

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, January 21, 2014**  
**12:45 PM**

### ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for January 21, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of December 17, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014039 (Council District 1) – WITHDRAWN:** A request for a change in zoning from “MF-33 NCD-5 AHOD” Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-5 AHOD” Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with single-family residential uses not to exceed 14 units per acre on Lots 9, 10 & 11, Block 47, NCB 1869 (also known as NCB 1792); 930 West Craig Place.
7. **ZONING CASE NUMBER Z2013197 ERZD (Council District 8) – POSTPONED:** A request for a change in zoning from “C-3 ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “MF-50 ERZD MLOD-1” Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 5.995 acres out of Lot 8, Block 4, NCB 16602 on portions of the 6800 Block of North Loop 1604 West and of 7022 Seco Creek.
8. **ZONING CASE NUMBER Z2011118 ERZD (Council District 9 and 10):** A request for a change in zoning from “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District and “R-6 PC-1 ERZD” Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District to “MPCD ERZD” Master Planned Community Edwards Recharge Zone District and “MPCD PC-1 ERZD” Master Planned Community Bulverde Road Preservation Corridor Edwards Recharge Zone District on 800.344 acres out of NCB 34910, NCB 34920, NCB 34921, NCB 34922 and NCB 34923 on a portion of 19289 Bulverde Road.

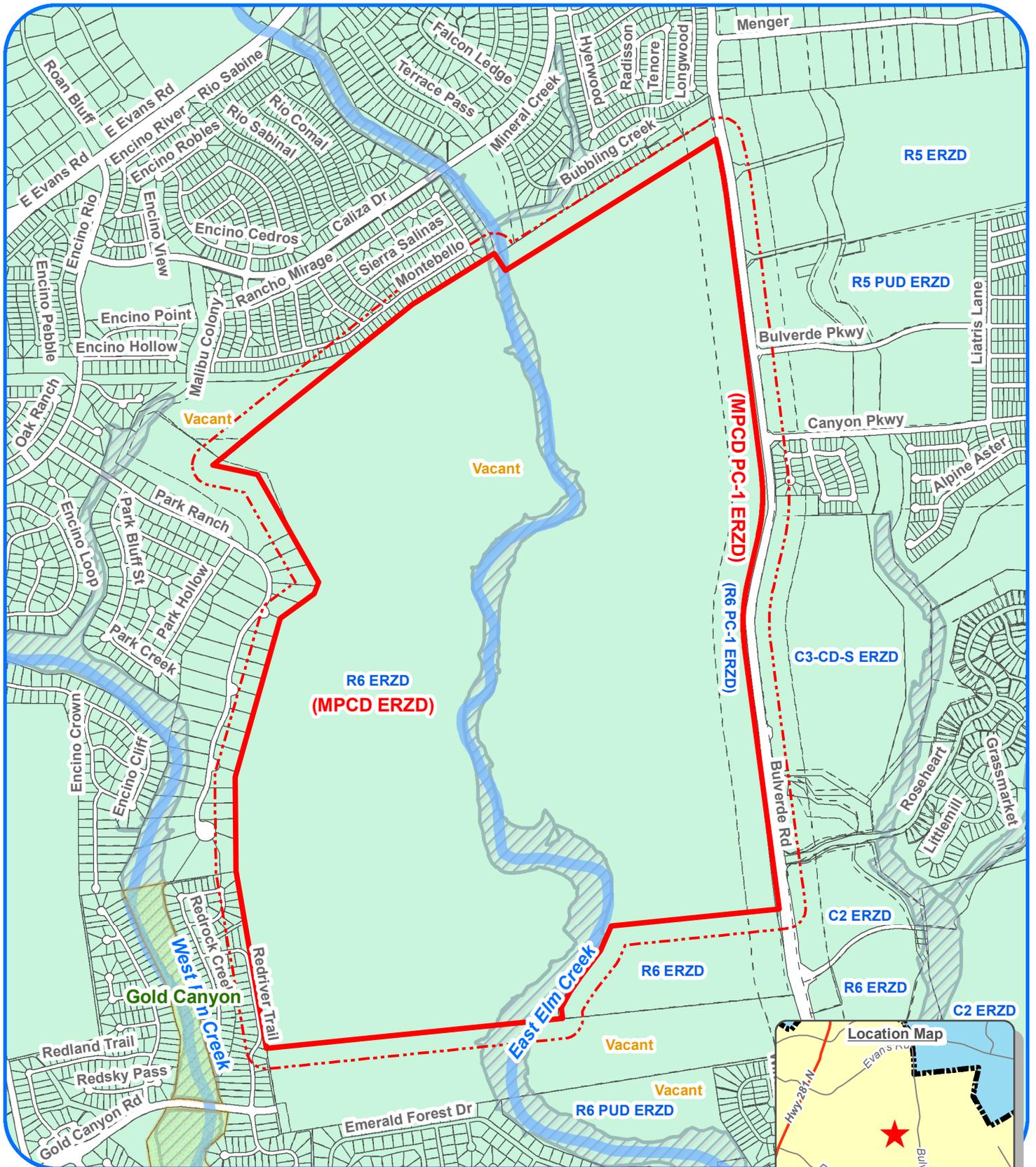
9. **ZONING CASE NUMBER Z2014026 (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “C-1” Light Commercial District on Lots 11, 12 & 13, Block 3, NCB 17637; 5462, 5504, and 5514 Rogers Road.
10. **ZONING CASE NUMBER Z2013191 (Council District 2):** A request for a change in zoning from “PUD MF-25 NCD-9 RIO-1 AHOD” Planned Unit Development Low Density Multi-Family Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District, “C-2 NCD-9 RIO-1 AHOD” Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District and “I-1 NCD-9 RIO-1 AHOD” General Industrial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District to “IDZ RIO-1 AHOD” Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 17 units an acre on 1.43 acres out of NCB 3857; 250 Brahan Boulevard, 151 Cunningham Avenue and a portion of 2300 Broadway.
11. **ZONING CASE NUMBER Z2013202 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lots 27 & 28, Block 59, NCB 7981; 1507 and 1511 West Southcross Boulevard.
12. **ZONING CASE NUMBER Z2014016 (Council District 1):** A request for a change in zoning from “RM-4 NCD-5 AHOD” Residential Mixed Beacon Hill Area Neighborhood Conservation Overlay Airport Hazard Overlay District to “IDZ NCD-5 AHOD” Infill Development Zone Beacon Hill Area Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in “NC” Neighborhood Commercial District, a Single-Family Residence, Nursery – Retail (Growing Plants On-Site Permitted) and a Party House/Reception Hall/Meeting Facilities on the south 44 feet of Lots 5 & 6, Block 48, NCB 1872; 115 Michigan Avenue.
13. **ZONING CASE NUMBER Z2014017 (Council District 4):** A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on Parcel 2, Parcel 2C and Tract 2, CB 4286 (26.141 acres) and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098 (15.6199 acres) portions of the following: 2100 Block of Bigmouth Hook; 2100 Block of Bigmouth Rod; 2200 Block of Fishing Stone; 10200, 10600, 10700 and 10800 Blocks of Hunters Pond; 10300, 10400, 10500, 10600 and 10700 Blocks of Goose Way; 2200 Block of Fishing Trail; 2200 Block of Catfish Lane; 2000 and 2100 Blocks of Catfish Pond; and 10700 Block of Butterfly Pass.
14. **ZONING CASE NUMBER Z2014025 (Council District 7):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 1 through 6, Block 7, NCB 14515; Lots 1 through 7 and Lots 56 through 62, Block 6, NCB 14514; and Lots 54 through 60, Block 5, NCB 14513 on a portion of the 200 and 300 blocks of Dulce and a portion of the 5400 block of Greyrock Drive, and a portion of the 5400 block of Bakersfield.
15. **ZONING CASE NUMBER Z2014044 (Council District 10):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 25.951 acres out of NCB 14049 on a portion of the 14200 Block of Toepperwein Road.

16. **ZONING CASE NUMBER Z2014049 (Council District 3):** A request for a change in zoning from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “C-2 MC-2 AHOD” Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District on Track 5A, NCB 10914 save and except that portion conveyed to the City of San Antonio in Volume 10326, Page 356 of the Deed Records of Bexar County, Texas on a portion of the 100 Block of San Juan Road.
17. **ZONING CASE NUMBER Z2014053 (Council District 8):** A request for a change in zoning from “C-3” General Commercial District to “MF-40” Multi-Family District on 2.135 acres out of Lot 1, Block 1, NCB 17333 on a portion of the 12100 Block of Vance Jackson.
18. **ZONING CASE NUMBER Z2014054 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Parcel 118 (also known as Lot 3), Block 2, NCB 12100; 2719 Nacogdoches Road.
19. **ZONING CASE NUMBER Z2014055 CD S (Council District 2):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-5 MC-3 AHOD” Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and “C-3R MC-3 AHOD” General Commercial Restrictive Alcoholic Sales Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to “C-2 CD” Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle and Marine Storage on 2.568 acres and “C-2 S” Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week on 1.072 acres; the “MC-3” Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay District and the “AHOD” Airport Hazard Overlay District remaining unchanged on Lot 19, NCB 12172; 1916 Austin Highway.
20. **ZONING CASE NUMBER Z2014056 CD (Council District 1):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Family Dwellings on Lots 3 & 4, NCB 11877; 8107 Janda Susan.
21. **ZONING CASE NUMBER Z2014058 (Council District 8):** A request for a change in zoning from “R-6 PUD MLOD-1” Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay District and “R-6 PUD GC-1 MLOD-1” Residential Single-Family Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to “MF-25 PUD MLOD-1” Low Density Multi-Family Planned Unit Development Camp Bullis Military Lighting Overlay District and “MF-25 PUD GC-1 MLOD-1” Low Density Multi-Family Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on 7.101 acres out of Parcel 2, NCB 34732 on a portion of the 24800 Block of Aue Road.
22. **ZONING CASE NUMBER Z2014060 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5” Residential Single-Family Airport Hazard Overlay District on Lot B, NCB 11147; 106 East Buchanan Boulevard.
23. **ZONING CASE NUMBER Z2014061 CD (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on 0.9295 of an acre out of Lots 6, 7, 8, 16, 17, 18, 19 and 20, Block B, NCB 2522; 719 and 723 Hazel Street.

24. **ZONING CASE NUMBER Z2014062 S (Council District 3):** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3NA S AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Rifle And Pistol Range - Indoor on Lot 67, Block 6, NCB 10938; 848 Hot Wells Boulevard.
25. **Director’s Report** – Current status of large area wide rezoning; Commission roles and responsibilities; Administration items.
26. **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.
27. **ADJOURNMENT.**

**Accessibility Statement**

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



# Zoning Case Notification Plan

## Case Z-2011-118 ERZD

Council District 9 & 10  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 1/4 Mile

Subject Property Legal Description(s): NCB 34910 - Parcel P-4A, NCB 34920 - Parcel P-1, NCB 34921 - Parcel P-1, NCB 34922 - Parcel P-1 and NCB 34923 - Parcel P-3A

### Legend

- Subject Properties ——— (800.344 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  
 (12/16/2013 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011118 ERZD

Hearing Date: January 21, 2014

Property Owner: John O. Yates Estate c/o Frost Bank (by Robert K. Wynn, Senior Vice President)

Applicant: Kaufman & Killen, Inc. (by Ashley Farrimond)

Representative: Kaufman & Killen, Inc.

Location: A portion of 19289 Bulverde Road

Legal Description: 800.344 acres out of NCB 34910, NCB 34920, NCB 34921, NCB 34922 and NCB 34923

Total Acreage: 800.344

City Council District: 9 & 10

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this case. The case is being expedited to City Council for consideration on February 6, 2014.

### Proposed Zoning Change

**Current Zoning:** "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District and "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District

**Requested Zoning:** "MPCD ERZD" Master Planned Community Edwards Recharge Zone District and "MPCD PC-1 ERZD" Master Planned Community Bulverde Road Preservation Corridor Edwards Recharge Zone District

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 152

**Registered Neighborhood Associations within 200 feet:** Encino Creek, Encino Park, and Roseheart Home Owners Associations are all located within 200 of the subject property or within 200 feet of contiguous property owned by the subject property owner.

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

**Applicable Agencies:** The San Antonio Water System

## **Property Details**

**Property History:** The subject property was annexed in December of 2000 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 800.344-acre site is not platted and is currently undeveloped.

**Topography:** The property has an abundance of grasses and shrubs. The mid-portion of the site lies within the 100 year flood plain (East Elm Creek), which runs north/south through the subject property.

## **Adjacent Zoning and Land Uses**

**Direction:** North, West and South

**Current Base Zoning:** “R-6 PUD”, “MF-33”, “R-5” and “R-6”

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

**Direction:** East across Bulverde Road

**Current Base Zoning:** “C-2”, “R-5”, “C-3 CD S”, “R-6” and “C-1”

**Current Land Uses:** Undeveloped Land, Single-Family Dwellings, Multi-Family Dwellings, Church, Daycare Center, and Warehousing & Printing Operations and Assembly Facility

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

The “PC-1” Bulverde Road Preservation Corridor provides development standards for properties located within 300 feet of Bulverde Road between Loop 1604 and Evans Road. Preservation Corridors follow roadways having unique historical significance, natural vistas and unique scenic environments, in order to protect these assets from visual blight. The development standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

## **Transportation**

**Thoroughfare:** Bulverde Road

**Existing Character:** Enhanced Secondary Arterial Type A 120'; two lanes in each direction with center medians, turn lanes and sidewalks

**Proposed Changes:** None known

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

**Traffic Impact:** A traffic impact analysis is required but may be deferred until the platting or permitting stage of development. A traffic engineer with knowledge of the project must be present at the Zoning Commission

**Parking Information:** The “MPCD” site plan refers to commercial, office, multi-family uses. Off-street vehicle parking requirements are determined by number of residential units, and by use and building size for retail and office uses. Staff is unable to calculate likely parking requirements for the proposed mix of uses. However, “MPCD” developments are required to provide parking in accordance with Section 35-526 of the UDC.

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

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

### **1. Consistency:**

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. Suburban Tier includes a range of use classifications from low and medium density dwellings to community commercial uses. The requested "MPCD" Master Planned Community District is consistent with the adopted land use plan.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Approval of the "MPCD" request will create a plan for the orderly development of this large-acreage property. Development within an "MPCD" is subject to requirements meant to protect abutting single-family residential uses, including building setbacks and landscape buffers.

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

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

The Master Planned Community zoning district is encouraged when properties consist of large acreages and are intended for mixed land uses within a comprehensive development. This district is a special district that promotes compatibility within mixed use developments, allowing a more efficient arrangement of land uses, structures and inner-connectivity, characteristics that may be difficult to achieve when adjacent lands are zoned and developed independent of each other.

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

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare in relation to this zoning change request, provided the SAWS recommendations are adhered to.

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

The request does not appear to conflict with any public policy objective. The request is consistent with the future land use component of the North Sector Plan, which is a component of the City's Master Plan.

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

The subject site is 800.344 acres in size, which should be able to accommodate the proposed mixed use development with adequate space for required parking and open space.

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

The applicant has submitted the required "MPCD" site plan with the zoning application, and the required multi-agency review of the site plan has been completed.

The proposed development consists of approximately 390.07 acres of single-family residential development, 225.11 acres of multi-family residential development and 103.56 acres of commercial/retail development. "MPCD" developments are required to provide parks and open space, in accordance with UDC Section 35-345(i). Of the 800.344 acre-site, approximately 81.6 acres is open space.

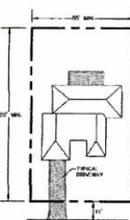
SAWS Summary:

The property is classified as a Category 2 property.

The impervious cover shall not exceed 30% on the overall site.

SAWS staff recommends approval.

LAND USE	TRACT AREA	DENSITY DYNAMIC	REQUIRED OPEN SPACE %	CALCULATED OPEN SPACE		OPEN SPACE PROVIDED PER TRACT	
				%	AC		%
SINGLE FAMILY RESIDENTIAL	SF1	80/30	4	39	309.77	47%	80.30
	SF2	80/30	4	75	28.61	37%	23.07
<b>TOTAL</b>					<b>438.38</b>		<b>103.37</b>
MULTI-FAMILY	MF1	70/30	33	39	24.89	30%	38.40
	MF2	154/33	18	35	53.80	21%	40.40
<b>TOTAL</b>					<b>78.69</b>		<b>78.80</b>
COMMERCIAL/RETAIL	C1	80/30	30	30	3.00	10%	30.32
	C2	64/26	30	30	12.80	16%	28.80
<b>TOTAL</b>					<b>15.80</b>		<b>59.12</b>
OPEN SPACE	OS1	14.63			20.70		27.23
BULVERDE ROAD & BUFFER	OS2	66.99					
<b>TOTAL</b>					<b>87.69</b>		<b>87.23</b>
<b>TOTAL</b>	<b>800.84</b>				<b>536.00</b>		<b>536.00</b>
					<b>MAX 20% CAN COME FROM FLOODPLAIN</b>		<b>42.23</b>
					<b>BALANCE REMAINING</b>		<b>58.80</b>



THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 30-0118 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

**ACKNOWLEDGED BY:**  
 John O. Yates  
 JOHN O. YATES ESTATE  
 C/O FROST BANK TRUST DEPT.  
 MEPCD NO. 13-00001 DATE: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**  
 ENGINEER:  
 JOHN O. YATES ESTATE  
 C/O FROST BANK TRUST DEPT.  
 CONTACT: RICHARD KARDYS  
 100 W. HOUSTON ST., 7TH FLOOR  
 SAN ANTONIO, TX  
 PHONE: (210) 220-4433



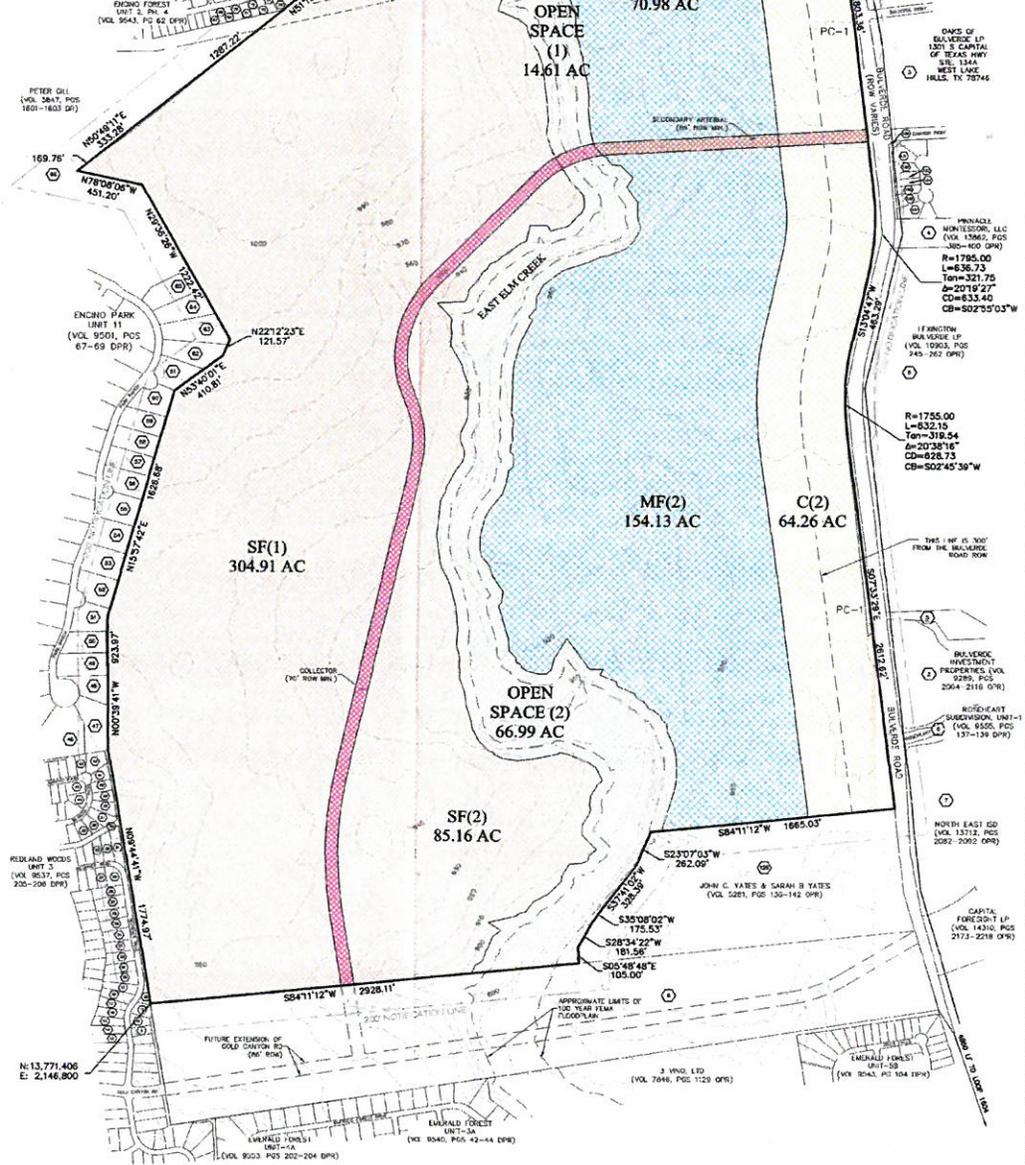
### YATES PROPERTY-BULVERDE ROAD MASTER PLANNED COMMUNITY DISTRICT PLAN

BEING 800.84 ACRES OF LAND OUT OF THAT 897.07 ACRES TRACT AS SURVIVED AND DESCRIBED BY HENRY C. CASAL IN JOB NUMBER 1237088 DATED FEBRUARY 8, 2008. SAID 897.07 ACRES TRACT CONSISTING OF THE REMAINDER OF A CALLED 840.71 ACRES SAID AND EXCEPT TRACT DESCRIBED IN VOLUME 13204, PAGE 231 OF THE DEED RECORDS OF BEXAR COUNTY AND BEING OUT OF THE A. HOUSTON SURVEY NO. 341, ABSTRACT 204 OF THE GEORGE VOSS SURVEY, ABSTRACT 788, THE JUAN ESCOBAR SURVEY NO. 81, ABSTRACT 460, THE DOMINGO LASOYA SURVEY NO. 386, ABSTRACT 450, THE JUAN ESCOBAR SURVEY NO. 81, ABSTRACT 233, THE CON. F.P. BRISGARTH & BAY CO. SURVEY NO. 387, ABSTRACT 924, THE EL PASO BRISGARTH CO. SURVEY NO. 82, 171, ABSTRACT 845 AND THE WILLIAM BRISGARTH SURVEY NO. 806A, ABSTRACT 58 IN BEXAR COUNTY, TEXAS.

- NOTE:**
- THE SITE IS CLASSIFIED AS A CATEGORY 2 DEVELOPMENT PER THE SAN ANTONIO WATER SYSTEM RESOURCE PROTECTION & COMPLIANCE DEPARTMENT. UNDER CATEGORY 2, THE SITE IS ALLOCATED TO SOME IMPROVEMENT COVER FOR SINGLE FAMILY RESIDENTIAL, SOME IMPROVEMENT COVER FOR MULTI-FAMILY RESIDENTIAL, AND SOME FOR COMMERCIAL.
  - THE DEVELOPMENT IS PART OF THE NORTH SECTOR PLAN, AND IS DESIGNATED AS SUBURBAN TRACT, THEREBY LIMITING THE MULTI-FAMILY DENSITY TO 10 UNITS/ACRE AND LIMITING THE COMMERCIAL INTENSITY TO THOSE USES PERMITTED IN "D-1.5" AND "D-2".
  - THE SINGLE FAMILY RESIDENTIAL SHALL BE DEVELOPED AS RR.
  - WATER AND SEWER SERVICE TO THE SITE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM GAS AND ELECTRIC SERVICE WILL BE PROVIDED BY CTS ENERGY.
  - THE ENTIRE PROPERTY IS WITHIN THE ERZD OVERLAY DISTRICT.
  - ALL SIDEWALKS TO BE INSTALLED ACCORDING TO CITY STANDARDS.
  - SECTION 30-0606.

**LEGEND:**

SF(1)	SINGLE FAMILY TRACT 1
MF(2)	MULTI-FAMILY TRACT 2
C(2)	COMMERCIAL TRACT 2
PC-1	BULVERDE ROAD PRESERVATION CORRIDOR



- NAME & ADDRESS OF CONVEYOR WITHIN 500'**
1. WILSON & WILSON, INC. 1000 N. LOOP WEST, SUITE 1000, DALLAS, TX 75208-3033
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  3. WILSON & WILSON, INC. 1000 N. LOOP WEST, SUITE 1000, DALLAS, TX 75208-3033
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JOB NO. 5282-04  
 DATE MARCH 2008  
 DESIGNER JA  
 CHECKED JA, DRANK, CL  
 SHEET 1 OF 1

## YATES PROPERTY-BULVERDE ROAD MASTER PLANNED COMMUNITY DISTRICT PLAN

**PAPE-DAWSON ENGINEERS**  
 855 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.372.6000  
 8142 BOARD OF PROFESSIONAL ENGINEERS, FROM REGISTRATION # 470

**REVISIONS:**

NO.	DATE	DESCRIPTION

**SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet**

DEVELOPMENT SERVICES  
RECEIVED

2014 JAN 13 AM 10:39

**To:** Zoning Commission Members

**From:** Scott R. Halty, Director, Resource Protection and Compliance Department, San Antonio Water System

**Copies To:** Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division, Michael Barr, Supervisor, File

**Subject:** Zoning Case Z2011118 (Yates Property)

**Date:** January 8, 2014

**SUMMARY**

A request for a change in zoning has been made for an approximate 800.344-acre tract located on the city's north east side. A change in zoning from "R-6 ERZD" & "R-6 PC-1 ERZD" to "MPCD ERZD" & "MPCD PC-1 ERZD" is being requested by the applicant Kaufman & Killen, Inc., by Ashley Farrimond. The change in zoning has been requested to allow for single-family, multi-family, and commercial zoning.

**As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".**

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

**LOCATION**

The subject property is located in City Council Districts 9 and 10, on 19289 Bulverde Road, 1 mile north of Loop 1604. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

## SITE EVALUATION

### 1. Development Description:

The proposed change is from "R-6 ERZD" & "R-6 PC-1 ERZD" to "MPCD ERZD" & "MPCD PC-1 ERZD" and will allow for single-family, multi-family, and commercial zoning. Currently, the 800.344-acre site is undeveloped and heavily vegetated.

### 2. Surrounding Land Uses:

The Woods of Encino Park and Encino Creek subdivisions are located to the north of the subject tract. Emerald Forest neighborhood borders the south. Park Hill at Encino Park neighborhood bounds the western portion of the property. Bulverde Road borders east of the subject site.

### 3. Water Pollution Abatement Plan:

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

### 4. Geologic Conditions:

The Edwards Aquifer and Watershed Protection Division of the San Antonio Water System conducted a site evaluation on May 13, 2011, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation. An additional site evaluation was conducted on October 27, 2011. Mr. Scott Halty, P.G., and Mr. Kirk Nixon, P.G., were present during the site evaluation.

The subject site was observed as a rural property, currently undeveloped, approximately 897 acres in area. A water well was observed within a livestock holding pen in the southeast quadrant of the site, north of the residential area.

Sparse exposure of bedrock was observed throughout the eastern half of the property. Moderate exposure of bedrock and floatrock was observed throughout the western half of the site. The subject site was observed to have a moderate to extensive soil cover in the eastern half of the subject site, several inches to a few feet in thickness. The site was observed to have slight to moderate soil cover in the western half of the subject site.

The site is bisected by East Elm Creek in a north-south direction. The subject site appeared to slope slightly from both the east and west towards East Elm Creek within the center of the tract. Stormwater occurring on the subject site would drain to East Elm Creek, and then drain south off of the site.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine, Leached and Collapsed and Regional Dense Members of the Person Formation; and the Grainstone Member of the Kainer Formation of the Edwards Aquifer.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. This Member is known to have fabric related porosity. The full section thickness of this member is approximately 70 to 90 feet thick.

The Grainstone Member of the Kainer Formation is characterized by the presence of crossbedded lime mudstone, wackestone, and chert nodules. Recrystallization reduces porosity within this member. The full section thickness of this member is 50 to 60 feet.

The Regional Dense Member of the Person Formation is characterized by the presence of dense massive limestone and mudstone with sparse vertical jointing resulting in low porosity. The full section thickness of this member is approximately 20 to 24 feet thick.

The subject site was observed to be undeveloped. A Preliminary Karst Feature Evaluation Map was reviewed in addition to a site visit for the subject property. A number of caves, sinkholes, and closed depressions were identified by this Preliminary Karst Feature Evaluation Map.

A zone of cave development was observed in the southwestern quadrant of the subject site. These features were identified as caves, and are considered to be both sensitive and significant recharge features. An additional zone of cave development was observed in the south central area of the subject site. These features were identified as sinkholes, aligned in a predominant trend direction, and are considered to be both sensitive and significant. These two zones will require buffering.

The Leached and Collapsed Member of the Person Formation is noted to have zones of high permeability, resulting in areas of significant cave formation. The subject site appears to be associated with one of these zones of cave development.

A mapped fault was identified crossing the northern section of the subject site in a northwest to southeast direction. Although this fault represents a significant vertical displacement between Members within the Edwards, no surface expression of this feature was observed on the site. A cave, considered to be sensitive, was observed to be located on or adjacent to this fault.

Additionally, a Geologic Assessment for the subject site, dated September 24, 2013, has been reviewed. This Geologic Assessment identified multiple caves, sinkholes, and solution features, that have been assessed as sensitive.

## **ENVIRONMENTAL CONCERNS**

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

### **Site Specific Concerns**

1. Several sensitive geologic features are located on the property and if left unprotected there is potential for contamination of the Edwards Aquifer.
2. The mid-portion of the property lies within Elm Creek, along a north and southerly direction where recharge may occur.
3. A well was observed on the site and appears to be in use. There is potential for contamination of the Edwards Aquifer via the well.
4. MPCD Zoning allows for certain industrial land uses that are not allowed over the recharge zone. According to the applicant the land use will be commercial, single-family, and multi-family.
5. Potential realignment of Gold Canyon Road.

### **General Concerns**

1. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.
2. There shall be no outside storage of hazardous materials with the potential for contamination of stormwater runoff.
3. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.

## ENVIRONMENTAL RECOMMENDATIONS

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

### Site Specific Recommendations

1. The impervious cover shall not exceed 30% on the overall site.
2. A buffer shall be provided for the sensitive geologic features located on site (per the Geologic Assessment conducted on September 24, 2013 by Phil Pearce, P.G.) as required in Ordinance No. 81491, Section 34-920. The following geologic features will have specific buffering requirements:
  - S-17 (sinkhole) 100' buffer. (located on Fig. 2)
  - S-50 (sinkhole) 100' buffer. (located on Fig. 2)
  - S-40 through S-48 (cave/sinkhole cluster) 200' buffer around the entire cluster. (located on Fig. 2)
  - S-18 through S-21 (sinkhole cluster) 100' buffer around the entire cluster. (located on Fig. 2)
3. The applicant shall provide the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3522 a 48 hour notice prior to any construction within 500 feet of the buffer zone for sinkhole cluster S-18 through S-21. If a highly sensitive feature or area is discovered during construction, the work within the cluster area will stop and a modification to the sensitive feature buffer plan will be required to be submitted to and approved by the Aquifer Protection and Evaluation Section prior to construction commencement.
4. All sensitive geologic features verified on the subject site shall require preservation and buffering as required in Ordinance No. 81491, Section 34-920.
5. A sensitive feature buffer plan shall be submitted to and approved by the Resource Protection and Compliance (RPC) of SAWS prior to the release of the building permit under Ordinance 81491, Section 34-920.
6. If there is a realignment of Gold Canyon Road or any other road that may bisect the development in the future, then any sensitive geologic feature in or near the proposed roadway must be preserved and buffered. SAWS RPC shall approve any proposed realignment of the roadway prior to the release of the building permit.
7. A floodplain buffer shall be provided along the portions of the property that bound Elm Creek as required in Ordinance No. 81491, Section 34-913.

8. The Category 2 property will require an Aquifer Protection Plan to be submitted and approved prior to the release of the building permit as required in Ordinance No. 81491.
9. Land uses that require an industrial designation, per the permitted use shall not be allowed on the project site.
10. Outside storage and/or use of chemicals shall not be permitted on the site.
11. The land uses within the zoned area shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
12. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.
13. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
14. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
15. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Resource Protection Division of the San Antonio Water System at (210) 233-3173.

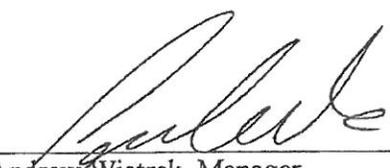
#### **General Recommendations**

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the San Antonio Water System.

2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning.
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ).
  - D. A copy of the approved Water Pollution Abatement Plan.
4. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
5. If a water quality basin is constructed on the property, the following is required:
  - A. Below grade or subsurface basins shall not be allowed to be constructed on the site.
  - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3173 to schedule a site inspection.
  - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3173 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to SAWS.

6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
7. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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



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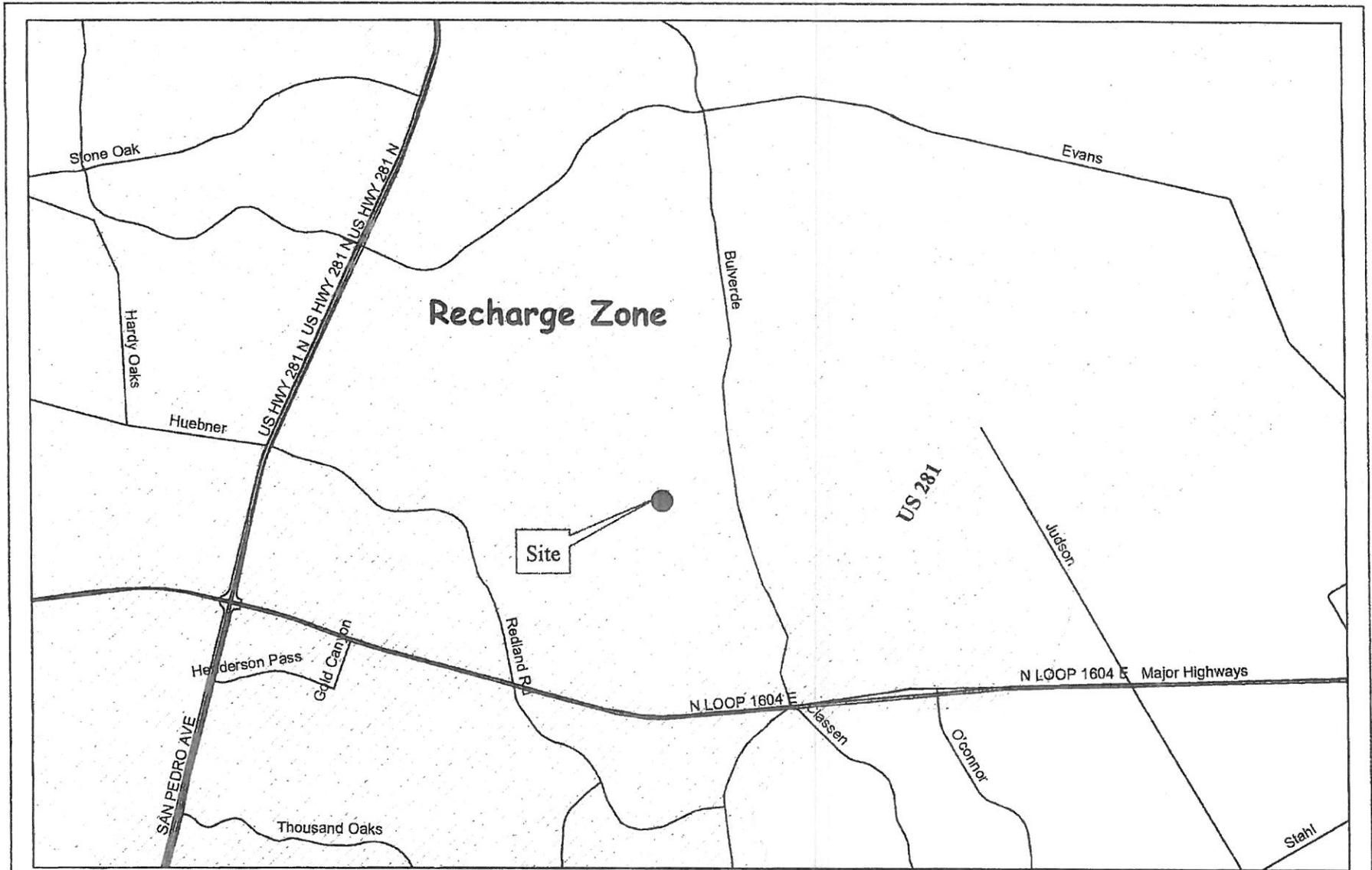
Andrew Wiatrek, Manager  
Edwards Aquifer and Watershed Protection Division



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Scott R. Halty, Director  
Resource Protection and Compliance Department

SRH:bvk

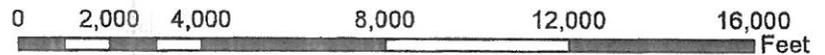


**ZONING: YATES PROPERTY (FIGURE 1)**

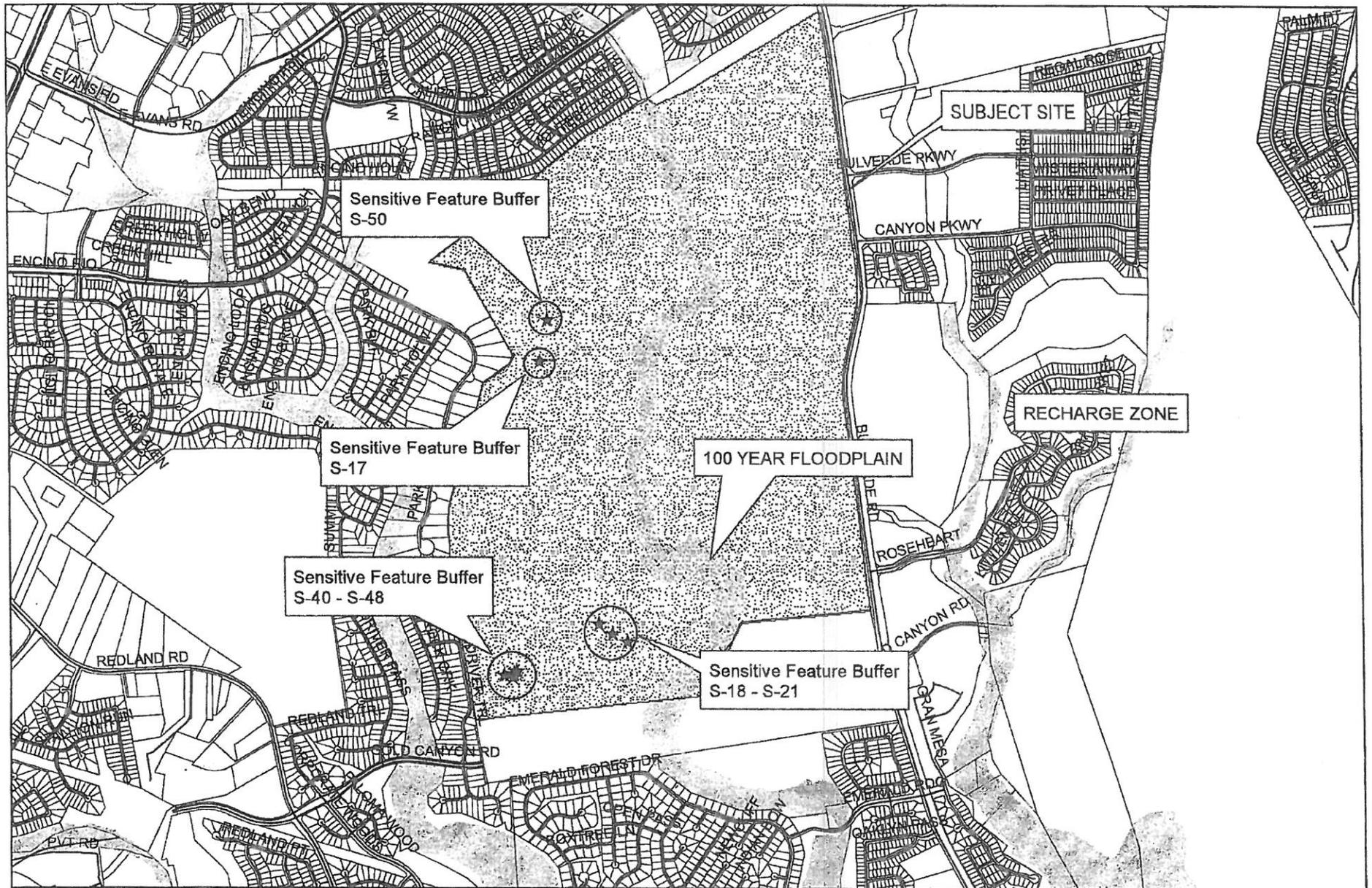
**FILE NO: Z2011118**

**Map Page 484 A8**

Map Prepared by Aquifer Protection and Evaluation MJB 1/9/2014



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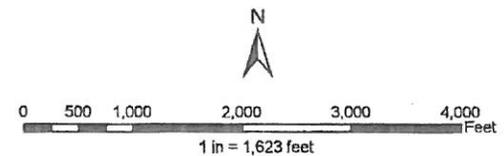


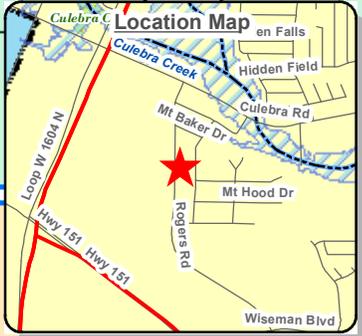
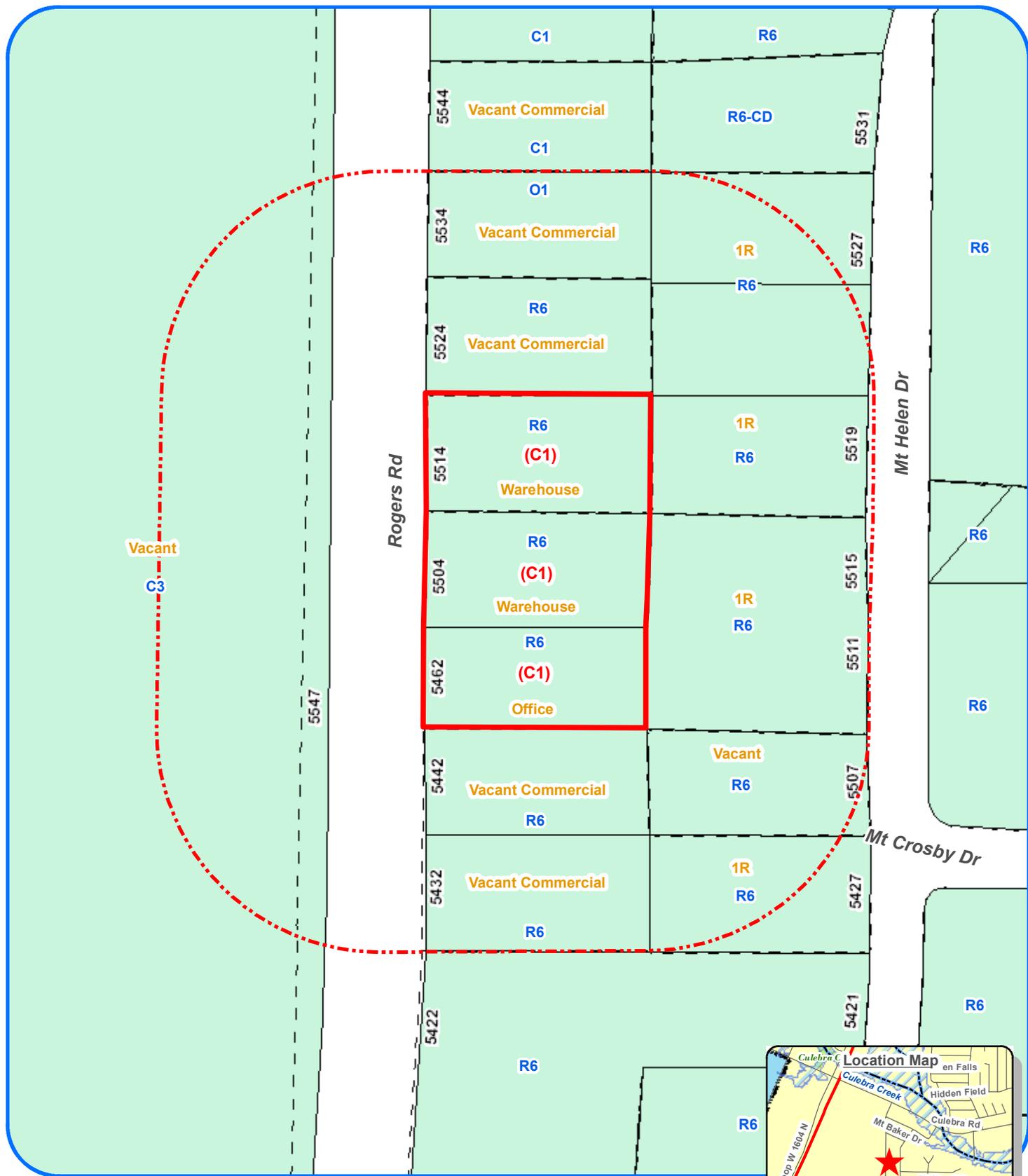
**ZONING: YATES PROPERTY (FIGURE 2)**

**FILE NO: Z2011118**

**MAP PAGE: 484, A8**

**Map Prepared by Aquifer Protection and Evaluation 1/9/2014 MB**





### Zoning Case Notification Plan

## Case Z-2014-026

Council District: 6  
 School District: North Side I.S.D.  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 17637 - BLOCK 003 - LOT 11, 12, & 13

#### Legend

- Subject Properties ——— (1.377 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (11/08/2013 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014026

Hearing Date: January 21, 2014

Property Owner: R. Road Real Estate Investments, LLC (by Jose Kaun Nader, Manager)

Applicant: Ceasar X. Romero

Representative: Ceasar X. Romero

Location: 5462, 5504 and 5514 Rogers Road

Legal Description: Lots 11, 12 & 13, Block 3, NCB 17637

Total Acreage: 1.3773

City Council District: 6

Case Manager: Ernest Brown, Planner

Case History: This is the second public hearing for this zoning case. The case was previously continued from the December 3, 2013 public hearing.

#### **Proposed Zoning Change**

**Current Zoning:** "R-6" Residential Single-Family District

**Requested Zoning:** "C-1" Light Commercial District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Mountain View Acres Neighborhood Coalition

**Planning Team:** 35 – West /Southwest Sector Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1996 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In 1997, the subject property was zoned “R-1” Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The property consists of three platted lots. The lots are developed with an office, two warehouses, two sheds and a detached carport for a total of 6,546 square feet of buildings that were constructed between 1980 and 1990.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Vacant lots

**Direction:** West

**Current Base Zoning:** “C-3”

**Current Land Uses:** Vacant land

**Direction:** South and East

**Current Base Zoning:** “R-6”

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

## **Transportation**

**Thoroughfare:** Rogers Road

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 660, which operates along Rogers Road with stops near the subject property.

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

**Parking Information:** Off-street vehicle parking requirements for a Fitness Center are a minimum of 1 space per 300 square feet of gross floor area and a maximum of 1 space per 200 square feet of gross floor area.

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

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

### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as Rural Estate Tier in the future land use component of the plan. The requested "C-1" Light Commercial District is consistent with the adopted land use designation. The Rural Estate Tier allows a range of very low-density residential uses, as well as small-scale service and retail uses meant to serve large, rural residential areas.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request and finds the requested zoning to be appropriate because of the subject property's location with frontage on an arterial thoroughfare.

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

The "R-6" base zoning district is not entirely appropriate for the subject property. This zoning district is not recommended under the Rural Estate Tier of the West/Southwest Sector Plan. The subject property currently contains warehousing and is better suited for small-scale office/commercial uses.

Additionally, single-family residential uses are not encouraged with access from arterial thoroughfares because of safety issues that arise from vehicles backing into traffic when leaving the residential property. The UDC includes provisions limiting such access for residential lots that are less than 1 acre in size. The subject property has existing ingress/egress to Rogers Road, and residential development would not be prohibited on the site; but the UDC discourages such development for new subdivisions.

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

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

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

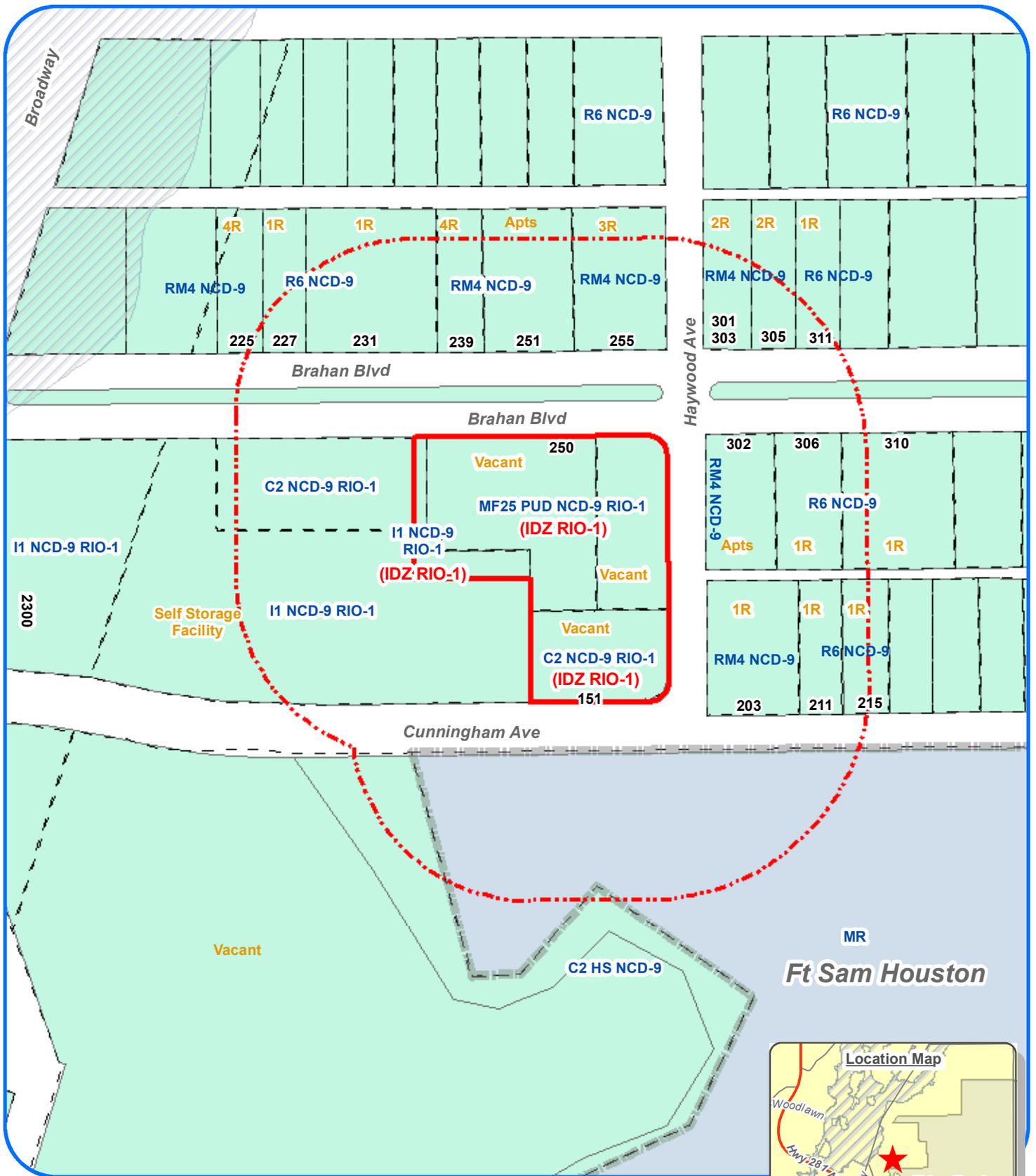
The request does not appear to conflict with any public policy objective.

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

The subject property measures 1.3773 acres in size, which is sufficient to accommodate light commercial development and required parking.

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

The "C-1" district requires buildings be located near the front property line with parking behind the primary structure.



## Zoning Case Notification Plan

### Case Z-2013-191

Council District: 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 1.43 acres out of NCB 03857

#### Legend

- Subject Properties ——— (1.430 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(08/28/2013 - R Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013191

Hearing Date: January 21, 2014

Property Owner: K/T TX Holdings, LLC

Applicant: K/T TX Holdings, LLC (Charles Turner)

Representative: Charles Turner

Location: 250 Brahan Boulevard, 151 Cunningham Avenue and a portion of 2300 Broadway

Legal Description: 1.43 acres out of NCB 3857

Total Acreage: 1.43

City Council District: 2

Case Manager: Brenda V. Martinez, Planner

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

### Proposed Zoning Change

**Current Zoning:** "PUD MF-25 NCD-9 RIO-1 AHOD" Planned Unit Development Low Density Multi-Family Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District, "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District and "I-1 NCD-9 RIO-1 AHOD" General Industrial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District

**Requested Zoning:** "IDZ RIO-1 AHOD" Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District with Single-Family Residential uses not to exceed 17 units an acre

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** Westfort Alliance Neighborhood Association

**Planning Team:** Westfort Alliance Neighborhood Plan (14)

**Applicable Agencies:** Office of Historic Preservation

## **Property Details**

**Property History:** The property is located within the City Limits as they were recognized in 1938 and was originally zoned "J" Commercial District, "F" Local Retail District and "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the "I-1" General Industrial District, "C-2" Commercial District and "MF-33" Multi-Family District, respectively. In a 2008 case, a portion of the subject property was rezoned from "MF-33" Multi-Family District to "PUD MF-25" Planned Unit Development Low Density Multi-Family District.

The property owner is proposing to construct approximately 23 detached single-family residences that will be individually platted.

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

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

**Direction:** North and East

**Current Base Zoning:** "R-6" and "RM-4"

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

**Direction:** South

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

**Current Land Uses:** Vacant Land and Fort Sam Houston

**Direction:** West

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

**Current Land Uses:** Self Storage Facility

**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.

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

The surrounding properties are located within the Westfort Alliance Neighborhood Conservation District (NCD-9). This overlay zoning district contains design guidelines for new construction as well as rehabilitation of existing residential and multi-family development. Property owners, together with the Department of Planning Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

## **Transportation**

**Thoroughfare:** Brahan Boulevard

**Existing Character:** Local Street; 2 lanes in each direction with a center median

**Proposed Changes:** None known.

**Thoroughfare:** Haywood Avenue and Cunningham Avenue

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus lines are the 9, 10, 14, 209 and 214 lines, which operate along Broadway and North Alamo Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) has been waived for the following reason: "IDZ" is exempt from TIA requirements.

**Parking Information:** Dwelling – 1 Family (Attached, Detached or Townhouse) cluster parking allowed - Minimum Parking Requirement: 1 per unit; Maximum Parking Requirement: N/A.

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

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

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

### **1. Consistency:**

The subject property is located within the Westfort Alliance Neighborhood Plan and is identified as Compact Multi-Family Residential in the future land use component of the plan. The Compact Multi-Family Residential land use classification currently does not include "IDZ" as a related zoning district. The applicant has requested an amendment to the plan text, adding "IDZ" as a related zoning district to the residential land use classifications. The residential land use designations within the Westfort Alliance Neighborhood Plan include limits on overall residential density, which will not be effected by the proposed text amendment. Planning Staff and Planning Commission recommend approval of the text amendment request.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the "IDZ" district includes design criteria intended to create infill development that is proportional to surrounding development.

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

The existing "I-1" and "C-2" zoning districts are not consistent with the adopted future land use designation. The proposed single-family development is an appropriate adaptive reuse of the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

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

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

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

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

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

The subject property is 1.43 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district.

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

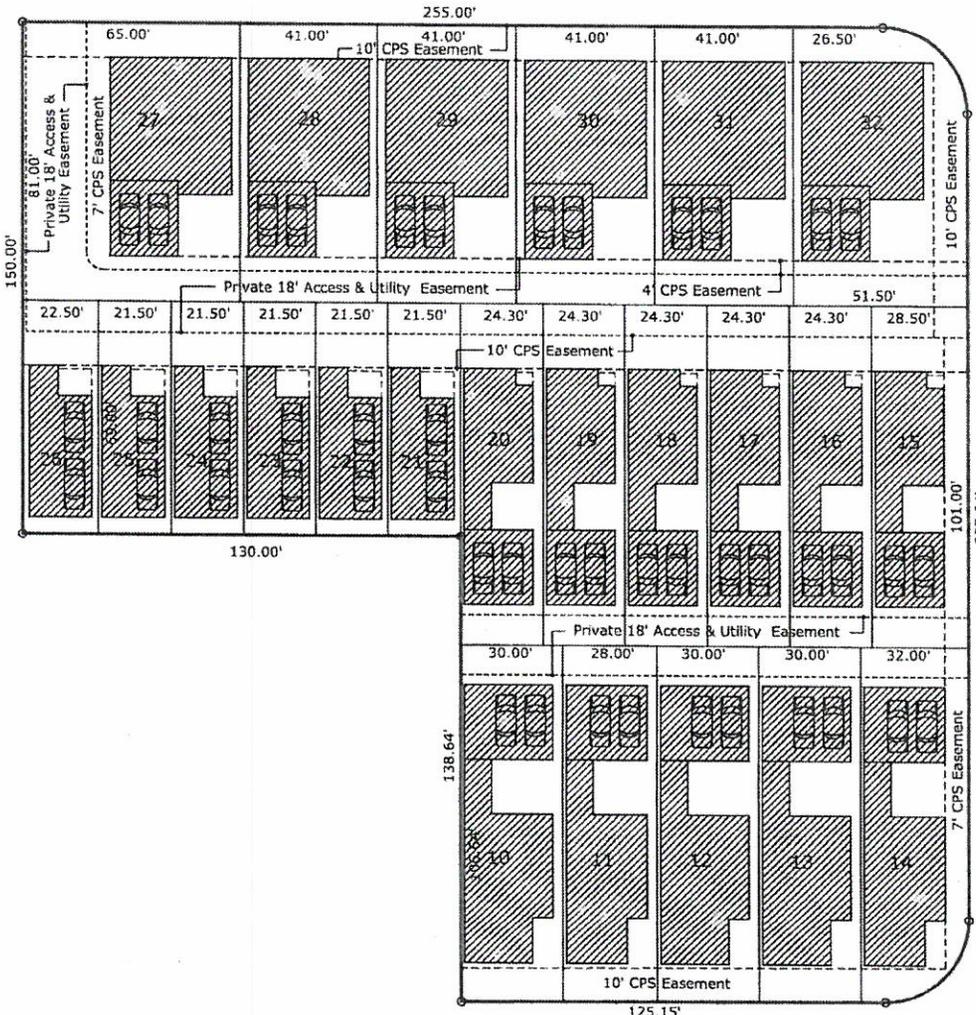
The subject property is located within the "RIO" River Improvement Overlay District. All new construction plans will be subject to review and approval by the Historic and Design Review Commission.

The subject property is also located within the "NCD-9" Westfort Alliance Neighborhood Conservation Overlay District. The applicant is requesting to be removed from this overlay district due to single-family residential design standards that conflict with the proposed small-lot development.

Although the Westfort Alliance Neighborhood Plan calls for increased density on this property, the plan does not currently include a mechanism to allow increased density through small-lot single-family residential development. Instead, the plan currently allows increased density only through multi-family (apartment) development.



BRAHAN BLVD.



CUNNINGHAM AV.

HAYWOOD AV.

**LEGAL DESCRIPTION:**  
 Approximately 1.43 Acres  
 being Lot 5, Lot 6, 8, & part  
 of lot 9 & , NCB 3857  
 San Antonio ,Texas

# Westfort Villas

Westfort , San Antonio, Texas

**Zoning Site Plan**  
 August 16, 2013

**CURRENT ZONING:**  
 MF-25 PUD NCD-9 RIO-1  
 AHOD  
 Low Density Multi-Family  
 Westfort Neighborhood  
 Conservation District  
 River Improvement Overlay-1  
 Airport Hazard Overlay  
 District

SITE DATA	
Total Land Area	1.43 Ac.
Total Units	23
Density	16.08 / Ac.
Maximum Density	17.0 / Ac.

C-2 NCD-9 RIO-1 AHOD  
 Commercial  
 Westfort Neighborhood  
 Conservation District  
 River Improvement Overlay-1  
 Airport Hazard Overlay  
 District

K/T TX Holdings ,LLC,  
 Owners of the property,  
 acknowledges that this site  
 plan submitted for purposes of  
 rezoning this property is in  
 accordance with all applicable  
 provisions of the Unified  
 Development Code.  
 Additionally, Owner,  
 understands that the City  
 Council approval of a site plan  
 in conjunction with a rezoning  
 case does not relieve Owner  
 from adherence to any and all  
 City adopted Codes at the time  
 of plan submittal for building  
 permits.

I-1 NCD-9 RIO-1 AHOD  
 Industrial  
 Westfort Neighborhood  
 Conservation District  
 River Improvement Overlay-1  
 Airport Hazard Overlay  
 District

**PROPOSED ZONING:**  
 IDZ RIO-1 AHOD  
 Infill Development Zone  
 River Improvement Overlay -1  
 Airport Hazard Overlay District  
 With Single Family  
 Residential uses, having a  
 density not to exceed 17 units  
 per acre.

Developer



**Terramark**  
 Urban Homes



## Zoning Case Notification Plan

### Case Z-2013-202

Council District: 5  
 School District: Harlandale I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 07981 - BLOCK 059 - LOT 27 and 28

#### Legend

- Subject Properties (0.280 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (11/20/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2013202  
Hearing Date: January 21, 2014  
Property Owner: Rubi Martinez Montalvo  
Applicant: Salah Diab  
Representative: Salah Diab  
Location: 1507 and 1511 West Southcross Boulevard  
Legal Description: Lots 27 & 28, Block 59, NCB 7981  
Total Acreage: 0.28  
City Council District: 5  
Case Manager: Brenda V. Martinez, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 32

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

**Planning Team:** Nogalitos/South Zarzamora Community Plan (26)

**Applicable Agencies:** None

## Property Details

**Property History:** The subject properties were annexed in 1944, and were originally zoned “B” Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-4” Residential Single-Family District. The properties are developed with structures measuring 1,000 square feet in size and 2,000 square feet in size that were built in 1996 and 1997. The subject properties are platted in their current configuration.

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

## Adjacent Zoning and Land Uses

**Direction:** North, Northeast and Southeast

**Current Base Zoning:** “R-4”

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

**Direction:** East, South, West and Northwest

**Current Base Zoning:** “C-2”, “C-1”, “C-2NA CD” and “NC CD”

**Current Land Uses:** Restaurant, a Vacant Commercial Structure, Taxidermy Business, Parking Lot, Laundromat, Pet Salon, and Auto Sales

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

## Transportation

**Thoroughfare:** West Southcross Boulevard

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

**Proposed Changes:** None known

**Thoroughfare:** South Zarzamora Street

**Existing Character:** Primary Arterial Type A Street; 3 lanes in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 515 and 520 lines, which operate along South Zarzamora Street and West Southcross Boulevard with multiple stops near 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:** Off-street vehicle parking requirements are typically determined by type of use and building size. The zoning application refers to a proposed restaurant use.

Food – Restaurant or Cafeteria - Minimum Parking Requirement: 1 space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 40 square feet of GFA.

The “C-1” zoning district requires parking be located behind the primary structure. However, the location requirement for parking will apply only to new construction; if the existing structures are used, parking may be located in front of the existing structure.

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

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

### **1. Consistency:**

The subject properties are located within the Nogalitos/South Zarzamora Community Plan and are currently designated as Medium Density Residential in the future land use component of the plan. The requested “C-1” Light Commercial District is not consistent with the future land use designation. A plan amendment has been initiated to change the land use designation to Mixed Use. Planning Staff and Planning Commission recommend approval of the plan amendment request.

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

Staff has found no evidence of likely adverse impacts on surrounding properties. Staff finds the “C-1” district to be appropriate given the size of the subject properties and their location on an arterial thoroughfare. The requested zoning is consistent with the established surrounding zoning and pattern of development along West Southcross Boulevard. Development in the “C-1” district requires a 15-foot Type B landscape buffer where the property abuts single-family residential zoning; and all nonresidential development is required to maintain a 6-foot tall solid screen fence where the property abuts single-family residential uses.

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

Although the existing “R-4” zoning district is consistent with the adopted land use designation, the properties are not likely to be used for a single-family development due to their location on a major thoroughfare. The rezoning request and proposed use are appropriate for the properties and their location.

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

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

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

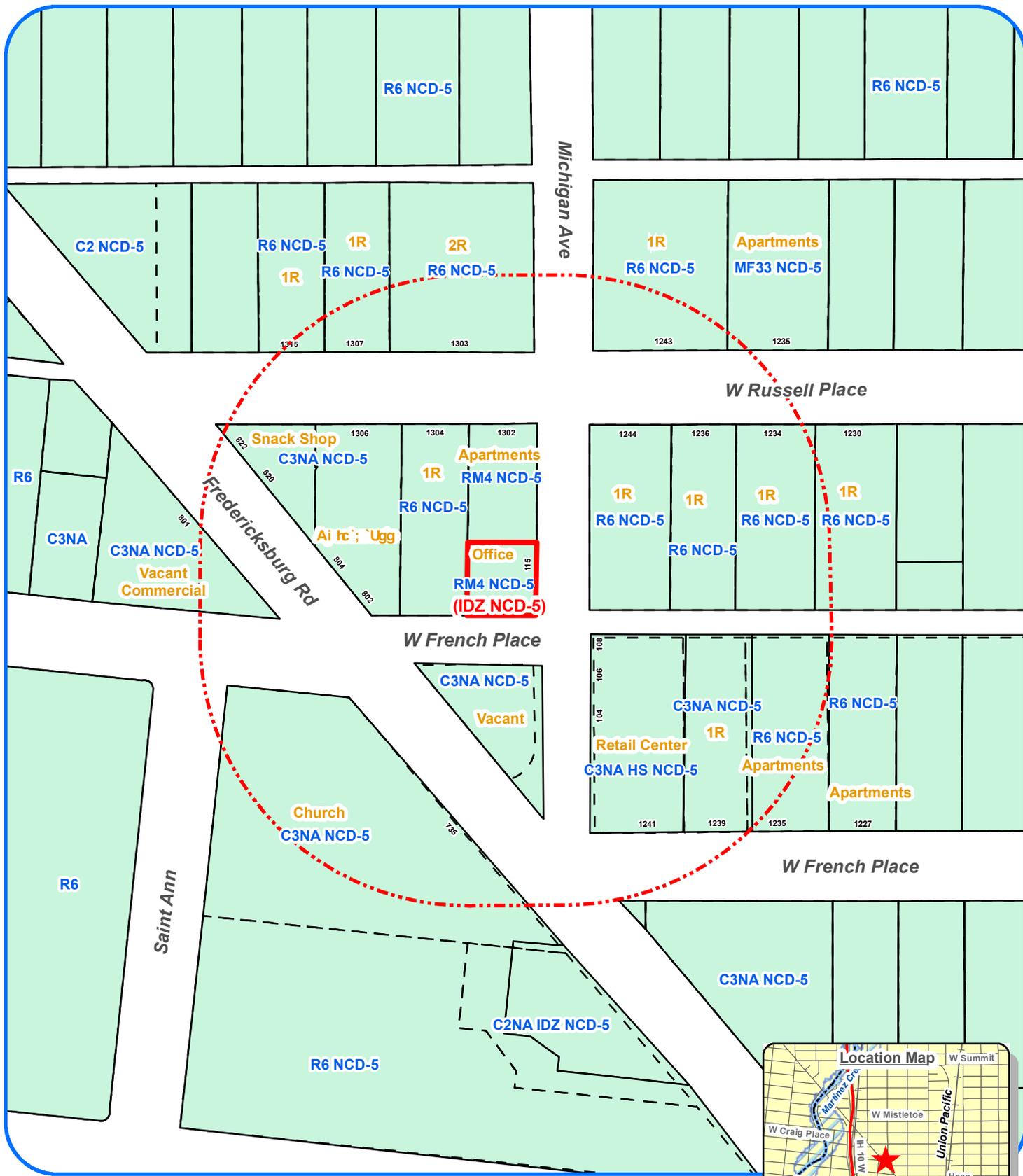
The request does not appear to conflict with any public policy objective.

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

The subject properties are 0.28 acres and appear to be of sufficient size to accommodate the uses permitted in the “C-1” district. The small size of the properties will serve to limit the scale of future service and retail uses.

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

None.



# Zoning Case Notification Plan

## Case Z-2014-016

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 01872 - BLOCK 048 - LOT S.44 FT of 5 and 6

### Legend

- Subject Properties ——— (0.050 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (11/20/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014016  
Hearing Date: January 21, 2014  
Property Owner: Jeffrey Dersh  
Applicant: Bailey Porter  
Representative: William Lambert  
Location: 115 Michigan Avenue  
Legal Description: The south 44 feet of Lots 5 & 6, Block 48, NCB 1872  
Total Acreage: 0.0505  
City Council District: 1  
Case Manager: Krystin Ramirez, Planning Technician  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Overlay Airport Hazard Overlay District

**Requested Zoning:** "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, a Single-Family Residence, Nursery – Retail (Growing Plants On-Site Permitted) and a Party House/Reception Hall/Meeting Facilities

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** Beacon Hill Neighborhood Association

**Planning Team:** Midtown Neighborhoods Plan - 11

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the original city limits as established in 1938, and was originally zoned “D” Apartment District. In a 1997 case, the property was rezoned to “R-2” Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “RM-4” Residential Mixed District. The property is not platted in its current configuration, but is developed with a commercial structure measuring approximately 2200 square feet in size that was built in 1945.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and West

**Current Base Zoning:** “RM-4”, “R-6” and “C-3NA”

**Current Land Uses:** Apartments, single-family residence, auto glass repair, snack shop and a duplex

**Direction:** East

**Current Base Zoning:** “R-6 and “C-3NA”

**Current Land Uses:** Apartments, single-family residences and retail center

**Direction:** South

**Current Base Zoning:** “C-3NA”

**Current Land Uses:** Church

**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 Beacon Hill Area Neighborhood Conservation District (NCD-5) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

## **Transportation**

**Thoroughfare:** Fredericksburg Road

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

**Proposed Changes:** None known

**Thoroughfare:** West Russell Place and West French Place

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 95, 96, 97, 289, and 296 which operate along Fredericksburg Road.

**Traffic Impact:** A Traffic Impact Analysis is not required. IDZ zoning is exempt from TIA requirements.

**Parking Information:** The rezoning application refers to a wide range of potential uses, including office, service, retail, meeting facilities and residential uses. Off-street vehicle parking requirements are typically determined by the type of use and building size. The “IDZ” Infill Development Zone District eliminates off-street vehicle parking requirements. Typical parking requirements are as follows:

Dwelling – 1 Family – Minimum Requirement: 1 space per unit; Maximum Allowance: N/A.

Retail – Nursery (growing plants on-site permitted) – Minimum Requirement: 1 space per 300 square feet of Gross Floor Area (GFA); Maximum Allowance: 1 space per 200 square feet of GFA.

Meeting Halls – Minimum Requirement: 1 space per 3 persons; Maximum Allowance: N/A.

## **Staff Analysis and Recommendation: Denial**

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

### **1. Consistency:**

The subject property is located within the Midtown Neighborhood Plan and currently has split land use designations including Low Density Residential and Mixed Use. The requested "IDZ" base zoning district is not consistent with the Low Density Residential land use designation. A master plan amendment has been submitted, requesting to change the complete future land use designation to Mixed Use. Staff and Planning Commission recommend approval of the plan amendment request.

The Mixed Use designation is most appropriate for properties in close proximity to major thoroughfares, encourages mixed-use buildings where the first floor is retail or service businesses and the second floor is used for residences and utilization of on-street parking.

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

Staff finds that the neighboring lands may be adversely impacted in relation to this zoning change request because of the intensity of the uses requested. Although the property is likely suitable for low-intensity mixed use development, the site contains no off-street parking and the requested "IDZ" district waives all off-street parking requirements. Some of the proposed retail and service uses are likely to generate significantly increased traffic levels, leading to increased parking along the streets in the surrounding neighborhood.

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

The existing "RM-4" base zoning district may be appropriate for the subject property, but parking remains a concern. Although the structure was built as a commercial garage, it has most recently been used as a residence.

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

Staff supports adding a limited office/service component to the property, in addition to residential space; however, such nonresidential uses should reflect the scale of the property and should not impose on the surrounding residences.

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

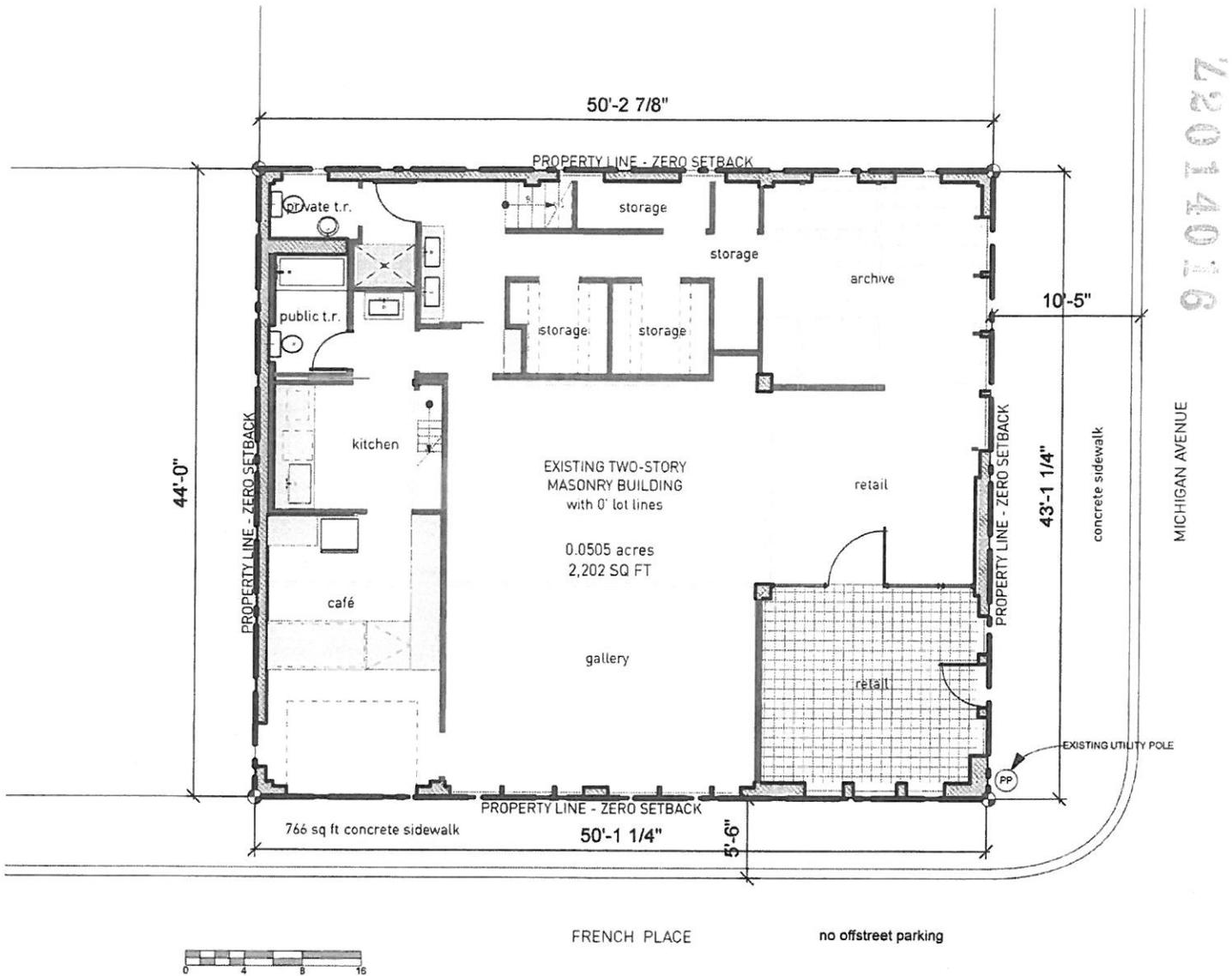
Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective.

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

The subject property is 0.0505 acres in size, which will not reasonably accommodate the full range of uses permitted in "NC" as well as a single-family residence, a Nursery – Retail (Growing Plants On-Site Permitted) and a Party House/Reception Hall/Meeting Facilities.

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

Staff's recommendation of denial is based on the intensity of some proposed uses. Staff could support a less-intense range of proposed uses; however, any amendment to the current request will require agreement of the applicant, postponement of the case (incurring additional fees), and re-advertisement and notification in accordance with the UDC and the Texas Local Government Code. Should the applicant agree to such measures, staff will reconsider the request and formulate a revised recommendation.



**SITE PLAN/FIRST FLOOR PLAN**  
 scale: 1'-0"=20'-0"

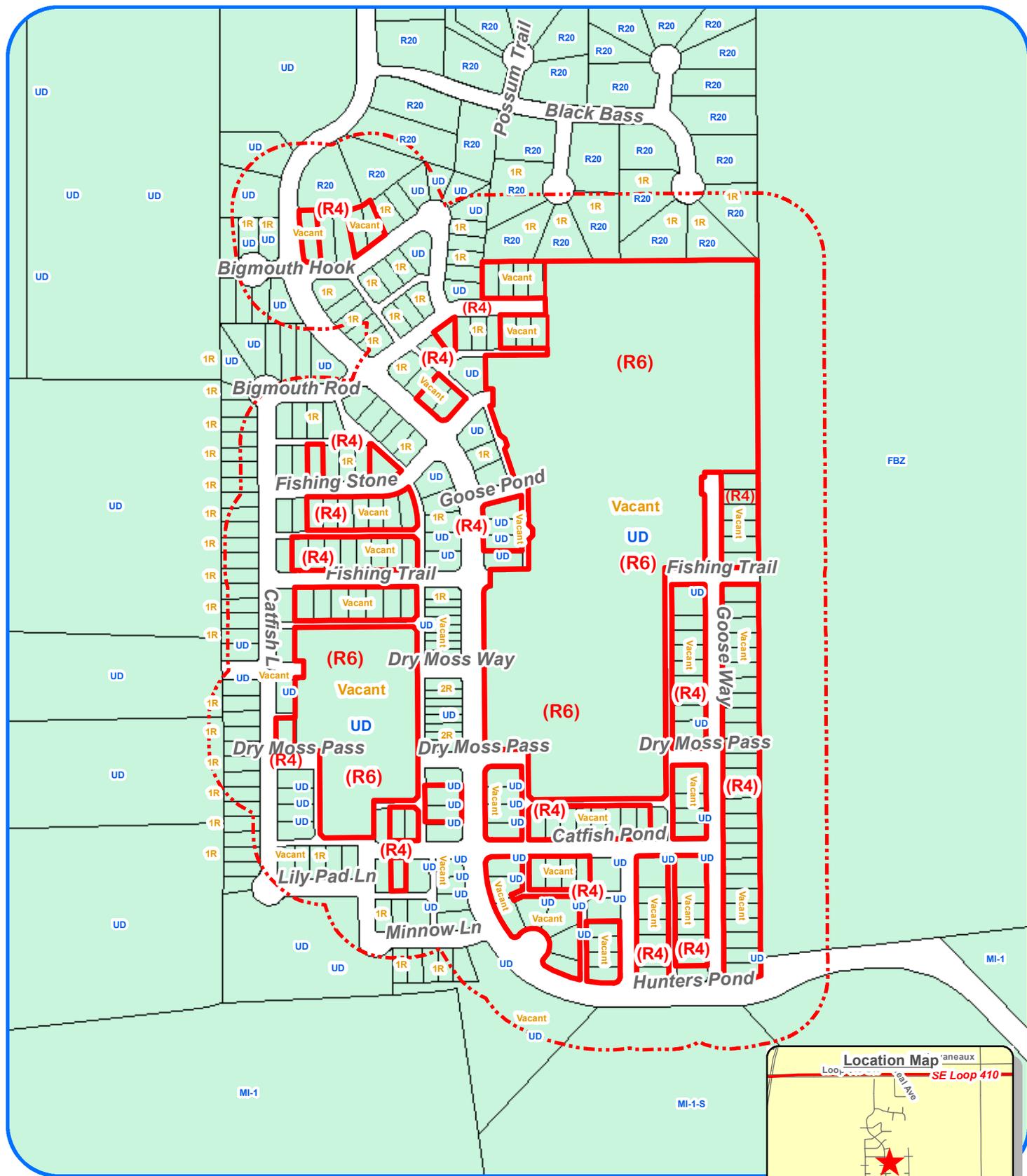


115 Michigan Avenue  
 San Antonio, TX 78201

IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, a Single-Family Residence, Nursery - Retail (Growing Plants On-Site Permitted) and a Party House/Reception Hall/Meeting Facilities.

The projected uses of the building will most likely not occur simultaneously. This proposed zoning classification along with the the riders, is what will allow for our business to evolve and remain dynamic. The first floor is proposed to have a small walk-up café, an art gallery, a small retail space in the front foyer area, a small area for the growing of plants consisting of shelves in the foyer space, the office space will go on the second floor along with the loft/residential space. The business and residence will share a kitchen and a bathroom space.

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



# Zoning Case Notification Plan

## Case Z-2014-017

Council District: 4

School District: South West I.S.D.

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): Please see attached property legal description sheet for all 133 lots.

### Legend

- Subject Properties (41.760 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept  
City of San Antonio  
(11/05/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014017

Hearing Date: January 21, 2014

Property Owner: Hunters Pond, L.P. (by A.J. Hausman, Managing Partner)

Applicant: A.J. Hausman

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

Location: Portions of the following: 2100 Block of Bigmouth Hook; 2100 Block of Bigmouth Rod; 2200 Block of Fishing Stone; 10200, 10600, 10700 and 10800 Blocks of Hunters Pond; 10300, 10400, 10500, 10600 and 10700 Blocks of Goose Way; 2200 Block of Fishing Trail; 2200 Block of Catfish Lane; 2000 and 2100 Blocks of Catfish Pond; and 10700 Block of Butterfly Pass

Legal Description: Parcel 2, Parcel 2C and Tract 2, CB 4286; Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098

Total Acreage: 41.7609

City Council District: 4

Case Manager: Pedro Vega, Planner

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

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### Proposed Zoning Change

**Current Zoning:** "UD AHOD" Urban Development Airport Hazard Overlay District

**Requested Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Parcel 2, Parcel 2C and Tract 2, CB 4286 (26.141 acres) and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098 (15.6199 acres)

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 304

**Registered Neighborhood Associations within 200 feet:** Hunter's Pond - Village Green Home Owners Association; the Hunter's Pond Neighborhood Association is located within 200 feet.

**Planning Team:** Heritage South Sector Plan - 38

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was part of a 2003 Limited Purpose Annexation, and was originally zoned "DR" Development Reserve. In 2003 and 2004, the entire limited-purpose annexation area was rezoned, and the subject properties were zoned "R-4" Residential Single-Family District, "R-20" Residential Single-Family District, and "MI-1" Mixed Light Industrial District. Later in 2004, the property was rezoned to the current "UD" Urban Development District. The subject property was annexed for full-purpose in 2005. The 41.7609-acre subject property area consists of 131 platted lots and two unplatted tracts; all subject properties are undeveloped.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and West

**Current Base Zoning:** "R-20" and "UD"

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

**Direction:** South

**Current Base Zoning:** "UD" and "MI-1 S"

**Current Land Uses:** Single-Family Dwellings, Vacant Lots and Parking/Storage of Vehicles

**Direction:** East

**Current Base Zoning:** "FBZ"

**Current Land Uses:** Vacant Land

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

## **Transportation**

**Thoroughfare:** Hunters Pond

**Existing Character:** Collector Street one lane in each direction with no sidewalks.

**Proposed Changes:** None known.

**Thoroughfare:** Bigmouth Hook, Bigmouth Rod, Fishing Stone, Goose Way, Fishing Trail, Catfish Lane, Catfish Pond and Butterfly Pass

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

**Proposed Changes:** None known.

**Public Transit:** The VIA number 520 bus line operates along South Zarzamora, east of the subject site.

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

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

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

**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 Heritage South Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “R-4” and “R-6” base zoning districts are consistent with the adopted land use designation.

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

Staff has found no evidence of likely adverse impacts on the surrounding properties related to this zoning change request. Rezoning the subject properties may spur development in the neighborhood.

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

Both the current “UD” and the proposed “R-4” and “R-6” districts are appropriate for the area. The uses permitted in the “R-4” and “R-6” districts are compatible with the surrounding land uses and overall character of the community. The “UD” district does not limit the density of single-family uses and does not carry a minimum lot size requirement; however, the district does impose design requirements. The “R-4” district requires a minimum lot size of 4,000 square feet, limits single-family residential density to 11 units per acre, and does not include any specialized design standards. The “R-6” district requires a minimum lot size of 6,000 square feet, limits single-family residential density to 7 units per acre, and does not include any specialized design standards.

### **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 properties are of sufficient size to accommodate single-family residential uses.

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

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

Property Description

~~CB 4286, P-2 & T-2 (21.947 acres);~~

~~CB 4286, P-2C (4.194 acres);~~

~~CB 4286B, Blk 2, Lots 1, 4, 5;~~

~~NCB 18098, Blk 2, Lots 17-20;~~

~~NCB 18098, Blk 5, Lots 6, 10;~~

~~NCB 18098, Blk 6, Lots 6, 7, 11, 15-17;~~

~~NCB 18098, Blk 8, Lots 11-16;~~

~~NCB 18098, Blk 11, Lots 6-13, 17-23;~~

~~NCB 18098, Blk 12, Lots 15-17;~~

~~NCB 18098, Blk 13, Lots 1-26;~~

~~NCB 18098, Blk 14, Lots 1-9;~~

~~NCB 18098, Blk 16, Lots 18-24;~~

~~NCB 18098, Blk 17, Lot 16;~~

~~NCB 18098, Blk 20, Lots 2, 3, 5, 6;~~

~~NCB 18098, Blk 21, Lots 1-4, 6-17;~~

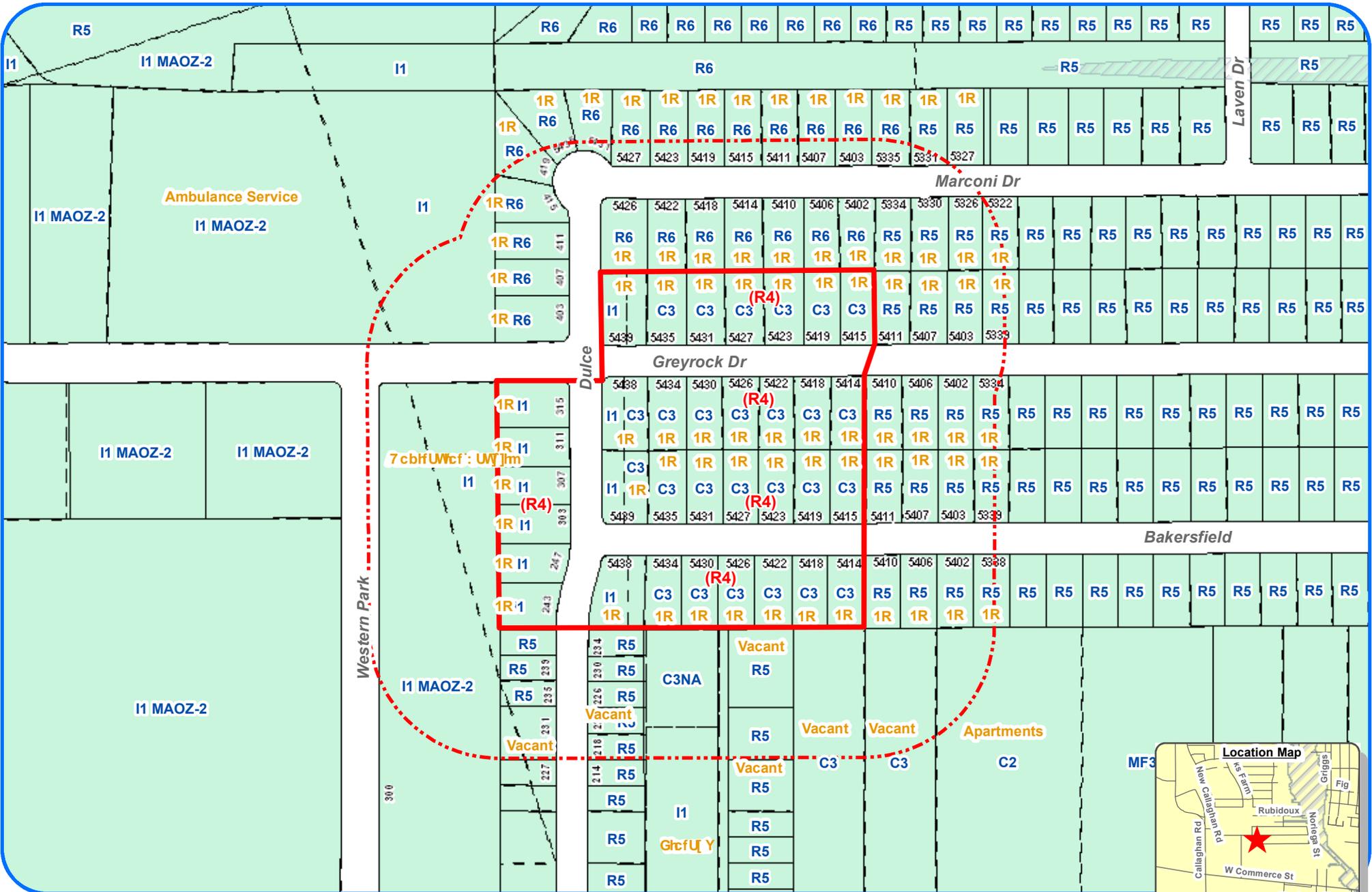
~~NCB 18098, Blk 22, Lots 1-6, 8-14;~~

~~NCB 18098, Blk 23, Lots 1-4, 7-17; and~~

~~NCB 18098, Blk 24, Lot 9 (15.6199 acres for 131 lots: see detailed spreadsheet for more info)~~

~~21.947 + 4.194 + 15.6199 =~~

~~**41.7609 acres total requested for rezoning**~~



## Zoning Case Notification Plan

### Case Z-2014-025

Council District 7  
 School District: Edgewood I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 14513, 14514, 14515, 14516 - BLOCK 5, 6, 7, 8 - LOTS AS NOTED

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

#### Legend

- Subject Properties (6.500 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain ▨▨▨▨
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (1/6/2014 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014025

Hearing Date: January 21, 2014

Property Owner: Multiple Owners

Applicant: City of San Antonio

Representative: City of San Antonio

Location: A portion of the 200 and 300 blocks of Dulce, a portion of the 5400 block of Greyrock Drive, and a portion of the 5400 block of Bakersfield

Legal Description: Lots 1 through 6, Block 7, NCB 14515; Lots 1 through 7 and Lots 56 through 62, Block 6, NCB 14514; and Lots 54 through 60, Block 5, NCB 14513

Total Acreage: Approximately 6.5

City Council District: 7

Case Manager: Tony Felts, Planner

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

### Proposed Zoning Change

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial 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 January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 96

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

**Planning Team:** West/Southwest Sector - 35

**Applicable Agencies:** Lackland Military Influence Area

## Property Details

**Property History:** The subject properties were annexed in 1952 and were originally zoned "A" Single Family Residence District. In a 1967 case, the properties were rezoned to "I-1" Light Industry District and "B-3" Business District. The subject properties were platted into their current configuration in 1970, and subsequently developed as single-family residences. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District and "C-3" General Commercial District, respectively.

Most of the existing single-family residences were constructed, per Bexar County Appraisal District records, in the early to mid 1970's. It is unclear how the residences were constructed, as the zoning districts would not have allowed single-family residences at the time.

Recognizing the development issues faced by the residents of the area, the City Council passed a resolution in September 2013, directing the Development Services Department to initiate rezoning of the subject properties in order to accommodate the existing single-family residences.

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

## Adjacent Zoning and Land Uses

**Direction:** North and East

**Current Base Zoning:** "R-6" and "R-5"

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

**Direction:** South

**Current Base Zoning:** "C-2", "C-3", "R-5", "C-3NA" and "I-1"

**Current Land Uses:** Apartments, Undeveloped Land, and Outdoor Storage

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Contractor Facility

**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.

Properties to the west carry the "MAOZ-2" Military Airport Overlay Zone-2, due to their proximity to military airport takeoff and final approach paths. The City of San Antonio has designated the military airport overlay zones in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment. None of the subject properties are within the "MAOZ-2" overlay district.

## Transportation

**Thoroughfare:** Dulce

**Existing Character:** Local Street; two lanes in each direction, with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Greyrock Drive, Bakersfield, Marconi Drive

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

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus operations within the vicinity.

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

**Parking Information:** Off-street vehicle parking requirements for single-family dwelling are a minimum of 1 space per unit, with no maximum parking. The rezoning case is meant to bring the existing uses into compliance; no new development is proposed.

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

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

### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The current base zoning designations are not consistent with the adopted land use designation. The subject properties are part of an established single-family residential neighborhood and are fully developed as single-family homes.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request is meant to bring the existing residences into compliance.

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

The existing commercial and industrial zoning districts are not appropriate for the subject properties or the surrounding neighborhood. Although the neighborhood abuts commercial and industrial uses, the subject properties are not of sufficient size to accommodate such uses or the building setbacks and landscape buffers that would be required to protect the surrounding residential uses.

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

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

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

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

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

The subject properties are sufficient in size for the current development as single-family residences.

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

This rezoning case was initiated by City Council Resolution 2013-09-05-0027R, after a number of subject property owners were denied residential fence permits due to the current commercial and industrial zoning.

A RESOLUTION 2013-09-05-0027R

**DIRECTING PLANNING AND DEVELOPMENT SERVICES STAFF TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF APPROXIMATELY 6.5 ACRES OUT OF NCB 14513, NCB 14514, NCB 14515 AND NCB 14516, GENERALLY LOCATED ON BOTH SIDES OF GREYROCK DRIVE, BAKERSFIELD, AND DULCE ROAD, FROM THE CURRENT COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS TO RESIDENTIAL ZONING DISTRICT.**

\* \* \* \* \*

**WHEREAS**, pursuant to Article VII, Section 35-421 of the San Antonio Unified Development Code, Councilman Medina, District 7 is requesting concurrence from City Council for a Resolution to initiate a change in the zoning district boundary of approximately 6.5 acres of land located on both sides of Greyrock Drive and Bakersfield, and portions of 200 and 300 blocks of Dulce Road; and

**WHEREAS**, City Council desires to initiate a change in the zoning district boundary from the current commercial and industrial zoning districts to zoning districts compatible with the existing and surrounding land use; ***NOW THEREFORE***;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Council hereby directs the Development Services Department to initiate a change in the zoning district boundary of 6.5 acres out of NCB 14513, NCB 14514, NCB 14515 and NCB 14516; generally located on both sides of Greyrock Drive, Bakersfield, and Dulce Road, from the current commercial and industrial zoning districts to residential zoning districts.

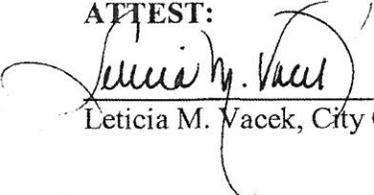
**SECTION 2.** The City Council hereby waives all associated zoning fees.

**SECTION 3.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 5<sup>th</sup> day of September, 2013.**

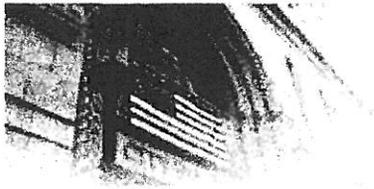
  
M A Y O R  
Julián Castro

**ATTEST:**

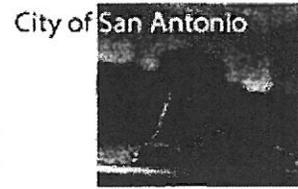
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Michael Bernard, City Attorney



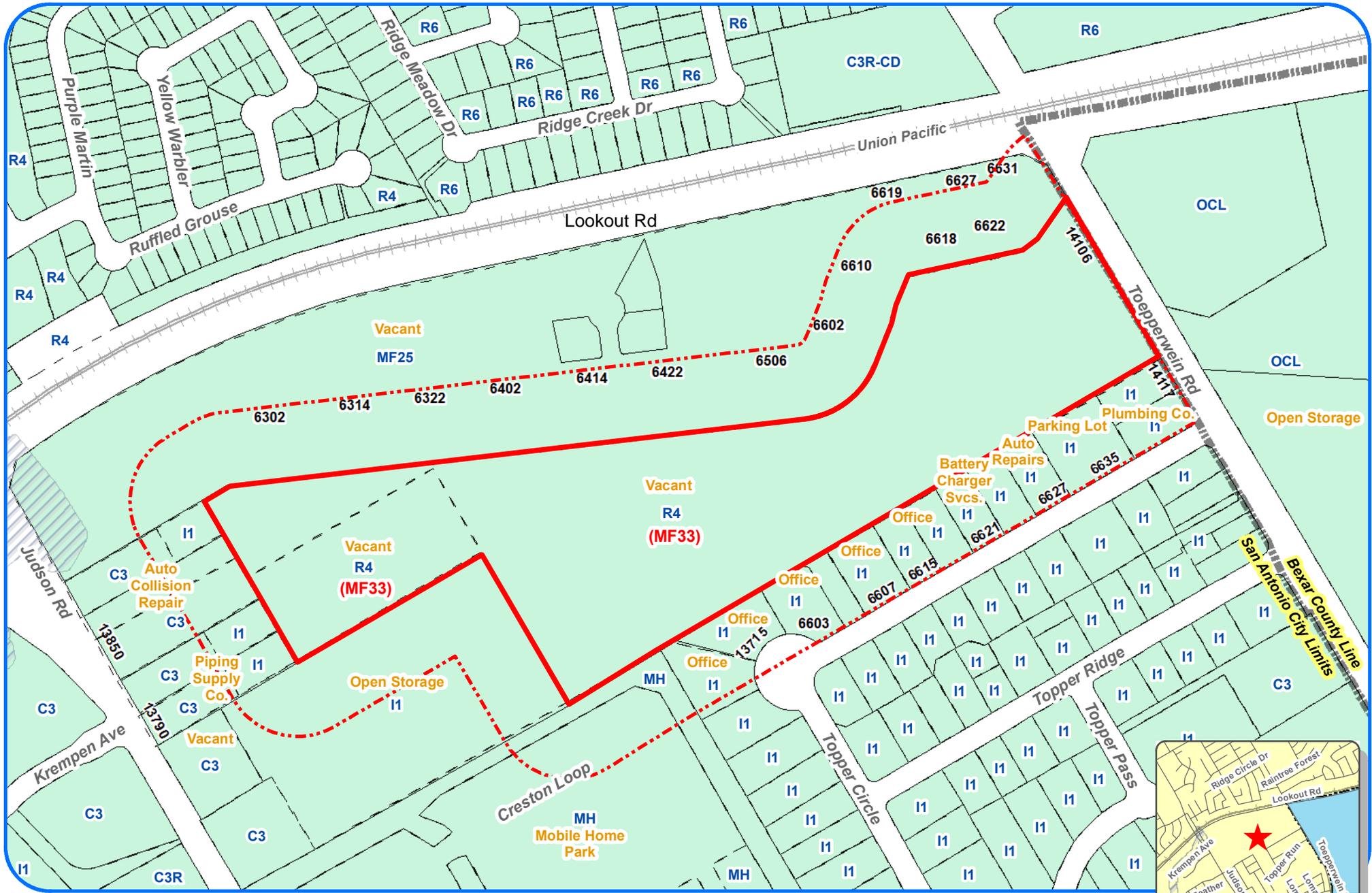
Request for  
**COUNCIL**  
ACTION



**Agenda Voting Results - 29**

<b>Name:</b>	29, Z-2, Z-3, P-1, Z-4, Z-5, Z-7, Z-8, P-2, Z-9, Z-11, Z-13
<b>Date:</b>	09/05/2013
<b>Time:</b>	02:52:14 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	A Resolution to initiate a change in the Zoning District Boundary of approximately 6.5 acres out of NCB 14513, NCB 14514, NCB 14515 and NCB 14516; generally located on both sides of Greyrock Drive, Bakersfield, and Dulce Road. [David Ellison, Assistant City Manager; Roderick Sanchez, Director, Development Services]
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				



## Zoning Case Notification Plan

### Case Z-2014-044

Council District: 10  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 350 Feet  
 Subject Property Legal Description(s): NCB 14049 - BLOCK 000 - LOT P-8 & P-16F

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

#### Legend

- Subject Properties (25.951 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  
 (12/16/2013 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014044  
Hearing Date: January 21, 2014  
Property Owner: JTL JV, LLC (by Michelle F. Lubianski, Owner)  
Applicant: KLove Engineering, LLC (by Jaime Noriega)  
Representative: KLove Engineering, LLC (by Jaime Noriega)  
Location: A portion of the 14200 Block of Toepperwein Road  
Legal Description: 25.951 acres out of NCB 14049  
Total Acreage: 25.951  
City Council District: 10  
Case Manager: Osniel Leon, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 21

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

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1993, and was originally zoned "Temporary R-1" Temporary Single Family Residence District. In a 1994 City-initiated large area case, the property was rezoned to "I-1" Light Industry District and "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-1" General Industrial District and "C-3" General Commercial District, respectively. In a 2006 case, the property was rezoned to the current "R-4" Residential Single-Family District. The property is currently undeveloped and is not platted.

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

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

**Direction:** North

**Current Base Zoning:** "MF-25"

**Current Land Uses:** Undeveloped land and townhomes (under construction)

**Direction:** West and South

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

**Current Land Uses:** Auto paint and body repair, pipe supply, outdoor storage, mobile home park, office/warehouses, parking lot and plumbing contractor

**Direction:** East

**Current Base Zoning:** Outside City Limits

**Current Land Uses:** Outdoor storage and a mobile home park

**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:** Toepperwein Road

**Existing Character:** Secondary Arterial Type A; two lanes in each direction with a center turn lane and no sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Lookout Road

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

**Proposed Changes:** None known

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

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required, but may be delayed until the platting or permitted stage of development. A traffic engineer must be present at the Zoning Commission meeting.

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

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

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

### **1. Consistency:**

The subject property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “MF-33” base district is not consistent with the adopted land use designation. The applicant submitted a request to amend the land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

General Urban Tier allows small tract detached multi-family including apartments, quadplexes, triplexes, duplexes, and townhomes.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located on an arterial thoroughfare near established commercial nodes.

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

The subject property is surrounded by all types of zoning and uses, from single-family residential to industrial. However, the subject property’s location between a multi-family development and an industrial/business park makes single-family residential development unlikely.

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

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

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

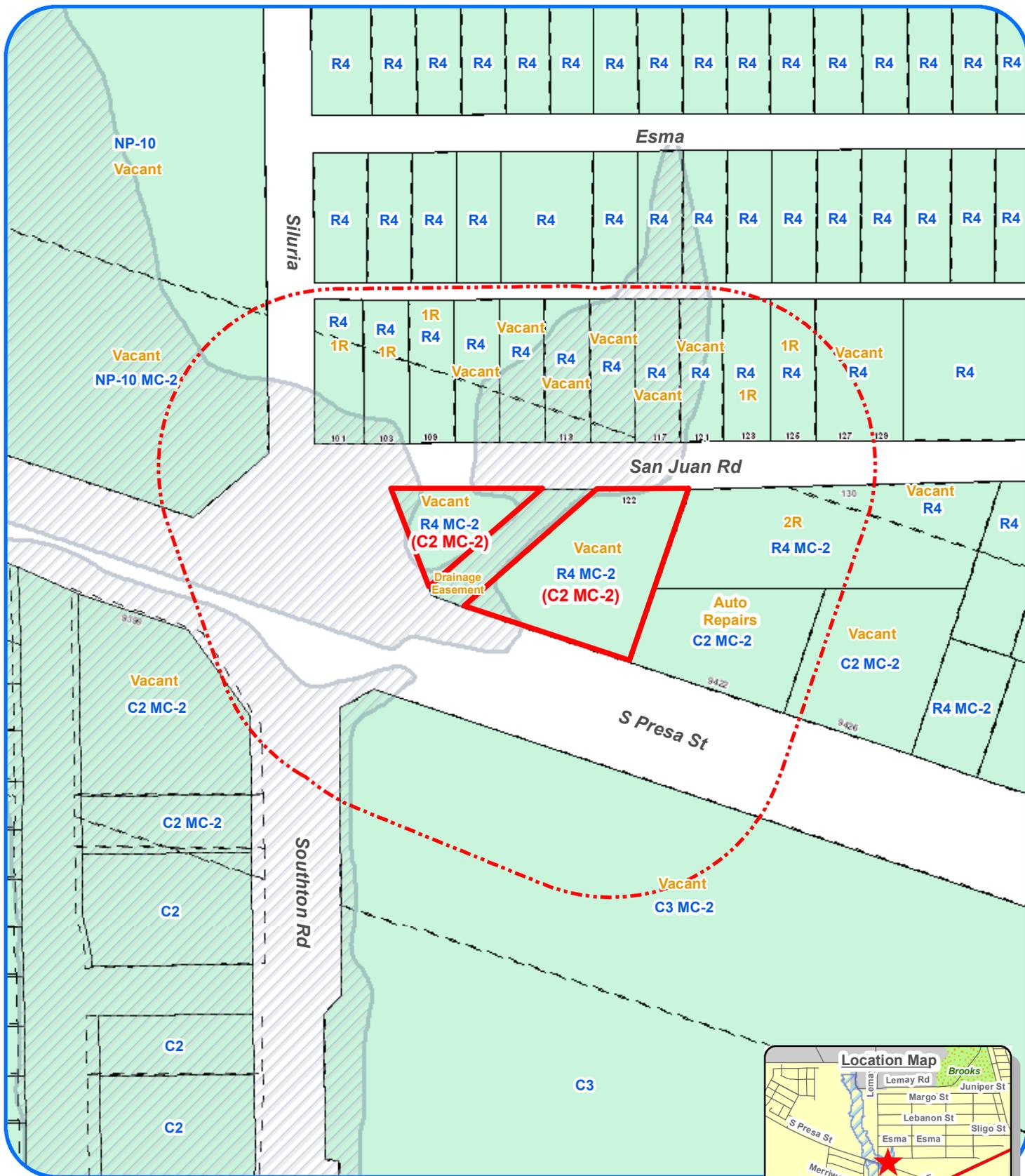
Should the plan amendment be approved, the request does not appear to conflict with any public policy objective.

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

The subject property is approximately 25.951 acres in size, which is of sufficient size to accommodate the uses permitted in the “MF-33” district along with required parking. Should the rezoning request be approved, the property would accommodate a maximum of 856 dwelling units.

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

None.



# Zoning Case Notification Plan

## Case Z-2014-049

Council District: 3  
 School District: East Central I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 10914 - BLOCK 000 - LOT E IRR 119.57 FT & W IRR 155.04 OF TR-5A

### Legend

- Subject Properties  0.840 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (1/6/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014049

Hearing Date: January 21, 2014

Property Owner: Arturo Leal

Applicant: Arturo Leal

Representative: Arturo Leal

Location: A portion of the 100 Block of San Juan Road

Legal Description: Track 5A, NCB 10914, save and except that portion conveyed to the City of San Antonio in Volume 10326, Page 356 of the Deed Records of Bexar County, Texas

Total Acreage: 0.84

City Council District: 3

Case Manager: Osniel Leon, Planner

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

### **Proposed Zoning Change**

**Current Zoning:** "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District

**Requested Zoning:** "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 21

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

**Planning Team:** Stinson Airport Vicinity Land Use Plan – 14

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

## **Property Details**

**Property History:** The subject property was annexed in 1952, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previously base zoning district converted to the current "R-4" Residential Single-Family District. The property is not platted, is currently undeveloped and is split by a drainage easement owned by the City of San Antonio.

**Topography:** The property is relatively flat and slopes down where the drainage easement is located. The west portion is included in the 100 Year Flood Plain.

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

**Direction:** West and North

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

**Current Land Uses:** Undeveloped land and single-family residences

**Direction:** East, South and Southeast

**Current Base Zoning:** "R-4", "C-2" and "C-3"

**Current Land Uses:** Duplex, auto repair and undeveloped land

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

The "MC-2" South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Development Services Department.

## **Transportation**

**Thoroughfare:** South Presa Street and Southton Road

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

**Proposed Changes:** None known

**Thoroughfare:** San Juan Road

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the number 36, which operates west of the subject property along South Presa Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required but may be deferred until the platting or permitting stage of development. A traffic engineer must be present at the Zoning Commission meeting.

**Parking Information:** Off-street vehicle parking requirements are typically determined by use and, often, by size of the development. The rezoning application refers to a proposed grocery store use.

### Grocery Store

Minimum Requirement: 1 space per 300 square feet of Gross Floor Area (GFA)

Maximum Allowance: 1 space per 200 square feet of GFA

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

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

### **1. Consistency:**

The subject property is located within the Stinson Airport Vicinity Land Use Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted future land use designation.

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

Staff finds no likely adverse impacts on neighboring properties related to the zoning change request. The subject property is mainly surrounded by commercial zoning along this portion of South Presa Street with the majority of residential zoning to the north.

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

The current "R-4" Residential Single-Family District is not consistent with the adopted land use designation. The requested commercial zoning is suitable for the subject property due to its location at the intersection of two arterial thoroughfares. Additionally, there is an established pattern of commercial zoning along this portion of South Presa Street. Staff is supportive of the rezoning; however, development may be a challenge due to the existing City of San Antonio-owned drainage easement that splits the subject property.

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

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

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

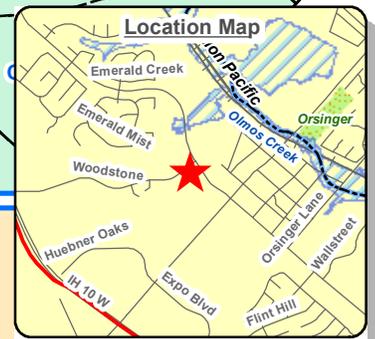
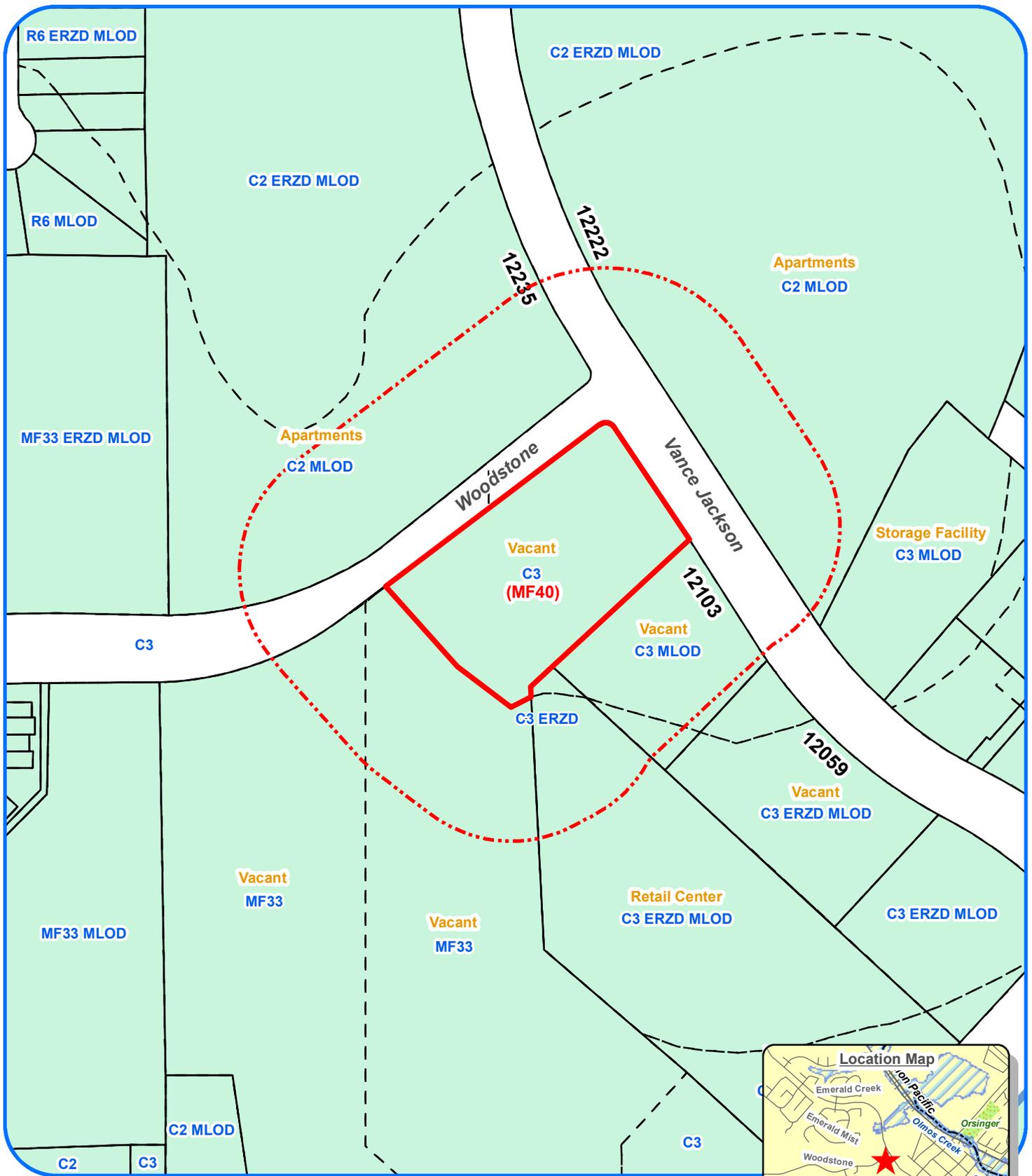
The request does not appear to conflict with any established public policy.

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

The subject property is 0.84 in size, which should be able to accommodate neighborhood-scale commercial uses. However, the property is split into two separate pieces by a City-owned drainage easement. The smaller portion of the subject property may not be large enough to accommodate buffers and building setbacks required by the "MC-2" Metropolitan Corridor Overlay District.

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

The "C-2" Commercial District permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.



## Zoning Case Notification Plan

### Case Z-2014-053

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 17333 - BLOCK 001 - LOT: 2.74 acres out of Lot 1

#### Legend

- Subject Properties ——— (2.135 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(1/6/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014053  
Hearing Date: January 21, 2014  
Property Owner: CSC Huebner, Ltd. (by Tony Choueke, General Partner)  
Applicant: CSC Huebner, Ltd. (by Tony Choueke, General Partner)  
Representative: Brown & Ortiz, P.C. (James Griffin)  
Location: A portion of the 12100 Block of Vance Jackson  
Legal Description: 2.135 acres out of Lot 1, Block 1, NCB 17333  
Total Acreage: 2.135  
City Council District: 8  
Case Manager: Krystin Ramirez, Planning Technician  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "C-3" General Commercial District

**Requested Zoning:** "MF-40" Multi-Family District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

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

**Registered Neighborhood Associations located within 200 feet:** Vance Jackson Neighborhood, Inc. is located within 200 feet

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

**Applicable Agencies:** None

## Property Details

**Property History:** The subject property was annexed in 1964 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1973 case, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District. The subject property is a portion of a platted lot and is currently undeveloped.

**Topography:** The property has a steep slope along Vance Jackson but is otherwise fairly flat. The property does not include any abnormal physical features, such as inclusion in a floodplain, that would likely effect future development.

## Adjacent Zoning and Land Uses

**Direction:** North and East

**Current Base Zoning:** “C-2”

**Current Land Uses:** Apartments

**Direction:** Southeast

**Current Base Zoning:** “C-3”

**Current Land Uses:** Undeveloped Land and a Retail Center

**Direction:** South and West

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Undeveloped Land

**Overlay and Special District Information:** Many of the surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”. The subject property is not located within the “ERZD”.

Some surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. The subject property is not located within the “MLOD-1”.

## Transportation

**Thoroughfare:** Vance Jackson

**Existing Character:** Secondary Arterial Type A; two lanes in each direction with sidewalks on each side

**Proposed Changes:** None known

**Thoroughfare:** Woodstone

**Existing Character:** Local Street; one lane in each direction with a sidewalk on one side

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 603, which operates along Vance Jackson.

**Traffic Impact:** A Traffic Impact Analysis is not required for this subject property because a Traffic Impact Analysis has been approved for the entire parent tract.

**Parking Information:** Off-street parking requirements for multi-family residential uses are determined by the number of dwelling units. Minimum Requirement: 1.5 spaces per unit; Maximum Allowance: 2 spaces per unit.

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

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

### **1. Consistency:**

The subject property is located within the North Sector Plan and currently is designated as Mixed Use Center in the future land use component of the plan. The requested “MF-40” base zoning district is consistent with the adopted land use designation. The Mixed Use Center designation encourages very high density residential development near major arterial thoroughfares that can accommodate increased commercial and residential traffic levels.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning is appropriate because of the subject property’s location along Vance Jackson, near the intersection with Huebner Road.

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

The “C-3” base zoning district is not consistent with the adopted future land use designation of the plan; however, it is consistent with the surrounding zoning and development 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:**

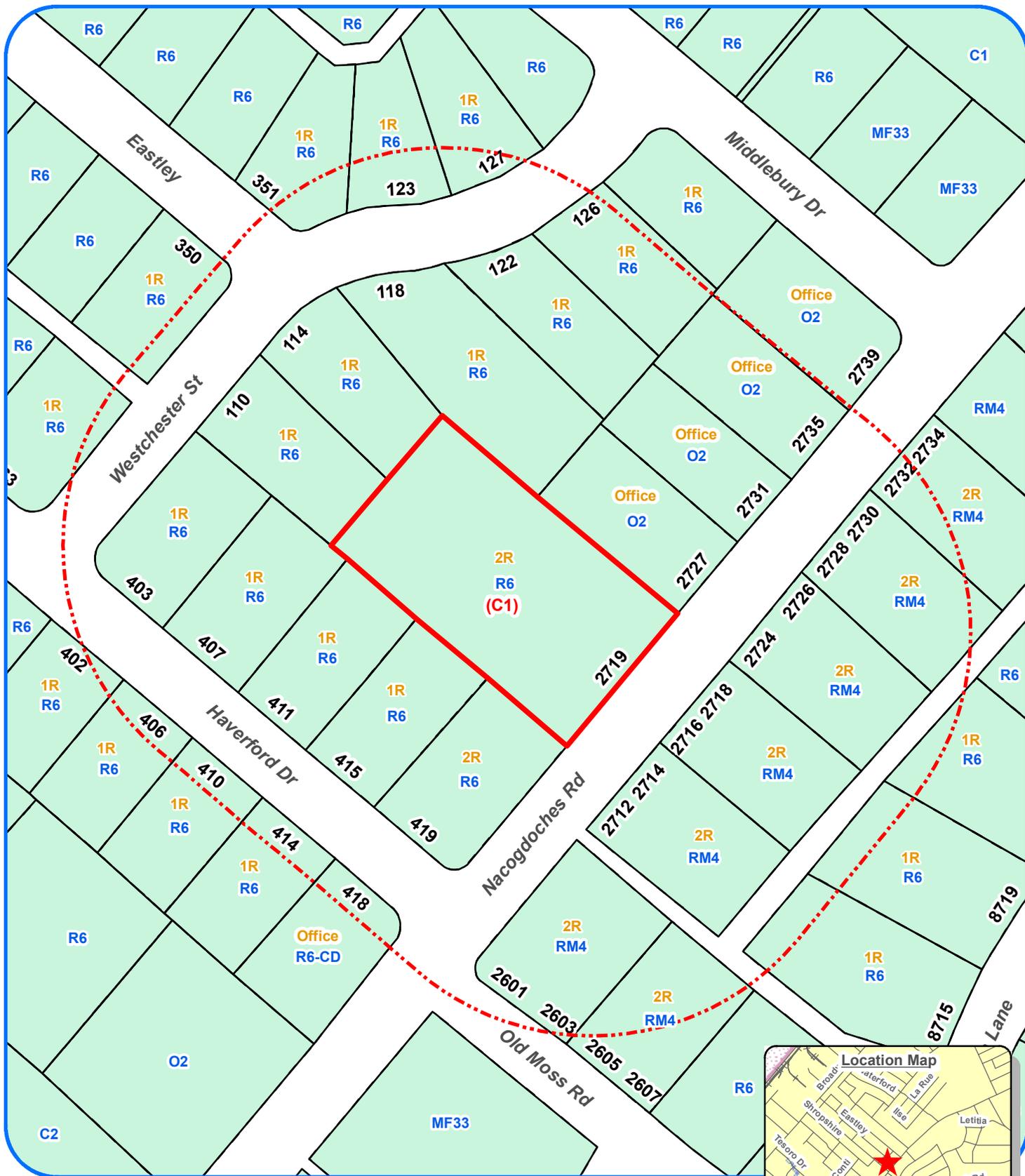
The rezoning request does not appear to conflict with any public policy objective.

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

The subject property is 2.135 acres in size, which should reasonably accommodate the uses permitted in “MF-40” and required parking. The property could accommodate a maximum of 85 dwelling units; the rezoning application refers to 60 proposed units.

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

Although the proposed 60 dwelling units may be accommodated by the “MF-33” zoning district, “MF-33” is not consistent with the Mixed Use Center land use designation.



# Zoning Case Notification Plan

## Case Z-2014-054

Council District: 10  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 12100 - BLOCK 000 - LOT 3 (Parcel 118)

- Legend**
- Subject Properties (0.675 Acres) ———
  - 200' Notification Area - - - - -
  - Current Zoning TEXT
  - Requested Zoning Change TEXT
  - 100-Year DFIRM Floodplain
  - Single Family Residential 1R 1R



Development Services Dept  
 City of San Antonio  
 (12/18/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014054  
Hearing Date: January 21, 2014  
Property Owner: Telecom Staffing, LLC (by Nelia Hillman, President)  
Applicant: Telecom Staffing, LLC (by Nelia Hillman, President)  
Representative: Nelia Hillman  
Location: 2719 Nacogdoches Road  
Legal Description: Parcel 118 (also known as Lot 3), Block 2, NCB 12100  
Total Acreage: 0.68  
City Council District: 10  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** MacArthur Park Neighborhood Association is located within 200 feet.

**Planning Team:** San Antonio Airport Vicinity Land Use Plan (no planning team)

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

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "Temp A" Temporary Single Family Residence District. In a 1987 case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property is not platted. The subject property is developed with a residential structure measuring 1,553 square feet in size that was built in 1951.

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

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

**Direction:** North and West

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

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

**Direction:** South and Southeast

**Current Base Zoning:** "R-6" and "RM-4"

**Current Land Uses:** Single-family residences, duplexes and an office

**Direction:** Northeast

**Current Base Zoning:** "O-2"

**Current Land Uses:** Offices

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

## **Transportation**

**Thoroughfare:** Westchester Street, Eastley, Haverford Drive and Old Moss Road

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

**Proposed Changes:** None known

**Thoroughfare:** Nacogdoches Road

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 10 operates along Nacogdoches Road, with multiple stops near the subject property.

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

**Parking Information:** Off-street vehicle parking requirements for office uses are determined by the size of the structure.

Professional Office - Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA).

Maximum Parking Requirement: 1 space per 140 square feet GFA.

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

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

### **1. Consistency:**

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan, and is designated as Low Density Residential in the future land use component of the plan. The requested "C-1" base zoning district is not consistent with the adopted land use designation. The applicant has initiated a Master Plan Amendment to change the property's designation to Neighborhood Commercial. Staff and Planning Commission recommend approval of the request.

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

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

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

The existing zoning may not be entirely appropriate for the subject property. The subject property abuts an arterial road with heavy traffic patterns along an emerging commercial corridor that is not conducive for single-family residential development. The subject property has significant frontage along Nacogdoches Road, minimizing the potential impact of increased traffic volume related to nonresidential uses. The proposed office use may act as a buffer between the arterial roadway and the established residential neighborhood to the south and west.

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

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

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

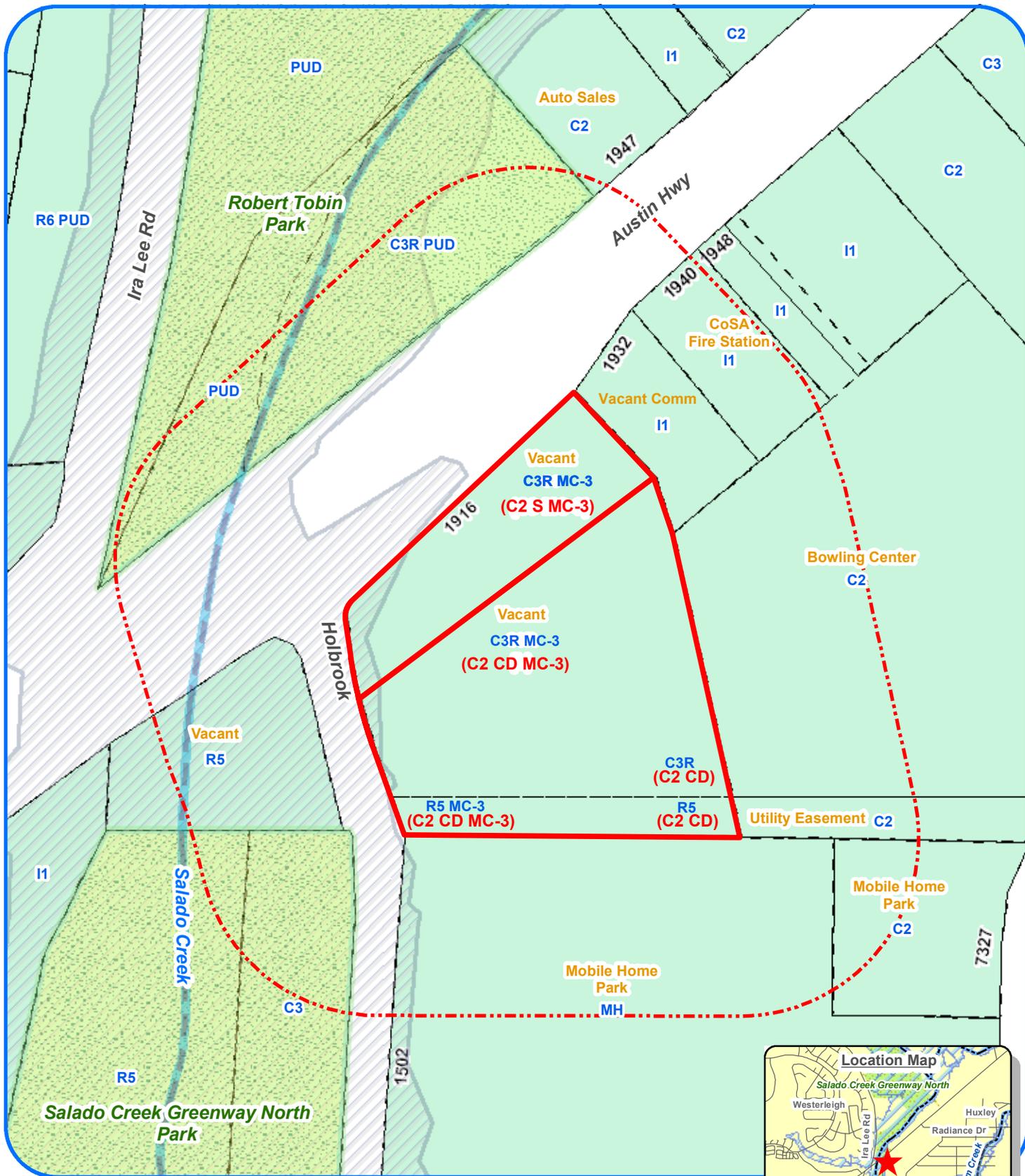
Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

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

The subject property is 0.68 of an acre in size, which should be able to reasonably accommodate the uses permitted in the "C-1" district and required parking.

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

None.



# Zoning Case Notification Plan

## Case Z-2014-055 CD S

Council District: 2  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 12172 - BLOCK 000 - LOT 19

Legend	
Subject Properties	(3.640 Acres)
200' Notification Area	(Dotted Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Hatched Area)
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (12/18/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014055 CD S  
Hearing Date: January 21, 2014  
Property Owner: Davis Motel Venture (by Stanley C. Allen, President)  
Applicant: Crystal Interests, LLC (by Ashley White Alcazar, Treasurer)  
Representative: Andrew C. Guerrero  
Location: 1916 Austin Highway  
Legal Description: Lot 19, NCB 12172  
Total Acreage: 3.64  
City Council District: 2  
Case Manager: Brenda V. Martinez, Planner  
Case History: This is the first public hearing for this zoning case.

### Proposed Zoning Change

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-5 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3R MC-3 AHOD" General Commercial Restrictive Alcoholic Sales Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "C-2 CD" Commercial District with a Conditional Use for Oversized Vehicle and Marine Storage on 2.568 acres and "C-2 S" Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week on 1.072 acres; the "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay District and the "AHOD" Airport Hazard Overlay District remaining unchanged

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 13

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

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

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

## Property Details

**Property History:** The subject property was annexed in 1952 and was originally zoned "A" Single Family Residence District. In a 1992 case, a portion of the property was rezoned to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-5" Residential Single-Family District and "C-3R" General Commercial Restrictive Alcoholic Sales District, respectively.

**Topography:** The property does not include any abnormal physical features such as significant slope. However, a small portion of the subject property along the west property line appears to be within the 100 year flood plain.

## Adjacent Base Zoning and Land Uses

**Direction:** North

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

**Current Land Uses:** Public Park and Auto Sales

**Direction:** East

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

**Current Land Uses:** Fire Station, Vacant Commercial Structure and a Bowling Center

**Direction:** South

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

**Current Land Uses:** Mobile Home Parks

**Direction:** West

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

**Current Land Uses:** Vacant Land and Public Park

**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.

Properties located along this portion of Austin Highway carry the "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay District, which provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

## Transportation

**Thoroughfare:** Austin Highway

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

**Proposed Changes:** None known.

**Thoroughfare:** Holbrook

**Existing Character:** Local B Street; 1 lane in each direction

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus line is the 14 line, which operates along Austin Highway with multiple stops near 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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The rezoning application refers to a proposed mobile vending food court with a permanent structure for alcohol sales, as well as the storage of boats and RVs.

Mobile Food Court - Minimum Requirement: 2 spaces per mobile food establishment unit. Maximum Allowance: 5 spaces per mobile food establishment unit.

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

Oversized Vehicle and Marine Storage both have parking requirements that are based on the square footage of proposed structures. According to the submitted site plan, the applicant is not proposing to construct any structures on that portion of the subject property. The applicant will at most have to provide two parking spaces, one of which will have to be ADA accessible.

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

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

### **1. Consistency:**

The subject property is located within the San Antonio Airport Vicinity Land Use Plan, and is identified as Community Commercial in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares. Further, the subject property is located within a Metropolitan Corridor Overlay District. The “MC-3” district provides additional design and development standards that apply to all new construction.

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

The existing zoning is not appropriate for the subject property. The “C-3” zoning district typically allows Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of highways and major arterials. Although Austin Highway is an established commercial corridor, Holbrook is not a major arterial thoroughfare; therefore, commercial development should be limited in scale and intensity.

### **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 existing “C-3” zoning district is not consistent with the adopted Community Commercial land use designation.

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

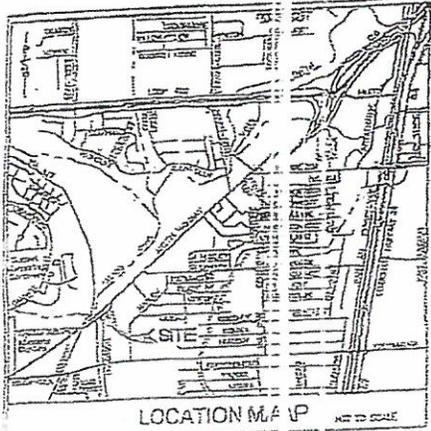
The subject property measures 3.64 acres and appears to be of sufficient size to accommodate the proposed uses and required parking, as shown on the requisite Conditional Use and Specific Use Authorization site plans.

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

The proposed Mobile Food Court use will be subject to the supplemental use regulations specified in Section 35-399 of the Unified Development Code.

22014055C.D.S

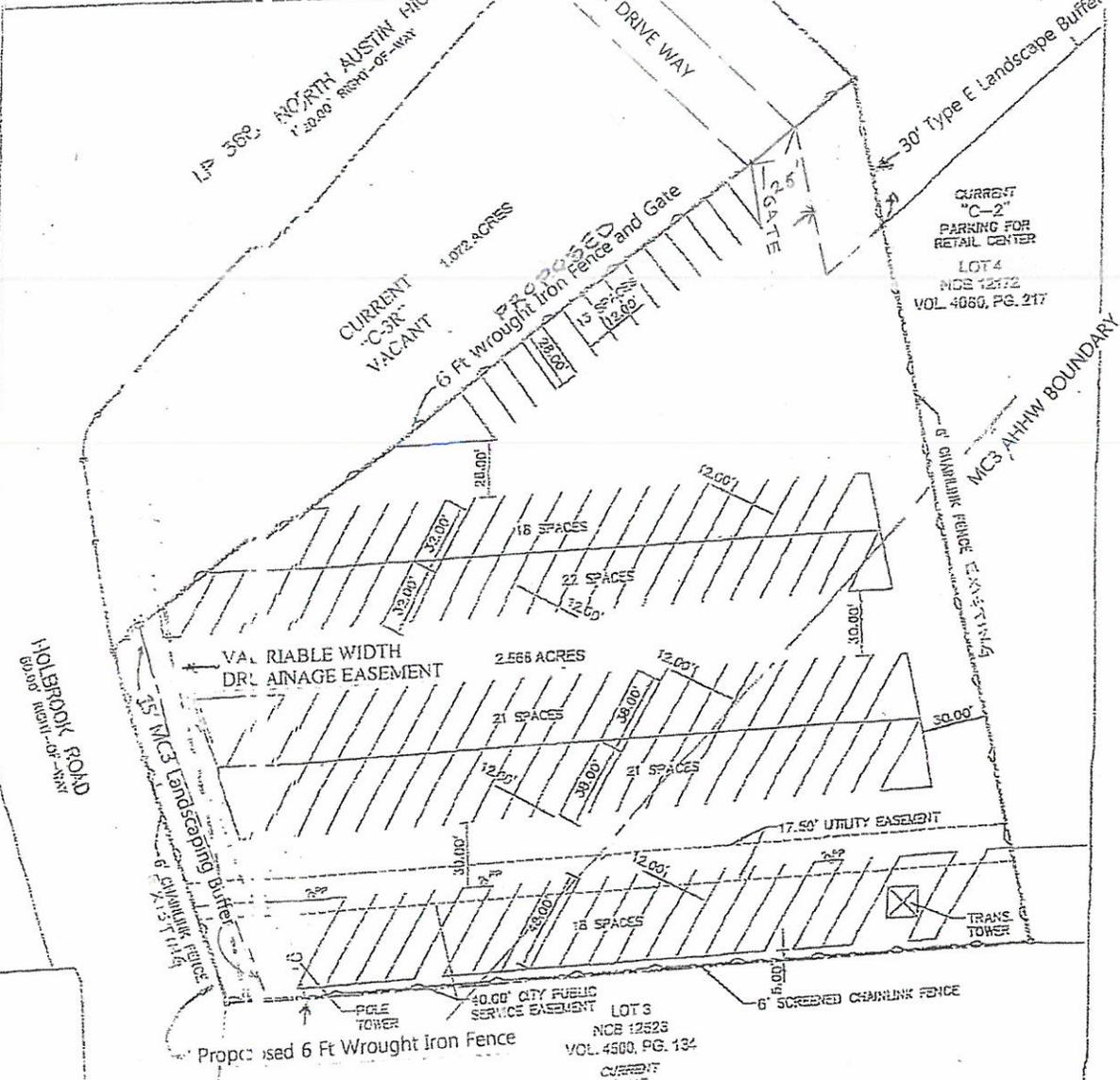
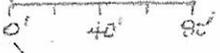
22014055



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



SCALE: 1"=80'  
GRAPHIC SCALE



**SITE PLAN**  
**"C-2 CD" FOR OVERSIZE VEHICLE AND MARINE STORAGE**

**NOTE:**  
NO IMPERVIOUS COVER AREAS PROPOSED

- PARKING STALLS
- 28' STALLS = 13
- 32' STALLS = 40
- 38' STALLS = 42
- 48' STALLS = 18
- TOTAL = 113

1916 AUSTIN HIGHWAY  
@ HOLBROOK  
LOT 19, NCB 12172  
D.M.V. SUBDIVISION  
VOLUME 9569, PAGE 170

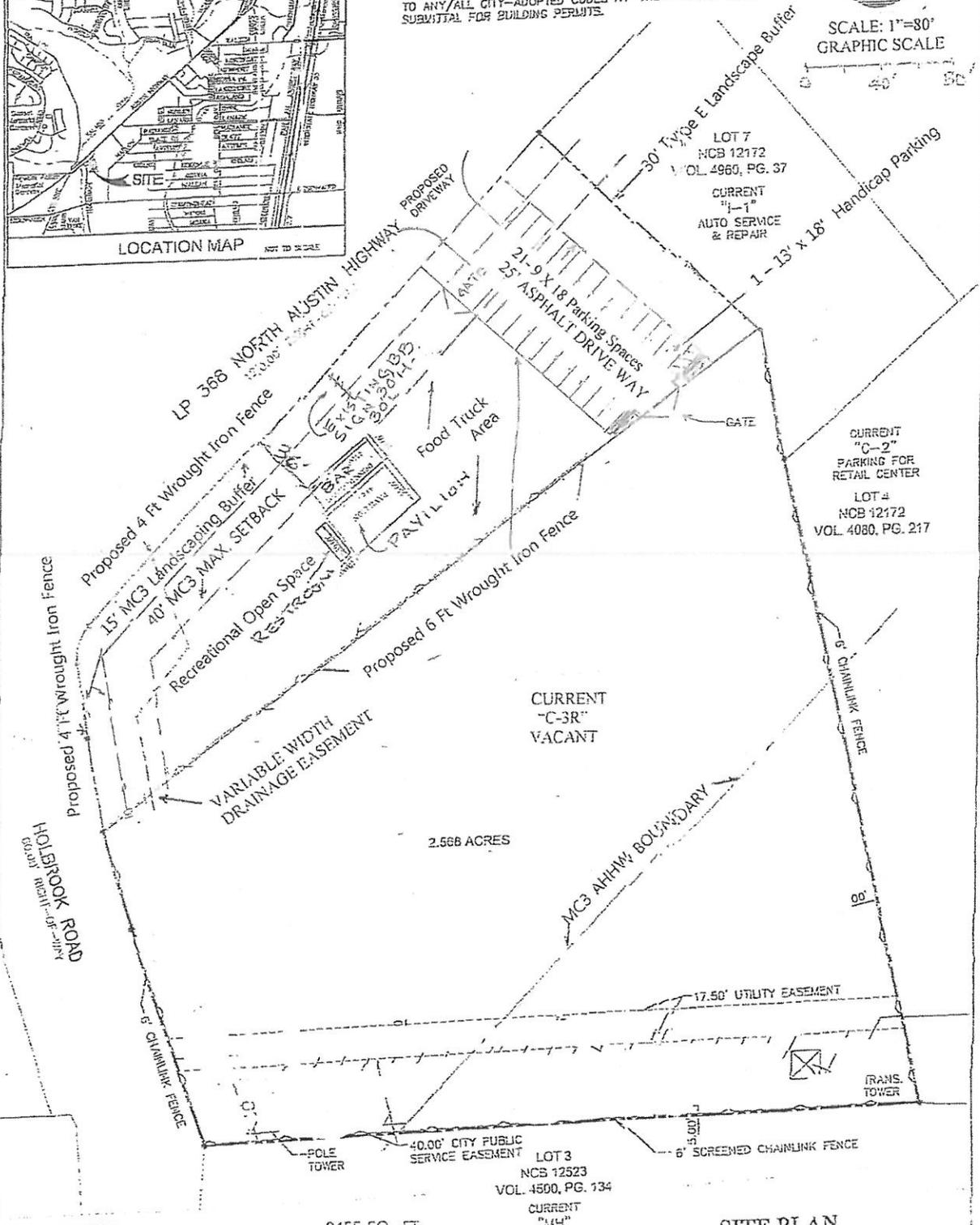
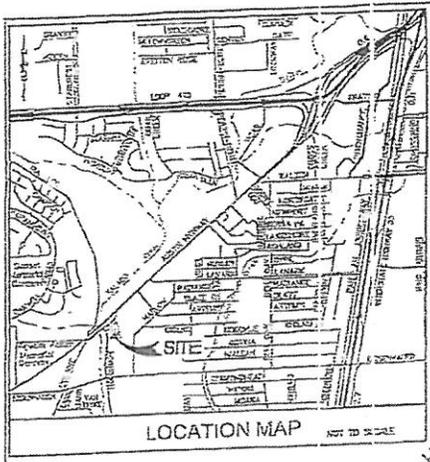
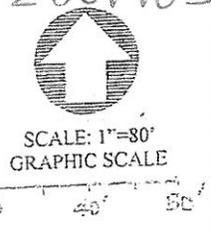
STORAGE AREA PARKING TO  
CONSIST OF GRAVEL STONE

**MTR**  
May Terri Ramirez Engineers, LLC  
Engineers  
Surveyors  
Planners

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22014055 CS:

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



ASPHALT AREA: 9455 SQ. FT.  
PROPOSED BUILDING AREA: 2340 SQ. FT.  
IMPERVIOUS COVER - 1.1795 SQ. FEET

**SITE PLAN**  
**"C-2 S" FOR BAR AND/OR TAVERN**  
**WITHOUT COVER CHARGE**

1916 AUSTIN HIGHWAY  
@ HOLBROOK  
LOT 19, NCB 12172  
D.M.V. SUBDIVISION  
VOLUME 9569, PAGE 170

**MTR**  
Moy Tarin Ramirez Engineers, LLC  
• Engineers  
• Surveyors  
• Planners  
15075 DANFORTH PARK, SUITE 100  
SAN ANTONIO, TEXAS 78243  
TEL: (214) 578-9000  
FAX: (214) 578-9003

DATE: 12-12-2015 PROJ. #13055

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## Zoning Case Notification Plan

### Case Z-2014-056

Council District: 1  
 School District: Alamo Heights I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 11877 - BLOCK 000 - LOT 3 & 4

- Legend**
- Subject Properties (0.358 Acres) ———
  - 200' Notification Area - - - - -
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (12/19/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014056 CD  
Hearing Date: January 21, 2014  
Property Owner: Anthony Joseph Moore & Marietta Jean Hill  
Applicant: Marietta Jean Hill  
Representative: Marietta Jean Hill  
Location: 8107 Janda Susan  
Legal Description: Lots 3 & 4, NCB 11877  
Total Acreage: 0.3581  
City Council District: 1  
Case Manager: Krystin Ramirez, Planning Technician  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Family Dwellings

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 26

**Neighborhood Associations:** None

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

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

## **Property Details**

**Property History:** The property was annexed in 1952 and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The subject property consists of two platted lots, one of which is developed as a single-family home (measuring approximately 1,140 square feet in size and built in 1958). The remaining lot is currently undeveloped.

The purpose of the rezoning request is to allow two dwelling units on each lot.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, East, South and West

**Current Base Zoning:** "R-5", "MF-33", "MF-25"

**Current Land Uses:** Single-family residences, apartments, playgrounds, undeveloped land, church and parking

**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:** Janda Susan, Ridgecrest Drive and Everest Avenue

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 9 and 209, which operate along Broadway east of 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:** Off-street vehicle parking requirements for residential uses are typically determined by the number of dwelling units.

Dwelling: 2 family - Minimum Requirement: 1 space per unit; Maximum Allowance: 2 spaces per unit.

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

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

### **1. Consistency:**

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and currently is designated as Low-Density Residential in the future land use component of the plan. The requested "R-5" base zoning district is consistent with the adopted land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Although most of the surrounding properties are developed as single-family residences, there is wide range of individual lot sizes. The subject property consists of two lots that are each more than 7,000 square feet in size. Additionally, there are multi-family uses in the area.

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

The "R-5" base zoning is appropriate. There is no request to change the existing base zoning district and single-family uses will continue to be permitted.

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

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

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

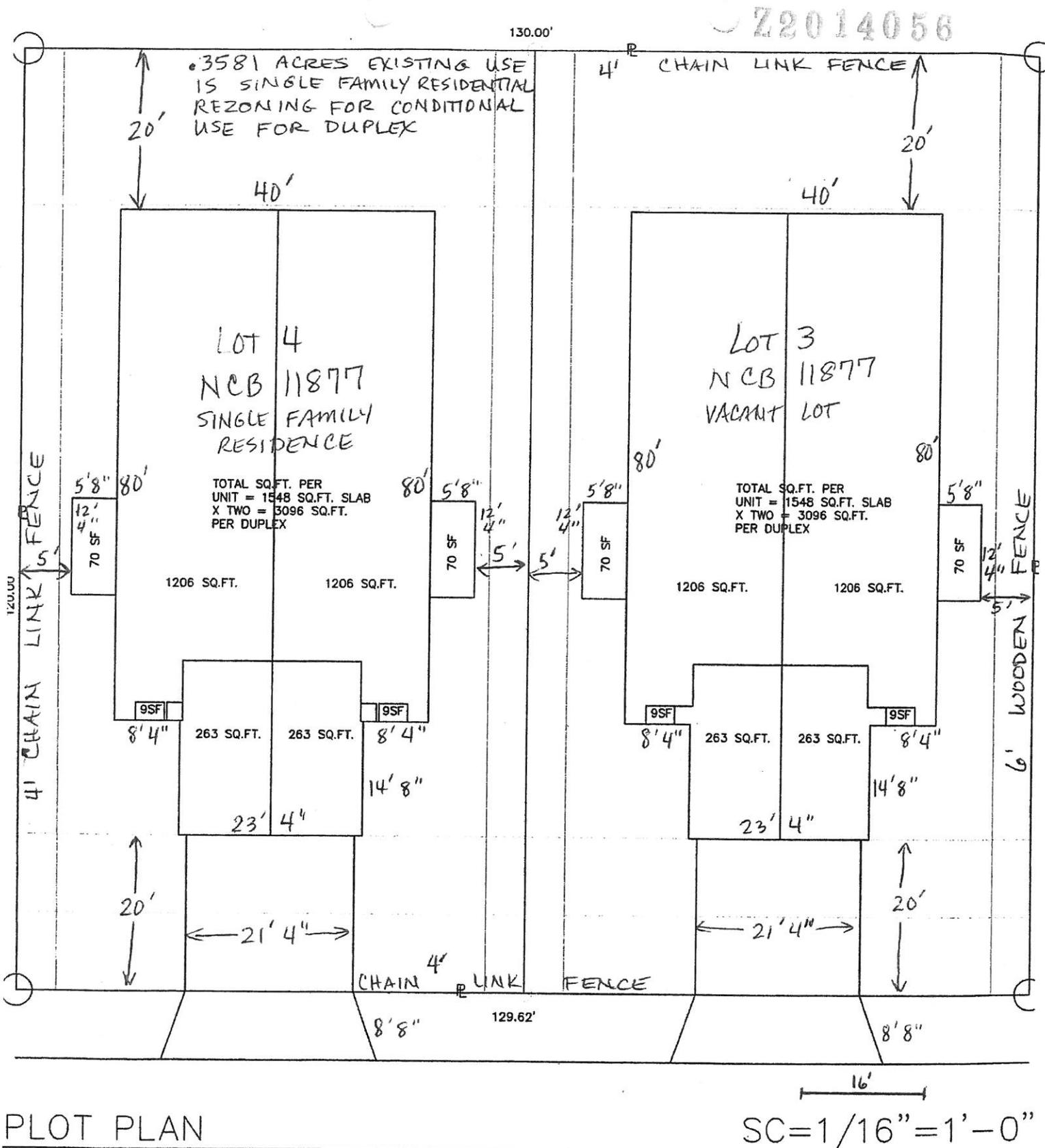
The zoning change request does not appear to conflict with any public policy objective.

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

The subject property is 0.3581 of an acre in size, which should reasonably accommodate the uses permitted in "R-5", the proposed conditional uses and required parking (as shown on the requisite site plan).

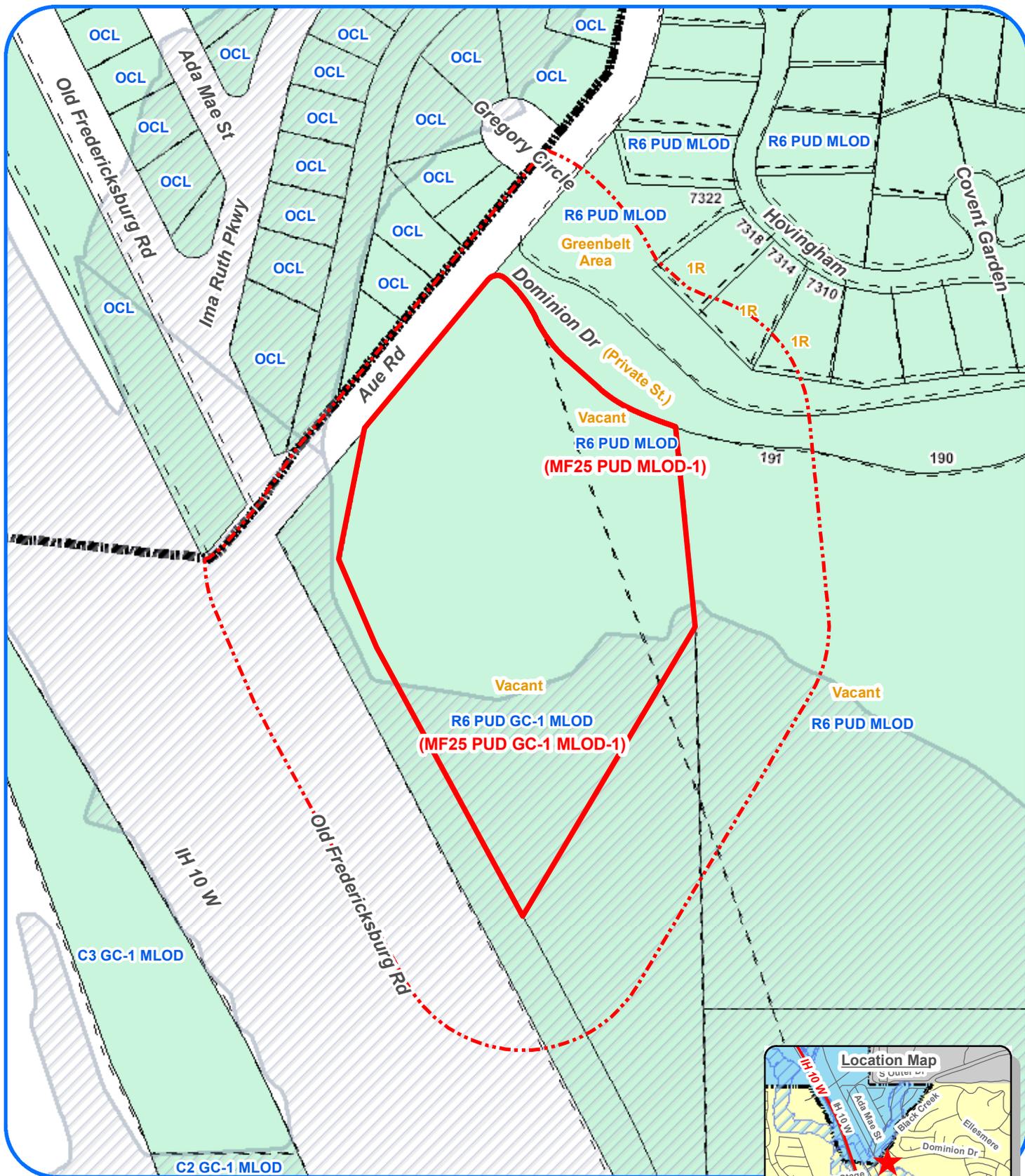
### **7. Other Factors:**

None.



JANDA SUSAN RD.  
N →

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



## Zoning Case Notification Plan

### Case Z-2014-058

Council District: 8  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 34732 - BLOCK 000 - LOT: 7.101 acres out of Parcel 2

Legend	
Subject Properties	(7.101 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (12/19/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014058

Hearing Date: January 21, 2014

Property Owners: GKH Developments, Ltd. (by Roberto Kenigstein, Manager, GKH Developments GP, LLC, General Partner)

Applicant: Roberto Kenigstein

Representative: Roberto Kenigstein

Location: At the south corner of Aue Road and Dominion Drive

Legal Description: 7.101 acres out of Parcel 2, NCB 34732

Total Acreage: 7.101

City Council District: 8

Case Manager: Pedro Vega, Planner

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

### **Proposed Zoning Change**

**Current Zoning:** “R-6 PUD MLOD-1” Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay District and “R-6 PUD GC-1 MLOD-1” Residential Single-Family Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District

**Requested Zoning:** “MF-25 PUD MLOD-1” Low Density Multi-Family Planned Unit Development Camp Bullis Military Lighting Overlay District and “MF-25 PUD GC-1 MLOD-1” Low Density Multi-Family Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** The Dominion Homeowners Association, Inc.

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

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

## **Property Details**

**Property History:** The subject property was annexed in December of 1998 (Ordinance 88824), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1999 zoning case, the property was rezoned to "P-1(R-1)" Planned Unit Development Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6 PUD" Residential Single-Family Planned Unit Development District. The 7.101-acre site is part of the Dominion development; however, the property has not ever been platted or developed.

The applicant requests the zoning change in order to allow development of residential facility for senior citizens.

**Topography:** The subject property is bound by Nichols and Leon Creeks to the west and south and slopes toward the creeks. The southern portion of the site is located within the 100-year floodplain.

## **Adjacent Zoning and Land Uses**

**Direction:** Northeast across Dominion Drive

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

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

**Direction:** Southeast

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

**Current Land Uses:** Undeveloped Land and Leon Creek

**Direction:** Southwest

**Current Base Zoning:** Old San Antonio Fredericksburg Road right-of way and Nichols Creek

**Current Land Uses:** Undeveloped Land and Right-of-Way

**Direction:** Northwest

**Current Base Zoning:** Outside City Limits

**Current Land Uses:** Single-Family Dwellings, Bar and Fire Station

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

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

## **Transportation**

**Thoroughfare:** Aue Road

**Existing Character:** Local Street; one lane in each direction without curbs or sidewalks

**Proposed Changes:** None Known

**Thoroughfare:** Dominion Drive

**Existing Character:** Private Street; one lane in each direction

**Proposed Changes:** None Known

**Thoroughfare:** Old Fredericksburg Road

**Existing Character:** Right-of-Way abandoned and closed; Union Pacific Railroad Company abandonment dated May 22, 2001

**Proposed Changes:** None Known

**Thoroughfare:** Interstate Highway 10 West Access Road

**Existing Character:** Access Road; one lane in each direction without curbs or sidewalks

**Proposed Changes:** None known

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

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

**Parking Information:** Off-street parking requirements for multi-family uses are determined by the number of dwelling units. Minimum Requirement – 1.5 spaces per dwelling unit; Maximum Allowance – 2 spaces per dwelling unit.

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

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

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

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

**2. Adverse Impacts on Neighboring Lands:** Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:** Both the existing “R-6 PUD” Residential Single-Family Planned Unit Development District and requested “MF-25 PUD” Low Density Multi-Family Planned Unit Development District are suitable for the 7.101-acre site. Medium density residential uses should be located along arterial thoroughfares or collector streets at the periphery of single-family residential neighborhoods and can be an appropriate transition between commercial development and low-density residential uses.

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

**5. Public Policy:** Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The subject property is located within the boundaries of the Camp Bullis Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

**6. Size of Tract:** The subject property is 7.101 acres in size, and should reasonably accommodate a multi-family development and required parking.

**7. Other Factors:** The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.



# Zoning Case Notification Plan

## Case Z-2014-060

Council District: 3  
 School District: Harlandale I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 11147 - BLOCK 000 - LOT B

### Legend

- Subject Properties ——— (0.134 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  
 (12/20/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014060  
Hearing Date: January 21, 2014  
Property Owner: Albert A. Reyes  
Applicant: Joel Valdez  
Representative: Joel Valdez  
Location: 106 East Buchanan Boulevard  
Legal Description: Lot B, NCB 11147  
Total Acreage: 0.134  
City Council District: 3  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "R-5 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 January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 11

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

**Planning Team:** None

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

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "Temp A" Temporary Single Family Residence District. In a 1957 case, the property was rezoned to "B" Residence District. In a 1988 City-initiated large-area case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The subject property is not platted and is undeveloped.

The purpose of the rezoning request is to allow the property to be platted and developed as a single-family residence. The property does not meet the minimum lot size for the "R-6" district; therefore, the platting process cannot yet be completed.

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

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

**Direction:** Northwest and North

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

**Current Land Uses:** Single-family residence and a church

**Direction:** East and South

**Current Base Zoning:** "R-6" and "RM-4"

**Current Land Uses:** Single-family residences and undeveloped lots

**Direction:** West

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

**Current Land Uses:** Outdoor flea market and parking

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

## **Transportation**

**Thoroughfare:** East Buchanan Boulevard

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

**Proposed Changes:** None known

**Thoroughfare:** Moursund Boulevard

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 44 operates along Moursund Boulevard, west of the subject property.

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

**Parking Information:** Single-family dwellings are required to provide at least one parking space; there is no maximum parking allowance.

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

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

### **1. Consistency:**

The property is not located within a Neighborhood, Community or Sector plan. However, the requested zoning change is consistent with the surrounding residential neighborhood.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding area has been established as a residential neighborhood. The rezoning request is meant to allow single-family residential development on the subject property.

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

The current "R-6" district is not appropriate for the subject property due to the small size of the lot. The subject property does not conform to the minimum lot size of the "R-6" zoning district. The property must be platted before building permits can be issued, but the property cannot be platted without meeting the minimum lot size required by the existing zoning. The lot does meet the minimum lot size for the "R-5" zoning 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:**

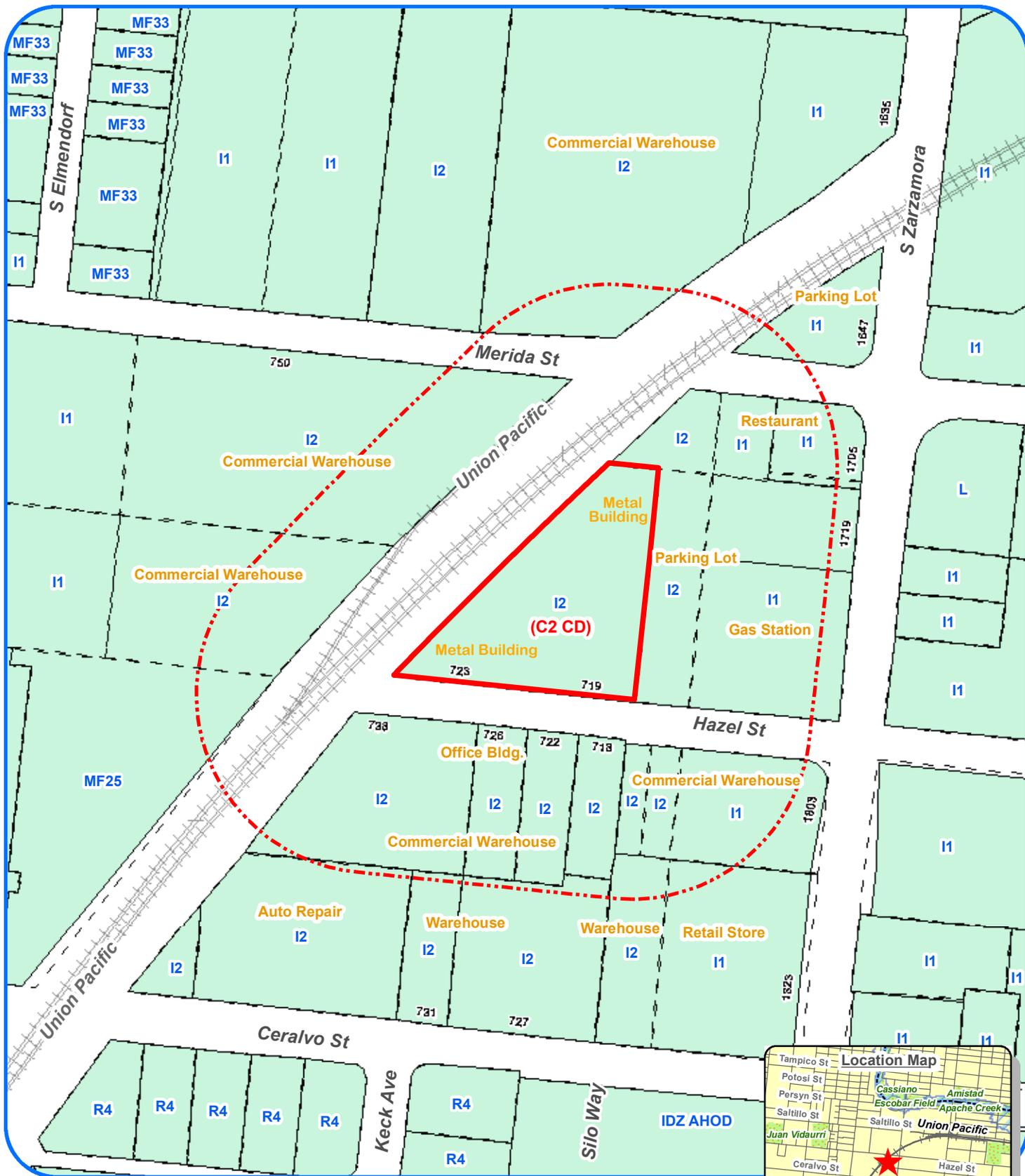
The request does not appear to conflict with any public policy objective.

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

The subject property is 0.134 of an acre in size, meeting the 5,000 square foot minimum lot size for the "R-5" zoning district.

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

None.



# Zoning Case Notification Plan

## Case Z-2014-061 CD

Council District: 5  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 02522 - BLOCK B - LOT 19, 20, and Portions of 6, 7, 8, 16, 17, 18

Legend	
Subject Properties	0.929 Acres
200' Notification Area	(Dashed Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue Hatched Area)
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (1/2/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014061 CD  
Hearing Date: January 21, 2014  
Property Owner: Gabino and Luz Arredondo  
Applicant: Gabino and Luz Arredondo  
Representative: Gabino and Luz Arredondo  
Location: 719 and 723 Hazel Street  
Legal Description: 0.9295 of an acre out of Lots 6, 7, 8, 16, 17, 18, 19 and 20, Block B, NCB 2522  
Total Acreage: 0.9295  
City Council District: 5  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

#### **Proposed Zoning Change**

**Current Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Requested Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 16

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

**Planning Team:** Guadalupe/Westside Community Plan (22)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District. The property is currently occupied with two vacant metal buildings that were constructed in 1960, measuring approximately 5,094 square feet in size.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, East and South across Hazel Street

**Current Base Zoning:** “I-2” and “I-1”

**Current Land Uses:** Restaurant, Parking Lot, Gas Station and Warehouses

**Direction:** West

**Current Base Zoning:** Railroad

**Current Land Uses:** Union Pacific Railroad Right-Of Way

**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:** Hazel Street

**Existing Character:** Collector Street; 1 lane in each direction without sidewalks; dead-end into railroad right-of-way

**Proposed Changes:** None known

**Thoroughfare:** South Zarzamora Street

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

**Proposed Changes:** None known

**Public Transit:** The closest VIA bus line is number 510 which operates along South Zarzamora Street, east of the subject property.

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

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

Auto Paint And Body - Minimum Requirement: 1space per 500 square feet of Gross Floor Area including service bays, wash tunnels and retail areas. Maximum Allowance: 1 space per 375 square feet of Gross Floor Area including service bays, wash tunnels and retail areas.

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

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

### **1. Consistency:**

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

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

Staff finds no likely adverse impact on the surrounding properties related to the zoning change request. The surrounding properties all carry industrial zoning; and the proposed use is consistent with the surrounding pattern of development.

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

The existing “I-2” Heavy Industrial District is not consistent with the adopted land use plan; however, it is consistent with the other zoning in the area. The Guadalupe/Westside Community Plan encourages redevelopment of this area, transitioning from industrial to retail and service uses. The site has access from Hazel Street where there are heavy concentrations of both commercial and industrial uses.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The buildings on the subject property have been vacant for a number of years. Recently, significant improvements have been made to the subject site. Approval of the rezoning request will allow viable use of the long-vacant buildings.

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

The request does not appear to conflict with any public policy objective. The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

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

The subject site is 0.9295 acres in size, which should reasonably accommodate the uses permitted in the “C-2” district, as well as the proposed auto paint and body repair shop. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

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

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

OWNER'S ACKNOWLEDGMENT

GABINO & LUZ MA ARREDONDO THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ ALL CITY-ADOPTED CODES AT THE TIME OF THE PLAN SUBMITTAL FOR BUILDING PERMITS.

SCALE: 1" = 50'

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



SURVEYED ON THIS THE 13TH DAY OF DECEMBER, 2013 A.D.

RAMON M. RUIZ, PLS #3976

RUIZ & ASSOCIATES SURVEYING, INC.

4414 CENTERVIEW, SUITE 211  
SAN ANTONIO, TEXAS 78228  
PHONE: (210) 735-8514 Fax: (210) 738-2835  
Email: ruizandassociates@sbcglobal.net  
Web: www.ruizassociatesurveying.com  
Registration Firm Number: 100297-00

JOB NUMBER : 2013-089

DATE : 12/13/13

DRAWN BY : J.S.

APPROVED BY : R.M.R.

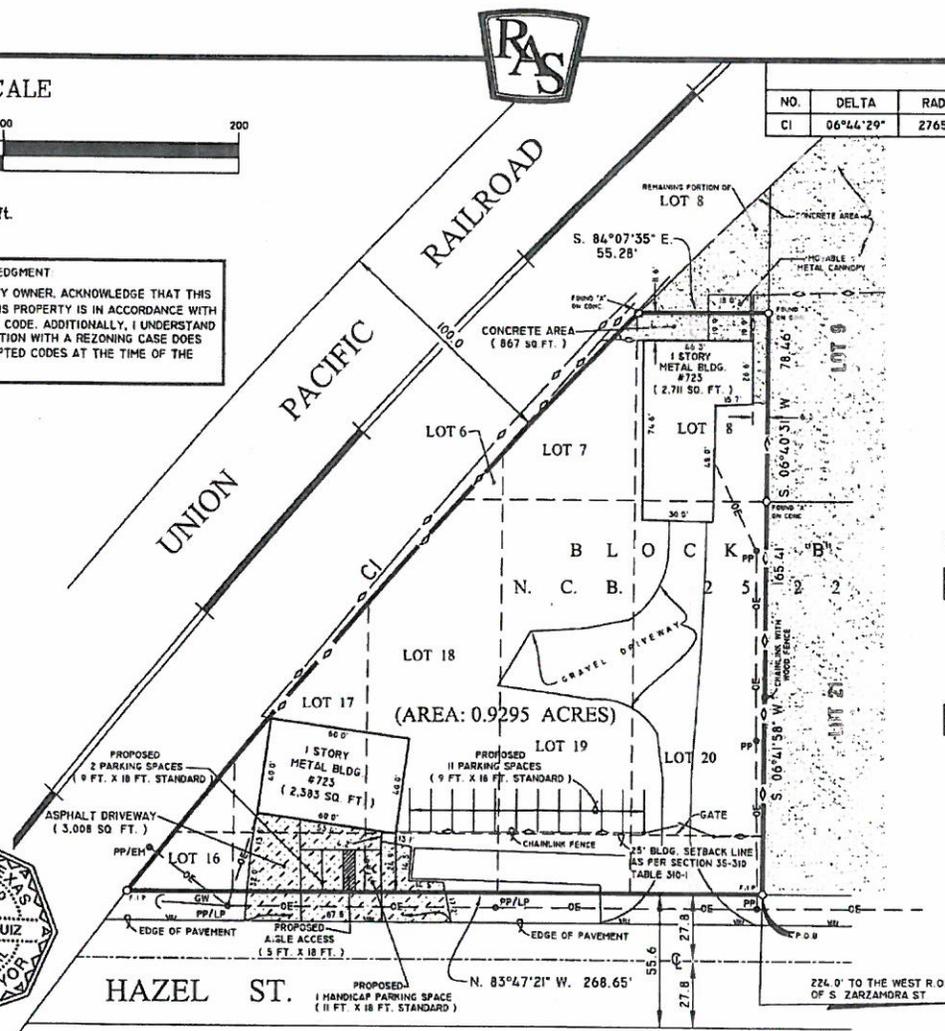
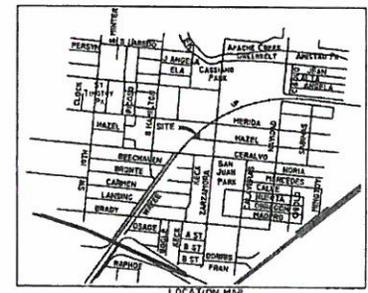
CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
CI	06°44'29"	2765.00'	325.33'	162.85'	325.15'	N. 47°42'17" E.

- 5,094 SQ. FT. OF BLDG. AREA
- 3,875 SQ. FT. OF PAVED/CONCRETE AREA
- 8,969 TOTAL OF SQ. FT OF IMPERVIOUS COVER

**INTENDED USE:**  
AUTO BODY & REPAIR SHOP

LEGEND

- PP ○ POWER POLE
- GW — GUY WIRE
- CONCRETE AREA
- PP/LP ○ POWER POLE/LIGHT POLE
- PP/EH ○ POWER POLE/ELECTRIC METER
- ASPHALT AREA
- CHAINLINK FENCE
- OVERHEAD ELECTRIC SET 1/2" IRON ROD WITH YELLOW CAP
- S.I.P.
- F.I.P.
- STAMPED: RAS# 3976 FOUND 1. PIN
- EDGE OF PAVEMENT



SITE PLAN SURVEY

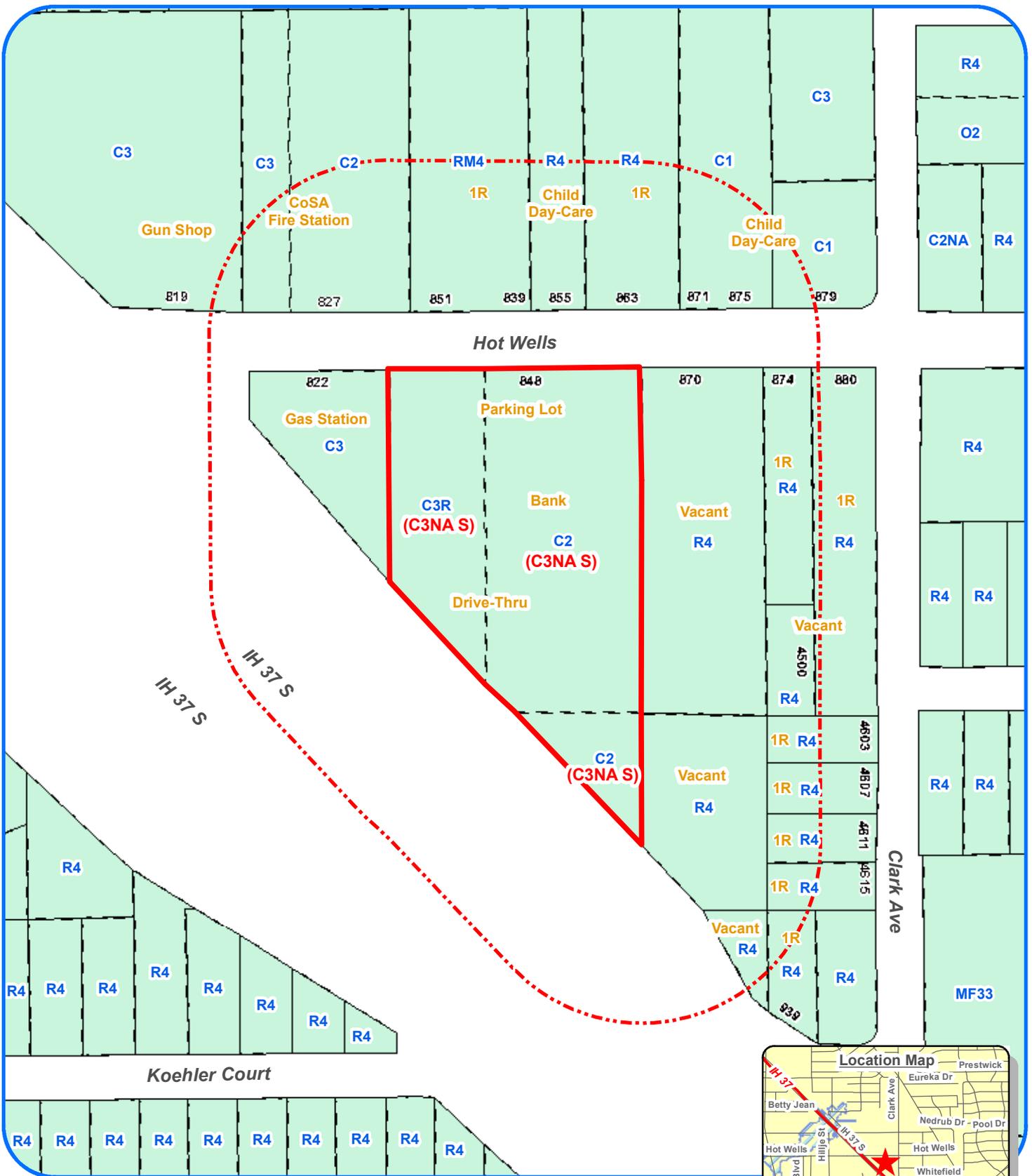
FOR  
BEING 0.9295 ACRES OF LAND COMPRISED OF LOTS 19 AND 20 AND PORTIONS OF LOTS 6,7,8,16,17 AND 18, BLOCK "B", N.C.B. 2522, SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 15997, PAGE 326 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SHEET

1

of 1

22014061 CD



## Zoning Case Notification Plan

### Case Z-2014-062

Council District: 3  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 10938 - BLOCK 006 - LOT 067

- Legend**
- Subject Properties (2.310 Acres) ———
  - 200' Notification Area - - - - -
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (1/6/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014062 S

Hearing Date: January 21, 2014

Property Owner: Dury Brothers Partners, Ltd. (by John R. Dury, Member)

Applicant: John R. Dury

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

Location: 848 Hot Wells Boulevard

Legal Description: Lot 67, Block 6, NCB 10938

Total Acreage: 2.31

City Council District: 3

Case Manager: Tony Felts, Planner

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

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Rifle And Pistol Range – Indoor

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

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

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

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

**Applicable Agencies:** None

## Property Details

**Property History:** The subject property was annexed in 1952 and was originally zoned “B” Residence District. In a 1981 case, the western portion of the property was rezoned to “B-3R” Restrictive Business District. In a 1983 case, the remaining portion of the property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3R” General Commercial Restrictive Alcoholic Sales District and “C-2” Commercial District, respectively. The property is currently occupied by vacant commercial structure measuring approximately 2,111 square feet, as well as a 6,699 square-foot canopy. The structures were built in 1981 and formerly housed a bank. The site was platted into its current configuration in 1983.

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

## Adjacent Zoning and Land Uses

**Direction:** West and North

**Current Base Zoning:** “C-3”, “C-2”, “RM-4”, “R-4”, and “C-1”

**Current Land Uses:** Convenience Store, Gun Shop, Fire Station, Single-Family Residences and Childcare Facilities

**Direction:** East

**Current Base Zoning:** “R-4”

**Current Land Uses:** Vacant Property and Single-Family Residences

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

## Transportation

**Thoroughfare:** Hot Wells Boulevard

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

**Proposed Changes:** None known

**Thoroughfare:** Interstate Highway 37

**Existing Character:** Freeway; limited access divided highway with three lanes in each direction, and freeway off-ramps

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus operations within the vicinity.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to retail sales as well as a rifle and pistol range - indoor. Most retail uses require a minimum of 1 space per 300 square feet of Gross Floor Area (GFA) and a maximum of 1 space per 200 square feet of GFA. An indoor rifle and pistol range requires a minimum of 1 space per 6 seats (or if no permanent seats, 1 space per 30 square feet of GFA) and a maximum of 1 space per 4 seats (or if no permanent seats, 1 space per 50 square feet).

The requisite Specific Use Authorization site plan shows a total of 84 parking spaces.

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

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

### **1. Consistency:**

The subject property is located within Highlands Community Plan and is designated as Regional Commercial in the future land use component of the plan. The proposed “C-3NA” base zoning district is consistent with the adopted future land use designation.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The immediate vicinity consists of a mix of various uses and zoning districts, including single-family residential and commercial. The subject property abuts an expressway, and is within 150 feet of a freeway interchange; as such, the requested zoning is appropriate for the subject property.

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

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

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

Staff has found no indication of likely adverse effects on the public health, safety or welfare. New construction is proposed; therefore, a 15-foot Type C landscape buffer and 30-foot building setback will be required where the subject property abuts residential zoning or uses.

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

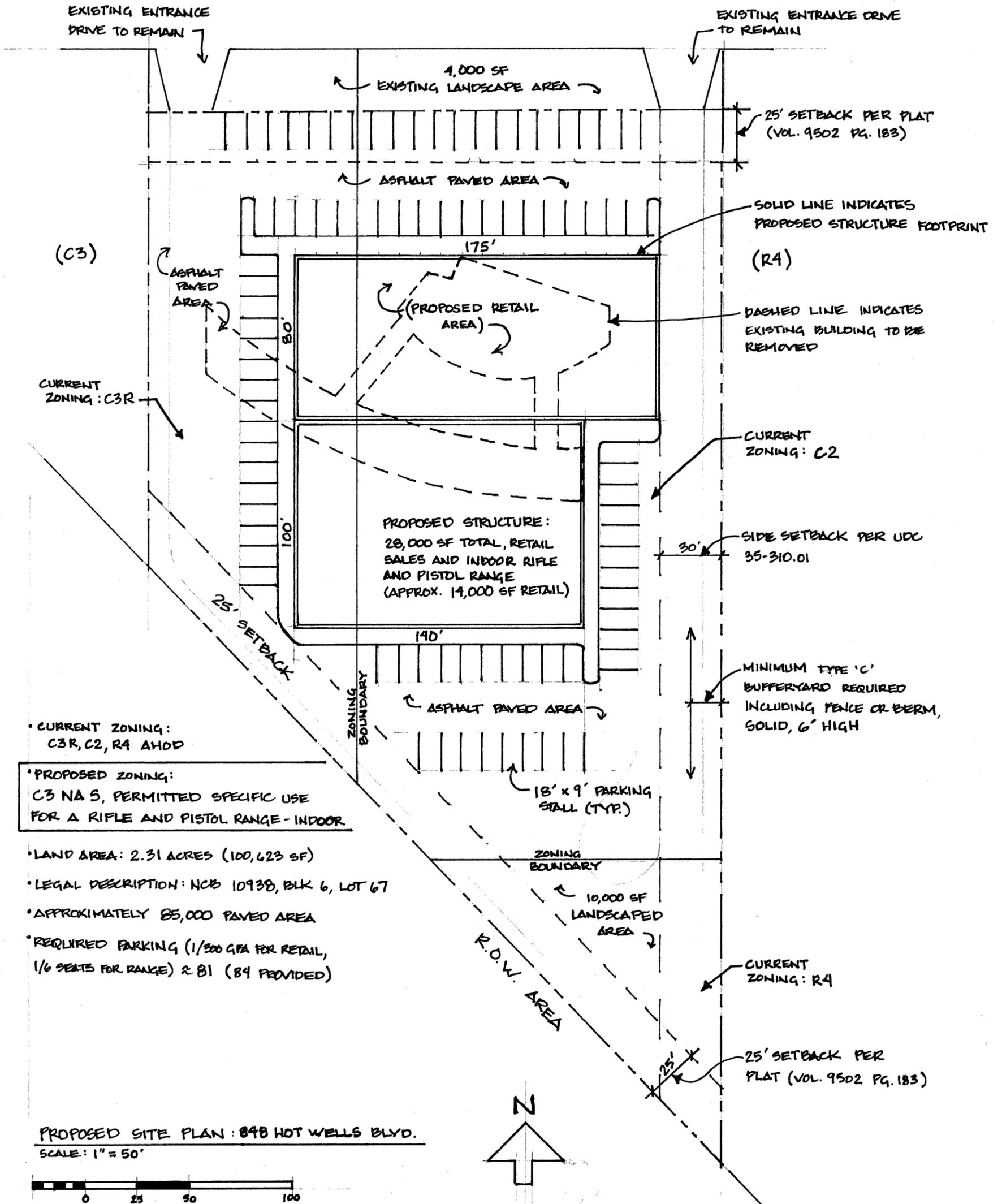
The request does not appear to conflict with any public policy objective.

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

The subject property is 2.31 acres in size, which should reasonably accommodate the uses permitted in the “C-3” zoning district, the proposed firing range, and the required parking. The size of the lot will serve to limit the scale of future development.

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

The proposed land use will be completely enclosed with a structure that must meet all required building and fire codes.



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