current "Low-Density Mixed Use" land use category includes low intensity residential and commercial uses (adjacent lots, or integrated in one structure). Therefore, the "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District is consistent with the Plan.

2. Adverse Impacts on Neighboring Lands:

The "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District is a downzoning from the current "I-1 AHOD" General Industrial Airport Hazard Overlay District. The granting of the zoning request will not have an adverse impact on the neighborhood.

3. Suitability as Presently Zoned:

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

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District is not appropriate for the area. The "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District will provide an opportunity for a reuse of the existing buildings and will be consistent with current uses along North Alamo Street.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The rezoning request to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District is a less intense use than the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District.

5. Public Policy:

The request does not appear to conflict with any established 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.

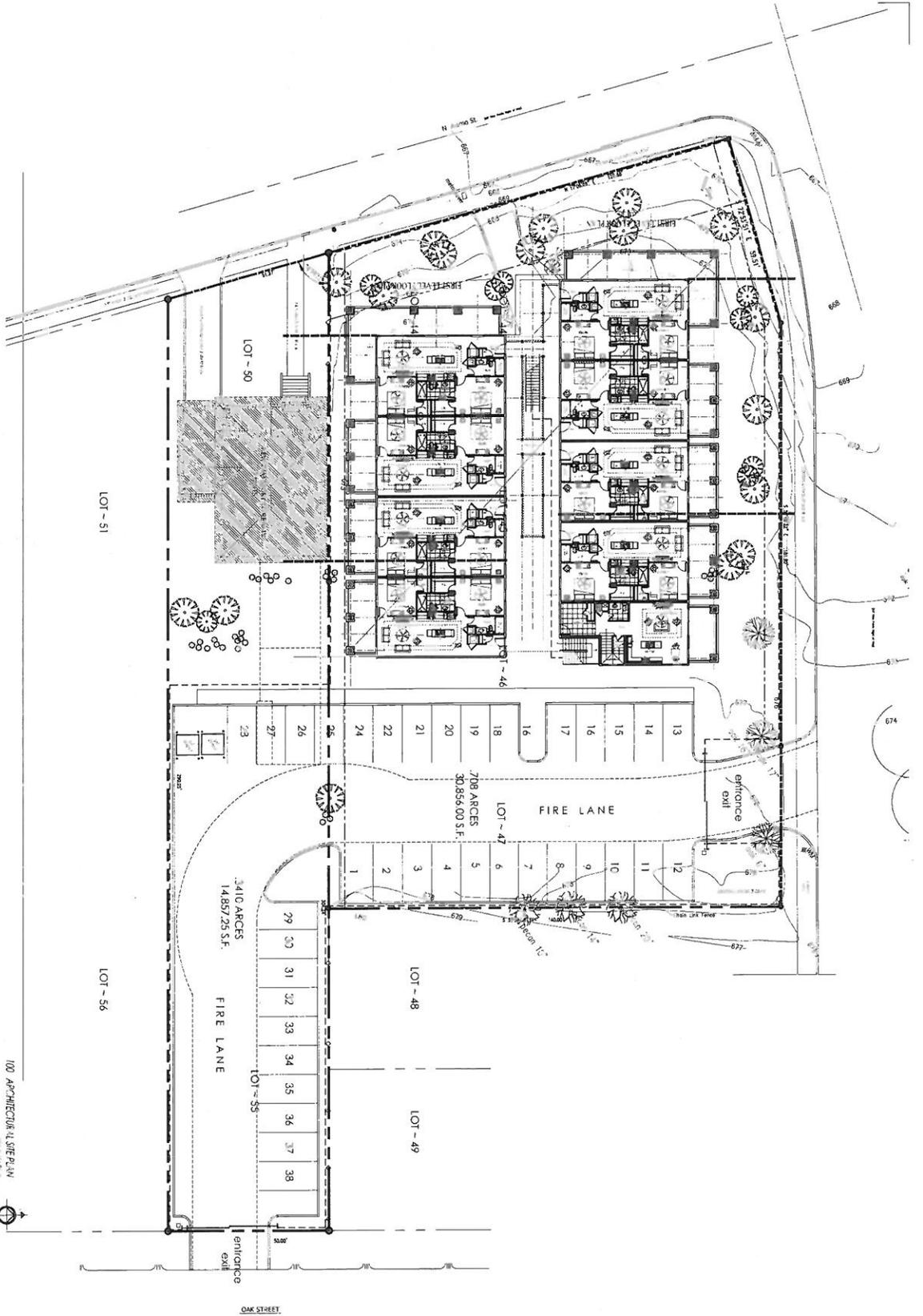
6. Size of Tract:

The subject property measures 1.049 acres in size. Should the requested rezoning be approved, the subject property could accommodate a condominium development with up to approximately 18 dwelling units.

7. Other Factors:

The wide range of uses permitted in the existing "I-1" zoning district is too intense for the subject property's location; while the uses permitted in the "MF-18" district are better suited for the area.

Multi-family residence limited density "MF-18" district is the designation for a multi-family use with a maximum density of up to eighteen (18) units per acre, depending on unit size. An "MF-18" district designation may be applied to a use in a residential neighborhood that contains a mixture of single-family and multi-family uses or in an area for which limited density multi-family use is desired. An "MF-18" district may be used as a transition between a single-family and higher intensity uses.

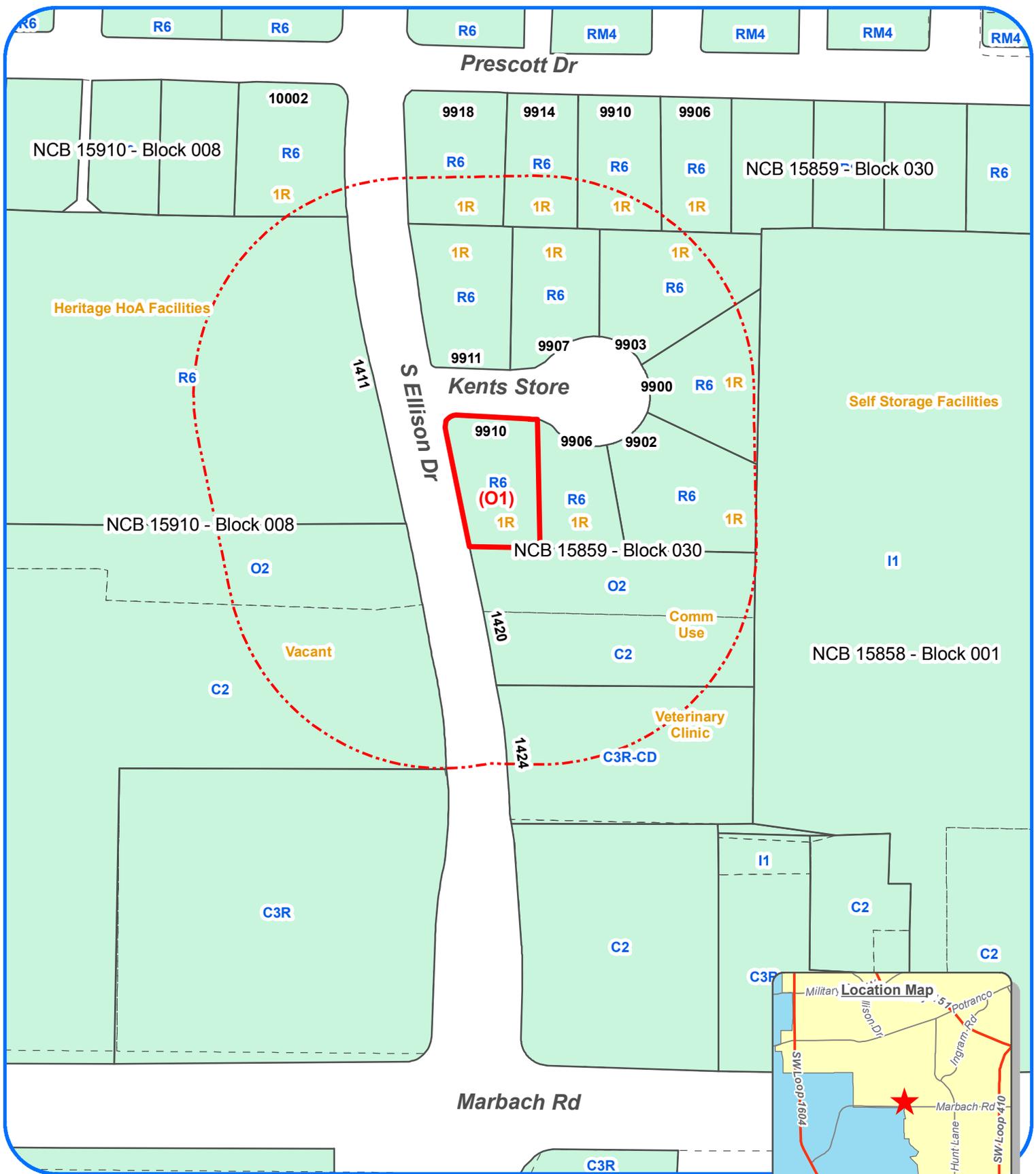


100 ARCHITECTURAL SITE PLAN

A-1

ALTERATIONS RENOVATIONS TO:
CASA BLANCA LOFTS
 1542 N. ALAMO ST.
 SAN ANTONIO, TEXAS 78215





Zoning Case Notification Plan

Case Z-2012-039

Council District 4

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 15859 - Block 030 - Lot 17

Legend

- Subject Properties (0.18 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 #: Z2012039
Hearing Date: January 17, 2012
Property Owner: Maria Riza Bell
Applicant: Maria Riza Bell
Representative: Maria Riza Bell
Location: 9910 Kents Store
Legal Description: Lot 17, Block 30, NCB 15859
Total Acreage: 0.1832 of an acre
City Council District: 4
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-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: Heritage Neighborhood Association

Planning Team Members: 33 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1995 (Ordinance 83136) and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1996 City-initiated case, the property was rezoned to “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The property was platted into its current configuration in 1977 (volume 8200, page 138 of the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District, the existing residential structure was built in 1991 and measures 1,334 square feet in size with a 280-square foot attached garage.

The applicant requests this zoning change to allow the structure to be used as an office.

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

Adjacent Zoning and Land Uses

Direction: North, West and East

Current Base Zoning: “R-6” Residential Single-Family District

Current Land Uses: Single-family residences and public swimming pool

Direction: South and Southwest

Current Base Zoning: “O-2” High Rise Office District, “C-2” Commercial District, “C-3R CD” General Commercial District with a Conditional Use for a veterinary hospital with outdoor kennels and overnight boarding

Current Land Uses: Vacant office, veterinary hospital, gas stations and undeveloped land

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

Transportation

Thoroughfare: Kents Store

Existing Character: Local street, residential cul-de-sac with sidewalks

Proposed Changes: None known

Thoroughfare: South Ellison Drive

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

Proposed Changes: None known

Public Transit: There are no public transit lines in the area.

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

Parking Information: Off-street vehicle parking requirements for offices are determined by the Gross Floor Area (GFA) of the use. Minimum parking requirement: 1 space per 300 square feet of GFA; Maximum parking allowance: 1 space per 140 square feet of GFA.

The existing residential structure includes 1,334 square feet of living area and has a 280-square foot attached garage. Assuming the existing house is converted to office space but the garage area is not, the proposed office would require between 4.4 and 9.5 parking spaces.

Staff Analysis and Recommendation: Denial.

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan area, and is identified as being in the “Suburban Tier” in the future land use component of the plan. The suburban tier accommodates a range of uses from low and medium density residential to medium intensity commercial uses. Both the existing and requested zoning districts are consistent with the land use designation.

2. Adverse Impacts on Neighboring Lands:

The West/Southwest Sector Plan states that neighborhood commercial uses may be appropriate at the intersections of residential streets and collectors; however, such uses should not encroach into residential areas. The subject property meets the locational criteria for neighborhood commercial uses; however, it would also constitute encroachment of commercial uses into an established residential neighborhood.

3. Suitability as Presently Zoned:

The existing single-family residential zoning is most appropriate for the subject property.

4. Health, Safety and Welfare:

The property is located on a residential cul-de-sac that will not accommodate increased traffic.

5. Public Policy:

The zoning request does not appear to conflict with public policy objectives.

6. Size of Tract:

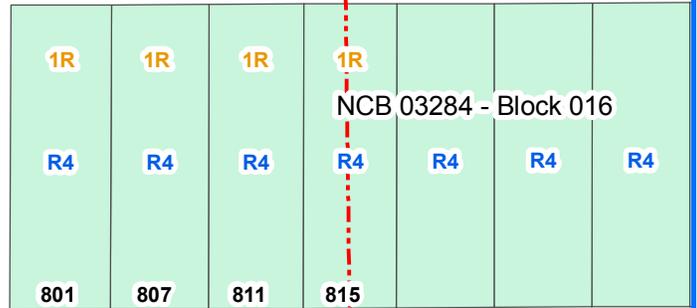
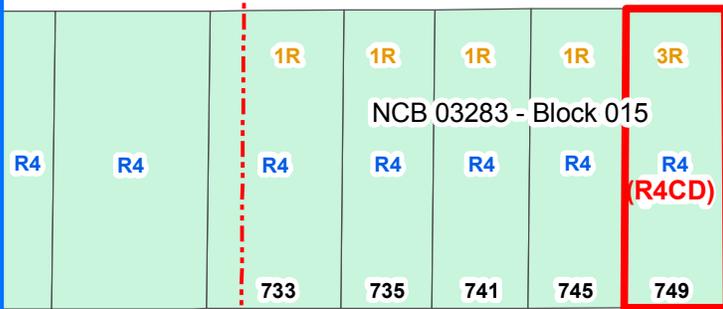
The subject property may be of sufficient size to accommodate a small professional office and required parking. However, the existing configuration of the property includes a very small backyard, meaning any additional parking required will likely have to be placed in the front of the existing structure. The “O-1” district requires parking located to the rear of the primary structure, but does allow a limited amount of parking in the front and side yards. Allowing parking in the front or side yard of the subject property will further erode the residential character of the surrounding neighborhood.

7. Other Factors:

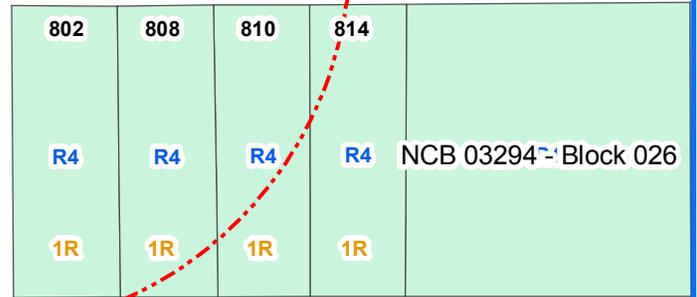
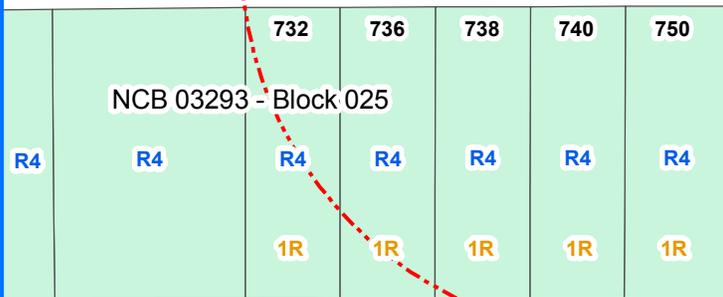
A professional office may be permitted as a Conditional Use in single-family residential zoning districts. However, staff does not offer an alternate recommendation for a Conditional Use because the same commercial encroachment and parking issues would remain.

IH 10 E

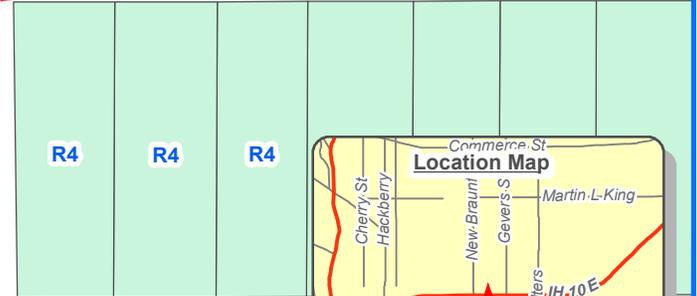
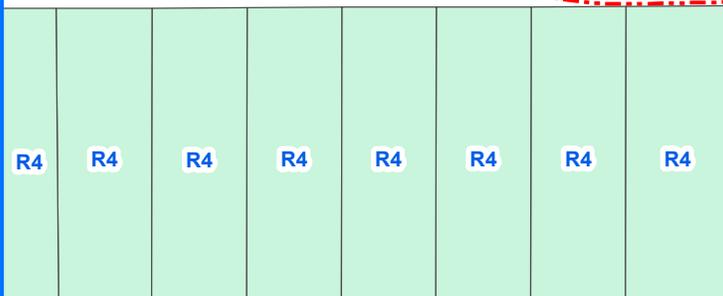
IH 10 E



E Drexel Ave



Nopal St



Hammond Ave



Zoning Case Notification Plan

Case Z-2012-040 CD

Council District 3

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 03283 - Block 015 - Lot 26

Legend

- Subject Properties (0.1779 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 #: Z2012040 CD
Hearing Date: January 17, 2012
Property Owner: CPC Capital, LLC (Bruce A. Johnson)
Applicant: CPC Capital, LLC (Bruce A. Johnson)
Representative: CPC Capital, LLC (Bruce A. Johnson)
Location: 749 East Drexel Avenue
Legal Description: Lot 26, Block 15, NCB 3283
Total Acreage: 0.1779
City Council District: 3
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: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 4, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Highland Park Neighborhood Association

Planning Team Members: 33 (Highlands Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with two structures. The principal structure measures 1,352 square feet and the accessory structure has a building footprint of 672 square feet. According to the Bexar Appraisal District, the 1,352 square foot structure was constructed in 1918. The subject property is located within the City Limits as they were recognized in 1936. The property was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Single-Family Residential District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: N/A

Current Land Uses: IH 10 East

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: East Drexel Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Nopal Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 20 line, which operates along South New Braunfels Avenue.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Three-Family Dwelling – Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Highlands Community Plan area, and is identified as Low Density Residential in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the conditional use to be appropriate as the property is situated abutting an expressway at the edge of a neighborhood that includes an established mix of single-family and multi-unit residences. Additionally, the zoning request maintains the "R-4" base zoning district that is consistent with the adopted land use plan.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

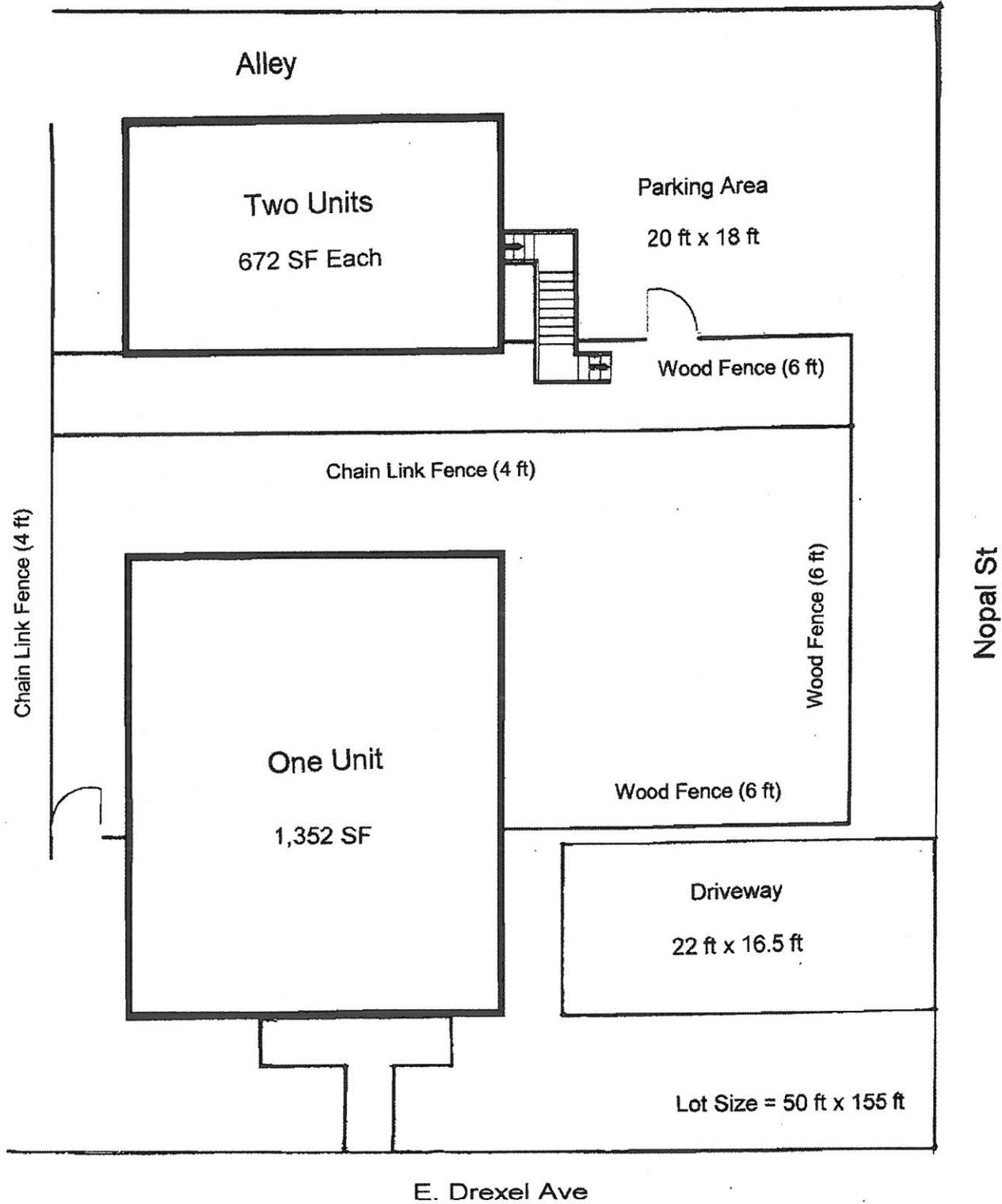
The subject property is 0.1779 of an acre in size, which should be able to reasonably accommodate the proposed three-family dwelling (see site plan).

7. Other Factors:

One of the goals of the Highlands Community Plan is to improve the quality, appearance and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods. It also has the objective to enhance and improve the distinctive character of the Highlands neighborhoods and encourage compatible infill housing within the neighborhoods.

Further, the requisite site plan indicates no new construction and no changes from the property's current configuration. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed.

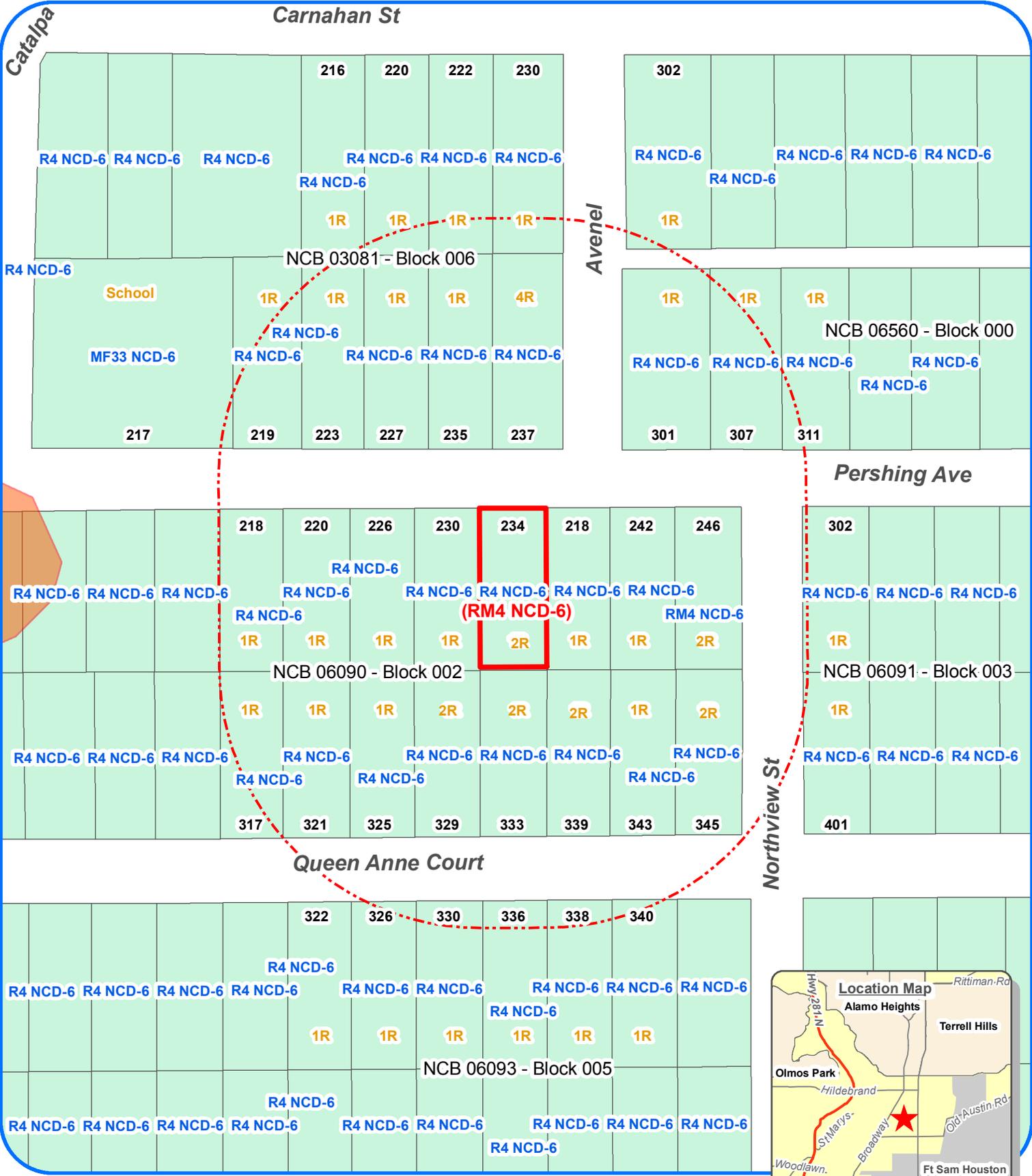
Interstate 10



Site Plan: 749 E. Drexel

R-4CD for 3 Units

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



Zoning Case Notification Plan

Case Z-2012-042

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

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

Legend

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



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



City of San Antonio

Development Services Department

Staff Report

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

Proposed Zoning Change

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 4, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 39
Neighborhood Associations: Mahncke Park Neighborhood Association
Planning Team Members: 24 (Mahncke Park Neighborhood Plan)
Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with two structures. The principal structure measures 950 square feet and the accessory structure measures 907 square feet. According to the Bexar Appraisal District, the 950 square foot structure was constructed in 1947. The accessory structure was constructed in 2002. The subject property is located within the City Limits as they were recognized in 1936. The property was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Single-Family Residential District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

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

Direction: South

Current Base Zoning: R-4

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

Direction: East

Current Base Zoning: R-4 and RM-4

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

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: Pershing Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

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

Traffic Impact: A Traffic Impact Analysis is not required.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

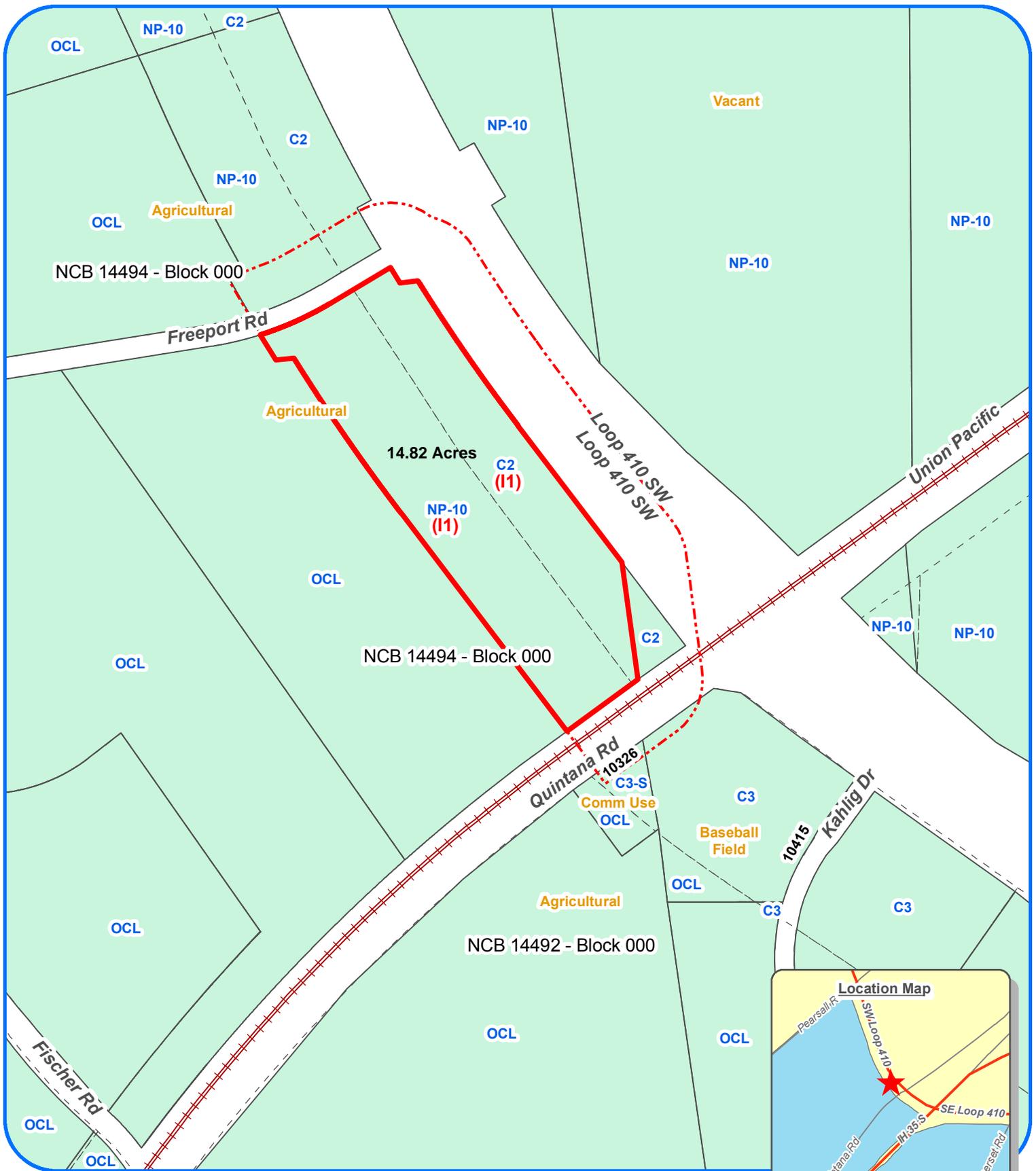
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

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

7. Other Factors:

The detached structure does not meet all of the accessory dwelling provisions outlined in Section 35-371 of the Unified Development Code. The detached structure could not be classified as an accessory dwelling due to its size. An accessory structure can not exceed 800 square feet of gross floor area. Further, the applicant is requesting the zone change to install a meter on the accessory dwelling and an accessory dwelling must be connected to the central electrical system of the principal structure.



Zoning Case Notification Plan

Case Z-2012-043

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

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

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)

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: January 17, 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 first public hearing for this zoning request.

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 "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.

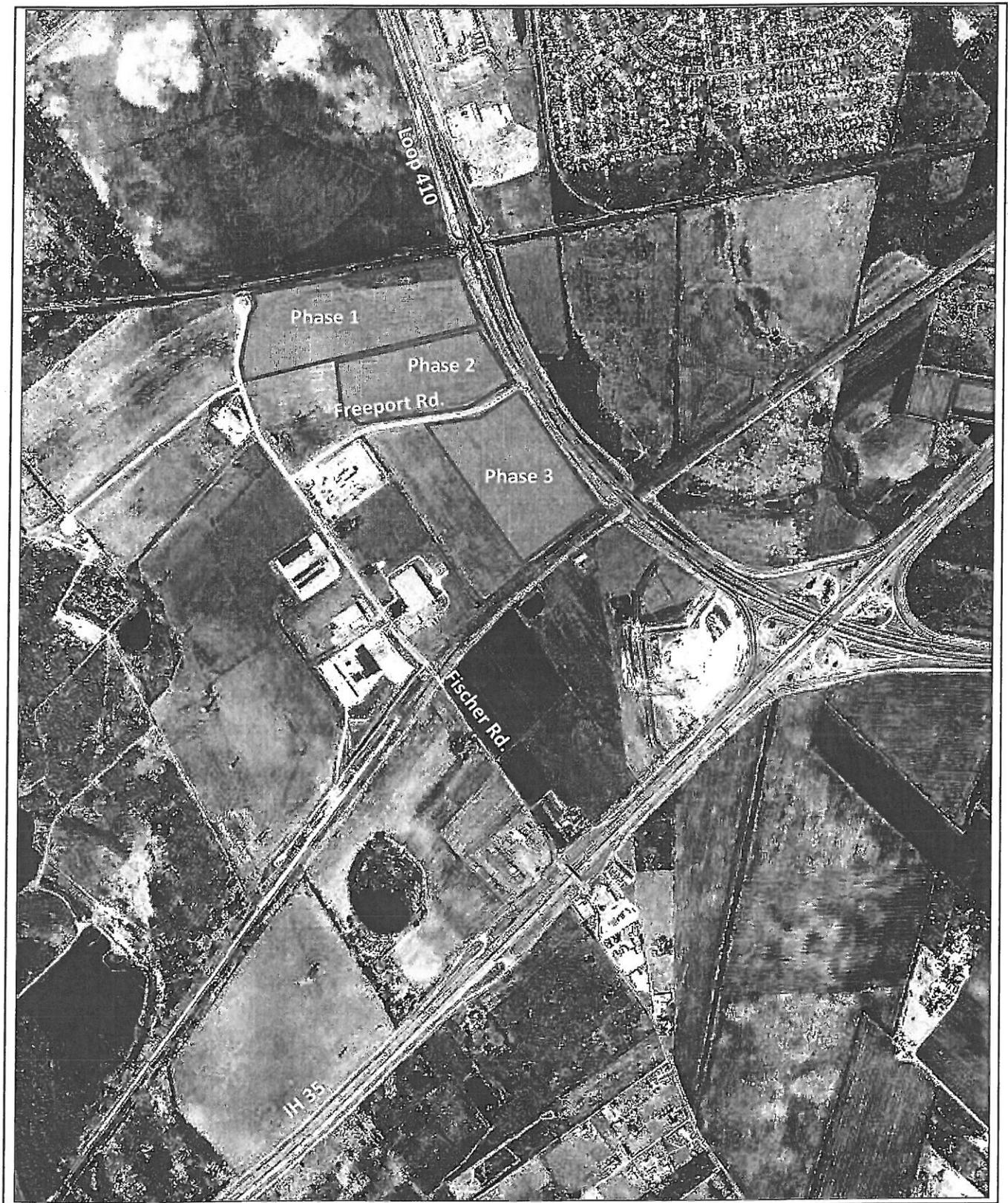
6. Size of Tract:

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.



Kimley-Horn
and Associates, Inc.

Freeport Business Centre – West
San Antonio, Texas

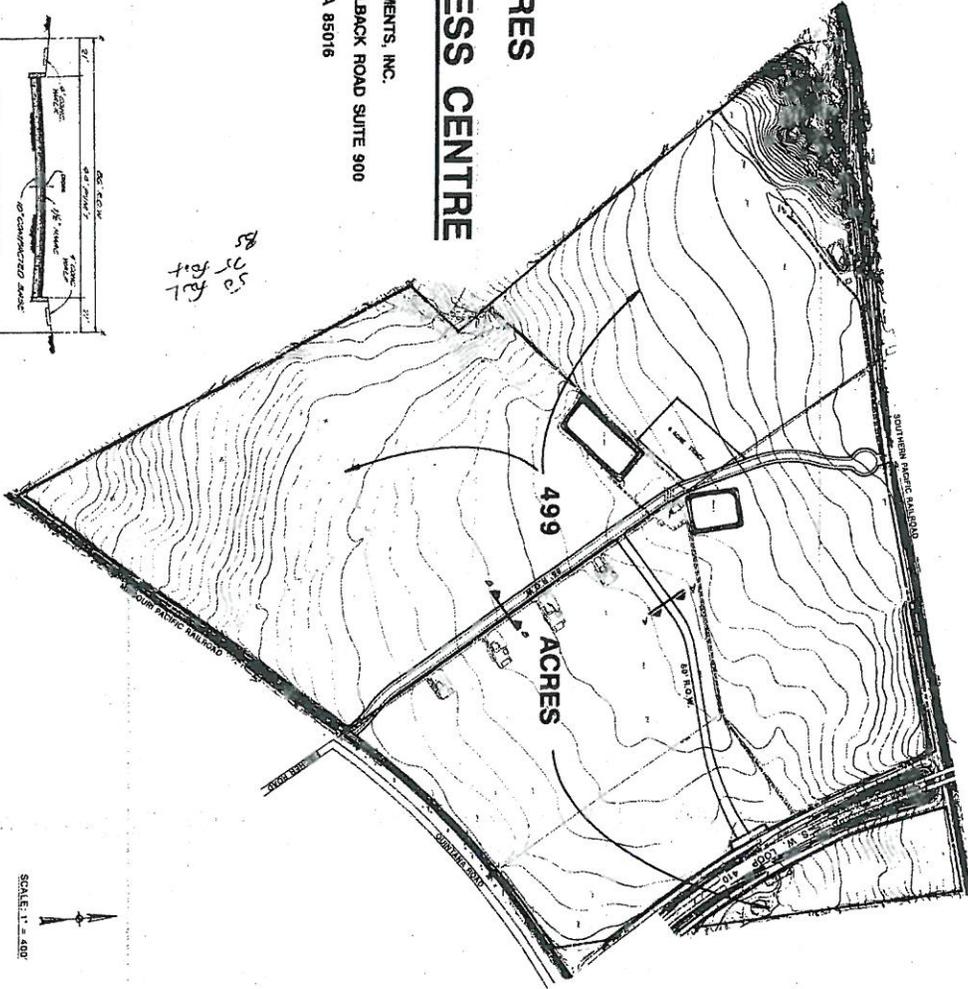
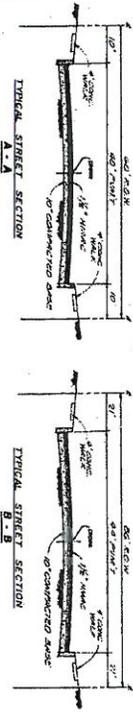
Study Area

FIGURE
1

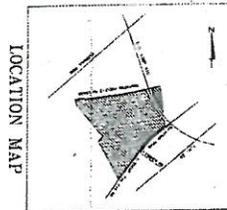
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499 ACRES FREEPORT BUSINESS CENTRE

OWNER: HARVARD INVESTMENTS, INC.
2425 EAST CAMELBACK ROAD SUITE 900
PHOENIX, ARIZONA 85016



50
25
25
ft



WATER SUPPLY - SAN ANTONIO WATER SYSTEM
SANITARY SEWER - SAN ANTONIO WATER SYSTEM
GAS & ELECTRIC - CITY PUBLIC SERVICE

NOTE:
PROPERTY IS LOCATED OUTSIDE THE CITY
LIMITS OF SAN ANTONIO IN BEXAR COUNTY.

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: **OCTOBER 7, 1992**
File # 334
Signed: *[Signature]*

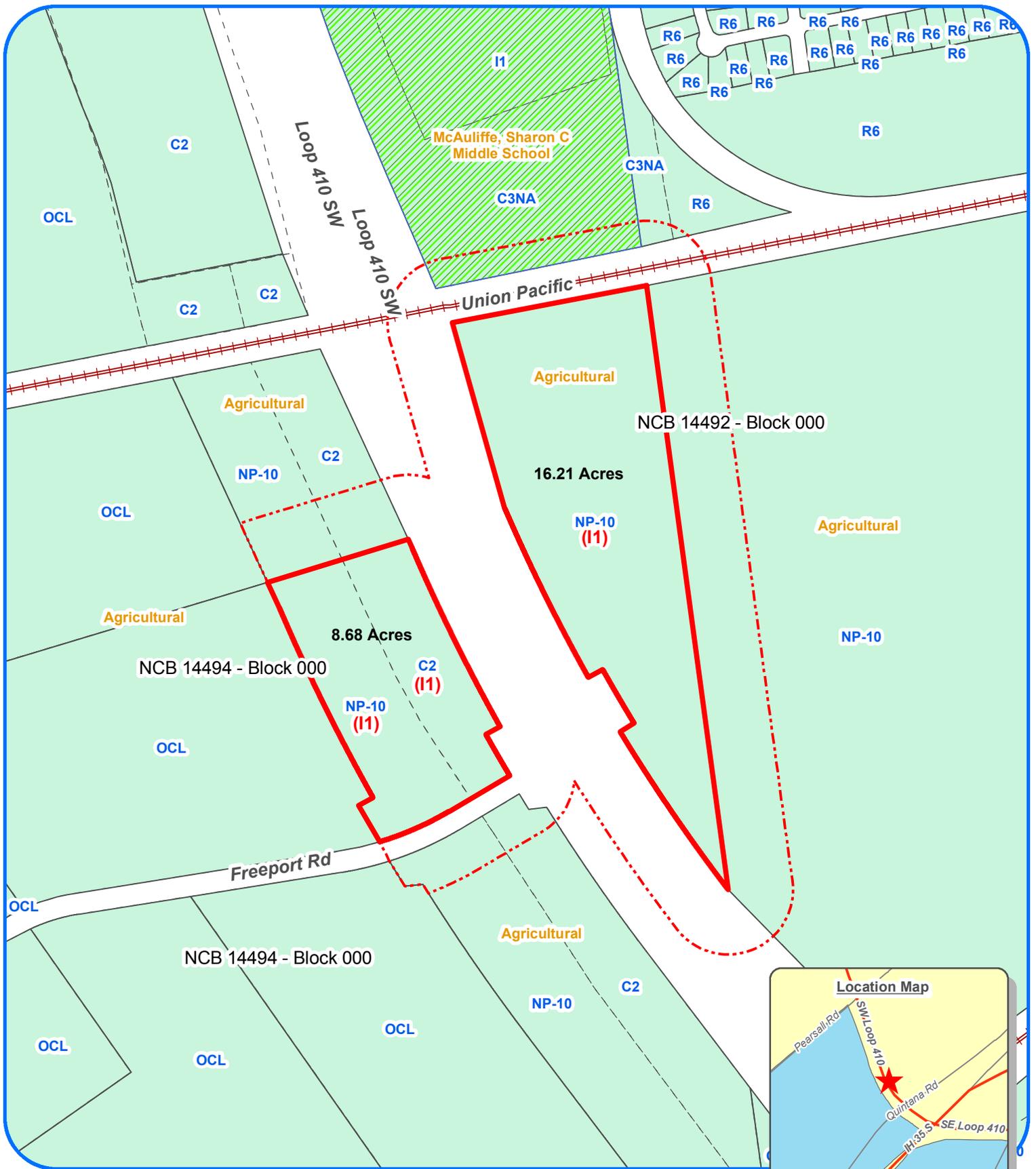


DATE: 10/7/92	BY: [Signature]
DATE: 10/7/92	BY: [Signature]
DATE: 10/7/92	BY: [Signature]

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PAPE-DANSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
2610 BROADWAY
610-544-6664

REVISIONS:	



Zoning Case Notification Plan

Case Z-2012-044

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

Legend

- Subject Properties ——— (24.89 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **TEXT (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): 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).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012044
Hearing Date: January 17, 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 first public hearing for this zoning request.

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 "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.

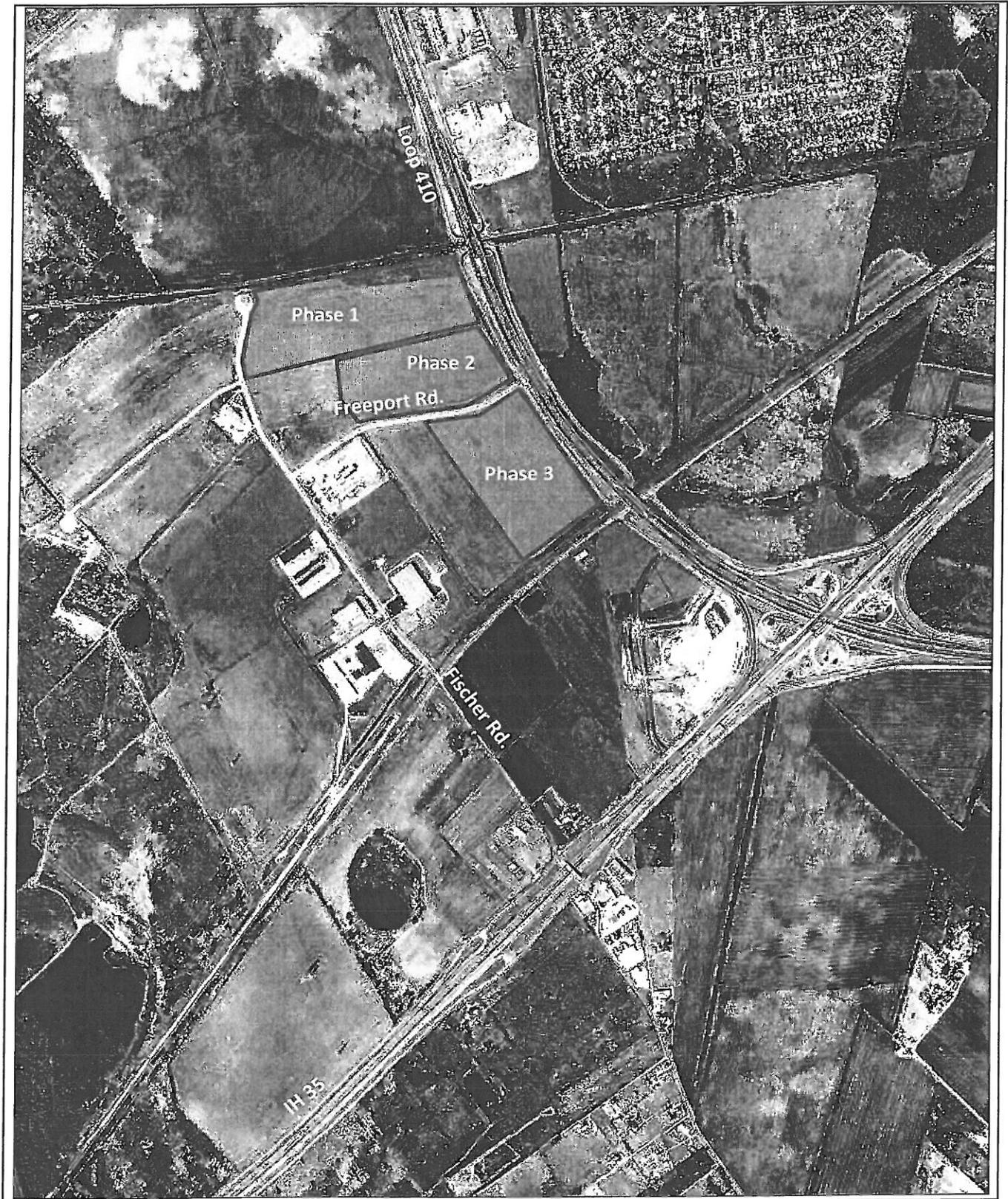
6. Size of Tract:

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.



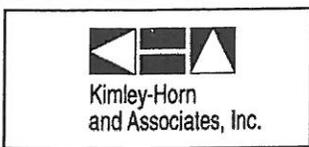
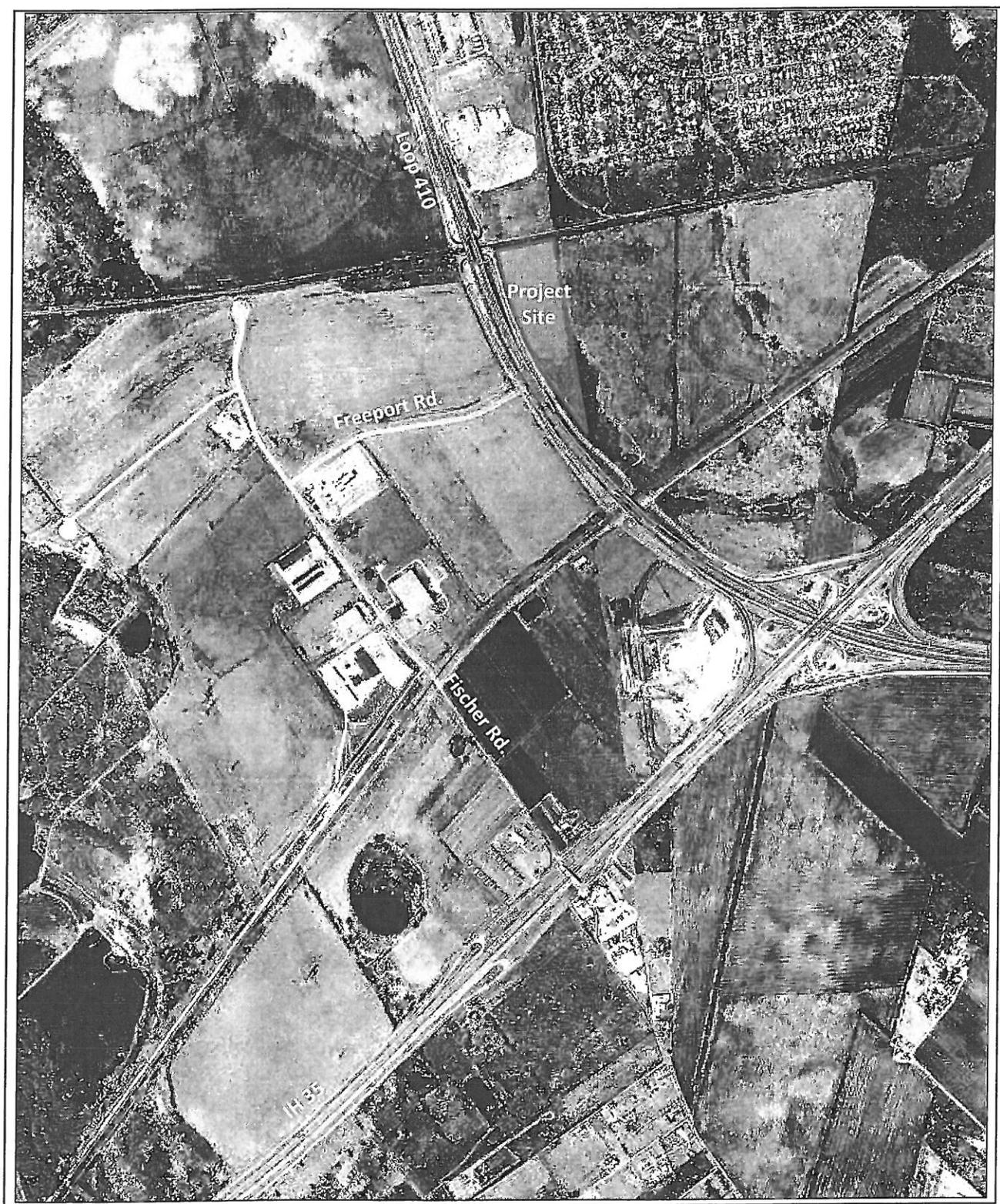
Kimley-Horn
and Associates, Inc.

Freeport Business Centre – West
San Antonio, Texas

Study Area

FIGURE
1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, P.C.



Freeport Business Centre – East
San Antonio, Texas

Study Area

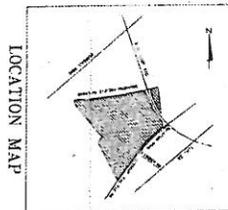
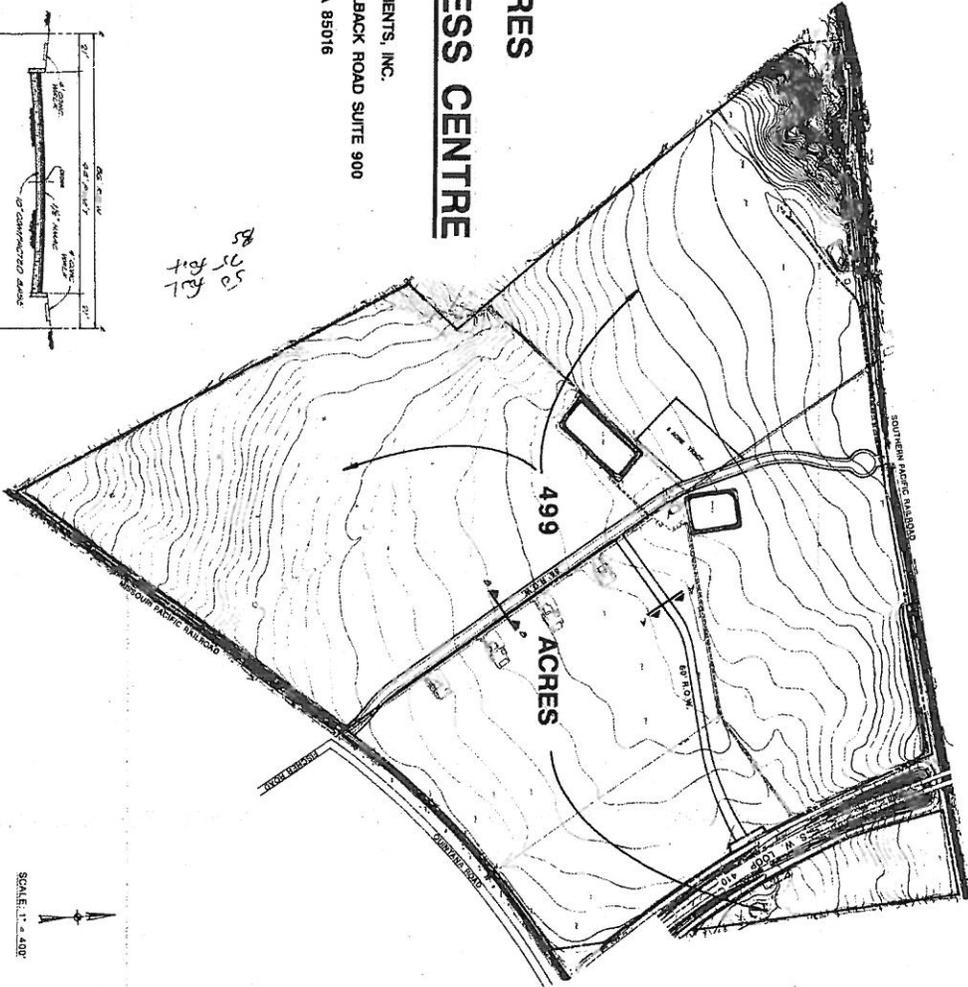
FIGURE
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FREERPORT BUSINESS CENTRE

499 ACRES

OWNER: HARVARD INVESTMENTS, INC.
 2425 EAST CAMELBACK ROAD SUITE 900
 PHOENIX, ARIZONA 85016



WATER SUPPLY - SAN ANTONIO WATER SYSTEM
 SANITARY SEWER - SAN ANTONIO WATER SYSTEM
 GAS & ELECTRIC - CITY PUBLIC SERVICE

NOTE:
 PROPERTY IS LOCATED OUTSIDE THE CITY
 LIMITS OF SAN ANTONIO IN BEXAR COUNTY.

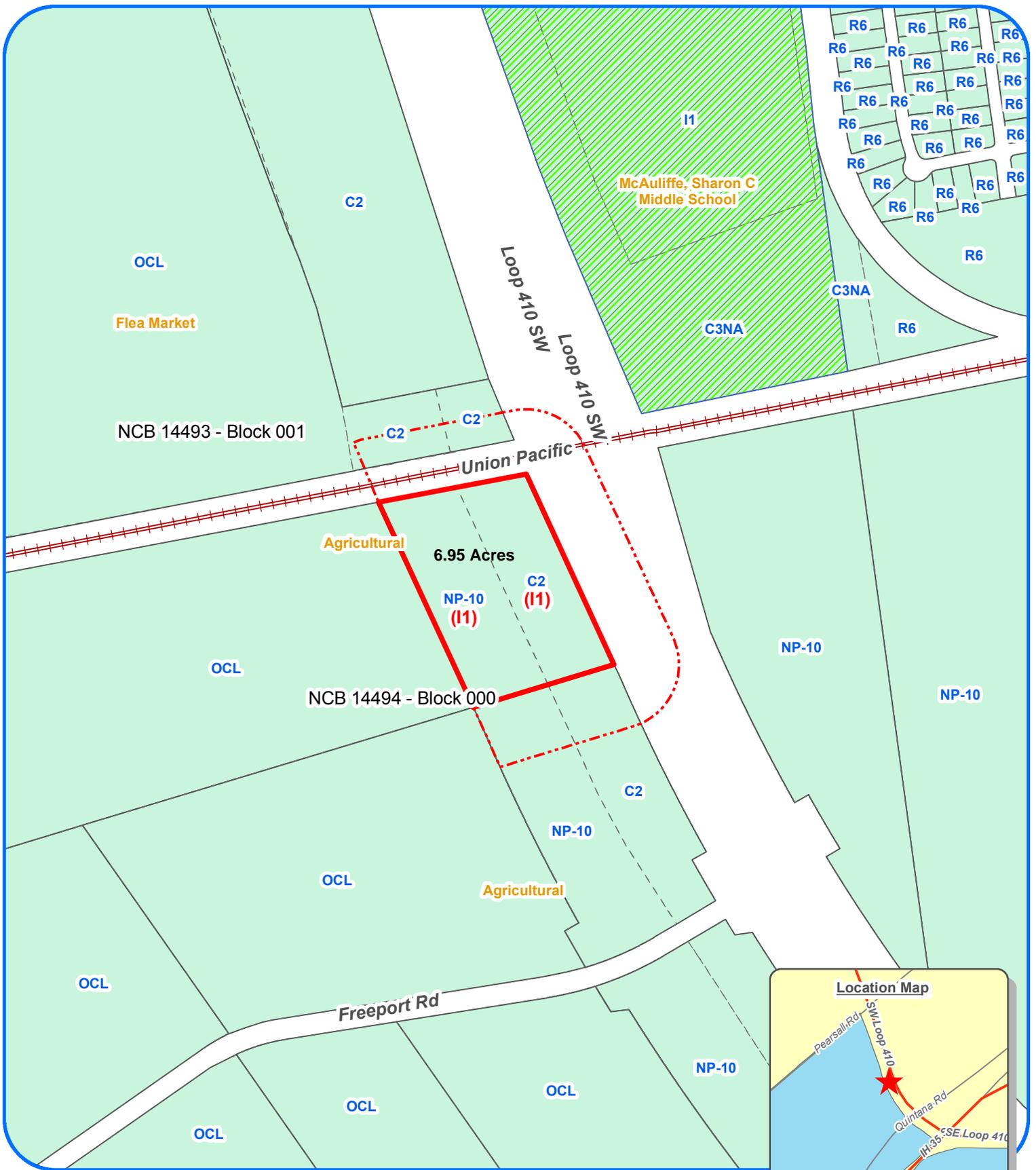
PLAN HAS BEEN ACCEPTED
 BY THE CITY OF SAN
 ANTONIO DEVELOPMENT
 REVIEW COMMITTEE
 Date: October 7, 1992
 File # 334
 Signed: *[Signature]*

PRELIMINARY OVERALL AREA
 DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO, TEXAS 78217
 850 BROADWAY
 512-346-9484

REVISIONS:

DATE	BY	REVISION
10/7/92	JLH/GO	1.00
10/7/92	JLH/GO	1.01
10/7/92	JLH/GO	1.02



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: January 17, 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 first public hearing for this zoning request.

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 "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.

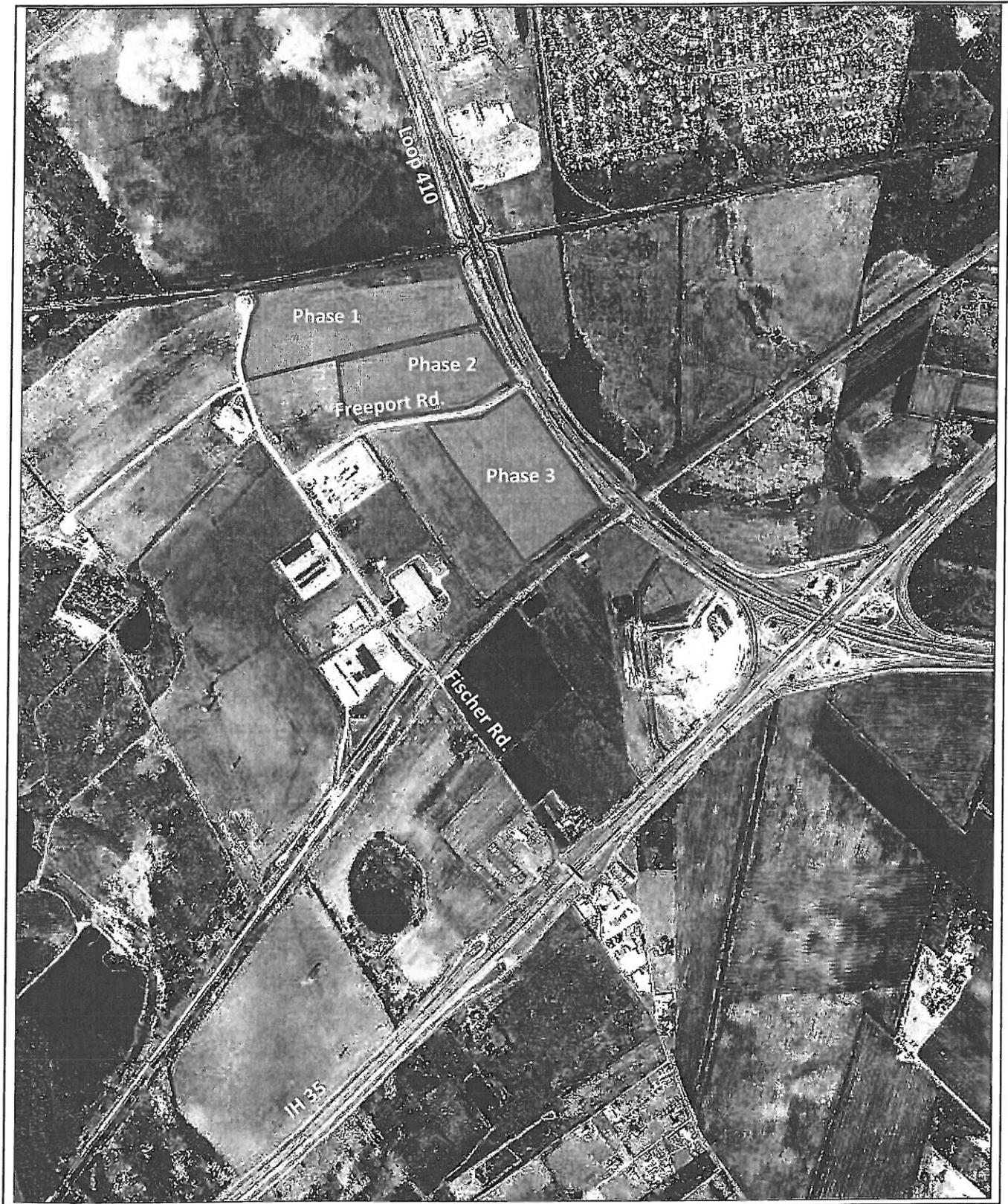
6. Size of Tract:

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.



Kimley-Horn
and Associates, Inc.

Freeport Business Centre – West
San Antonio, Texas

Study Area

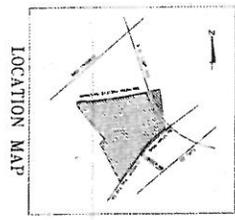
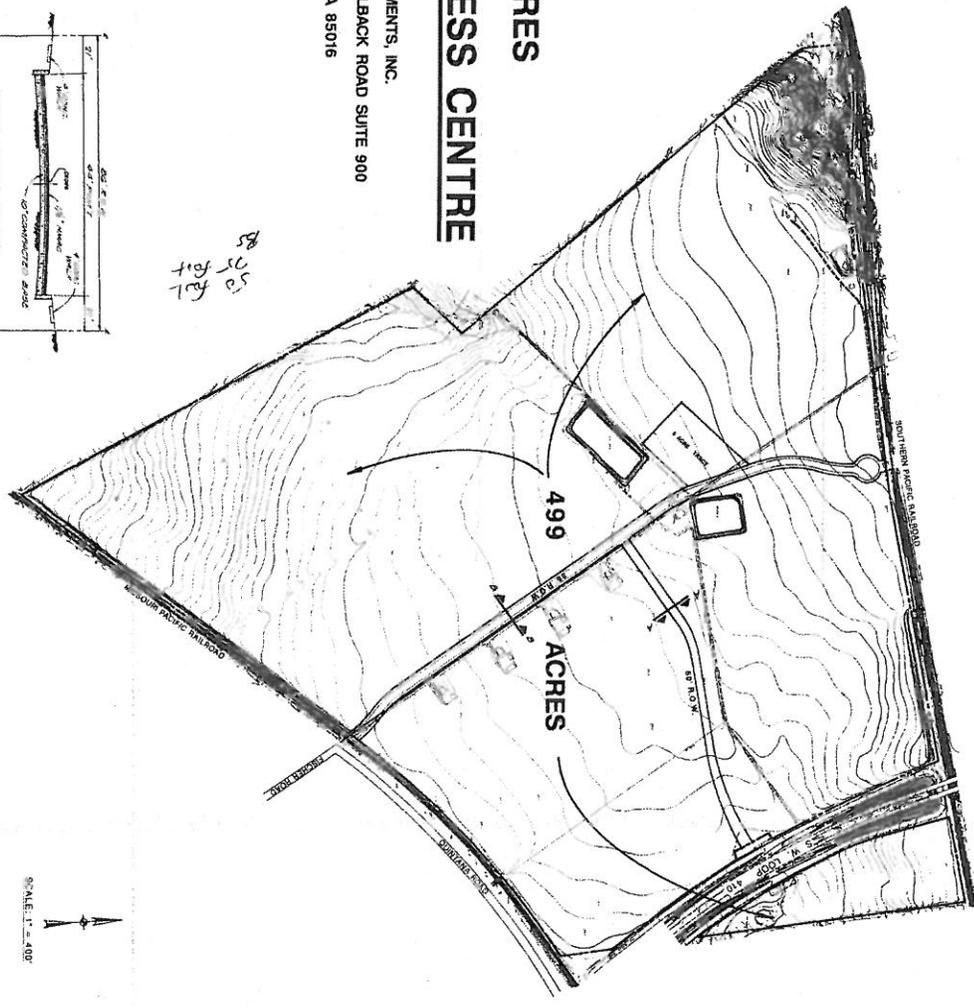
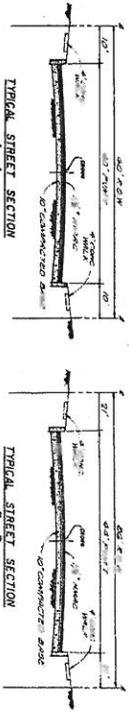
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FREEPORT BUSINESS CENTRE

499 ACRES

OWNER: HARVARD INVESTMENTS, INC.
 2425 EAST CAMELBACK ROAD SUITE 900
 PHOENIX, ARIZONA 85016



WATER SUPPLY - SAN ANTONIO WATER SYSTEM
 SANITARY SEWER - SAN ANTONIO WATER SYSTEM
 GAS & ELECTRIC - CITY PUBLIC SERVICE

NOTE:
 PROPERTY IS LOCATED OUTSIDE THE CITY
 LIMITS OF SAN ANTONIO IN BEXAR COUNTY.

PLAN HAS BEEN ACCEPTED
 BY THE CITY OF SAN
 ANTONIO DEVELOPMENT
 REVIEW COMMITTEE
 DATE: October 7, 1992
 FILE # 544 544
 Signed: *[Signature]*

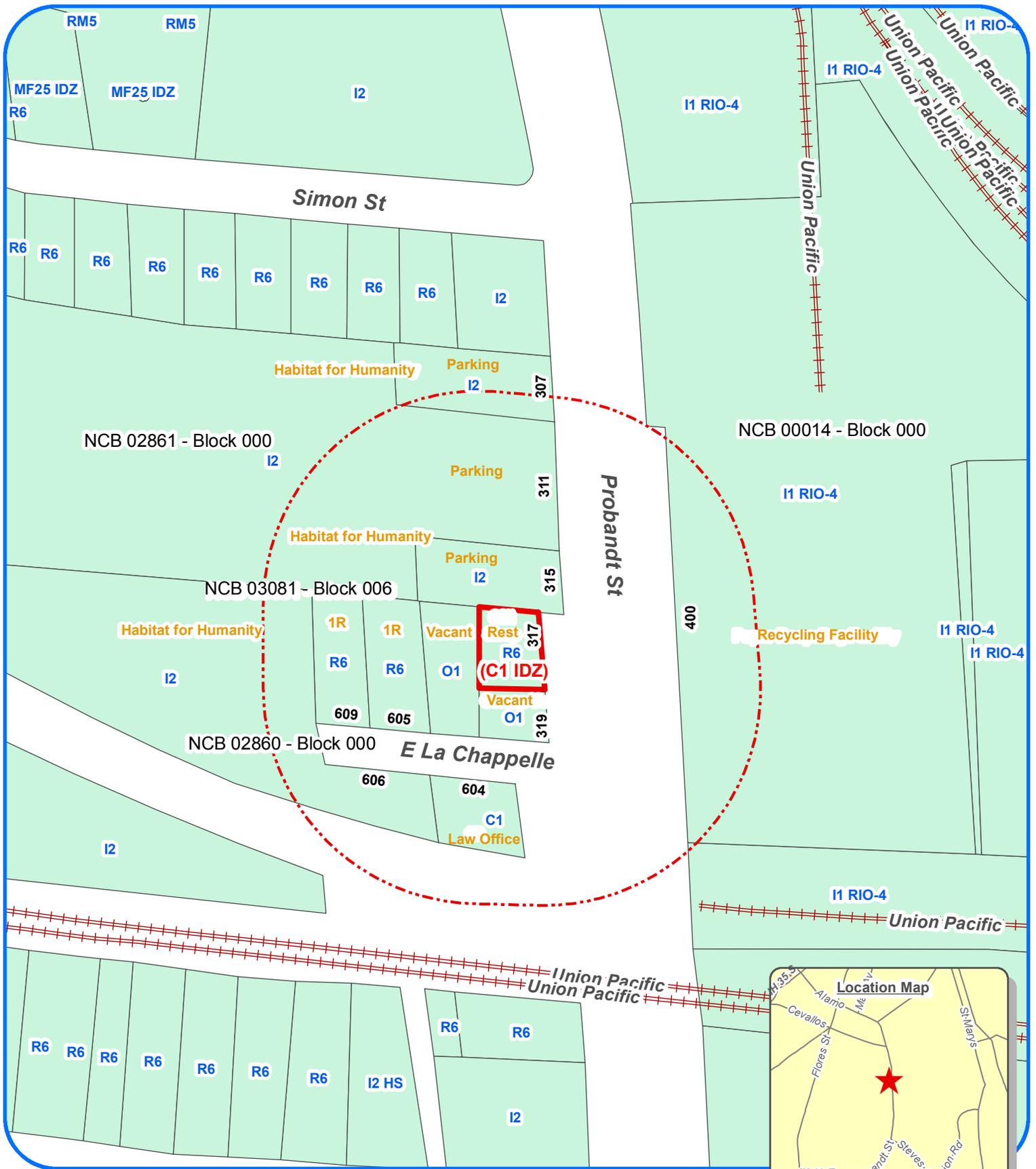
SCALE: 1" = 400'

PRELIMINARY OVERALL AREA
 DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO TEXAS 78217

REVISIONS:

DATE: 11/28/92
 DRAWN BY: JLD/CP
 CHECKED BY: JLD/CP
 SCALE: AS SHOWN



Zoning Case Notification Plan

Case Z-2012-046

Council District 5

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 02860 - Block 000 - W 59.6 ft of E 100 ft of Lot 1 and W 59.6 ft of E 100 ft of N 10.15 ft of Lot 2

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

Legend

- Subject Properties ——— (0.0964 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
(12/19/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012046

Hearing Date: January 17, 2012

Property Owner: Olga Flores

Applicant: Olga Flores

Representative: Olga Flores

Location: 317 Probandt Street

Legal Description: The west 59.6 feet of the east 100 feet of Lot 1 and the west 59.6 of the east 100 feet of the north 10.15 feet of Lot 2, NCB 2860

Total Acreage: 0.0964

City Council District: 5

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-1 IDZ AHOD" Light Commercial Infill Development Zone 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 December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 4, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: Lone Star Neighborhood Association

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

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a structure measuring 1,035 square feet. According to the Bexar County Appraisal District, the structure was constructed in 1930.

The property is located within the City Limits as they were recognized in 1936, and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "I-2" Heavy Industrial District. In a 2006 case, the property was rezoned to "R-6" Residential Single-Family District. The applicant is requesting a zoning change in order to allow a restaurant.

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: I-2

Current Land Uses: Habitat for Humanity

Direction: South

Current Base Zoning: O-1 and C-1

Current Land Uses: Vacant Land and a Law Office

Direction: East

Current Base Zoning: I-1

Current Land Uses: Recycling Facility

Direction: West

Current Base Zoning: O-1 and R-6

Current Land Uses: Vacant Land and Single-Family Residences

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

Transportation

Thoroughfare: Probandt Street

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

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 46 line and 246 line, which operate along Probandt Street.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Restaurant – Minimum Parking Requirement: 1 per 100 square feet of GFA. Maximum Parking Requirement: 1 per 40 square feet of GFA.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan area, and is identified as Mixed Use in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Staff supports rezoning the property to a commercial designation. The property's current R-6 designation is not appropriate as the property is not likely to be used for residential development due to its location on a busy thoroughfare adjacent to multiple railroad tracks and intense industrial uses. A commercial designation would be more compatible with the surrounding zoning and would allow uses more 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:

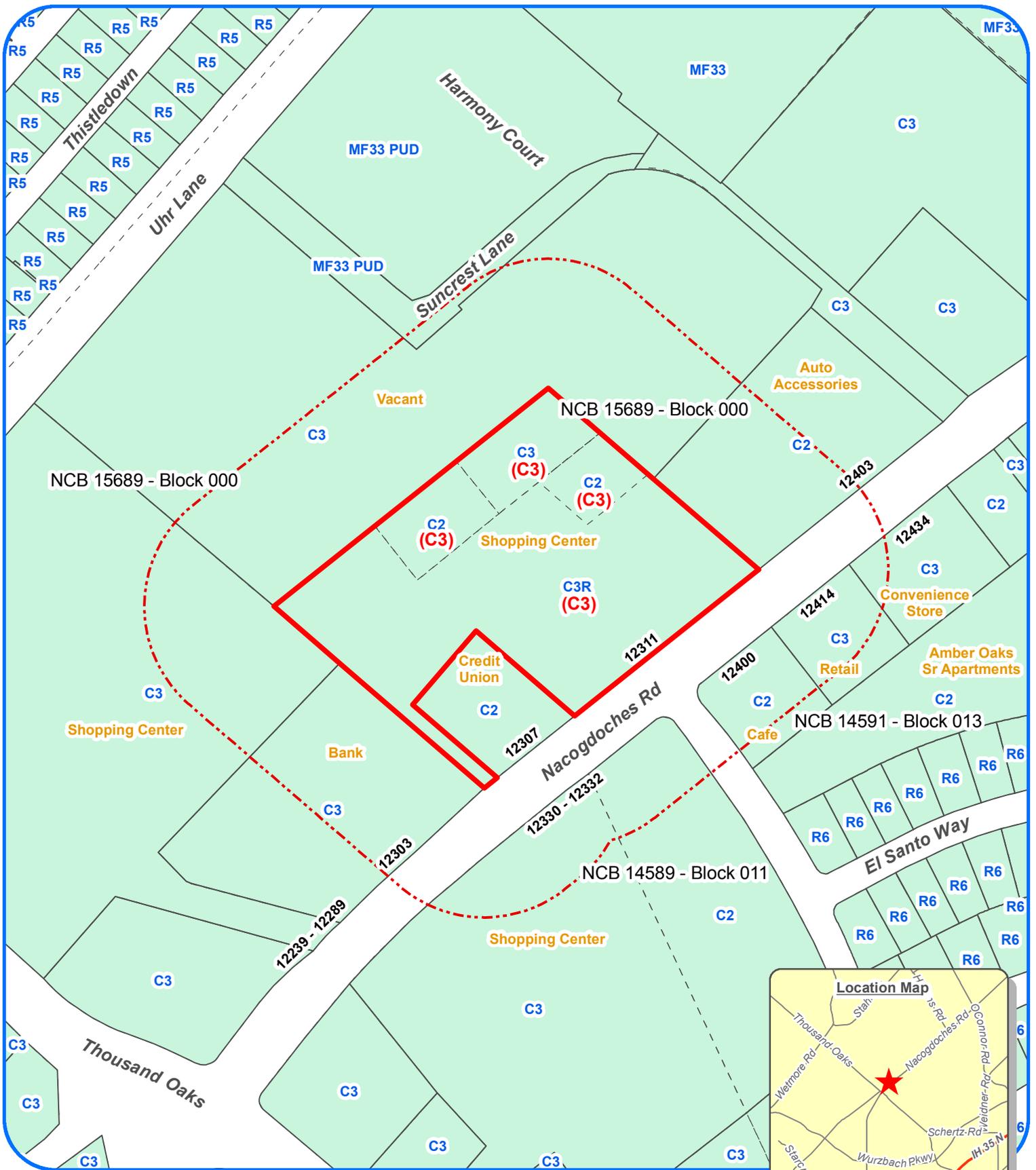
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 4,200 square feet and would appear to be of sufficient size to accommodate the proposed uses with the flexibility offered by the "IDZ" district.

7. Other Factors:

The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements.



Zoning Case Notification Plan

Case Z-2012-047

Council District 10

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): NCB 15689 - Block 000 - Lot 13

Legend

- Subject Properties ——— (4.420 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
(12/19/2011 - 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 #: Z2012047
Hearing Date: January 17, 2012
Property Owner: McKinney Nacogdoches, LP
Applicant: Kaufman & Killen, Inc.
Representative: Kaufman & Killen, Inc.
Location: 12311 Nacogdoches Road
Legal Description: Lot 13, NCB 15689
Total Acreage: 4.4202
City Council District: 10
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: Northern Hill Country Village Owners Association and Citizens on Alert are both located within 200 feet of the subject property.

Planning Team Members: San Antonio International Airport Vicinity Plan (no planning team)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1972 (Ordinance 41430), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1974 case, the property was zoned "B-2" Business District (Ordinance 43408). In a 1983 case, the property was rezoned "B-3R" Restrictive Business District (Ordinance 56984). In 1984 two portions of the subject property were rezoned to "B-2" Business District (Ordinance 59207). Upon adoption of the 2001 Unified Development Code, the previous "B-2" and "B-3R" districts converted to the current "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District. In 2006, a portion of the property was rezoned to "C-3" General Commercial District (Ordinance 2006-08-03-0888). The property was platted into its current configuration in 1983 (volume 9502, page 213). According to the Bexar County Appraisal District, the existing retail center measures 53,512 square feet in size and was constructed in 1983.

Topography: The subject property is not located within a flood plain. The property slopes gently from the north to the south.

Adjacent Zoning and Land Uses

Direction: All directions

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

Current Land Uses: Retail centers, banks, restaurant, gas station, private street

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: Nacogdoches Road and Thousand Oaks

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

Proposed Changes: None known

Thoroughfare: Rio D'Oro

Existing Character: Local street; one lane in each direction

Proposed Changes: None known.

Public Transit: VIA bus line 642 operates along Nacogdoches Road, with a bus stop directly adjacent to the subject property.

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

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

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan, and is designated as “Community Commercial” in the future land use plan component of the plan. The requested zoning is not consistent with the future land use designation. The applicant has submitted a plan amendment request to change the land use designation to “Regional Commercial”. Staff and Planning Commission recommend approval of the request.

Regional commercial development should be located in nodes at the intersections of major arterial thoroughfares, with ample access to mass transit systems, on large acreage lots. Additionally, the plan encourages large developments to incorporate well-defined entrances, shared internal circulation, and limited curb cuts to arterial roadways.

The land use designation of the properties to the north and northwest was recently amended to Regional Commercial; therefore, the subject property will be part of a recognized regional commercial node.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts related to the zoning request. The requested zoning is consistent with the established surrounding zoning and pattern of development around the intersection of Nacogdoches Road and Thousand Oaks.

3. Suitability as Presently Zoned:

The subject property is currently split-zoned, making cohesive development difficult.

4. Health, Safety and Welfare:

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

5. Public Policy:

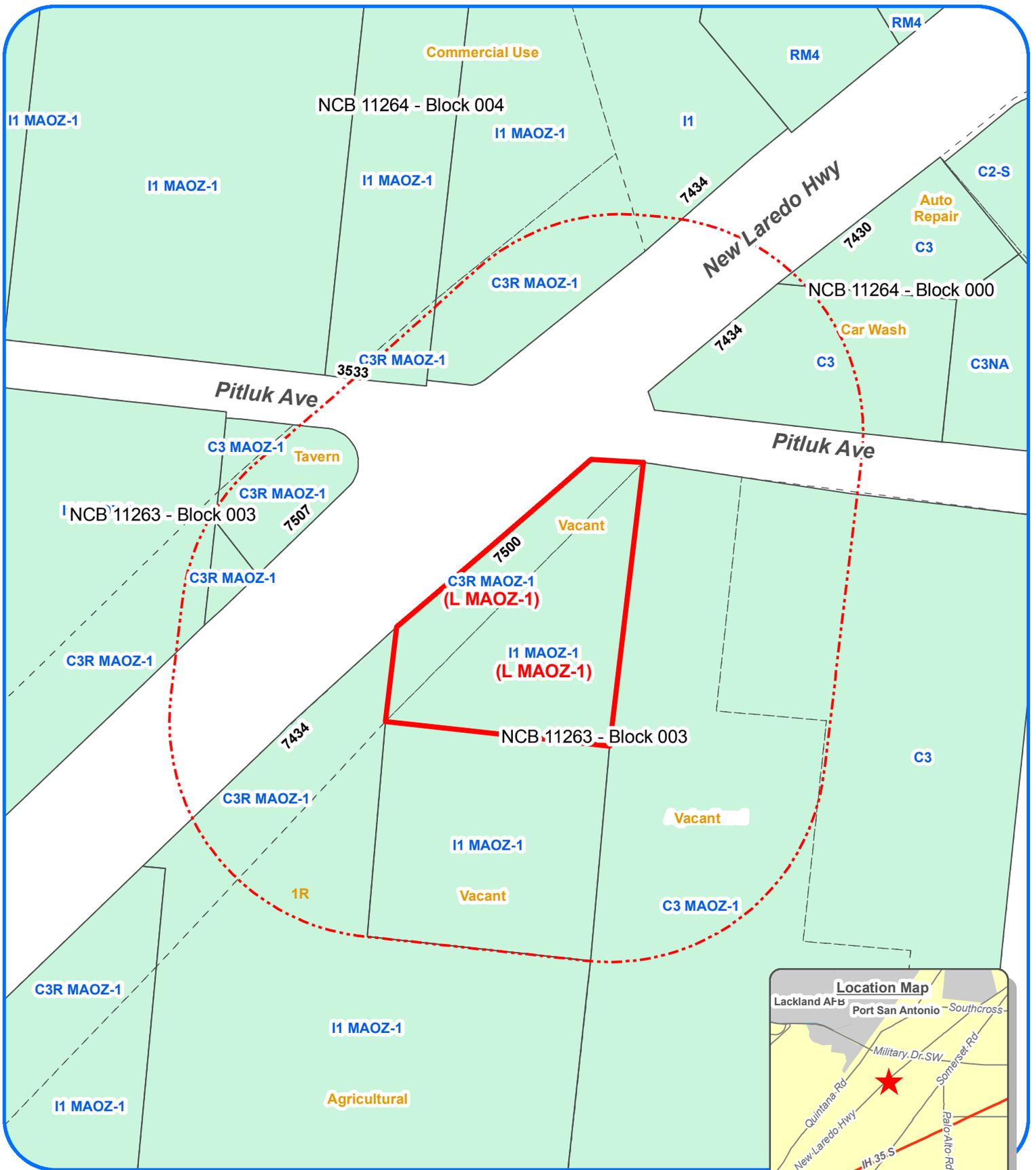
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is of sufficient size to accommodate intense commercial uses along with required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-048

Council District 4
 Scale: 1" approx. = 120 ft.
 Subject Property Legal Description(s): 0.94 acres out of Lots 4, 5 & 6, Block 3, NCB 11263

Legend

- Subject Properties ——— (0.94 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)

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 #: Z2012048
Hearing Date: January 17, 2012
Property Owner: San Antonio Futbol & Entertainment Sports Inc.
Applicant: Joe H. Rios
Representative: A B Civil Consultants c/o Art Rios
Location: 7500 New Laredo Highway
Legal Description: 0.94 acres out of Lots 4, 5 and 6, Block 3, NCB 11263
Total Acreage: 0.94
City Council District: 4
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3 R MAOZ-1 AHOD" General Commercial Restrictive Alcohol Sales Military Airport Overlay Zone 1 Airport Hazard Overlay District and "I-1 MAOZ-1 AHOD" General Industrial Military Airport Overlay Zone 1 Airport Hazard Overlay District

Requested Zoning: "L MAOZ-1 AHOD" Light Industrial Military Airport Overlay Zone 1 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 December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 4, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: None

Planning Team Members: 37 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1952 and was originally zoned "B-3 R MAO-1" Restrictive Business Military Airport Zone District and "I-1 MAO-1" Light Industry Military Airport Zone District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3R MAOZ-1" General Commercial Restrictive Alcohol Sales Military Airport Overlay Zone and "I-1 MAOZ-1" General Industrial Military Airport Overlay Zone. The applicant is requesting a zoning change in order to allow the construction of a soccer complex.

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: I-1 and C-3

Current Land Uses: Appliance Sales

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: C-3

Current Land Uses: Car Wash and Vacant Land

Direction: West

Current Base Zoning: C-3

Current Land Uses: Bar

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

All surrounding properties carry the "MAOZ-1" Military Airport Overlay Zone, due to their proximity to military airport takeoff and final approach paths. The City of San Antonio has designated the military airport overlay zones in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment.

Transportation

Thoroughfare: New Laredo Highway

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

Proposed Changes: None known

Thoroughfare: Pitluk Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 251 line, 515 line, 524 line and 550 line, which operate along Southwest Military Drive.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Minimum Parking Requirement: 1 per 6 seats or 1 per 30 square feet of GFA if no permanent seats. Maximum Parking Requirement: 1 per 4 seats or 1 per 50 square feet of GFA if no permanent seats.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as “Agribusiness Tier” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed zoning district and development will not have any adverse impact on the neighboring properties. The subject properties are surrounded by other properties of similar size, use and/or zoning district.

3. Suitability as Presently Zoned:

The property's current split-zoning makes future development more difficult. The difference in permitted uses for each district tends to create portions of a property that are not useable. The proposed rezoning would allow a consistent zone on the entire lot. Staff finds the requested zoning appropriate for the subject property as it conforms to the future land use plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request is consistent with the Sector Plan, which is a component of the City’s Master Plan.

The MAOZ overlay prohibits certain uses incompatible with military runway operations. Athletic fields are permitted within the MAOZ overlay.

6. Size of Tract:

The subject property is 0.94 acres, which should be able to reasonably accommodate the proposed use.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2012-049

Council District 7

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 01974 - Block 032 - Lot 5

Legend

Subject Properties ——— (0.2025 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)

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 #: Z2012049
Hearing Date: January 17, 2012
Property Owner: Arye Nes Sayag
Applicant: Geneva Ann Bailey
Representative: Geneva Ann Bailey
Location: 1719 West Craig Place
Legal Description: Lot 5, Block 32, NCB 1974
Total Acreage: 0.2025
City Council District: 7
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-4 AHOD NCD-8" Residential Single-Family Airport Hazard Overlay Woodlawn Lake Area Neighborhood Conservation District

Requested Zoning: "RM-4 AHOD NCD-8" Residential Mixed Airport Hazard Overlay Woodlawn Lake Area Neighborhood Conservation District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 23, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 4, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Woodlawn Lake Community Association

Planning Team Members: 21 (Near Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with a fourplex that measures 1,940 square feet. According to the Bexar Appraisal District, the 1,540 square foot structure was constructed in 1925. A 400 square foot addition was made in 1984. The subject property is located within the City Limits as they were recognized in 1936. The property was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Single-Family Residential District.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: R-4
Current Land Uses: Single-Family Residences

Direction: South
Current Base Zoning: R-4
Current Land Uses: Single-Family Residences and Two-Family Dwellings

Direction: East
Current Base Zoning: R-4 and C-2
Current Land Uses: Single-Family Residences, Apartments and Commercial Uses

Direction: West
Current Base Zoning: R-4
Current Land Uses: Single-Family Residences and Two-Family Dwellings

Overlay and Special District Information: The Woodlawn Lake Area Conservation District (NCD-8) is an overlay zoning district that contains design guidelines for new residential and commercial development. Property owners, together with Planning staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

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 Craig Place
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known

Thoroughfare: North Zarzamora
Existing Character: Secondary Arterial Type B; 1 lane in each direction
Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 90 line, 289 line and 520 line, which operate along North Zarzamora.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Four Family Dwelling – Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

According to the Near Northwest Community Plan, the Medium Density Residential land use classification includes single-family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwelling units.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

Staff has found no indication of 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 comprises a total area of approximately eight thousand eight hundred (8,800) square feet, which exceeds the 4,000-square foot minimum lot area.

7. Other Factors:

One of the goals of the Near Northwest Community Plan is to preserve and revitalize the community's unique mix of quality housing. It also has the objective to encourage new housing development that is compatible with the community's character. The mixed residential zoning districts provide flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

There is an existing fourplex on the subject property, which was purchased in 2010 by the current property owner. The property owner wishes to rezone the property so that the zoning conforms to the existing use. The proposed "RM-4" Mixed Residential District and use support the goals and objectives of the Near Northwest Community Plan.