

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, January 18, 2011
12:30 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Vacant – District 5	Brenna Nava– District Mayor
Susan Wright – District 9 Chair	

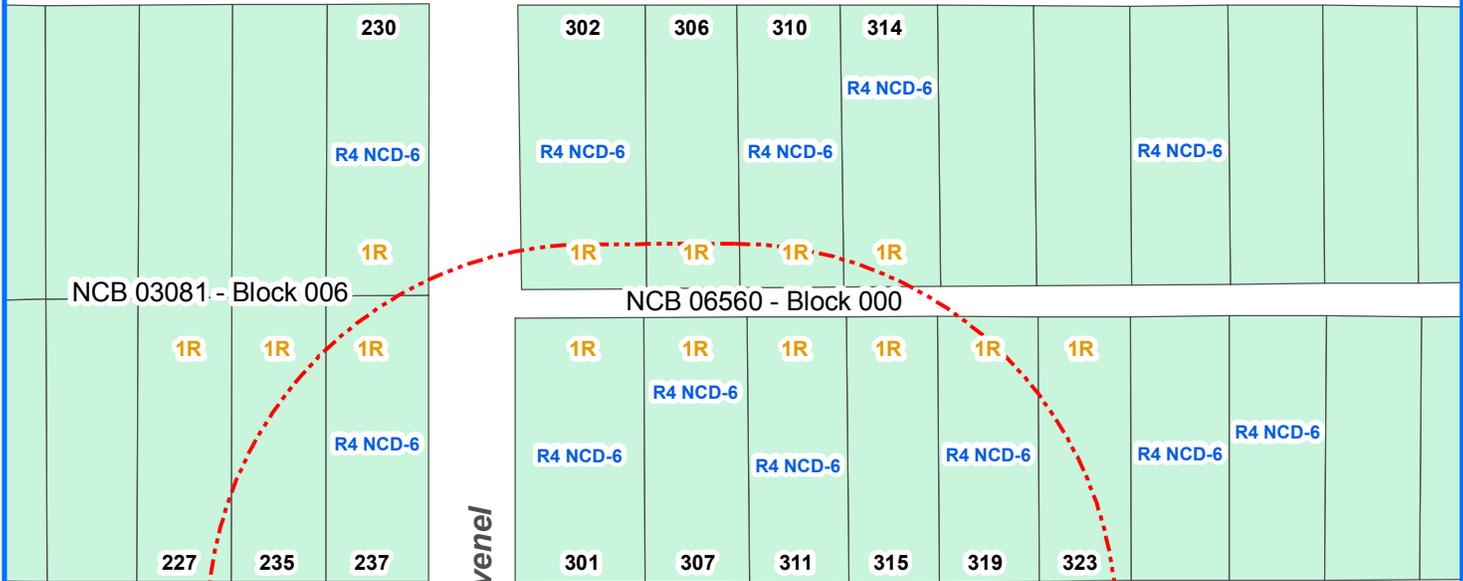
1. **12:30 PM** - Work Session - discussion on establishing a community facilities zoning district and discussion of policies and administrative procedures and any items for consideration on the agenda for January 18, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of January 4, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2010150:** 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 13, Block 2, NCB 6090, 246 Pershing Avenue. (Council District 9)
7. **ZONING CASE NUMBER Z2011033:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.09 of an acre out of NCB 7447, 6353 West Commerce Street. (Council District 7)
8. **ZONING CASE NUMBER Z2011034:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 7E, NCB 16582, 16103 Nacogdoches Road. (Council District 10)
9. **ZONING CASE NUMBER Z2011035:** A request for a change in zoning from “R-6 MLOD” Residential Single-Family Military Lighting Overlay District to “C-3 MLOD” General Commercial Military Lighting Overlay District on 2.111 acres out of NCB 14890, 2.111 acres out of the 13600 Block of Interstate Highway 10 West. (Council District 8)

10. **ZONING CASE NUMBER Z2011039:** A request for a change in zoning from “MR AHOD” Military Reservation Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 19.291 acres out of NCB 10879, at the southeast and southwest corners of Inner Circle Drive and Challenger Drive. (Council District 3)
11. **ZONING CASE NUMBER Z2011040:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on the South 91.2 feet of Lot 2, Block 14, NCB 3883, 227 Alvarez Place. (Council District 5)
12. **ZONING CASE NUMBER Z2011041:** A request for a change in zoning from “C-1” Light Commercial District and “C-2NA” Commercial Nonalcoholic Sales District to “C-2NA” Commercial Nonalcoholic Sales District on Parcel 16 and Parcel 16B, NCB 15664, 11087 Bandera Road. (Council District 7)
13. **ZONING CASE NUMBER Z2011042:** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District on Lot 47, Block 1, NCB 3720, 3202 Clark Avenue. (Council District 3)
14. **ZONING CASE NUMBER Z2011043:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Parcel 7, NCB 17790 located northeast of the intersection of Judson Road and Mountain Vista Drive. (Council District 10)
15. **ZONING CASE NUMBER Z2011044:** A request for a change in zoning from “H R-4 AHOD RIO-1” Residential Single-Family River Road Historic Airport Hazard Overlay River Improvement Overlay District-1 to “H RM-4 AHOD RIO-1” Residential Mixed River Road Historic Airport Hazard Overlay River Improvement Overlay District-1 on Lot 3, Block 5, NCB 6204, 708 and 710 East Woodlawn Avenue. (Council District 1)
16. **ZONING CASE NUMBER Z2011046 S:** A request for a change in zoning from “MF-33 IH-1 AHOD” Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District to “MF-33 S IH-1 AHOD” Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.2296 of an acre out of NCB 14049 located northwest of the intersection of the intersection of Toepperwein Road and IH 35 North. (Council District 10)
17. **ZONING CASE NUMBER Z2011047 CD:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital - Small Animals - (No Outside Runs, Pens and Paddocks Permitted) on a 0.092 acre tract out of Lot 24, NCB 8694, 1242 Austin Highway, Suite 102. (Council District 3)
18. Consideration of a resolution recommending additional notification procedures for city-initiated rezoning cases.
19. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
21. **ADJOURNMENT.**

Accessibility Statement

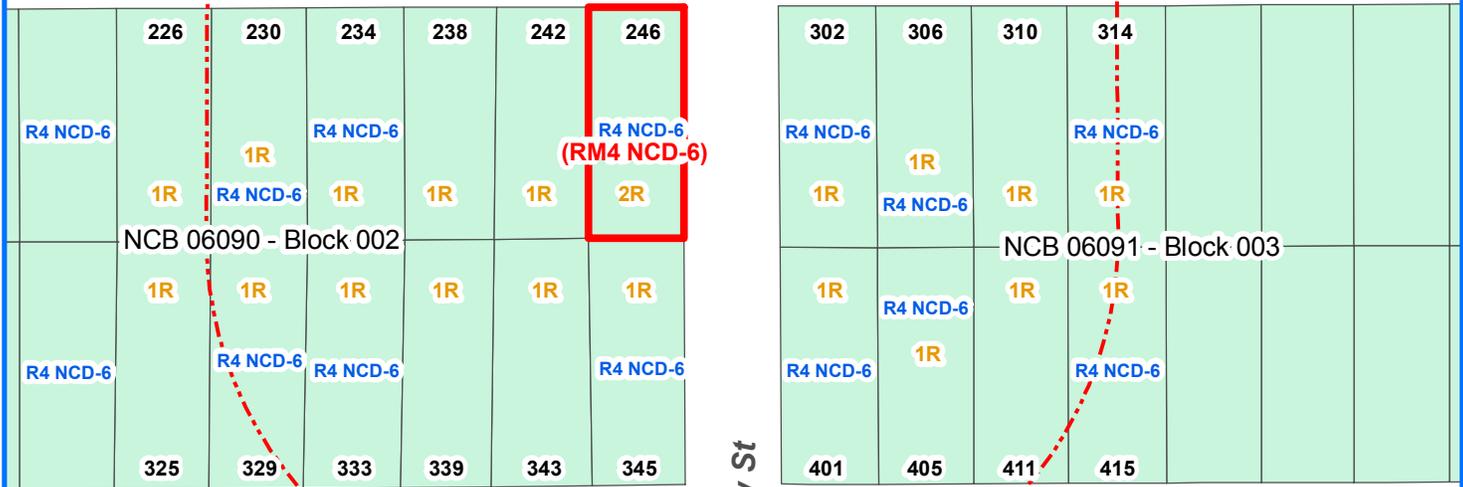
This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must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

Carnahan St



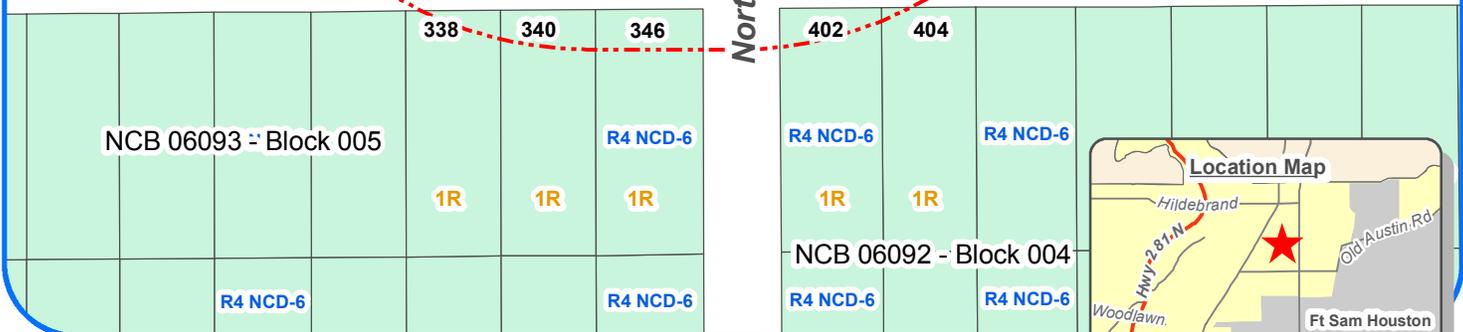
Avenel

Pershing Ave



Queen Anne Court

Northview St



Zoning Case Notification Plan

Case Z-2010-150

Council District 9

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06090 - Block 002 - Lot 13

Legend

- Subject Property (0.1389 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Planning & Development Services Dept
 City of San Antonio
 (08/31/2010 - E Hart)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2010150
Hearing Date: January 18, 2011
Property Owner: Susan M. Hubbard
Applicant: Susan M. Hubbard
Representative: None
Location: 246 Pershing Avenue
Legal Description: Lot 13, Block 2, NCB 6090
Total Acreage: 0.1389
City Council District: 9
Case Manager: Pedro Vega, Planner
Case History: This is the third public hearing for this zoning request. Continuance (applicant's request) from September 21 and November 16, 2010.

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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 5, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 29, 2010. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 42

Neighborhood Associations: Mahncke Park Neighborhood Association

Planning Team Members: 21

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"R-4 NCD-6"	Single-family dwellings
South	"R-4 NCD-6"	Single-family dwellings
East	"R-4 NCD-6"	Single-family dwellings
West	"R-4 NCD-6"	Single-family dwellings

Overlay and Special District Information: Neighborhood conservation districts- Within the City of San Antonio there are many unique and distinctive residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the city. They are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts. As a matter of public policy, the city council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of neighborhood conservation districts.

The Mahncke Park Neighborhood Conservation District "NCD-6" design standards apply to new construction projects and to renovations to existing structures where the work requires a building permit and is specifically governed by the NCD design standards. Date of adoption was January 17, 2008.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Pershing Ave	Local street with one lane in each direction	None
Northview	Local street with one lane in each direction	None

Public Transit: The nearest VIA bus line is the number 88 line which runs along North St. Mary’s Street.

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

Parking Information: Minimum vehicle spaces 1 per unit. Maximum vehicle spaces 2 per unit.

Staff Analysis and Recommendation

Topography: The subject property is relatively flat, with vegetation and grass.

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property, located on the southwest corner of Pershing Avenue and Northview Street, consists of two detached dwelling units on 0.1389 of an acre. The structures were originally built in 1928 (square footage 575.0) and 1947 (square footage 1205.0) and measure approximately 1,780 square feet total. The rear dwelling unit has been a single-family rental unit. The subject 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" Residential Single-Family District.

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

1. Consistency:

The Mahncke Park Neighborhood Plan designates the Future Land Use of the subject property as Urban Single-Family Residential. The zoning request of "RM-4 NCD-6" Residential Mixed Mahncke Park Neighborhood Conservation District is consistent with the Mahncke Park Neighborhood Plan. The

Neighborhood Plan includes language supporting maintaining the neighborhood's historical pattern of single-family structures with one accessory dwelling (such as a granny-flat or garage apartment).

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on neighboring properties.

3. Suitability as Presently Zoned:

The current residential zoning and proposed residential mixed zoning are both appropriate for the area. The applicant is seeking a zoning change to "RM-4 NCD-6" Residential Mixed Mahncke Park Neighborhood Conservation District to bring two existing detached single-family dwellings into compliance with the UDC.

4. Health, Safety and Welfare:

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

5. Public Policy:

None

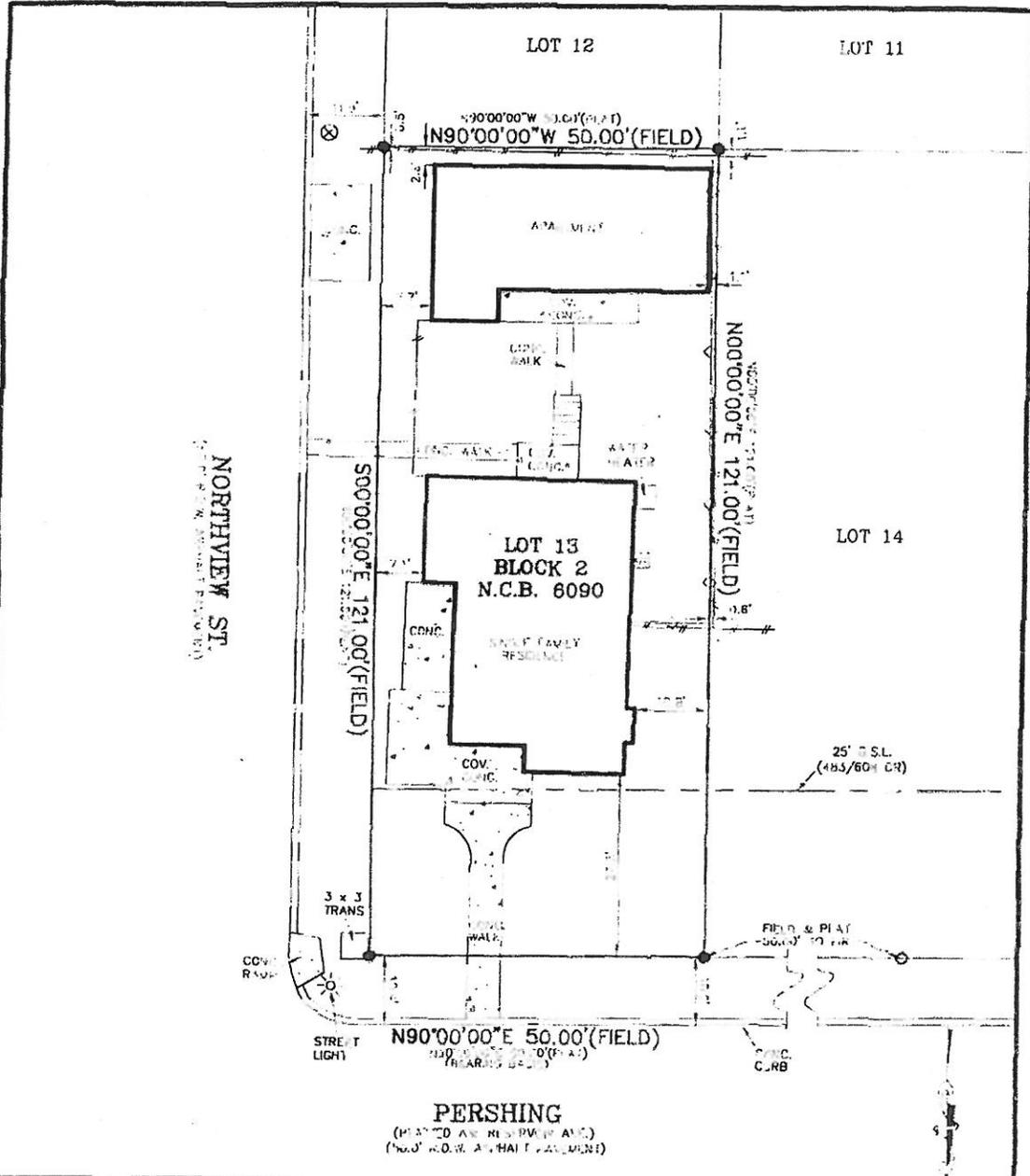
6. Size of Tract:

The subject property is 0.1389 acres in size, which is adequate to accommodate both single-family dwellings.

7. Other Factors:

According to the property owner, the structures have historically been utilized as two detached single-family dwellings legally. The previous "B" Residence District allowed two-family dwelling uses. However, the use has not been "continuous" as required in the UDC to be considered legally non-conforming.

Staff Recommendation: Approval. Surrounding land uses include mainly single-family dwellings, with a small number of duplexes, guest houses and cottages scattered throughout the neighborhood.



---	ADJ. PROP. LINE	⊗	POWER POLE
---	CHAINS, TAPES, ETC.	⊕	POST, MOUND, ETC.
---	RAILROAD, CANAL, ETC.	○	WELL, CISTERN, ETC.
---	ADJ. PROP. LINE	⊙	WELL, CISTERN, ETC.
---	ADJ. PROP. LINE	⊗	WELL, CISTERN, ETC.

DRIVER: EUGAN HUBBARD		ADDRESS: 246 PERSHING	
TITLE COMPANY: SERVICE TITLE		G.F. NO.: 0708014	
LOT: 13	BLOCK: 2	N.C.B.: 6090	
SUPERVISION: QULLIN BOARD PLACE			
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE: TEXAS	
PLAT RECORDED IN: VOLUME 384 PAGE 50 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.			
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:			
VOL. 350, PG. 124 DEED RECORDS OF BEXAR COUNTY, TEXAS			
VOL. 485, PG. 608 DEED RECORDS OF BEXAR COUNTY, TEXAS			

SOUTH CENTRAL SURVEYORS OF TEXAS

P.O. BOX 100412
SAN ANTONIO, TEXAS 78201
PHONE: 210-334-6700
FAX: 210-334-2573

1) UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.

2) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INFORMATION AND FOR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREIN. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

4) THIS PLAT IS TO BE COMPLETED AND PAID FOR AT THE TIME OF RECORDATION.

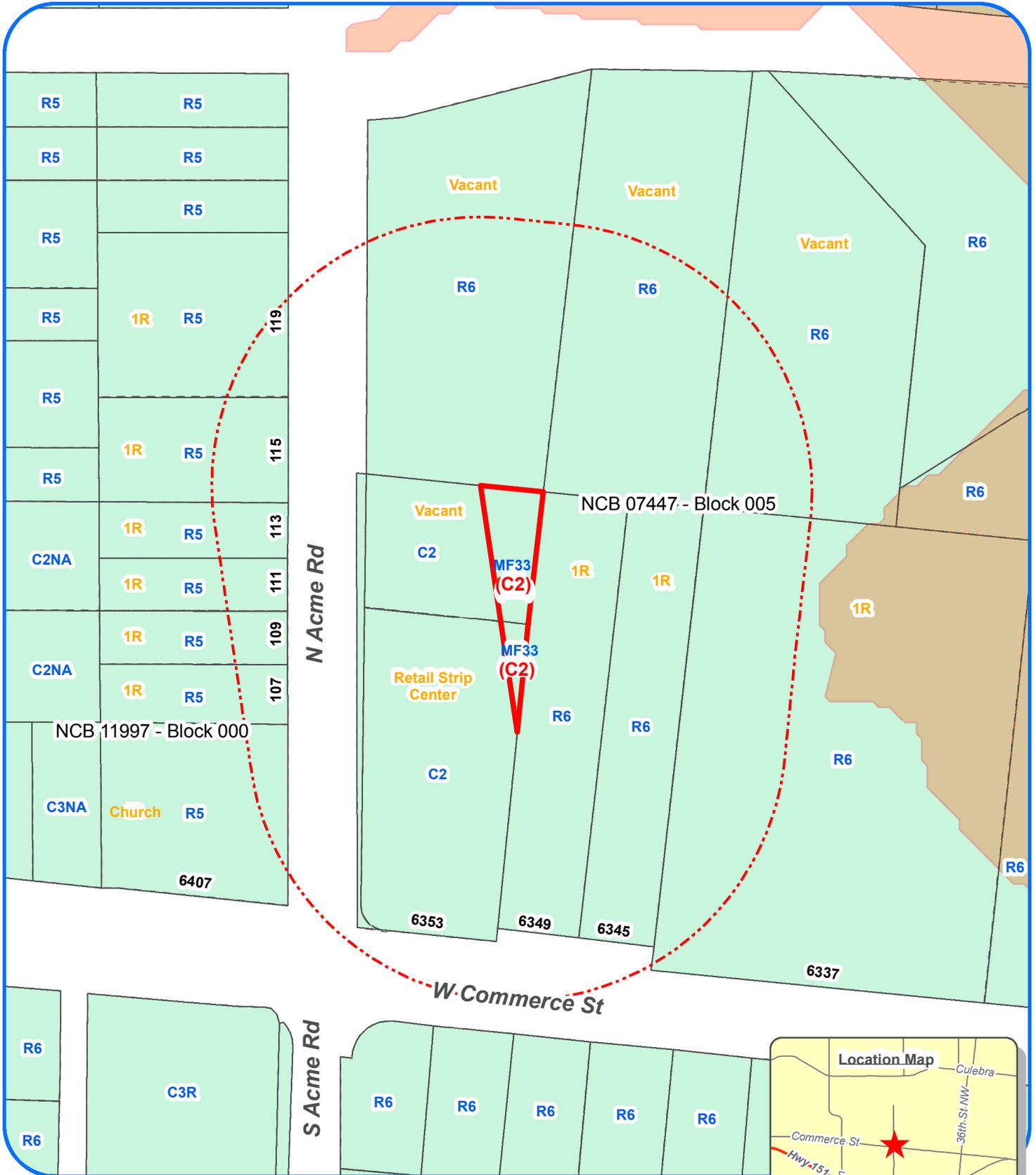


STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACCEPABLE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR BUILDINGS ON ADJOINING PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.

THIS 30th DAY OF AUGUST 2007 A.D.

Peter A. Aguirre
PETER A. AGUIRRE, R.L.S. 5464



Zoning Case Notification Plan

Case Z-2011-033

Council District 7

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): 0.09 of an acre out of NCB 07447

Legend

- Subject Properties (0.09 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
(12/06/2010 - 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 #: Z2011033

Hearing Date: January 18, 2011

Property Owners: Victor & Hermelinda Rodriguez

Applicant: Alejandro R. Gomez

Representative: Alejandro R. Gomez

Location: 6353 West Commerce Street; Located on the northeast side of North Acme Road and West Commerce Street.

Legal Description: 0.09 of an acre out of NCB 7447

Total Acreage: 0.09

City Council District: 7

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 30, 2010. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 5, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: Community Workers Council is within 200 feet.

Planning Team Members: None

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	“R-6”	Vacant
East	“R-6”	Single-family residences
West	“R-5”	Single-family residences, Church
South	“R-6”	Single-family residences, Auto repair

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	Existing Character	Proposed Changes
North Acme Road	Local Street; 1 lane in each direction	None known.
West Commerce Street	Secondary Arterial Type A; 2 lanes in each direction	None known.

Public Transit: The nearest VIA busline is the number 75 line which runs along South Acme Road and West Commerce Street; although not directly adjacent to the subject property, the busline is within 200 feet.

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

Parking Information: The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often 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 commercial structure and parking. The requested zoning district does not carry specific locational requirements for parking.

Staff Analysis and Recommendation

Topography: The property is relatively flat, with little vegetation.

Property History: The subject property is undeveloped, with the exception of a driveway used to access the property. The property was annexed in 1945 and was originally zoned “C” Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family District. In a 1972 case, the majority of the property was rezoned to “B-2” Business District, which then converted to the “C-2” Commercial District. The subject property was not part of the field notes for this case.

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

1. Consistency:

The property is not located within a Neighborhood or Community Plan. The uses permitted in the “C-2” zoning district are typically considered Community Commercial land uses, and are most appropriately located along arterials. While staff would not generally support C-2 at this location, the balance of the zoning on the subject property is C-2. This small portion should have little negative impact and would allow a consistent zone on the entire lot.

2. Adverse Impacts on Neighboring Lands:

Changing the zoning from multi-family to medium intensity commercial development will not have an adverse impact on any neighboring properties. The property abutting to the north and east has single-family residential zoning and a Type B (15 foot) landscape buffer will be required to screen and separate the requested zoning district from adjoining single-family residential zoning districts. The adjacent properties would be protected by the landscape buffer requirements that will apply to the subject property should the requested zoning be approved.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The property's current split-zoning makes future development more difficult; and the property does not lend itself to multi-family 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:

None

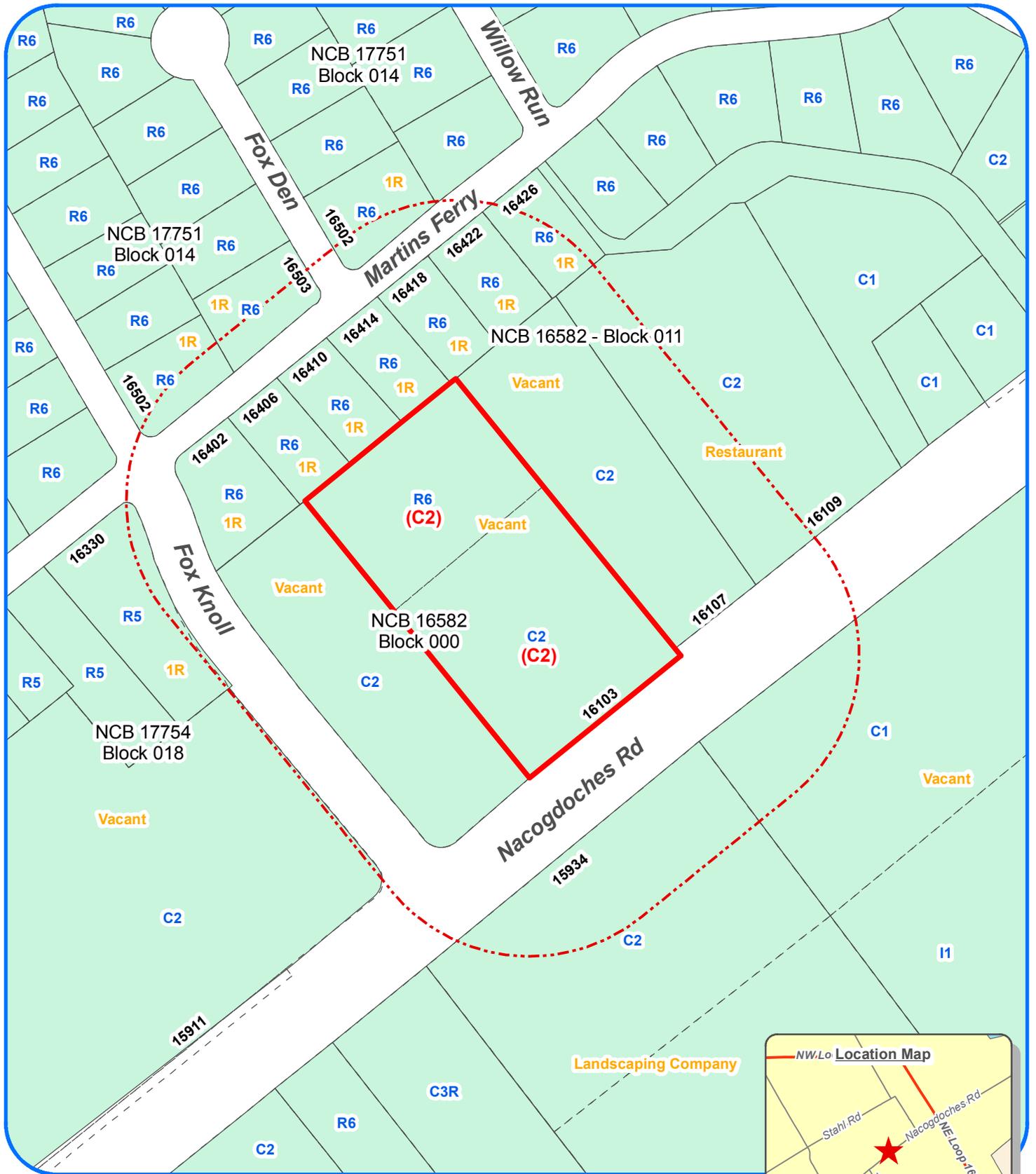
6. Size of Tract:

The subject property is 0.09 of an acre in size, however the entire tract of land measures 0.29 of an acre, which should be able to accommodate a commercial development with adequate space for parking.

7. Other Factors:

None.

Staff Recommendation: Approval.



Zoning Case Notification Plan

Case Z-2011-034

Council District 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 16582 - Block 000 - Parcel P-7E

Legend

- Subject Properties ——— (2.000 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
(01/03/2011 - 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 #: Z2011034
Hearing Date: January 18, 2011
Property Owner: Dan T. Pham & My Le Thi Do
Applicant: Dan T. Pham
Representative: Brown & Ortiz, P. C.
Location: 16103 Nacogdoches Road
Legal Description: Parcel 7E, NCB 16582
Total Acreage: 2
City Council District: 10
Case Manager: Micah Diaz, 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 and "C-2 AHOD" Commercial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 30, 2010. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: Fox Run Neighborhood Association (within 200 feet)

Planning Team Members: 42 – North Sector Planning Team

Applicable Agencies: None.

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
East, south, west	"C-2"	Undeveloped land, restaurant, landscaping company
Southeast	"C-1"	Undeveloped land
Southwest	"C-3R"	Auto Sales
North	"R-6"	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	Existing Character	Proposed Changes
Nacogdoches Road	Arterial thoroughfare with two lanes in each direction and a center turn lane	None known.
Fox Knoll	Local street with one lane in each direction	None known.

Public Transit: VIA bus lines 641 and 642 run along Nacogdoches Road, with multiple stops adjacent to the subject property.

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

Parking Information: The proposed use is a medical office with a gross floor area (GFA) of 20,000 square feet, as indicated by the applicant on the Traffic Impact Analysis (TIA) Worksheet.

Minimum Parking Requirement: 1 space per 400 square feet of GFA

Maximum Parking Requirement: 1 space per 100 square feet of GFA

Therefore, as proposed, the development will be required to include between 50 and 200 parking spaces. Should the proposed use or building size change, a new TIA worksheet will be reviewed at the platting or permitting phase of the development project.

Staff Analysis and Recommendation

Topography: The subject property has no distinguishing physical characteristics that are likely to affect site development.

Property History: The subject property is currently undeveloped. The property was annexed and given zoning in two phases. The southern portion of the property was annexed in 1974 (Ordinance 43988), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1979 case, this southern portion was rezoned to "B-2" Business District. The northern portion of the property was annexed in 1985 (Ordinance 61614), and was originally zoned "Temp R-1". Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District and "R-6" Residential Single-Family District, respectively.

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

1. Consistency:

The North Sector Plan identifies the subject property as being within the "Suburban Tier" which includes a range of use classifications from low density residential to community commercial uses. Therefore, both the existing and requested zoning districts are consistent with the plan.

The requested commercial zoning district is consistent with the zoning of other properties located along the north side of Nacogdoches Road.

2. Adverse Impacts on Neighboring Lands:

None. The subject property abuts residential single-family zoning and uses; therefore, development standards meant to protect residential uses will become effective when the property is developed. Should the zoning request be approved, construction on the subject property will require a minimum 30-foot rear building setback, a "Type B" 15-foot landscape buffer and 6-foot solid screen fence where the property abuts residential zoning or uses, and structure height is limited to 25 feet (subject to Section 35-517).

3. Suitability as Presently Zoned:

Residential/Commercial split zoning does not encourage development within either zoning district. Setback and landscape buffer requirements between residential and commercial properties, as well as the difference in permitted uses for each district, tend to create portions of a property that are not useable.

4. Health, Safety and Welfare:

Properties fronting arterial thoroughfares are best suited for commercial development because the high levels and speed of traffic on the roadway can be dangerous for residents.

5. Public Policy:

None.

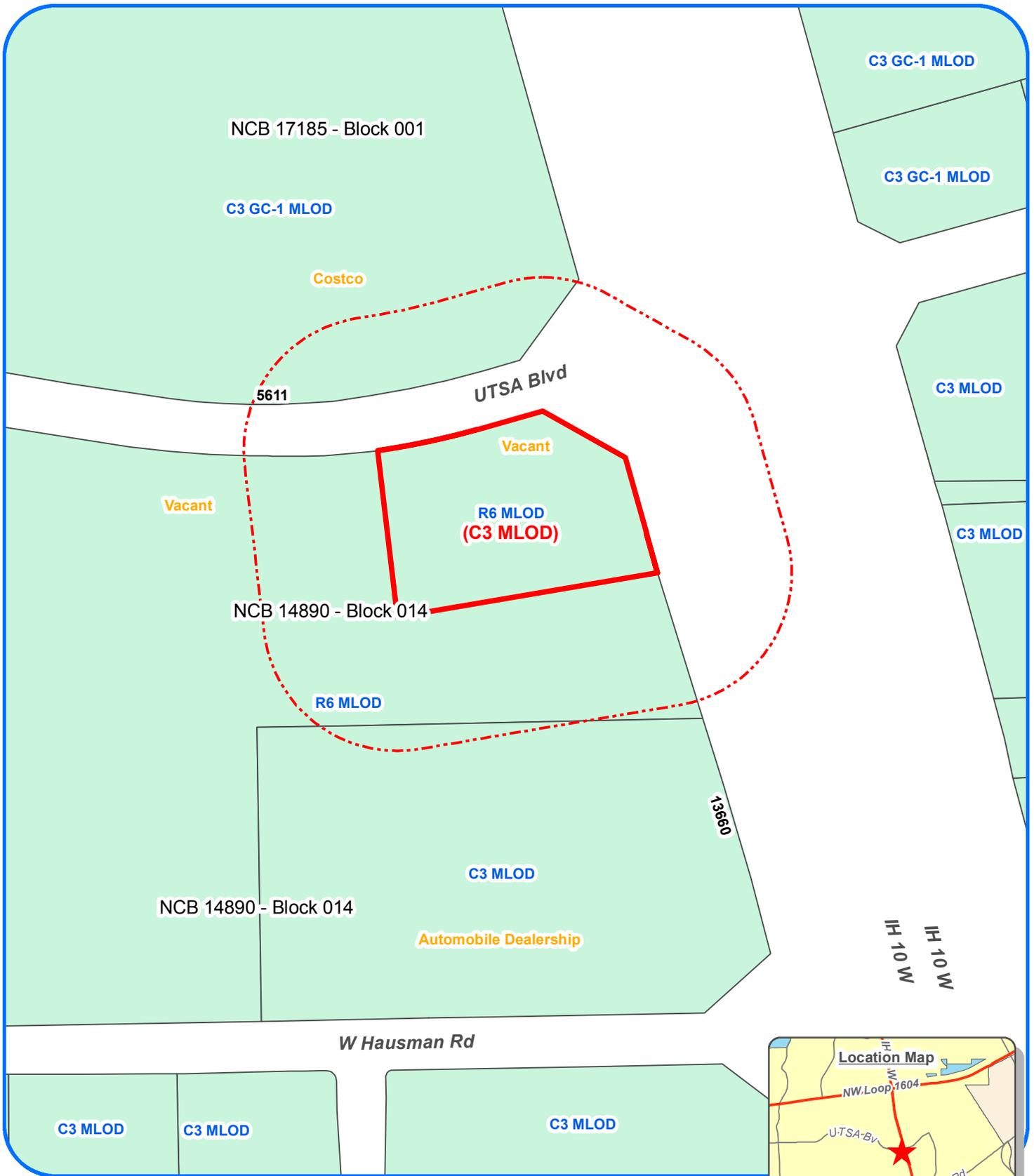
6. Size of Tract:

The subject property is of sufficient size to accommodate the uses permitted in the requested zoning district.

7. Other Factors:

None.

Staff Recommendation: Approval.



Zoning Case Notification Plan

Case Z2011035

Council District 8

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 2.111 acres out of NCB 14890

Legend

- Subject Properties ——— (2.111 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
(12/06/2010 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011035

Hearing Date: January 18, 2011

Property Owner: Big Diamond, Inc.

Applicant: Kaufman & Killen, Inc.

Representative: None

Location: A portion of the 13600 Block of Interstate Highway 10 West, located at the southwest corner of the intersection at UTSA Boulevard

Legal Description: 2.111 acres out of NCB 14890

Total Acreage: 2.111

City Council District: 8

Case Manager: Micah Diaz, Planner

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

Proposed Zoning Change

Current Zoning: "R-6 MLOD" Residential Single-Family Military Lighting Overlay District

Requested Zoning: "C-3 MLOD" General Commercial Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 30, 2010. Notices were sent to owners of property and registered neighborhood associations within two hundred (200) feet of the subject property on January 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Neighborhood Associations: None

Planning Team Members: 42 – North Sector Plan

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North, east (across IH-10), and adjacent to the south	"C-3" General Commercial District	Wholesaler, bank, gas station with car wash, and auto sales
West and south (abutting)	"R-6" Residential Single-Family District	Undeveloped

Overlay and Special District Information:

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Properties on the north side of UTSA Boulevard are located within the "GC-1" Hill Country Gateway Corridor District. Gateway Corridor overlay districts are meant to protect highway corridors that act as gateways to the city, from visual blight through site, structure, and signage design regulations.

Transportation

Thoroughfare	Existing Character	Proposed Changes
IH-10	8-lane expressway with 2-lane access roads	None known
UTSA Boulevard	Secondary arterial roadway with 2 lanes in each direction and a center turn lane	None known

Public Transit: There are no public transit lines near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: As indicated by the applicant, the proposed use is a gas station with a car wash, with a gross floor area (GFA) of 6,550 square feet, with a restaurant (1,546 square feet).

Gas Station

Minimum Parking Requirement: 1 space per 500 square feet of GFA, including wash tunnels and retail areas

Maximum Parking Requirement: 1 space per 375 square feet of GFA, including wash tunnels and retail areas

Restaurant

Minimum Parking Requirement: 1 space per 100 square feet of GFA

Maximum Parking Requirement: 1 space per 40 square feet of GFA

Therefore, as proposed, the development will be required to include between 28 and 57 parking spaces. Should the proposed use or building size change, a new TIA worksheet will be reviewed at the platting or permitting phase of the development project.

Staff Analysis and Recommendation

Topography: The subject property has no distinguishing physical characteristics that are likely to affect site development.

Property History: The subject property is currently undeveloped. The property was annexed in 1971 (Ordinance 39169) and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property is not platted.

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

1. Consistency:

The North Sector Plan identifies the subject property as being within the "Suburban Tier" which includes a range of use classifications from low density residential to community commercial uses. The uses permitted in the "C-3" zoning district are typically considered Regional Commercial land uses; therefore the zoning request is not consistent with the adopted Future Land Use Plan.

The requested zoning district is consistent with the zoning of other properties located at the intersection of Interstate Highway 10 and UTSA Boulevard.

2. Adverse Impacts on Neighboring Lands:

None. The subject property abuts undeveloped land with single-family residential zoning; therefore, development standards meant to protect residential districts will become effective when the property is developed.

3. Suitability as Presently Zoned:

The subject property is not likely to be developed for residential uses as it is located at the intersection of an arterial thoroughfare and an expressway.

4. Health, Safety and Welfare:

Properties fronting arterial thoroughfares are best suited for commercial development because the high levels and speed of traffic on the roadway can be dangerous for residents.

Staff has found no indication of likely adverse effects on the public health, safety, or welfare caused by commercial zoning or uses.

5. Public Policy:

None.

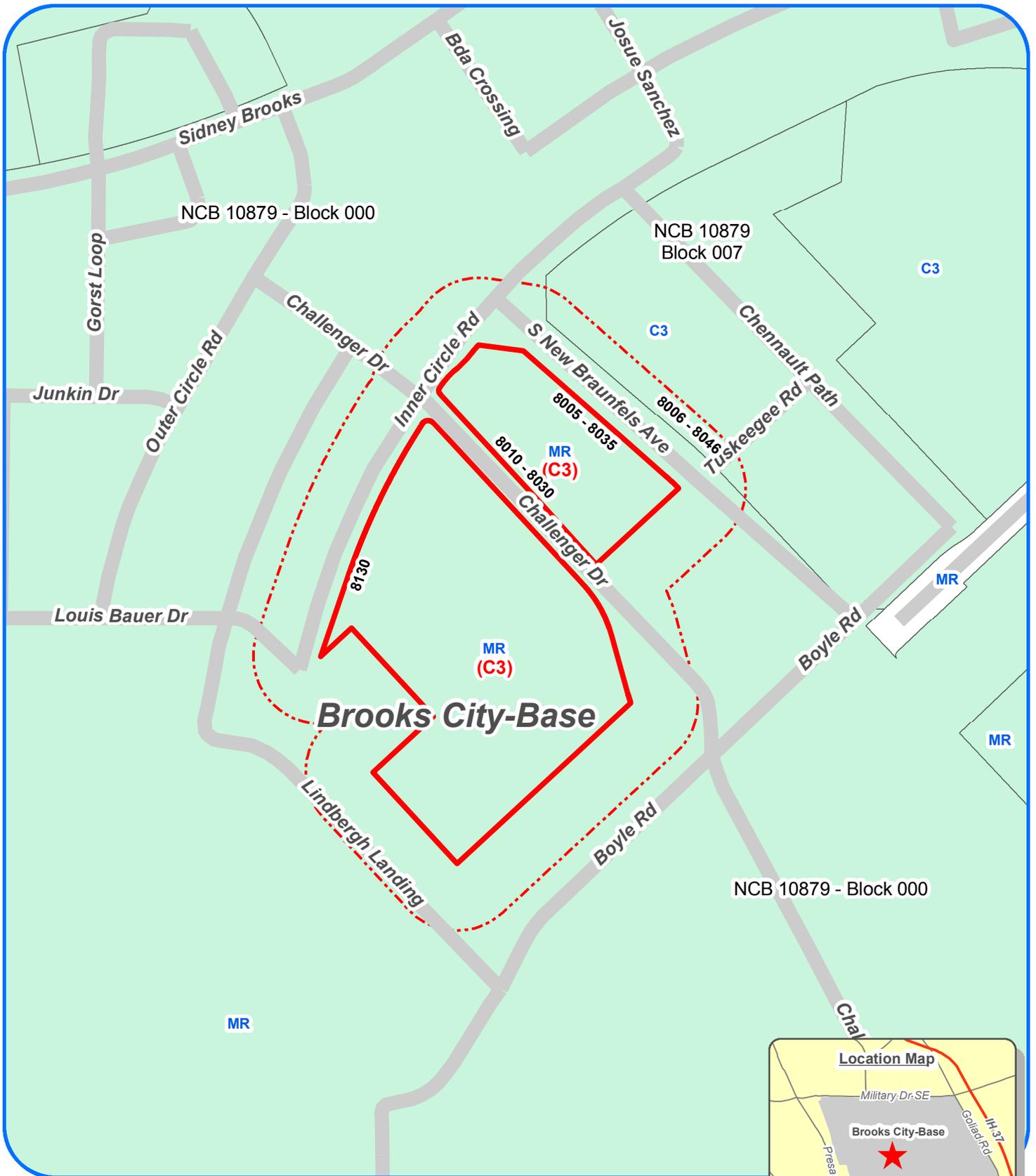
6. Size of Tract:

The subject property is of sufficient size to accommodate the uses permitted in the requested zoning district.

7. Other Factors:

None.

Staff Recommendation: Staff recommends denial "C-3 MLOD", with an alternate recommendation for "C-2 S MLOD" Commercial Military Lighting Overlay District with a Specific Use Authorization for a Gasoline Filling Station with a Carwash.



Zoning Case Notification Plan

Case Z2011039

Council District 3

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): 19.291 acres out of NCB 10879

Legend

- Subject Properties (19.291 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
(12/15/2010 - 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 #: Z2011039

Hearing Date: January 18, 2011

Property Owner: Brooks Development Authority

Applicant: Tim Bartlett, COO of Brooks Development Authority

Representative: Andrew C. Guerrero

Location: At the southeast and southwest corners of Inner Circle Drive and Challenger Drive

Legal Description: 19.291 acres out of NCB 10879

Total Acreage: 19.291 acres

City Council District: 3

Case Manager: Micah Diaz, Planner

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

Proposed Zoning Change

Current Zoning: "MR AHOD" Military Reservation 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 30, 2010. Notices were sent to owners of property and registered neighborhood associations within two hundred (200) feet of the subject property on January 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 1

Neighborhood Associations: Highland Hills Neighborhood Association and Hot Wells Neighborhood Association are both located within 200 feet of contiguous land owned by the subject property owner.

Planning Team Members: Stinson Airport Vicinity Land Use Plan

Applicable Agencies: City of San Antonio Aviation Department

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North, west, south	"MR" Military Reservation District	Offices, undeveloped land, park/military memorial
East	"C-3" General Commercial District	Office/Warehouse

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	Existing Character	Proposed Changes
Inner Circle Road	Local street, 2 lanes, currently partially closed for construction	None known
Challenger Drive	Local street, 2 lanes	None known

Public Transit: VIA bus line 34 runs throughout the Brooks City Base area; although there are currently no stops adjacent to the subject properties.

Traffic Impact: A new Traffic Impact Analysis (TIA) is not required; project has been approved under #2004-TIA-1001.

Parking Information: The application submitted generally refers to proposed "research and development" uses, while the proposed Brooks City Base Master Development Plan (MDP) identifies the land use categories for the subject properties as "office or institutional campus". Parking requirements are determined by use and, often, size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property is of sufficient size to accommodate both structures and parking. The requested zoning district does not carry specific locational requirements for parking.

Staff Analysis and Recommendation

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

Property History: The subject properties are currently developed and are primarily used as offices. Brooks City Base was annexed in 1952 (Ordinance 18115), and was originally zoned "MR" Military Reservation District.

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

1. Consistency:

The subject properties are located within the Stinson Airport Vicinity Land Use Plan, and are currently designated for Regional Commercial land uses. The zoning request is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

None.

3. Suitability as Presently Zoned:

The "MR" district is meant to accommodate a range of land uses on military installations under federal authority. When ownership of the former Brooks Air Force Base transferred away from the military, the "MR" zoning district became inappropriate and has limited redevelopment of the area. Although recently adopted provisions in the Unified Development Code now permit "O-1" Office District uses in the "MR" district, the range of uses remains very limited and a 10,000 square-foot building size limit is imposed.

4. Health, Safety and Welfare:

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

5. Public Policy:

In December 2010, the City Council approved "Regional Commercial" land uses for the majority of the Brooks City Base property, in an effort to support redevelopment of the sprawling campus.

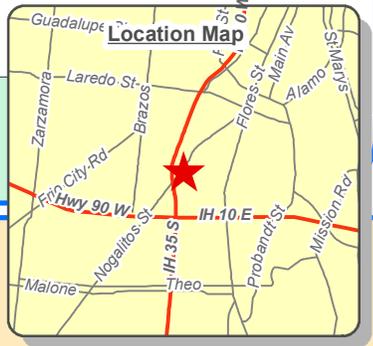
6. Size of Tract:

The subject properties are of sufficient size to accommodate uses permitted in the requested zoning district.

7. Other Factors:

None.

Staff Recommendation: Approval.



Zoning Case Notification Plan

Case Z-2011-040

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03883 - Block 014 - South 91.2 ft of Lot 2

Legend

- Subject Properties (0.1045 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
(12/14/2010 - 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 #: Z2011040

Hearing Date: January 18, 2011

Property Owners: Alejandro & Elvira Bustos

Applicants: Alejandro & Elvira Bustos

Representative: Alejandro & Elvira Bustos

Location: 227 Alvarez Place; On the north side of Alvarez Place between Edwards to the west and Midway to the east.

Legal Description: The South 91.2 feet of Lot 2, Block 14, NCB 3883

Total Acreage: 0.1045

City Council District: 5

Case Manager: Brenda Valadez, 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: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 30, 2010. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 5, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: Collins Garden Neighborhood Association

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

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	I-1	Vacant commercial building
South	R-4	Single-family residences
West	I-1	Parking lot
East	R-4	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	Existing Character	Proposed Changes
Alvarez Place	Local Street; 1 lane in each direction	None known.
Nogalitos Street	Secondary Arterial Type B; 2 lanes in each direction	None known.
Edwards	Local Street; 1 lane in each direction	None known.

Public Transit: The nearest VIA busline is the number 51 line which runs along Nogalitos Street; although not directly adjacent to the subject property, the busline is within 200 feet.

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

Parking Information: Single-family residences are required to provide one parking space per unit.

Staff Analysis and Recommendation

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

Property History: The subject property is currently developed and measures 4,550 square feet. According to the Bexar County Appraisal District, the 1,036 square foot structure was constructed in 1911. The property is located within the City Limits as they were recognized in 1936, and was originally zoned “J” Commercial District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial District and was made non-conforming.

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

1. Consistency:

The property is located within the South Central San Antonio Community Plan, and is currently designated as “Low Density Residential” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Denial of the zoning request could lead to future development of industrial uses on the subject property. Staff supports this request in order to further protect adjacent uses.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The current industrial zoning is the result of out-dated zoning practices that were once common. Current zoning practices would not place intense industrial zoning in or near established residential neighborhoods.

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 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.

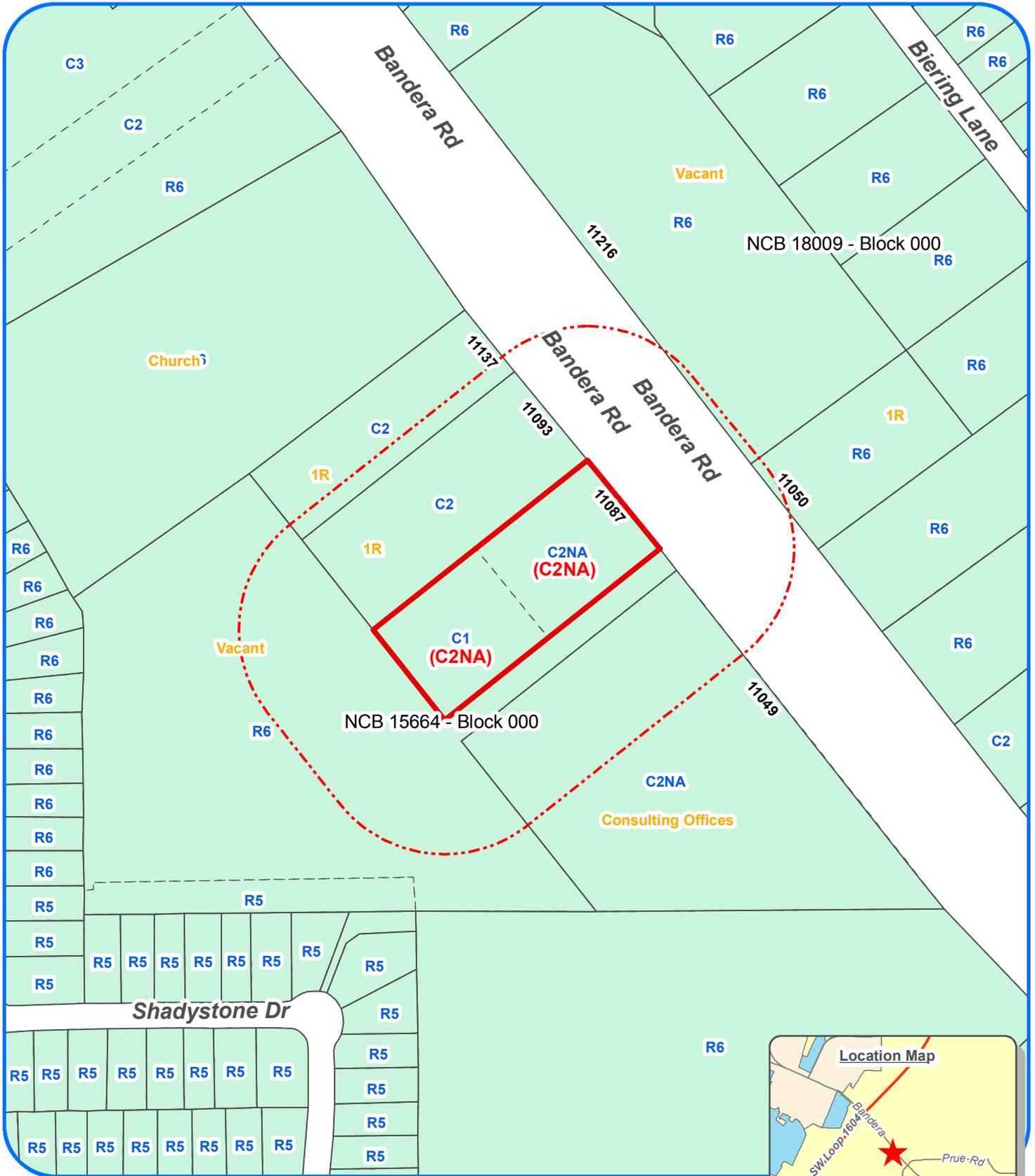
6. Size of Tract:

The 4, 550 square foot tract of land is of sufficient size to accommodate the requested zoning and use.

7. Other Factors:

None.

Staff Recommendation: Approval.



Zoning Case Notification Plan

Case Z-2011-041

Council District 7

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 15664 - Block 000 - Parcels P-16 and P-16B

Legend

- Subject Properties ——— (1.6009 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(01/04/2011 - E Hart)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011041
Hearing Date: January 18, 2011
Property Owner: Antonio R. Stapleton of Stapleton Farms, LLC
Applicant: Stephen J. Kramer (Architecture + Design, Inc.)
Representative: Stephen J. Kramer (Architecture + Design, Inc.)
Location: 11087 Bandera Road
Legal Description: Parcel 16 and Parcel 16B, NCB 15664
Total Acreage: 1.601
City Council District: 7
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-1" Light Commercial District and "C-2NA" Commercial Nonalcoholic Sales District
Requested Zoning: "C-2NA" Commercial Nonalcoholic Sales 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 5, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 29, 2010. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8
Neighborhood Associations: None
Planning Team Members: 31
Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
Northwest	"C-2"	Single-Family Dwelling
Southeast	"C-2NA"	Commercial Use
Southwest	"R-6"	Vacant
Northeast	"R-6"	Vacant

Overlay and Special District Information: None

Transportation

Thoroughfare	Existing Character	Proposed Changes
Bandera Road	Arterial thoroughfare with two lanes in each direction and a center median	None

Public Transit: The nearest VIA bus line is the number 88 line which runs along Bandera Road to Mainland.

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 are determined by use and, often, size of the development; therefore, staff cannot calculate future parking requirements for the subject property.

Staff Analysis and Recommendation

Topography: The 1.601 acre site has no distinguishing physical characteristics that are likely to affect site development.

Property History: The subject property was annexed in 1993 and was originally zoned "R-1 AHOD" Single-Family Residence Airport Hazard Overlay District. In November of 1997, the parcel was part of a rezoning that changed the zoning to "B-2NA" Business Nonalcoholic Sales District and "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-1" Light Commercial District and "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 located within the Northwest Community Plan and is currently designated as "Commercial" in the Future Land Use Plan. The requested "C-2NA" Commercial Nonalcoholic Sales District is consistent with the Northwest Community Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. The 1.601 acre site abuts "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District; therefore, development standards become effective when the property is developed.

3. Suitability as Presently Zoned:

It is most appropriate for properties to maintain consistent zone on the entire property. The "C-2NA" Commercial Nonalcoholic Sales District supports a consistent zoning pattern.

4. Health, Safety and Welfare:

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

5. Public Policy:

None

6. Size of Tract:

The 1.601 acre site is adequate for a commercial/medical office development as well as medium intensity commercial uses fronting on a major arterial.

7. Other Factors:

A subdivision plat establishing Lots 2 and 3 has been submitted. The reason for the zoning change request is to develop a commercial/medical office building on the property. The proposed "C-2NA" Commercial Nonalcoholic Sales District over the entire property allows for the most efficient use of the 1.601 acre site.

Staff Recommendation: Approval.



Zoning Case Notification Plan

Case Z-2011-042

Council District 3

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 03720 - Block 001 - Lot 47

Legend

- Subject Properties (0.1377 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
(01/03/2011 - 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 #: Z2011042
Hearing Date: January 18, 2011
Property Owner: Gilberto and Rosemarie Dominguez
Applicant: Gilberto and Rosemarie Dominguez
Representative: Gilberto and Rosemarie Dominguez
Location: 3202 Clark Avenue
Legal Description: Lot 47, Block 1, NCB 3720
Total Acreage: 0.1377
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-4 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 5, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 29, 2010. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Highland Hills Neighborhood Association. The Southeast Citizens Committee is within 200 feet.

Planning Team Members: 40

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"MF-33 AHOD"	Medical Clinic
South	"O-2 AHOD"	Vacant Office Building
West	"R-6 AHOD"	Single-Family Dwellings
East	"MF-33 AHOD"	Apartments

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

Transportation

Thoroughfare	Existing Character	Proposed Changes
Clark Avenue	Collector street one lane in each direction	None

Public Transit: The nearest VIA bus line is the number 32 line which runs along Steves Avenue to Clark Avenue.

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: None. The proposed use is a Parking Lot-Noncommercial.

Staff Analysis and Recommendation

Topography: The subject property is relatively flat, with no vegetation and little grass.

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-4 AHOD" Residential Single Family Airport Hazard Overlay 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 located within the Highlands Community Plan and is currently designated as "Neighborhood Commercial" in the Future Land Use Plan. The requested "O-1 AHOD" Office Airport Hazard Overlay District is consistent with the Highlands Community Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood.

3. Suitability as Presently Zoned:

The current residential zoning on the subject property is not appropriate for the subject property. The proposed zoning change of the property is consistent and compatible with the current development trends along Clark Avenue.

4. Health, Safety and Welfare:

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

5. Public Policy:

None

6. Size of Tract:

The subject property is vacant and 0.1377 acres in size, which is adequate for a Parking Lot-Noncommercial and uses permitted in the requested zoning district.

7. Other Factors:

The applicant purchased the property at 3202 Clark Avenue along with the adjacent property at 3206 Clark Avenue. The applicant plans to use the building at 3206 Clark Avenue as an office for a consulting business and continue to use the property at 3202 Clark Avenue as a Parking Lot-Noncommercial.

Staff Recommendation: Approval.



Zoning Case Notification Plan

Case Z-2011-043

Council District 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 17790 - Block 000 - Parcel P-7

Legend

- Subject Properties (1.463 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
(01/03/2011 - 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 #: Z2011043
Hearing Date: January 18, 2011
Property Owner: Investment Ideas, LLC
Applicant: Kay Soliz
Representative: Kay Soliz
Location: Located northeast of the intersection of Judson Road and Mountain Vista Drive.
Legal Description: Parcel 7, NCB 17790
Total Acreage: 1.463
City Council District: 10
Case Manager: Brenda Valadez, 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: "C-2 NA 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 30, 2010. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 5, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Vista Neighborhood Association

Planning Team Members: 43 (North Sector Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	R-6	Single-family residences
South	R-6	Undeveloped land
East	R-6	Single-family residences
West	C-2 & R-5	School

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

Transportation

Thoroughfare	Existing Character	Proposed Changes
Judson Road	Secondary Arterial Type A; 2 lanes in each direction with 1 center turn lane	None known.
Mountain Vista Drive	Collector; 1 lane in each direction	None known.

Public Transit: The nearest VIA buslines are the number 640 which runs along Judson Road.

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

Parking Information: The zoning request generally refers to proposed commercial uses. However, the Traffic Impact Analysis worksheet lists retail uses as well as a day care. A 4,800 square foot day care facility would require a minimum of approximately 12 parking spaces. Parking requirements are determined by use and, often size of the development; therefore, staff cannot calculate future parking requirements for the proposed retail use. The property is of sufficient size to accommodate a commercial structure and parking. The requested zoning district does not carry specific locational requirements for parking.

Staff Analysis and Recommendation

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

Property History: The subject property is currently unplatted and undeveloped. The property was annexed in 1995 and was originally zoned “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.

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as “Suburban 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 requested C-2 zoning is too intense for the property’s location. Although the subject property is located on Judson Road, Mountain Vista Drive is not a major arterial and is, in fact, a collector street. The subject

property's location is more appropriate for Neighborhood Commercial uses, which would be consistent with the less intense C-1 Light Commercial District. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. Therefore, given the uses permitted within the requested zoning district and the adjacent single-family residences, C-2 would not be appropriate.

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. A C-1 commercial designation would be more compatible with the surrounding zoning and would allow uses more in character with surrounding development than would C-2. The C-2 commercial district permits by-right a number of uses that would not be compatible directly adjacent to single-family residential uses, such as: oil lube and tune up, tire repair and auto glass tinting to name a few. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.463 acres, which should be able to reasonably accommodate commercial development with adequate spaces for parking and loading.

7. Other Factors:

None.

Staff Recommendation: Denial of C-2NA with an alternate recommendation of C-1.



Zoning Case Notification Plan

Case Z-2011-044

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 06204 - Block 005 - Lot 3

Legend

- Subject Properties (0.1607 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
(01/03/2011 - 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 #: Z2011044
Hearing Date: January 18, 2011
Property Owner: Michael L. Marchbanks
Applicant: Michael L. Marchbanks
Representative: Michael L. Marchbanks
Location: 708 and 710 East Woodlawn Avenue
Legal Description: Lot 3, Block 5, NCB 6204
Total Acreage: 0.16
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: "H R-4 AHOD RIO-1" Residential Single-Family River Road Historic Airport Hazard Overlay River Improvement Overlay District-1.

Requested Zoning: "H RM-4 AHOD RIO-1" Residential Mixed River Road Historic Airport Hazard Overlay River Improvement Overlay District-1.

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 5, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 29, 2010. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: River Road Neighborhood Association

Planning Team Members: 13

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"H R-4 AHOD RIO-1"	Single-Family Dwellings
South	"H R-4 AHOD RIO-1"	Single-Family Dwellings
North	"H R-4 AHOD RIO-1"	Single-Family Dwellings
West	"H R-4 AHOD RIO-1"	Single-Family Dwellings

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

Historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical cultural or architectural importance and significance. Historic districts and landmark designations preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the master plan.

"RIO" River Improvement Overlay Districts-The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river.

Transportation

Thoroughfare	Existing Character	Proposed Changes
E Woodlawn Ave	Local Street with one lane in each direction	None

Public Transit: The nearest VIA bus line is the number 7 line which runs along North St. Mary's Street to East Huisache Avenue.

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 vehicle spaces 1 per unit. Maximum vehicle spaces 2 per unit.

Staff Analysis and Recommendation

Topography: The subject property is relatively flat, with vegetation and grass.

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "H R-4 AHOD RIO-1" Residential Single-Family River Road Historic Airport Hazard Overlay River Improvement Overlay District-1.

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 River Road Neighborhood Plan and is currently designated as "Low Density Residential" in the Future Land Use Plan. Low Density Residential includes Single-Family Residential Development on individual lots and duplexes. The requested "H RM-4 AHOD RIO-1" Residential

Mixed River Road Historic Airport Hazard Overlay River Improvement Overlay District-1 is consistent with the River Road Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood.

3. Suitability as Presently Zoned:

The current residential zoning and proposed residential mixed zoning are both appropriate for the area. The applicant is seeking a zoning change to "H RM-4 AHOD RIO-1" Residential Mixed River Road Historic Airport Hazard Overlay River Improvement Overlay District-1 to bring existing two single-family dwelling into compliance with the UDC.

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 requested "H RM-4 AHOD RIO-1" Residential Mixed River Road Historic Airport Hazard Overlay River Improvement Overlay District-1 would continue to be consistent with the density patterns within the surrounding neighborhood as well as the density advocated by the River Road Neighborhood Plan.

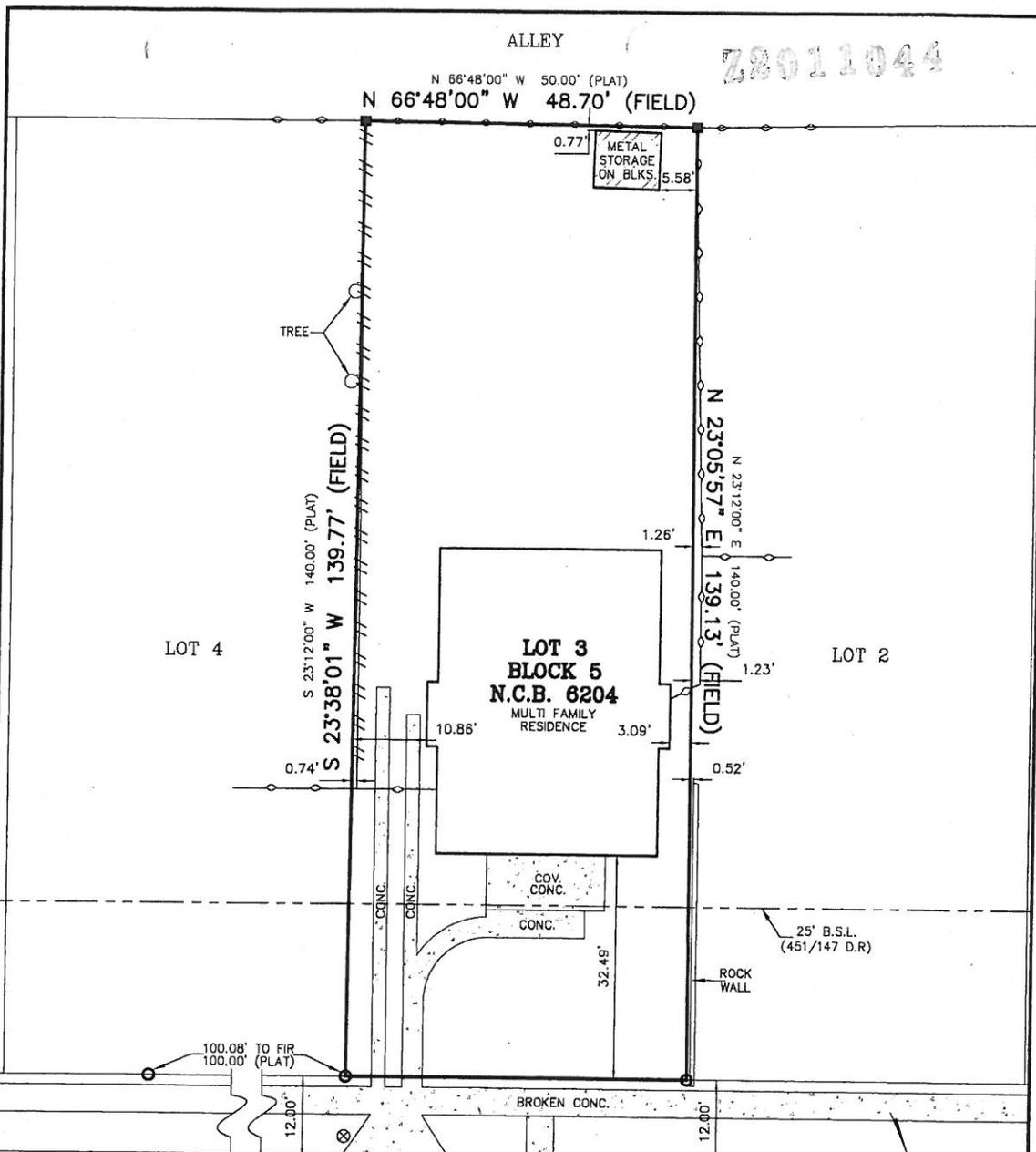
6. Size of Tract:

The subject property is 0.16 acres in size, which is adequate to accommodate a two-family dwelling.

7. Other Factors:

According to the property owner, the structure may have historically been utilized as a two-family dwelling legally. The previous "B" Residence District allowed two-family dwelling uses. However, the use has not been "continuous" as required in the UDC to be considered legally non-conforming.

Staff Recommendation: Approval. Surrounding land uses include mainly single-family dwellings, with a small number of duplexes, guest houses and cottages scattered throughout the neighborhood. The applicant is seeking a zoning change to "H RM-4 AHOD RIO-1" Residential Mixed River Road Historic Airport Hazard Overlay River Improvement Overlay District-1 to bring the existing two-family dwelling into compliance with the UDC.



NOTE: THE BEARINGS ARE AS PROTRACTED PER RECORDED PLAT.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. CONFLICTS IN TITLE OR EASEMENTS ARE NOT CERTIFIED HEREON. FIELD CONDITIONS ARE AS SHOWN.

E. WOODLAWN
 (50' R.O.W. ASPHALT PAVEMENT)
 (PLATTED AS: MCKINNEY PLACE)
 (ST. SIGN: E. WOODLAWN)

1" = 20'
 GRAPHIC SCALE

OWNER: MARTHA ANNE MICHEL	ADDRESS: 710 E. WOODLAWN	LEGEND: -/- = WOOD FENCE -◇- = CHAIN LINK FENCE -X- = BARBED WIRE FENCE -○- = WROUGHT IRON FENCE ■ = FND FENCE POST ⊗ = POWER POLE ⊙ = FIRE HYDRANT ⊕ = FND 1/2" IRON ROD ⊖ = 1/2" IR TO BE SET X = SET "X" ON CONC.
TITLE COMPANY: ~	G.F. NO.: ~	
LOT: 3	BLOCK: 5	N.C.B.: 6204
SUBDIVISION: BELMONT PLACE	CITY: SAN ANTONIO	COUNTY: BEXAR STATE: TEXAS

PLAT RECORDED IN: VOLUME 368 PAGE 95 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:			
VOLUME 451	PAGE 147	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

P.O. BOX 100442
 SAN ANTONIO, TX 78201
 PHONE: 210-534-5700
 FAX: 210-534-9673

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.

2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

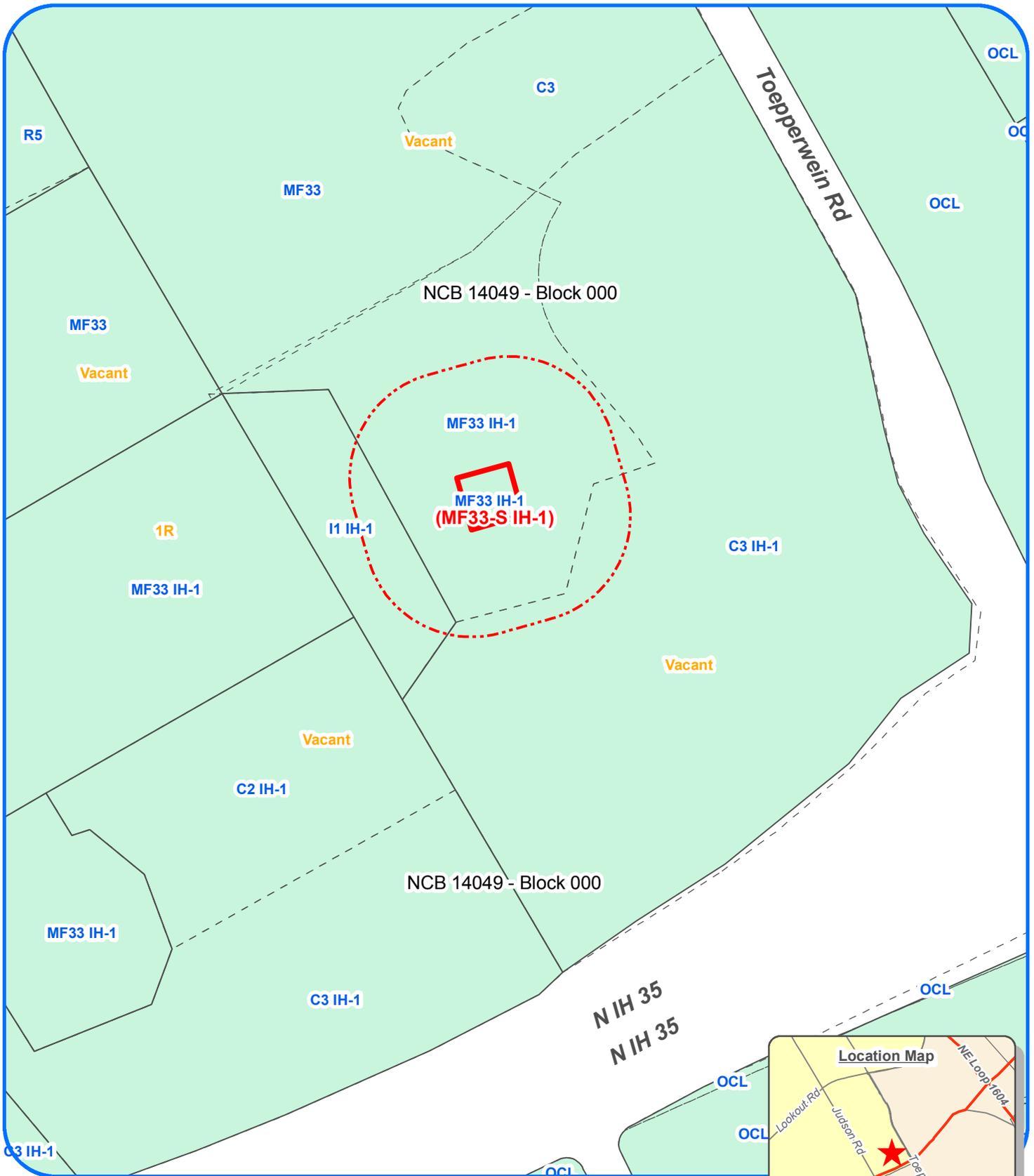
4) CALL OFFICE FOR SET PINS AFTER FINAL PAYMENT IS SENT.

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY OF THE PROPERTY DONE UNDER MY SUPERVISION ON THIS, THE 26TH DAY OF OCTOBER 2010, A.D.

Peter A. Aguirre
 PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: G.F. JOB NO: 10-0183-001 FIELD WORK COMP.: OCTOBER 26, 2010



Zoning Case Notification Plan

Case Z-2011-046 S

Council District 10

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): 0.2296 of an acre out of NCB 14049

Legend

- Subject Properties ——— (0.2296 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ———
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(01/04/2011 - 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 #: Z2011046 S

Hearing Date: January 18, 2011

Property Owner: Laredo Toepp, Ltd.

Applicant: Kaufman & Killen, Inc.

Representative: Kaufman & Killen, Inc.

Location: Located northwest of the intersection of Toepperwein Road and IH 35 North.

Legal Description: 0.2296 of an acre out of NCB 14049

Total Acreage: 0.2296

City Council District: 10

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

Current Zoning: "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "MF-33 S IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System

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 30, 2010. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 5, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 2

Neighborhood Associations: Monterrey Village Homeowner's Association

Planning Team Members: 43 (North Sector Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	MF-33	Undeveloped land
South	C-3	Undeveloped land
West	I-1	Undeveloped land
East	C-3	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.

Surrounding properties located within 1,000 of the centerline of Interstate 35 are also subject to the “IH-1” Northeast Gateway Corridor District. This overlay district designates additional building and design standards, including regulations for lighting, landscaping and fencing, setbacks and materials.

Transportation

Thoroughfare	Existing Character	Proposed Changes
IH 35 North	Freeway; 4 lanes in each direction	None known.
Toepperwein Road	Secondary Arterial Type B; 2 lanes in each direction	None known.

Public Transit: The nearest VIA buslines are the number 640 which runs along Judson Road and the number 641 which runs along Toepperwein Road and Nacogdoches Road.

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

Parking Information: Wireless Communication Systems are required to provide one parking space per service employee.

Staff Analysis and Recommendation

Topography: The property is relatively flat with a slight slope, and an abundance of grasses, shrubs and trees.

Property History: The subject property is undeveloped, with the exception of a driveway used to access the property. The property was annexed in 1993 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1994 case, the subject property was rezoned from “Temp R-1” Temporary Single-Family Residence District to “I-1” Light Industry District by ordinance 94053. This district converted to the “I-1” General Industrial District following the 2001 adoption of the Unified Development Code. In 2004, the “IH-1” Northeast Gateway Corridor Overlay was applied to the subject property. In a 2007 case, the subject property was rezoned from “I-1” General Industrial District to “MF-33” Multi-Family District.

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 “General Urban Tier” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested Specific Use Authorization to be appropriate given that the subject property will remain MF-33 and will continue to permit residential or multi-family development. The Specific Use Authorization will only permit the wireless communication system.

3. Suitability as Presently Zoned:

The current multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The proposed location of the wireless communication system will meet the minimum 200 foot spacing requirement from the nearest residential land use. The location is surrounded by undeveloped land in all directions.

5. Public Policy:

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

6. Size of Tract:

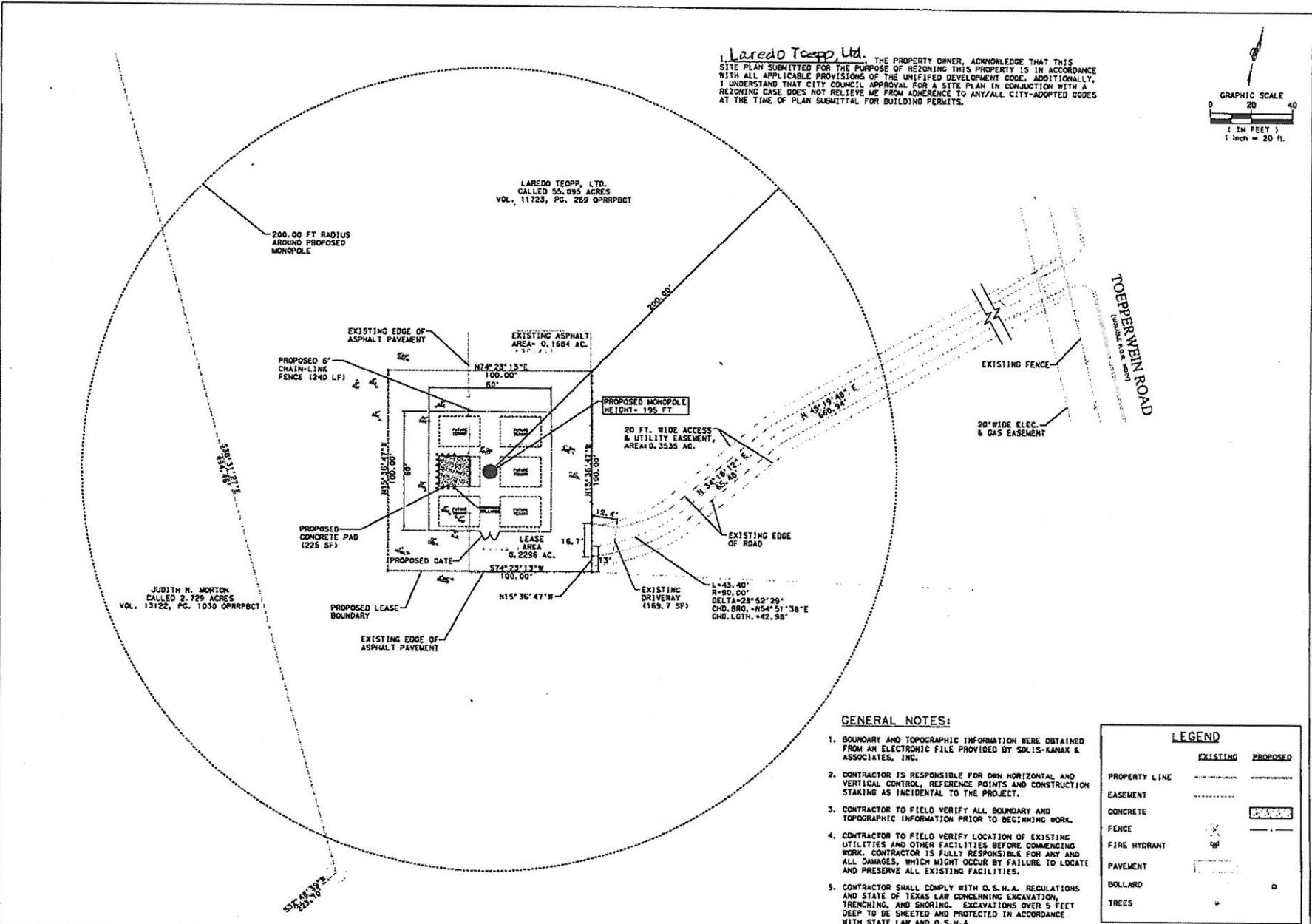
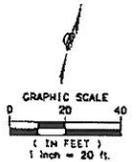
The 0.2296 acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed use.

7. Other Factors:

The request does not appear to warrant the consideration of other factors.

Staff Recommendation: Approval.

Laredo Teopp, Ltd. 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 FOR 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.



TX5481 JUDSON RD.
TOEPFERWEIN ROAD
SAN ANTONIO, TEXAS 78233



PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
IF ANY DISCREPANCIES, CONTACT THE SURVEYOR
DATE: 5/16/2013

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION WERE OBTAINED FROM AN ELECTRONIC FILE PROVIDED BY SOLIS-KANAK & ASSOCIATES, INC.
- CONTRACTOR IS RESPONSIBLE FOR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
- CONTRACTOR TO FIELD VERIFY ALL BOUNDARY AND TOPOGRAPHIC INFORMATION PRIOR TO BEGINNING WORK.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT OCCUR BY FAILURE TO LOCATE AND PRESERVE ALL EXISTING FACILITIES.
- CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND STATE OF TEXAS LAW CONCERNING EXCAVATION, TRENCHING, AND SHORING. EXCAVATIONS OVER 5 FEET DEEP TO BE SHEETED AND PROTECTED IN ACCORDANCE WITH STATE LAW AND O.S.H.A.

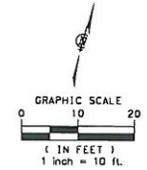
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT	----
CONCRETE	▒
FENCE	⊗
FIRE HYDRANT	⊕
PAVEMENT	▨
BOLLARD	○
TREES	⊙

NO.	DATE	REVISION DESCRIPTION

SHEET REF:
200 FEET EXHIBIT

DATE: _____ DRAWN BY: _____ SHEET NO. 1 OF 1

I, Laredo Temp Ltd., 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 FOR 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.



GONZALEZ & ASSOCIATES, L.L.C.
1150 W. BRAUN ST. SUITE 640
SAN ANTONIO, TX 78205
P: 214.208.8400
F: 214.208.8401
TBPB, BSA & SOLIS

TX5481 JUDSON RD.
TOEPPERWEIN ROAD
SAN ANTONIO, TEXAS 78233

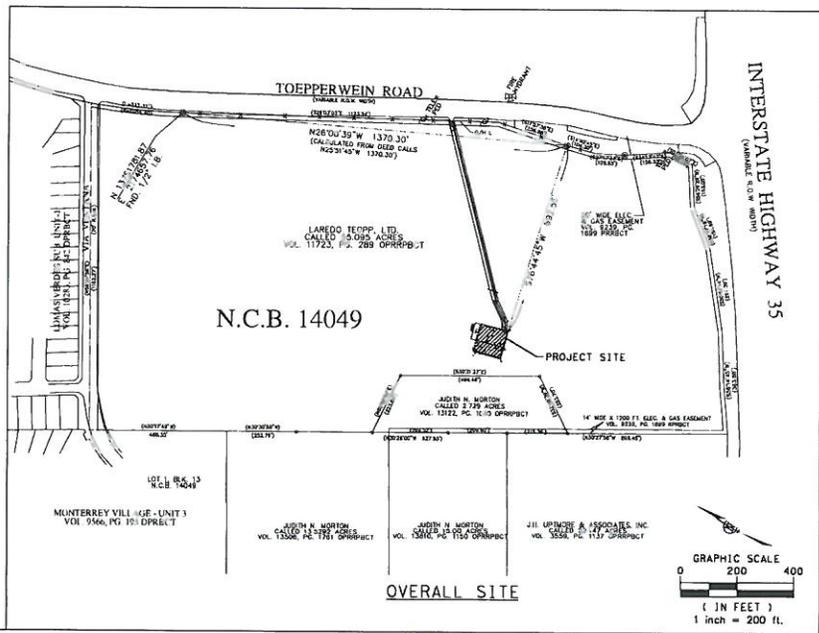
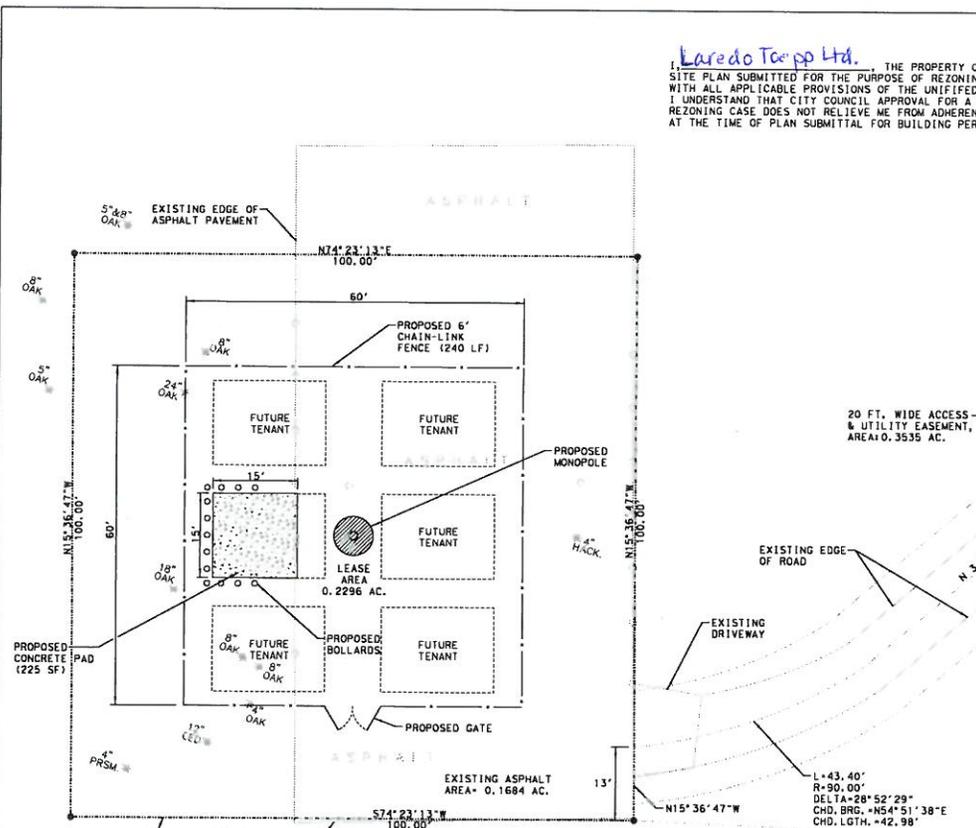
COASTAL
WIRELESS

PRELIMINARY
FOR INTERIM REVIEW ONLY
KONIGSBERG & ASSOCIATES, L.L.C.
14111 WILLOW TULSA LANE, SUITE 110
DALLAS, TEXAS 75244

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SHEET TITLE
SITE PLAN

DATE: _____
DRAWN BY: _____
DESIGN BY: _____
SHEET No. **1** of **1**

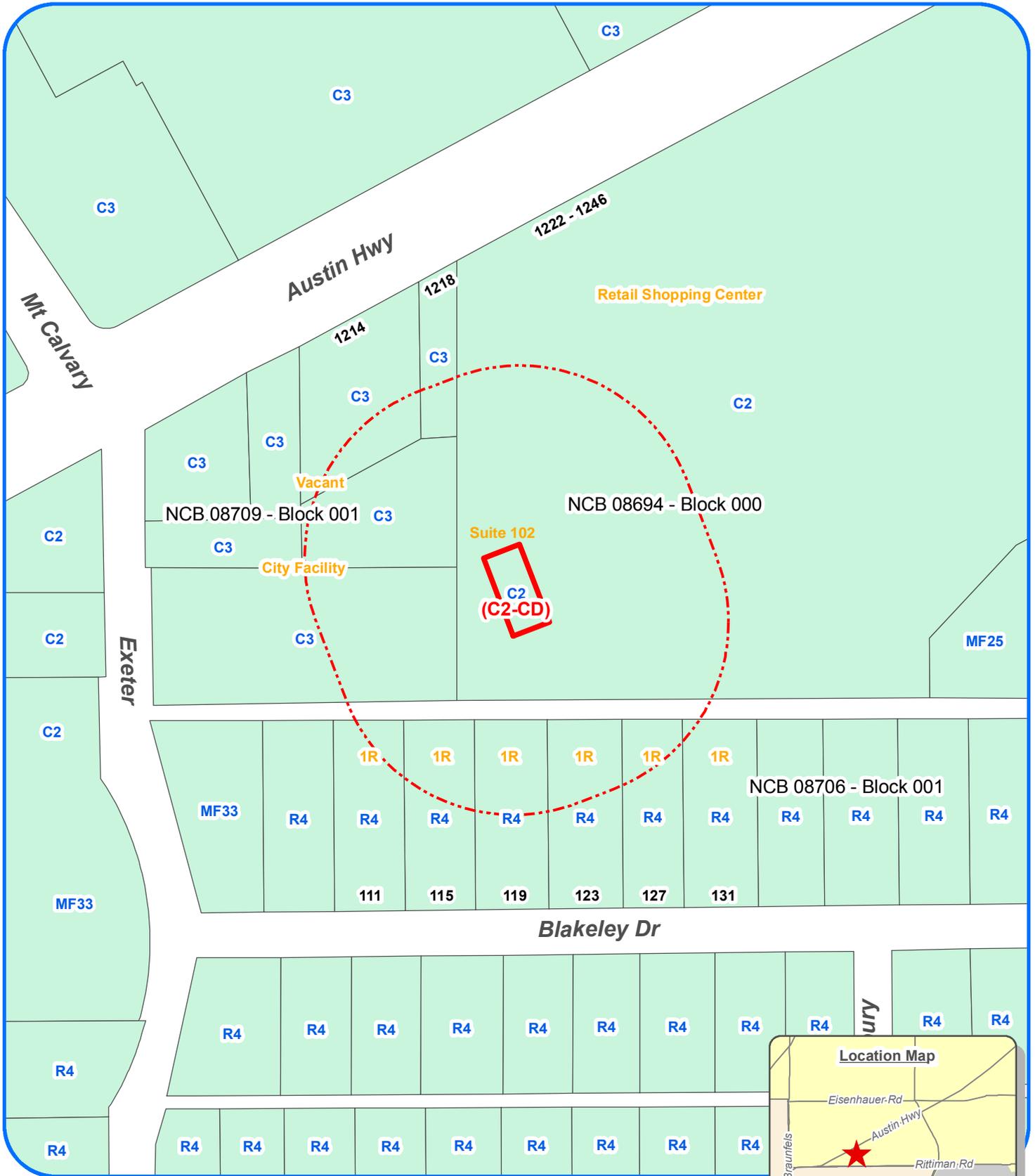


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT	---	---
CONCRETE	---	---
FENCE	---	---
FIRE HYDRANT	---	---
PAVEMENT	---	---
BOLLARD	---	---
TREES	---	---

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 - CONTRACTOR IS RESPONSIBLE FOR OWN HORIZONTAL AND VERTICAL CONTROL. REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
 - CONTRACTOR TO FIELD VERIFY ALL BOUNDARY AND TOPOGRAPHIC INFORMATION PRIOR TO BEGINNING WORK.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT OCCUR BY FAILURE TO LOCATE AND PRESERVE ALL EXISTING FACILITIES.
 - CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND STATE OF TEXAS LAW CONCERNING EXCAVATION, TRENCHING, AND SHORING. EXCAVATIONS OVER 5 FEET DEEP TO BE SHEETED AND PROTECTED IN ACCORDANCE WITH STATE LAW AND O.S.H.A.

72011046



Zoning Case Notification Plan

Case Z-2011-047 CD

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): A Portion of NCB 08694 - Block 000 - Lot 24, NW Irr 25 ft of Lot 16, and NW Irr 96.02 ft of Lot 17

Legend

- Subject Properties (0.092 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(01/04/2011 - 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 #: Z2011047 CD
Hearing Date: January 18, 2011
Property Owner: Aberfeldy Ltd., Partnership
Applicant: Russell Sims
Representative: Andrew C. Guerrero
Location: 1242 Austin Highway (Suite 102)
Legal Description: A 0.092 acre tract out of Lot 24, NCB 8694
Total Acreage: 0.092
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: "C-2 AHOD" Commercial Airport Hazard Overlay District.

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital - Small Animals - (No Outside Runs, Pens and Paddocks Permitted).

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 5, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 29, 2010. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: Wilshire Village Neighborhood Association (WVNA)

Planning Team Members: 42

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"C-2 AHOD"	Parking
East	"C-2 AHOD"	Shopping Center
West	"C-3 AHOD"	CPS Facility
South	"C-2 AHOD"	Asphalt Driveway

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration. The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982).

Transportation

Thoroughfare	Existing Character	Proposed Changes
Austin Highway	Arterial thoroughfare with two lanes in each direction and a center turn lane	Primary Arterial Type A (120 foot)

Public Transit: The VIA bus lines run in each direction along Austin Highway.

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

Parking Information: Minimum Parking Requirement: 1 per employee. Maximum Parking Requirement: None

Staff Analysis and Recommendation

Topography: The 0.092 acre site has no distinguishing physical characteristics that are likely to affect the use.

Property History: The subject property was annexed in 1944 and was originally zoned "F" Local Retail. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2 AHOD" Commercial Airport Hazard Overlay 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 located within the Northeast Inner Loop Neighborhood Plan and is currently designated as "Community Commercial" in the Future Land Use Plan. The requested "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital - Small Animals - (No Outside Runs, Pens and Paddocks Permitted) is consistent with the Northeast Inner Loop Neighborhood Plan

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. The Veterinary Hospital - Small Animals - (No Outside Runs, Pens and Paddocks Permitted) will be located within a Suite of an existing shopping center.

3. Suitability as Presently Zoned:

The base zoning district for the 0.092 acre site will remain "C-2 CD AHOD" Commercial 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 request does not appear to conflict with any established public policy.

6. Size of Tract:

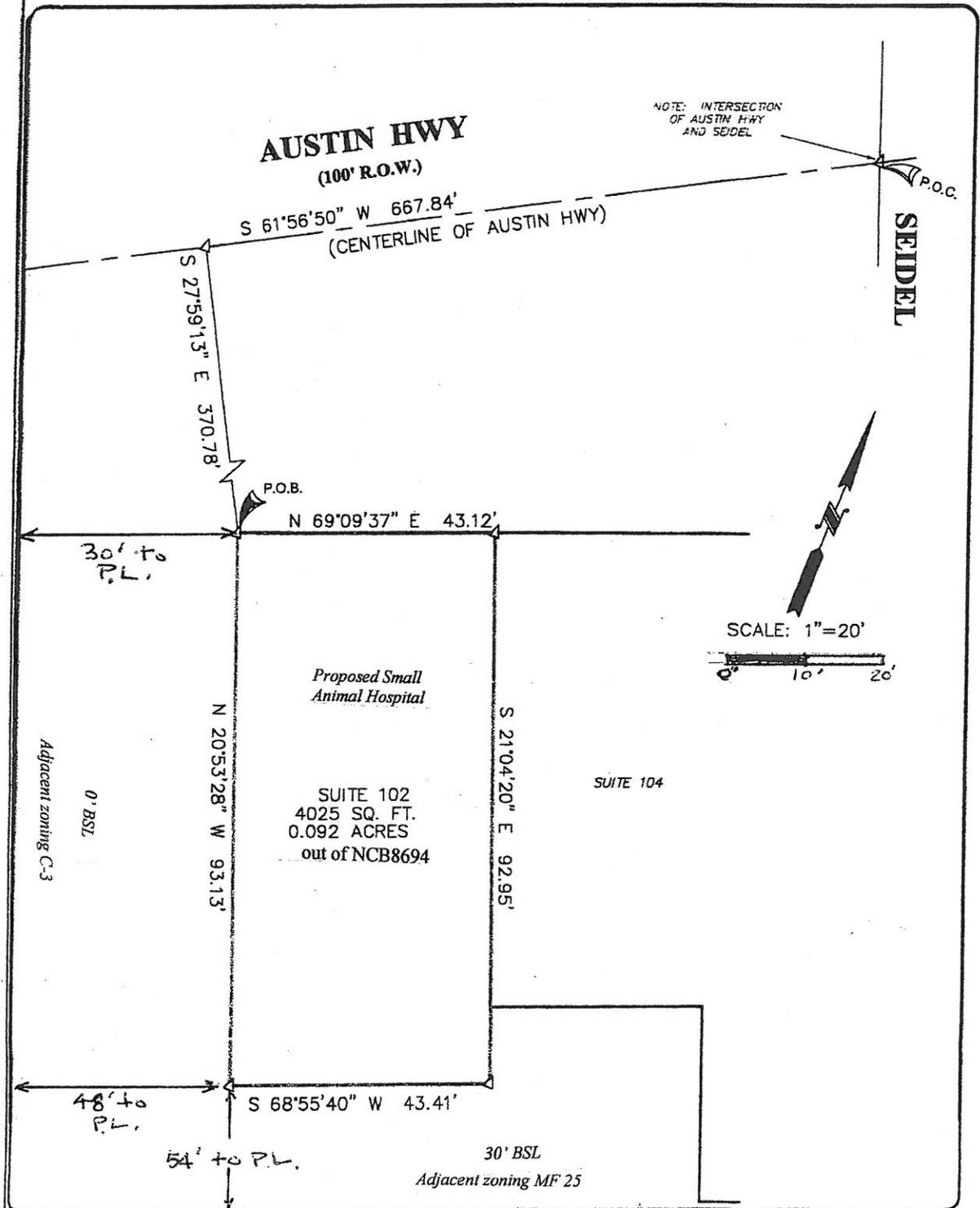
The suite is 0.092 acres in size, which is adequate space for a Veterinary Hospital - Small Animals - (No Outside Runs, Pens and Paddocks Permitted).

7. Other Factors:

A significant amount of commercial uses exists within the vicinity of the 0.092 acre site. The applicant has submitted a site plan in order to comply with the Conditional Use requirements.

Staff Recommendation: Approval. The use will not be out of character with the balance of the existing shopping center. No conditions are recommended.

72011047



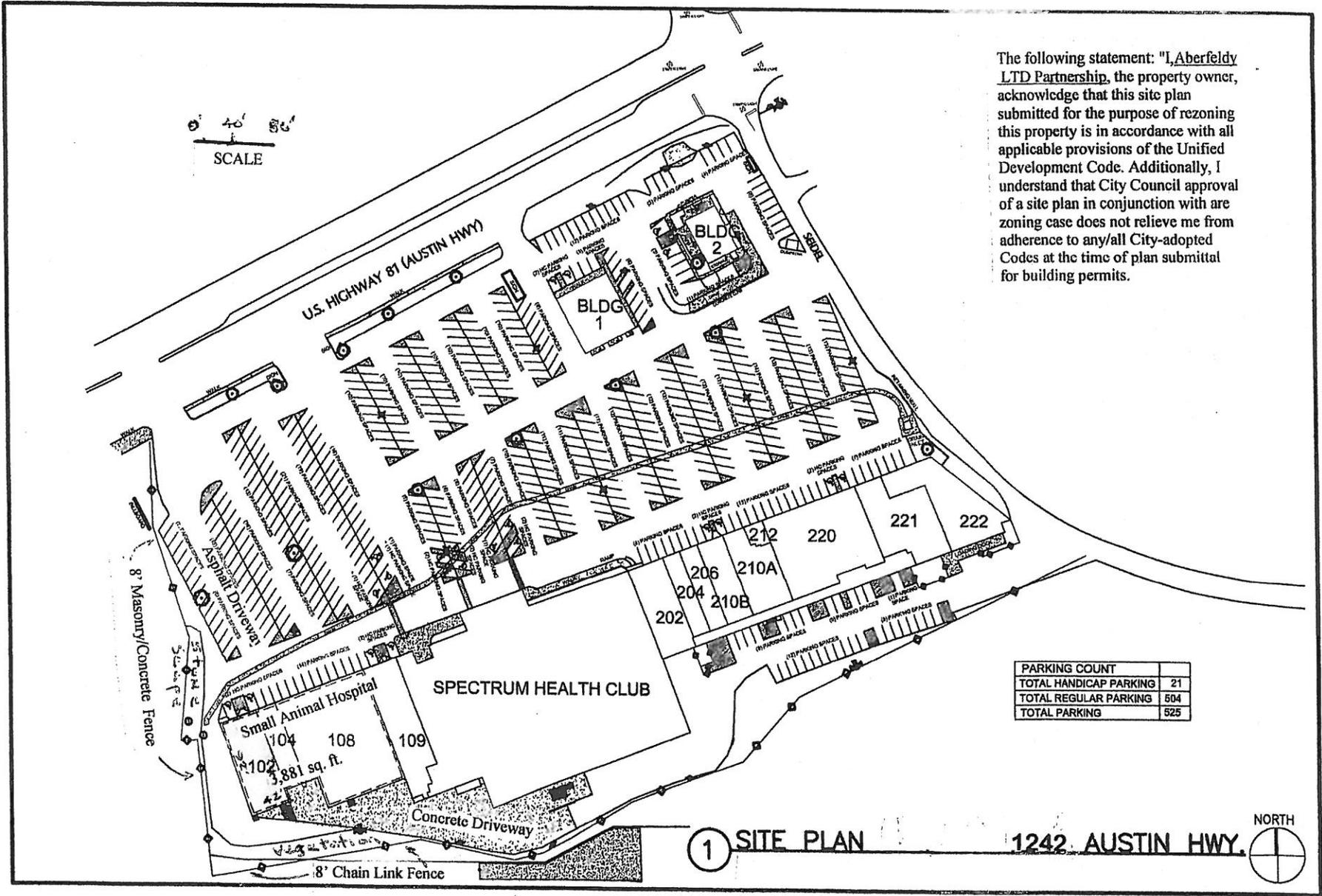
All required Parking and ADA spaces and loading areas with landscaping is provided for the proposed Small hospital as part of the existing shopping center.

Property Address:
1242 AUSTIN HWY SUITE 102
Property Description:
Being 4025 square feet (0.092 acres) out of NCB8694

Proposed Small Animal Hospital will be located within a Shopping Center that is located on an 11.6375 acre tract, areas of impervious cover and paved or hard surfaces are calculated as part of the center.

The following statement: "I, Aberfeldy LTD Partnership, 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 are zoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

72011047



The following statement: "I, Aberfeldy LTD Partnership, 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 are zoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

PARKING COUNT	
TOTAL HANDICAP PARKING	21
TOTAL REGULAR PARKING	504
TOTAL PARKING	525

1 SITE PLAN

1242 AUSTIN HWY.



**ZONING COMMISSION
CITY OF SAN ANTONIO, TEXAS**

RESOLUTION NO. 11-01-01

NOTIFICATION OF CITY-INITIATED REZONING CASES

* * * * *

Whereas, §35-421(b) of the Unified Development Code authorizes the City Council to initiate rezoning of property through a resolution; and

Whereas, §35-403(b) of the Unified Development Code provides notification procedures for rezoning requests; and

Whereas, §35-421(d) of the Unified Development Code directs the City's Zoning Commission to make recommendations on rezoning requests; and

Whereas, the Zoning Commission finds that the staff of the City of San Antonio provides for public involvement in large-area rezoning cases, historic designations, corridors, conservation districts and other long-term efforts; and

Whereas, the Zoning Commission finds that additional efforts to notify record property owners is warranted for rezoning requests for individual parcels initiated by the City San Antonio; and

Therefore be it resolved, based on these facts and discussion amongst and between the commissioners that the Zoning Commission recommends that within ten days subsequent to a resolution of the City Council that notification shall be mailed to property owners of record on any zoning case where a public involvement process is not conducted prior to Zoning Commission consideration of the rezoning.

PASSED AND APPROVED THIS 18th DAY OF January OF 2011.

APPROVED:

Susan Wright, Zoning Commission Chair

ATTEST:

Executive Secretary