

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, July 17, 2012
12:30 PM

ZONING COMMISSIONERS

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

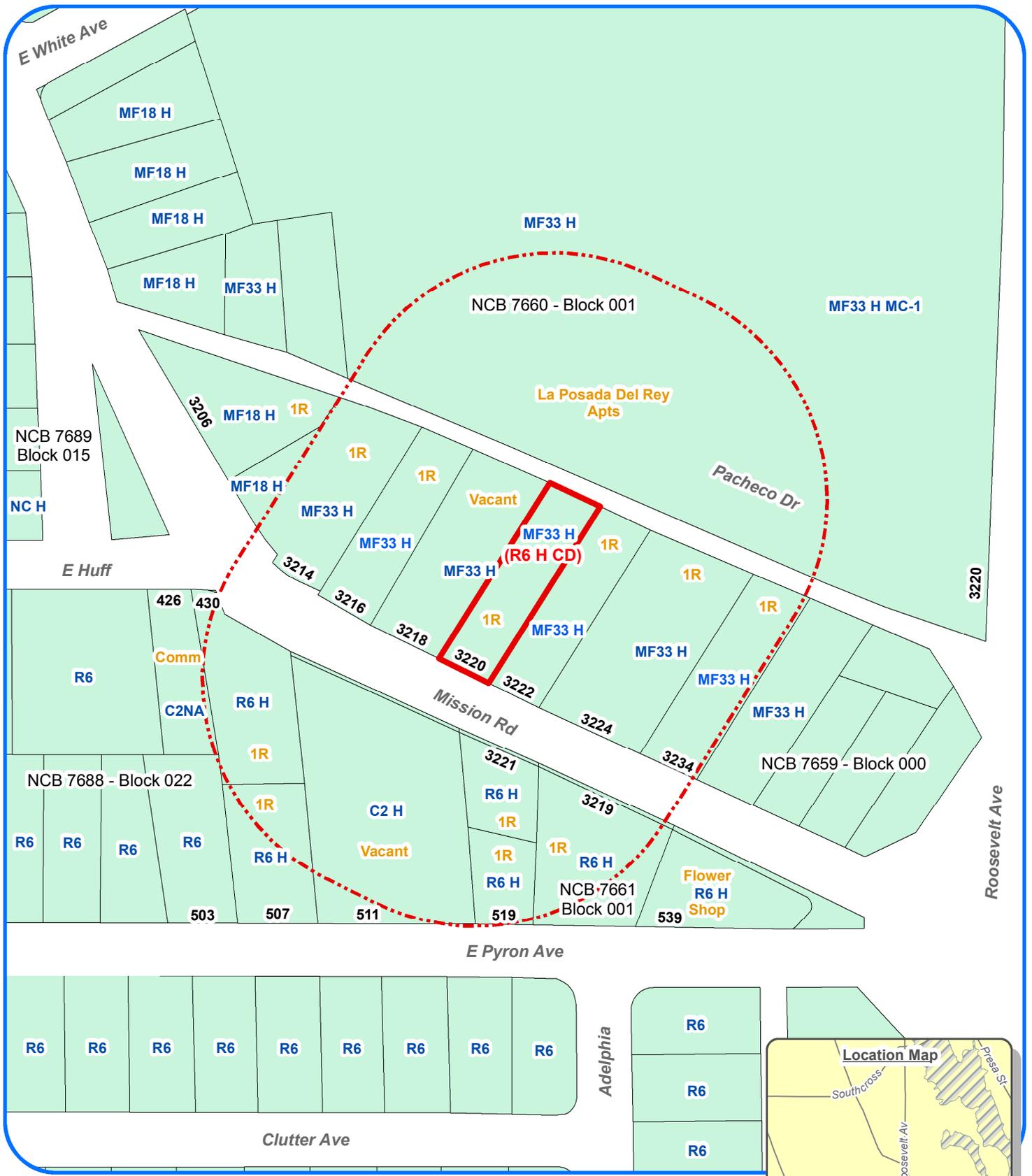
1. **12:30 PM** - Work Session - Briefing on the proposed Lone Star Community Plan (Department of Planning and Community Development by Michael Taylor), Rule review: Alcohol sales uses and discussion of policies and administrative procedures, and any items for consideration on the agenda for July 17, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the July 3, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012114 (Council District 2) POSTONED:** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 19, Block 6, NCB 3138, 404 Stafford.
7. **ZONING CASE NUMBER Z2012121 S ERZD (Council District 8) POSTPONED:** A request for a change in zoning from “C-3 ERZD” General Commercial Edwards Recharge Zone District to “C-2 S ERZD” Commercial Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic on 0.102 of an acre out of Lot 4, Block 20, NCB 16883, 8202 North Loop 1604 West.
8. **ZONING CASE NUMBER Z2012157 (Council District 1) PULLED:** A request for a change in zoning from “HS MF-33 NCD-1 AHOD” Historic Significant Multi-Family South Presa Street/South Street Mary's Street Neighborhood Conservation Airport Hazard Overlay District to “HS IDZ NCD-1 AHOD” Historic Significant Infill Development Zone South Presa Street/South Street Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District and “NC” Neighborhood Commercial District on Lot 16, Block 4, NCB 732, 206 Sadie Street.

9. **ZONING CASE NUMBER Z2012134 CD (Council District 3):** A request for a change in zoning from “H MF-33 AHOD” Multi-Family Mission Historic Airport Hazard Overlay District to “H R-6 CD AHOD” Residential Single-Family Mission Historic Airport Hazard Overlay District with a Conditional Use for a Retail Gift Shop on Lot 4E, NCB 7659, 3220 Mission Road.
10. **ZONING CASE NUMBER Z2012137 (Council District 8):** A request for a change in zoning from “C-1 PUD GC-1 MSAO-1 MLOD” Planned Unit Development Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to “C-2 GC-1 MSAO-1 MLOD” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District on Parcel 5, NCB 34754, 24165 West IH 10.
11. **ZONING CASE NUMBER Z2012139 (Council District 10):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.521 of an acre out of Tract 3, Block 2, NCB 13802, 5170 Randolph Boulevard.
12. **ZONING CASE NUMBER Z2012109 S (Council District 6):** A request for a change in zoning from: "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Salvage Yard on a 2.4164 acre tract of land out of NCB 18049. 7510 Grissom Road. (Council District 6)
13. **ZONING CASE NUMBER Z2012129 (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.14 of an acre out of Lots 10 and 11, Block, 17, NCB 3775, 1838 Culebra Road.
14. **ZONING CASE NUMBER Z2012136 (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “O-1” Office District on Lot 15, Block 3, NCB 17637, 5534 Rogers Road.
15. **ZONING CASE NUMBER Z2012144 (Council District 9):** A request for a change in zoning from: “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on 0.0811 of an acre out of Lot 8, Block 1, NCB 15678 on a portion of 3633 Metro Parkway.
16. **ZONING CASE NUMBER Z2012150 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on the east 63 feet of the west 68 feet of Lot 20, Block 17, NCB 7264 and the east 60 feet of the west 65 feet of Lot 5, Block 24, NCB 7265, 829 and 830 Westwood.
17. **ZONING CASE NUMBER Z2012151 (Council District 1):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “R-4 IDZ AHOD” Residential Single-Family Infill Development Zone Airport Hazard Overlay District with Office Uses on Lot 2, Block 89, NCB 3250, 3232 IH 10 West.
18. **ZONING CASE NUMBER Z2012152 CD (Council District 8):** A request for a change in zoning from “O-2” High Rise Office District, “C-2” Commercial District and “C-2NA” Commercial Nonalcoholic Sales District to “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales on Lot 12, Block 24, NCB 13559, 9451 Interstate Highway 10 West.

19. **ZONING CASE NUMBER Z2012154 (Council District 4):** 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 14 and 15, Block 60, NCB 7990, 821 Linden Avenue.
20. **ZONING CASE NUMBER Z2012156 CD (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than 16 residents on Lot 8, Block 1, NCB 11500, 208 Hope Drive.
21. **ZONING CASE NUMBER Z2012161 (Council District 2):** A request for a change in zoning from “H RM-4 AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District and “H C-1 AHOD” Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to “H IDZ AHOD” Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Stone Monument Retail and Wholesale with Outdoor Display and Storage of Merchandise on Lots 11, 13 and the east 118.33 feet of Lot 15, Block 8, NCB 583, 311, 315, and 321 North Hackberry Street.
22. **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.
23. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2012-134

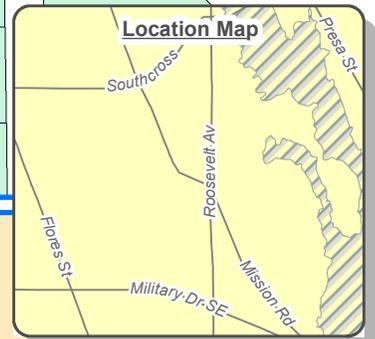
Council District 3

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 7659 - Block - LOT 4E

Legend

- Subject Properties (0.217 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(06/06/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012134 CD

Hearing Date: July 17, 2012

Property Owner: Isauro & Sara J. Trevino

Applicant: Sara J. Trevino

Representative: Sara J. Trevino

Location: 3220 Mission Road

Legal Description: Lot 4E, NCB 7659

Total Acreage: 0.217

City Council District: 3

Case Manager: Osniel Leon, Planner

Case History: This is the second public hearing for this zoning request. The case was continued from the July 3, 2012 meeting.

Proposed Zoning Change

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

Requested Zoning: "H R-6 CD AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District with a Conditional Use for a Retail Gift Shop

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 June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 15, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: Mission San Jose Neighborhood Association

Planning Team Members: 16 – South Central San Antonio Community Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is currently developed with two residential structures. According to the Bexar County Appraisal District, the principal structure measures 821 square feet and was constructed in 1935. The second structure measures 500 square feet and was constructed in 1980. The subject property was annexed in 1944 and was originally zoned "B" Residence District. In a 1985 case, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: East and West

Current Base Zoning: "MF-33"

Current Land Uses: Undeveloped property and single-family residences

Direction: South and Southwest

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

Current Land Uses: Undeveloped 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.

The surrounding properties are located in the Mission Historic District, which was adopted in 1977. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: Mission Road

Existing Character: Collector Street; 1 lane in each direction

Proposed Changes: None Known

Public Transit: The nearest VIA busline is the number 42 line, which operates along Roosevelt Avenue, 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: Gift Shop Retail – Minimum Parking Requirement: 1 space per 300 square feet. Maximum Parking Requirement: 1 space per 200 square feet. The conditional use site plan submitted by the applicant shows two parking spaces with additional areas that may be used for parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the South Central San Antonio Community Plan and is currently designated as “Low Density Residential” in the Future Land Use Plan. The proposed “R-6” Residential Single-Family District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the conditional use to allow a retail gift shop to be appropriate as the property is located near a historic landmark and provides adequate parking on site according to the site plan submitted. Staff has found no evidence of adverse impacts that may be caused by approval of the requested zoning.

3. Suitability as Presently Zoned:

The existing multi-family zoning is not appropriate for the subject property or surrounding area and is not consistent with the adopted future land use designation. Many of the surrounding properties that carry multi-family zoning are actually developed as single-family residences.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.217 acres and would appear to be of sufficient size to accommodate the proposed use.

7. Other Factors:

The conditional use for a Retail Gift Shop is in accordance with the City’s Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance (Retail Gift Shop) approving the conditional zoning district.

Per Section 35-422 of the Unified Development Code, the following conditions shall apply should the requested conditional use be approved:

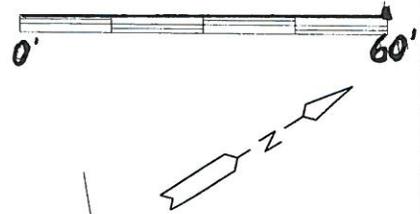
- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

MISSION ROAD

3.02
74.5

186

LOT 4F



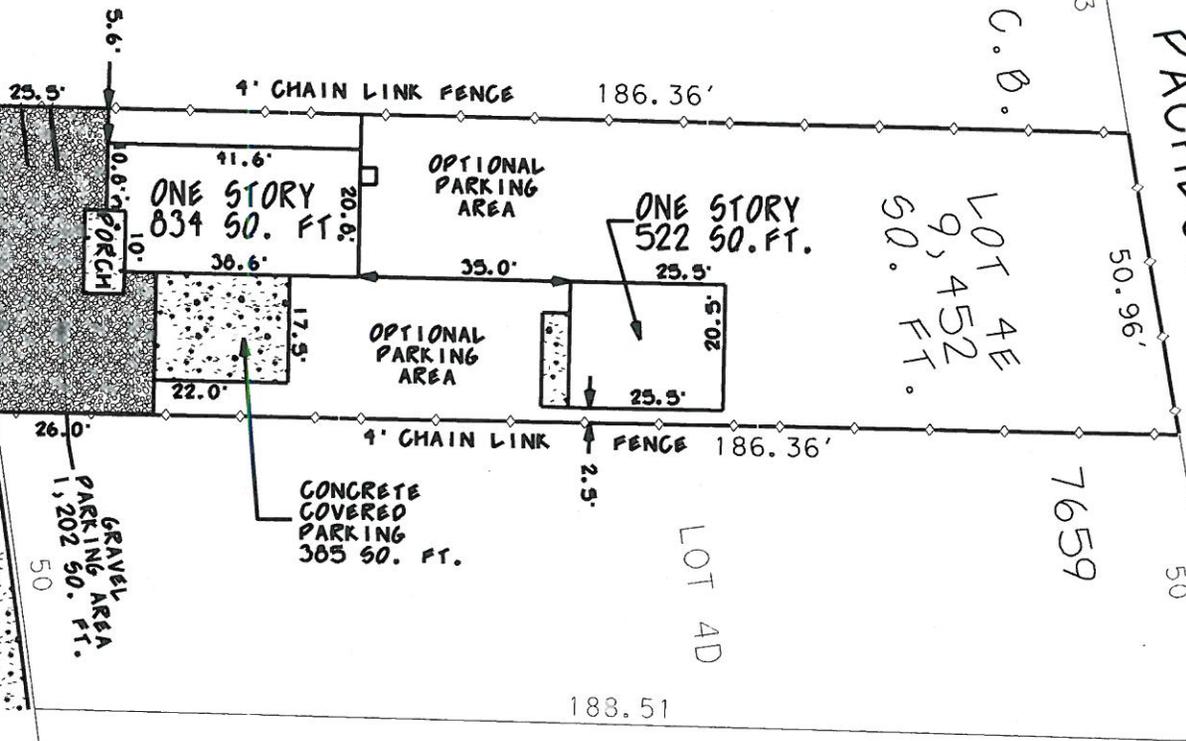
SITE PLAN

N.C.B.

75.3

PACHECO DRIVE

331.83



LOT 4E
9,452
SQ. FT.

7659

LOT 4D

183.51

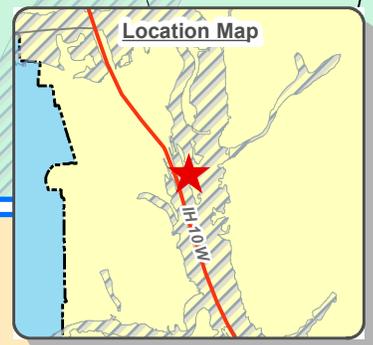
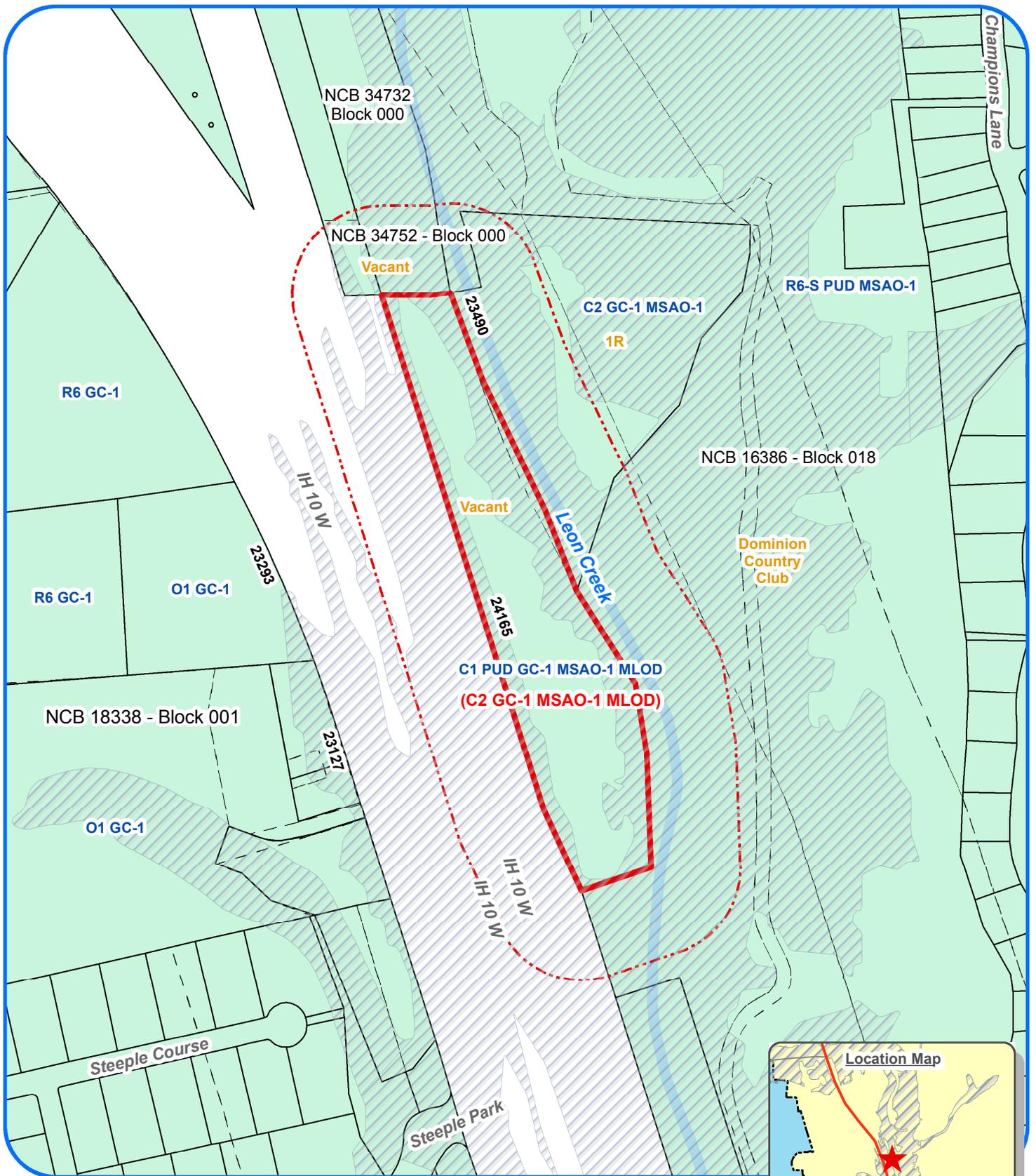
GRAVEL
PARKING AREA
1,202 SQ. FT.

CONCRETE
COVERED
PARKING
305 SQ. FT.

11SAURO & SARA TREVINO, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSED 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.

3220 MISSION ROAD (LOT 4E, N.C.B. 7659)	
LOTS	1
SITE AREA	9,452 SQ. FT.
BUILDING AREA	1356 SQ. FT.
HARD SURFACE AREA	476 SQ. FT.
GRAVEL PARKING AREA	1,202 SQ. FT.
OPEN SPACE AREA	6,418 SQ. FT.

7659 3220 MISSION ROAD 4 CD



Zoning Case Notification Plan

Case Z-2012-137

Council District 8

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 34754 - Block - Lot P-5 "IH 10 W - DOMINION ANNEXATION"

Legend

- Subject Properties ——— (5.513 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(06/07/2012 - R Martinez)

Note: All properties are located within the "MLOD" Military Lighting Overlay District



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012137

Hearing Date: July 17, 2012

Property Owner: Dominion Creek, LLC (Jadon Newman, Manager)

Applicant: Dominion Creek, LLC (Jadon Newman, Manager)

Representative: Brown & Ortiz, P. C.

Location: 24165 West IH 10

Legal Description: Parcel 5, NCB 34754

Total Acreage: 5.511

City Council District: 8

Case Manager: Osniel Leon, Planner

Case History: This is the second public hearing for this zoning request. The case was continued from the July 3, 2012 meeting.

Proposed Zoning Change

Current Zoning: "C-1 PUD GC-1 MSAO-1 MLOD" Planned Unit Development Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District

Requested Zoning: "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay 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 June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 15, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Neighborhood Associations: None

Planning Team Members: 41 - North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The property was annexed in 1998. The property has been rezoned numerous times as part of the Dominion development. The current "C-1 PUD" district was established through a City-initiated case in 2004.

Topography: The property slopes slightly to the east and south, toward Leon Creek. The perimeter of the property is located within the 100-year flood plain; therefore, mitigation may be required prior to development of the site.

Adjacent Zoning and Land Uses

Direction: North, South, East

Current Base Zoning: "C-2 PUD", "R-6 S PUD", and "C-2"

Current Land Uses: Undeveloped land, country club golf course, and a single-family residence

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

All surrounding properties carry the "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures.

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 Certificate of Compliance review is performed by the Planning & Community Development Department.

Planned Unit Developments ("PUD") 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.

Transportation

Thoroughfare: IH 10 West

Existing Character: Freeway 250' - 500'

Proposed Changes: None Known

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

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

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

Staff Analysis and Recommendation: Approval, pending master plan amendment.

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

1. Consistency:

The subject property is located within the North Sector Plan and is designated as Rural State Tier in the Future Land Use component of the plan. The requested "C-2" base zoning district is not consistent with the adopted land use designation.

The applicant has submitted a request to amend the land use designation to Suburban Tier. Planning and Community Development staff recommends approval of this request. Planning Commission continued the case to their July 25, 2012 public hearing; therefore, the zoning case will also need to be continued.

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 property is located in an area that is predominately vacant land and rural in character. The property has frontage on an expressway, which is an appropriate location for medium intensity commercial uses. The property is subject to lighting and sound attenuation regulations. The "MLOD" district regulates outdoor lighting in an effort to minimize night-time light pollution. The "MSAO" district establishes standards intended to lessen the impact of external noise from the near by military installation.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property.

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 "C-2" 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.

5. Public Policy:

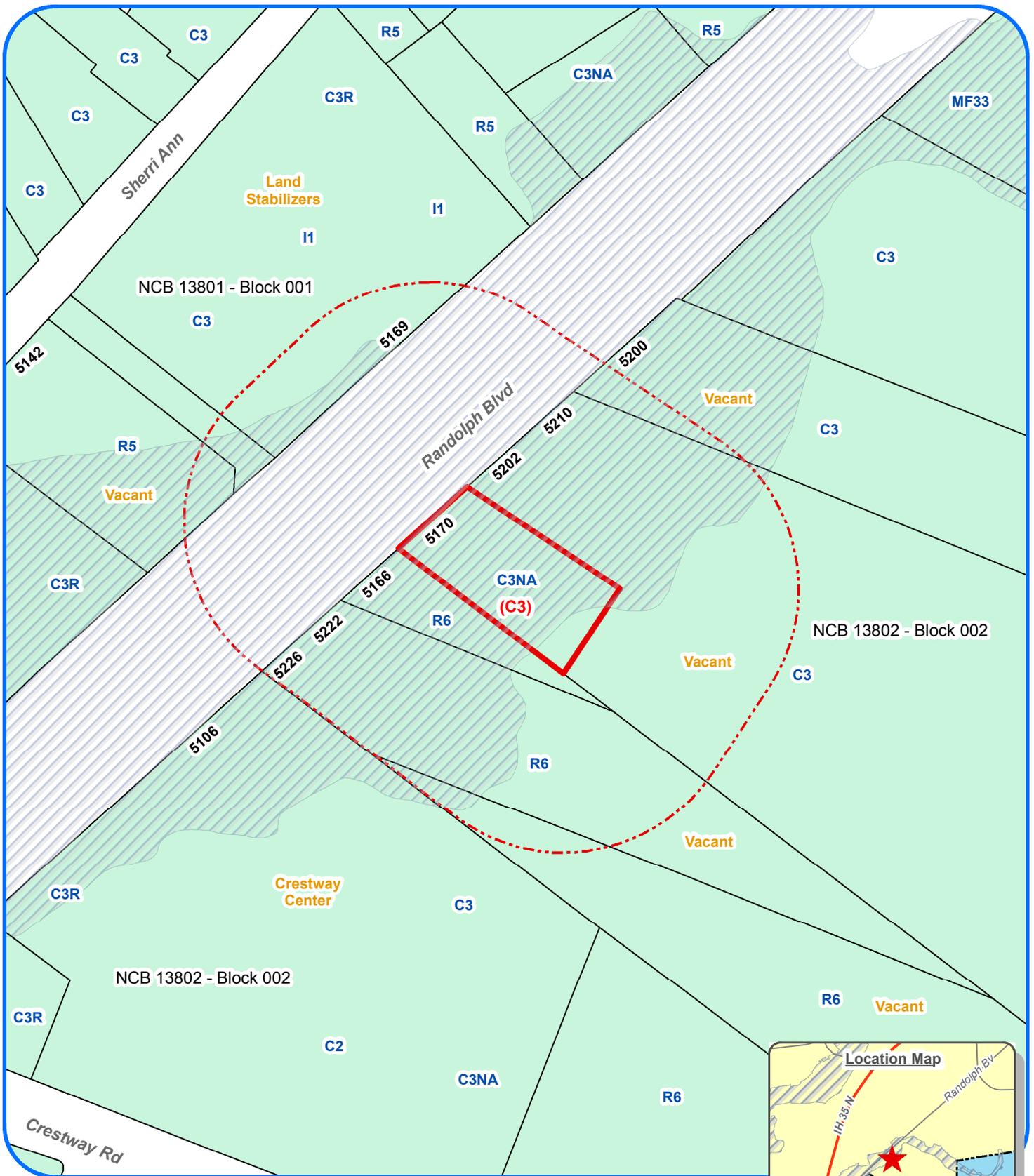
The North Sector Plan was adopted in 2010. According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. The Plan is a component of the City's Master Plan.

6. Size of Tract:

The property is 5.513 acres, which should be able to accommodate a commercial development with adequate space for 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 Garrison Commander did not review the rezoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.



Zoning Case Notification Plan

Case Z-2012-139

Council District 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 13802 - Block 2 - Lot N IRR 100.30 FT OF S IRR 194.55 FT OF W IRR 201.18 FT OF 3.521 AC

Legend

- Subject Properties (0.521 Acres) ▬
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(06/08/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012139

Hearing Date: July 17, 2012

Property Owner: Ron Ray, LP

Applicant: Ron Ray

Representative: Ron Ray

Location: 5170 Randolph Boulevard

Legal Description: 0.521 of an acre out of Tract 3, Block 2, NCB 13802

Total Acreage: 0.521

City Council District: 10

Case Manager: Timothy Mulry, Planner

Case History: This is the second public hearing for this zoning request. The case was continued from the July 3, 2012 meeting.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The property was annexed in December of 1972, and was originally zoned "R-1" Single-Family Residence District. Following the adoption of the 2001 Unified Development Code, the original "R-1" Single-Family Residence District converted to "R-6" Single-Family Residence District. In a 2008 case, the property was rezoned to "C-3NA" General Commercial Nonalcoholic Sales District. The property is currently developed as an approximately 4,800 square foot restaurant that was constructed in 1965.

Topography: The subject property is located within the 100-year floodplain. Future construction on the site must be coordinated with the City of San Antonio Public Works Department and may require a floodplain development permit.

Adjacent Zoning and Land Uses

Direction: Northeast
Current Base Zoning: "C-3"
Current Land Uses: Vacant

Direction: Northwest
Current Base Zoning: "C-3", "C-3R", "I-1", "R-5"
Current Land Uses: Warehousing, Undeveloped land

Direction: South
Current Base Zoning: "R-6", "C-3", "C-3R", "C-3NA", "C-2"
Current Land Uses: Undeveloped land and office/retail center

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: Randolph Boulevard
Existing Character: Primary Arterial Type A; 1 lane in each direction
Proposed Changes: None known

Thoroughfare: Crestway Drive
Existing Character: Secondary Arterial Type B; 2 lanes in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 21, which operates along Randolph Boulevard. The Randolph Boulevard Park and Ride is located west 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: Restaurant or Cafeteria – Minimum vehicle spaces: 1 per 100 square foot GFA. Maximum vehicle spaces: 1 per 40 square foot GFA.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is not located within any neighborhood or future land use plan. The requested “C-3” zoning district is generally consistent with the surrounding land uses, which are commercial and industrial in nature. “C-3” districts are designed to provide for more intensive commercial uses than those located within the “NC”, “C-1”, or “C-2” zoning districts. “C-3” uses are typically categorized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. The small lot size in this case is not consistent with typical “C-3” development patterns.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested “C-3” zoning district on neighboring properties. Although the neighboring property is zoned “R-6”, it is an electric easement with large transmission line towers.

3. Suitability as Presently Zoned:

The surrounding area includes commercially-zoned properties, both with and without alcohol restrictions. The existing zoning on the subject property is consistent with the surrounding zoning pattern. However, the small tract is not supportive of “C-3” 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:

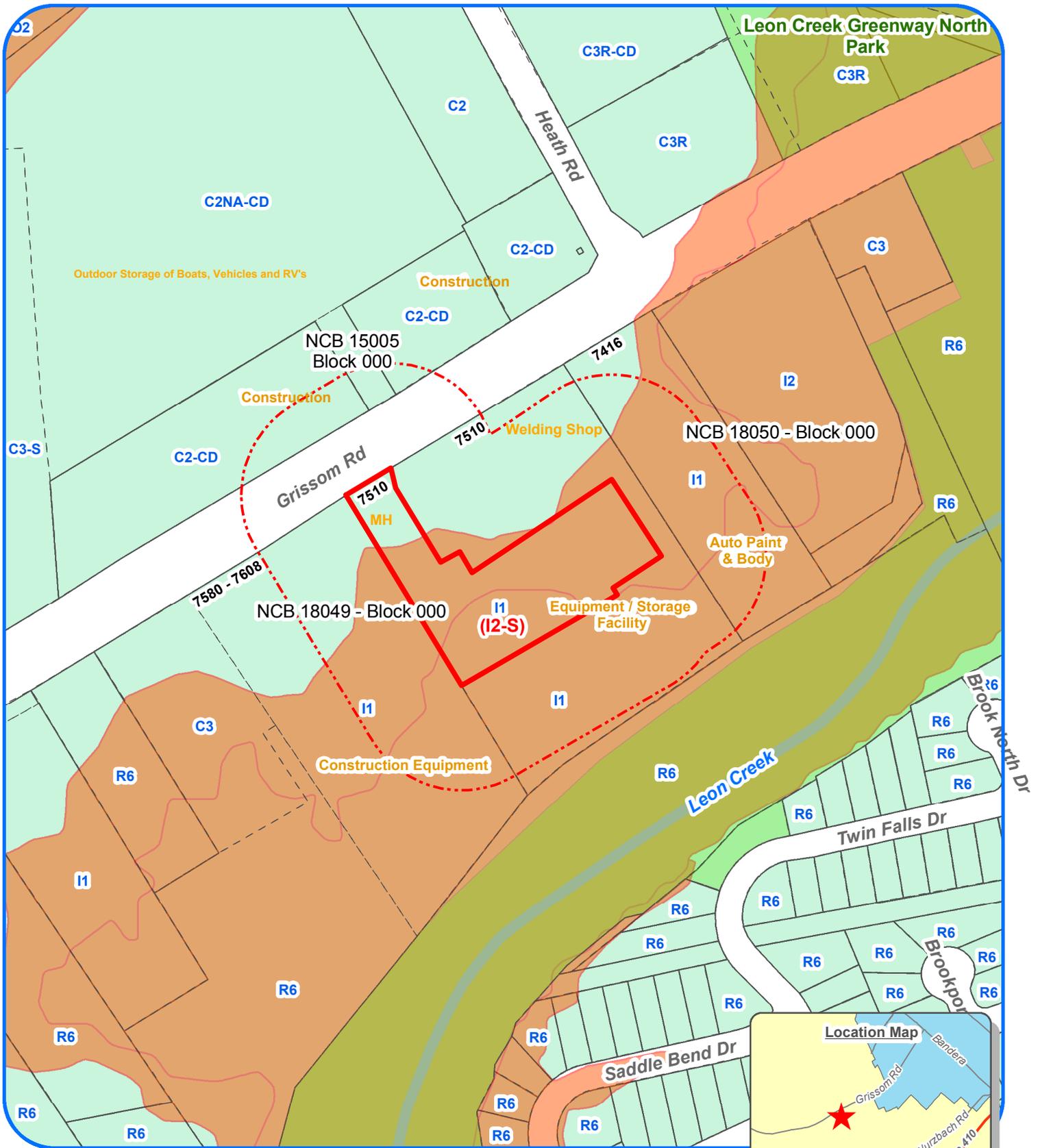
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.521 acres. Typically, “C-3” zoning districts are intended for large lots with intense commercial uses and are located at intersections of major thoroughfares or expressways. The “NC”, “C-1”, and “C-2” zoning districts are more appropriate for smaller lots away from commercial nodes and with less intense commercial uses.

7. Other Factors:

Staff does not oppose removal of the alcohol restriction, as many surrounding properties already have zoning that would allow alcohol sales. The applicant requests this zoning change in order to allow the sale of alcohol within the existing restaurant facility. Due to the size of the lot and existing building, the “C-1” or “C-2” zoning districts would allow this use more appropriately than the applicant’s current request.



Zoning Case Notification Plan

Case Z-2012-109 S

Council District 6
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): NCB 18049 - Block 000 - Parcels P-200 and P-201

Legend

- Subject Properties (2.4164 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
 City of San Antonio
 (04/18/2012 - E Hart)

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 #: Z2012109 S
Hearing Date: July 17, 2012
Property Owner: Apache Land Corporation
Applicant: Kevin D. Hollingsworth
Representative: Bobby Perez
Location: 7510 Grissom Road
Legal Description: A 2.4164 acre tract of land out of NCB 18049
Total Acreage: 2.4164
City Council District: 6
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Salvage Yard

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 29, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1985 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In April of 1988, the 2.4164-acre site was part of a zoning case that rezoned the property to “I-1” Light Industry District. Following the adoption of the 2001 Unified Development Code, the previous “I-1” base zoning district converted to the current “I-1” General Industrial District.

Topography: According to the most recent 100-year FEMA flood map, much of the subject property is located within the floodplain. The property abuts Leon Creek and the Leon Creek Greenway Park. The overall scale of any development will be somewhat limited due to the presence of Leon Creek and the resulting flood plain.

Adjacent Zoning and Land Uses

Direction: Southeast

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

Current Land Uses: Outdoor Storage and Leon Creek

Direction: Southwest

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

Current Land Uses: Construction Equipment Facility and Outdoor Storage

Direction: Northeast

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

Current Land Uses: Air Conditioning Service and Repair and Auto Paint and Body Facility

Direction: Northwest across Grissom Road

Current Base Zoning: “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for the Outdoor Storage of Boats, Vehicles, and RV's and "C-2 CD" Commercial District with a Conditional Use for Office Warehouse

Current Land Uses: Vacant Land and Outdoor Storage of Boats, Vehicles, and RV's

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: Grissom Road

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

Proposed Changes: None known.

Public Transit: VIA bus line 610 operates along Grissom Road with two stops directly adjacent to 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: Junkyard or Salvage Yard-Minimum Parking Requirement: 1 per employee. Maximum Parking Requirement: 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 West/Southwest Sector Plan adopted April 21, 2011 and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested zoning district is inconsistent with the adopted land use plan. The applicant has submitted a Master Plan Amendment requesting a “Specialized Center” designation. Planning and Community Development Department staff recommends denial of the Master Plan Amendment. The request was considered by the Planning Commission on June 27, 2012, Planning Commission recommended approval of the “Specialized Center” designation.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request is not likely to have an adverse impact on the neighboring lands because the development pattern along this side Grissom Road supports intensive commercial and industrial uses. The nearest residential neighborhood is more than 300 feet away across Leon Creek; while access to the nearest residential neighborhood is almost 1,900 feet away, along Grissom Road. The Salvage Yard operation will be totally screened from view of adjacent property owners and public roadway to a height of six (6) feet.

3. Suitability as Presently Zoned:

The existing industrial zoning is not consistent with the adopted future land use designation. Many of the surrounding properties carry overly intense industrial and commercial zoning that does not conform to the North Sector Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. A large portion of the subject property falls within the flood plain and is not developable for other uses. Existing flood plains and topography suggest outside storage at this location may be the most reasonable use to this site. Flood plain development permits will be required by the City’s Public Works Department.

5. Public Policy:

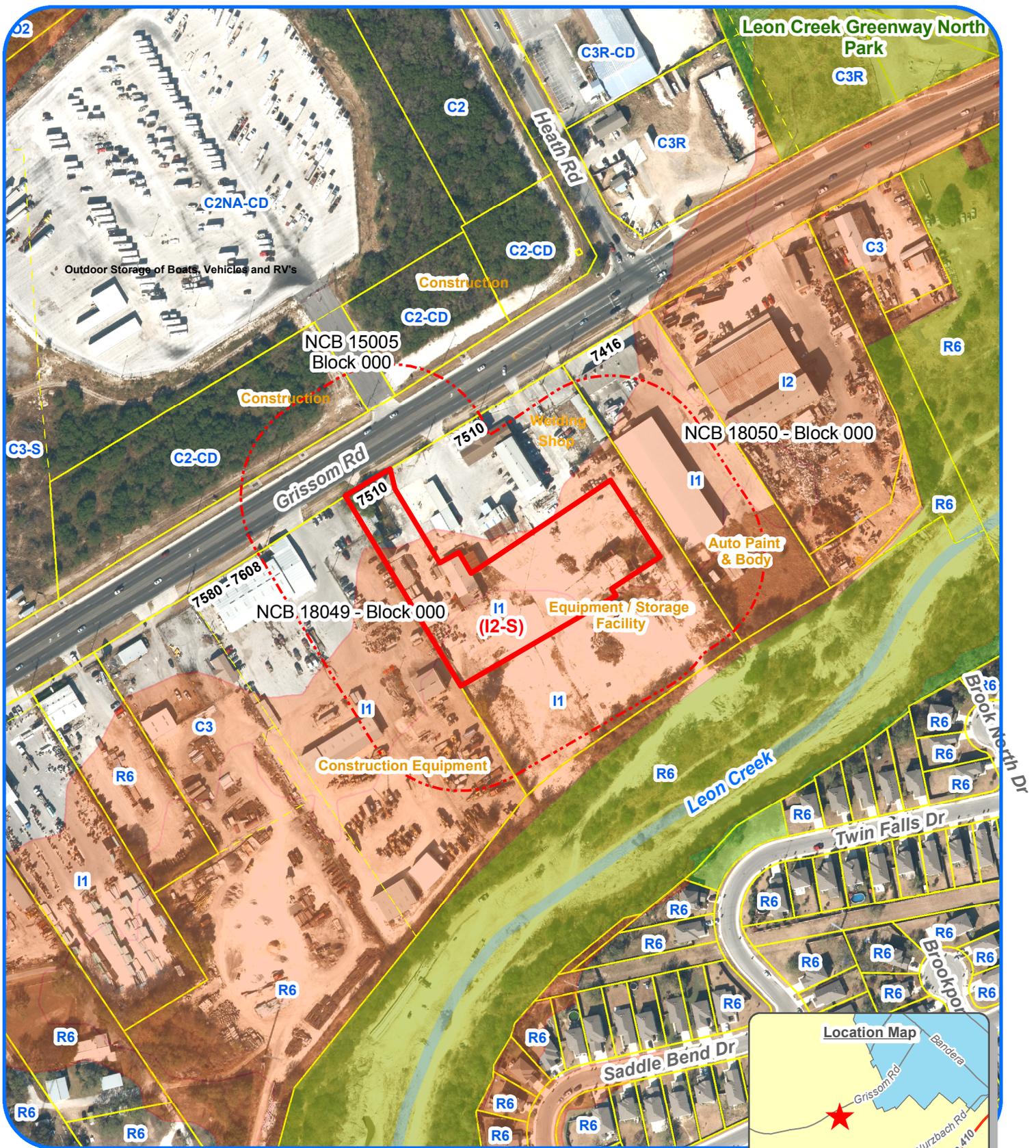
The West/Southwest Sector Plan identifies the 2.4164 acre tract as a suitable location for the neighborhood and community scale commercial uses associated with “Suburban Tier” land use. However, the industrial uses associated with a “Specialized Center” are consistent with the established land uses along Grissom Road and the character of the area would not be significantly altered by the zoning request.

6. Size of Tract:

The 2.4164 acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed Salvage Yard. The applicant has submitted a site plan to comply with the Specific Use Authorization requirements.

7. Other Factors:

Staff finds the requested Specific Use Authorization for a Salvage Yard to have minimal impact due to its position within the floodplain and surrounding uses. The Salvage Yard facility will be used for the storage and collection of regulated metal with no processing.



Zoning Case Notification Plan

Case Z-2012-109 S

Council District 6

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 18049 - Block 000 - Parcels P-200 and P-201

Legend

Subject Properties (2.4164Acres)

200' Notification Area

Current Zoning **TEXT**

Requested Zoning Change **(TEXT)**

100-Year DFIRM Floodplain

Single Family Residential **1R**

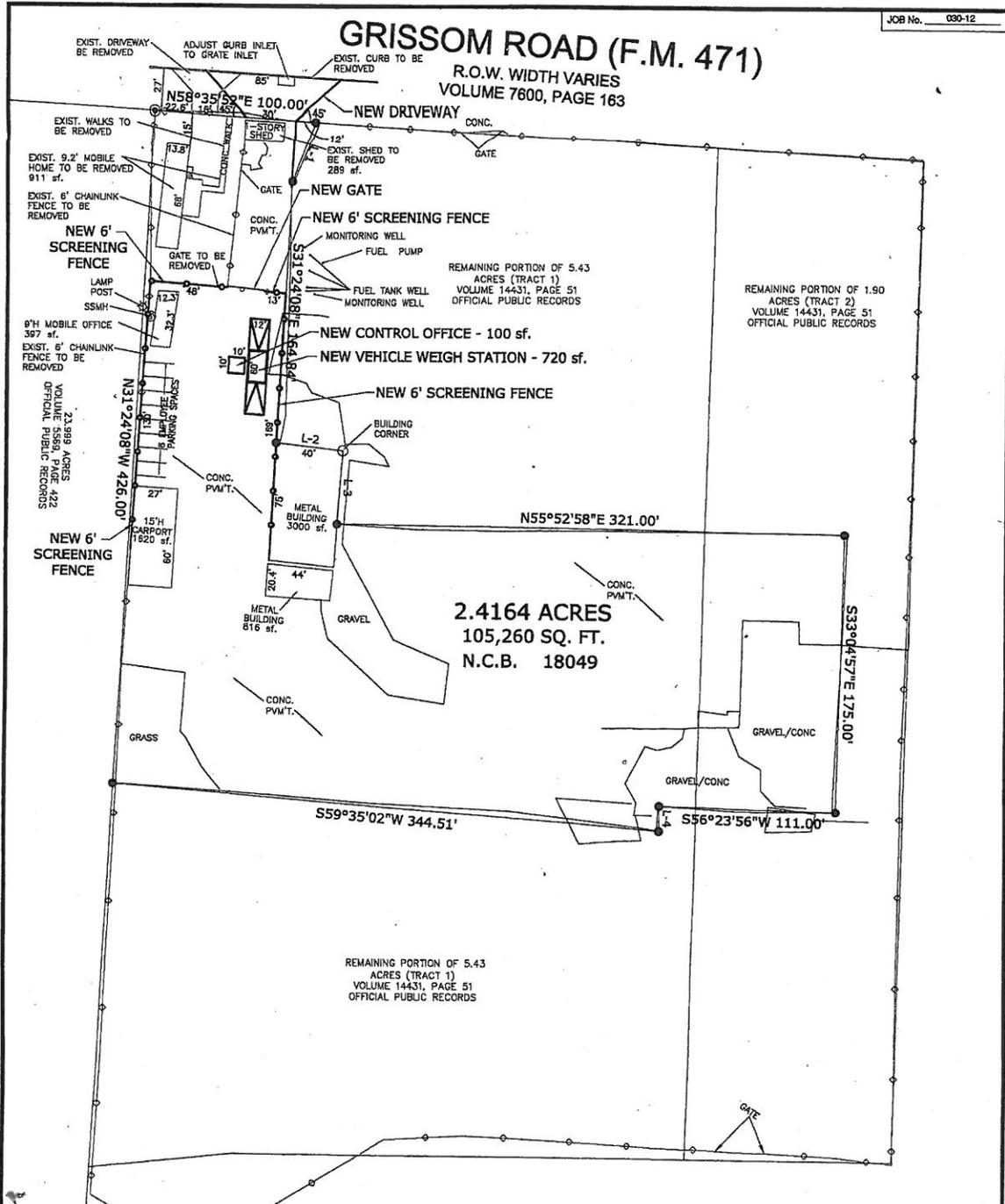


Development Services Dept
City of San Antonio
(04/18/2012 - E Hart)

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

GRISSOM ROAD (F.M. 471)

R.O.W. WIDTH VARIES
VOLUME 7600, PAGE 163

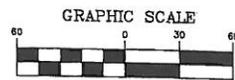


2.4164 ACRES
105,260 SQ. FT.
N.C.B. 18049

I, Buddy Ford, 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.

NO DESIGNATED EXISTING PARKING
820 SQ. FT. OF PROPOSED BUILDING
5,833 SQ. FT. OF EXISTING BUILDING TO REMAIN
1,200 SQ. FT. OF EXISTING BUILDING TO BE REMOVED
91,288 SQ. FT. OF IMPERVIOUS COVER CONSISTING OF STREETS, PARKING FACILITIES, INCLUDING CURB AND GUTTERS, FENCES, LOADING AREAS AND ASPHALT
INTENDED USE IS "I-2 S" HEAVY INDUSTRIAL WITH A SPECIFIC USE AUTHORIZATION FOR A SALVAGE YARD.
FRONT SETBACK 30 FEET.
8 EMPLOYEE PARKING SPACES.

SITE MAP ZONING EXHIBIT



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

BARRERA LAND SURVEYING
775 MAIN AND SUITE 114
SAN ANTONIO, TEXAS 78202
(210) 444-0623 OFFICE
(210) 874-4329 CELL
(210) 444-9479 FAX
dlb@barrerasurvey.com

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
TRIPLE PERM REG. NO. 146029
(210) 628-1421
(210) 628-1422 fax

LINE	LENGTH	BEARING
L-1	40.00'	S13°56'41"E
L-2	41.70'	N61°46'10"E
L-3	46.65'	S30°36'21"E
L-4	16.00'	S33°36'04"E

DATE: JUNE 12, 2012



Zoning Case Notification Plan

Case Z-2012-129

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.14 of an acre out of Lots 10 & 11, Block 17, NCB 3775

Legend

- Subject Properties (0.140 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
(05/29/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012129

Hearing Date: July 17, 2012

Property Owner: Payam & Gol Laleh Heidari

Applicant: Mansaur Heidari

Representative: Mansaur Heidari

Location: 1838 Culebra Road

Legal Description: 0.14 of an acre out of Lots 10 and 11, Block, 17, NCB 3775

Total Acreage: 0.14

City Council District: 5

Case Manager: Brenda V. Martinez, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the June 19, 2012 Zoning Commission public hearing.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

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

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject site is currently vacant with the exception of a portable structure. The property is located within the City Limits as they were recognized in 1938, and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

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

Current Base Zoning: "C-2" and "C-3"

Current Land Uses: Auto Body Shop, Motel and Commercial Uses

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Auto Repair Facility/Tire Shop

Direction: West

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

Current Land Uses: Commercial Use 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: Culebra Road

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

Proposed Changes: None known.

Thoroughfare: NW 22nd Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 282 line and 288 line, which operate along Culebra Road.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Auto and Vehicle Sales – new and used - Minimum Parking Requirement: 1 per 500 square feet GFA of sales and service building. Maximum Parking Requirement: 1 per 375 square feet GFA of sales and service building.

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 not located within a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

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

Auto sales uses are considered very intense due to the outside display of vehicles, increased lighting and noise from the outdoor sales areas, and increased traffic generated by a regional customer base. Intense commercial zoning and uses typically are not considered appropriate for locations abutting residential uses unless significant buffering and building setbacks are provided as a mitigating measure.

3. Suitability as Presently Zoned:

The current "C-2" Commercial base zoning district on the property resulted from the conversion of the 1938 "F" Local Retail District. The "C-2" Commercial zoning district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

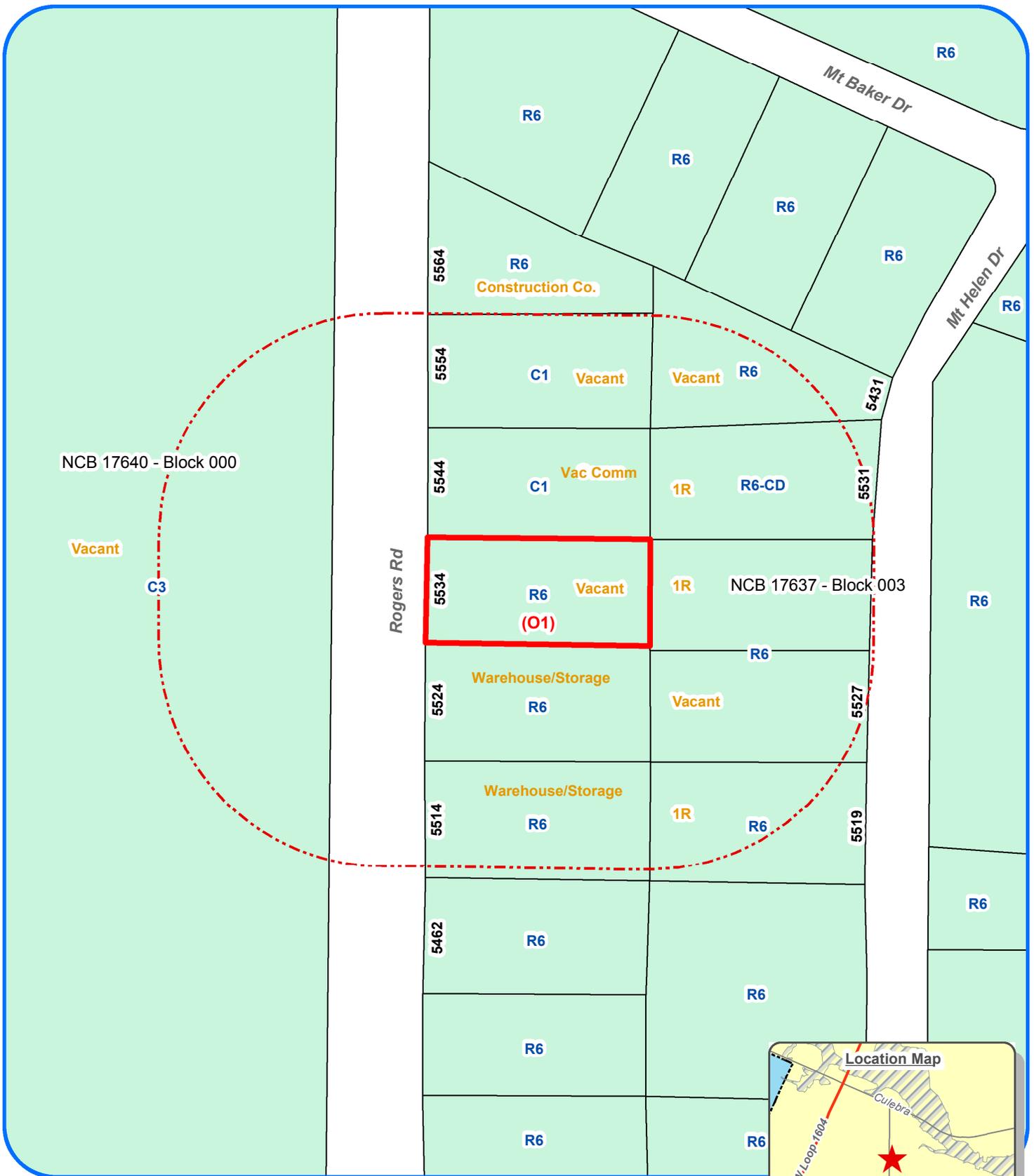
The subject property measures 0.14 acres and would appear to be of sufficient size to accommodate the proposed use.

7. Other Factors:

The proposed use may be accomplished through approval of a conditional use.

Should the applicant choose to amend the rezoning request, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any adjacent residential zoning or uses;
2. Outdoor speaker and paging systems shall be prohibited



Zoning Case Notification Plan

Case Z-2012-136

Council District 6

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 17637 - Block 3 - LOT 15

Legend

- Subject Properties (0.460 Acres)
- 200' Notification Area
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (06/07/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012136
Hearing Date: July 17, 2012
Property Owner: Amaliwu Holdings, LLC, (Chukwuma N. Ogogor, Manager)
Applicant: Chukwuma N. Ogogor
Representative: Chukwuma N. Ogogor
Location: 5534 Rogers Road
Legal Description: Lot 15, Block 3, NCB 17637
Total Acreage: 0.4591
City Council District: 6
Case Manager: Brenda V. Martinez
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "O-1" Office 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 June 29, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: Mountain View Acres Neighborhood Coalition

Planning Team Members: 36 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The property was annexed in 1996 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.

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

Current Base Zoning: "C-1"

Current Land Uses: Vacant land and a Vacant Commercial Structure

Direction: South, East

Current Base Zoning: "R-6"

Current Land Uses: Warehouse/Storage and Single-Family Residence

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant Land

Transportation

Thoroughfare: Rogers Road

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

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 606 line, which operates along Culebra Road, north of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Medical Clinic - Minimum Parking Requirement: 1 space per 400 square feet of GFA.

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

The requested "O-1" district requires parking be located to the rear of the principal structure, with up to two rows of parking located in the front.

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 Plan. The requested "O-1" zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The property's current "R-6" Residential Single Family District is not appropriate as the property is not likely to be used for residential development. According to Section 35-506(r)(2) of the Unified Development Code single-family development less than an acre in size on collector streets and major thoroughfares is prohibited unless marginal access is created to two or more lots.

The proposed office designation is more compatible with the surrounding zoning and would allow uses in character with the surrounding development.

4. Health, Safety and Welfare:

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

5. Public Policy:

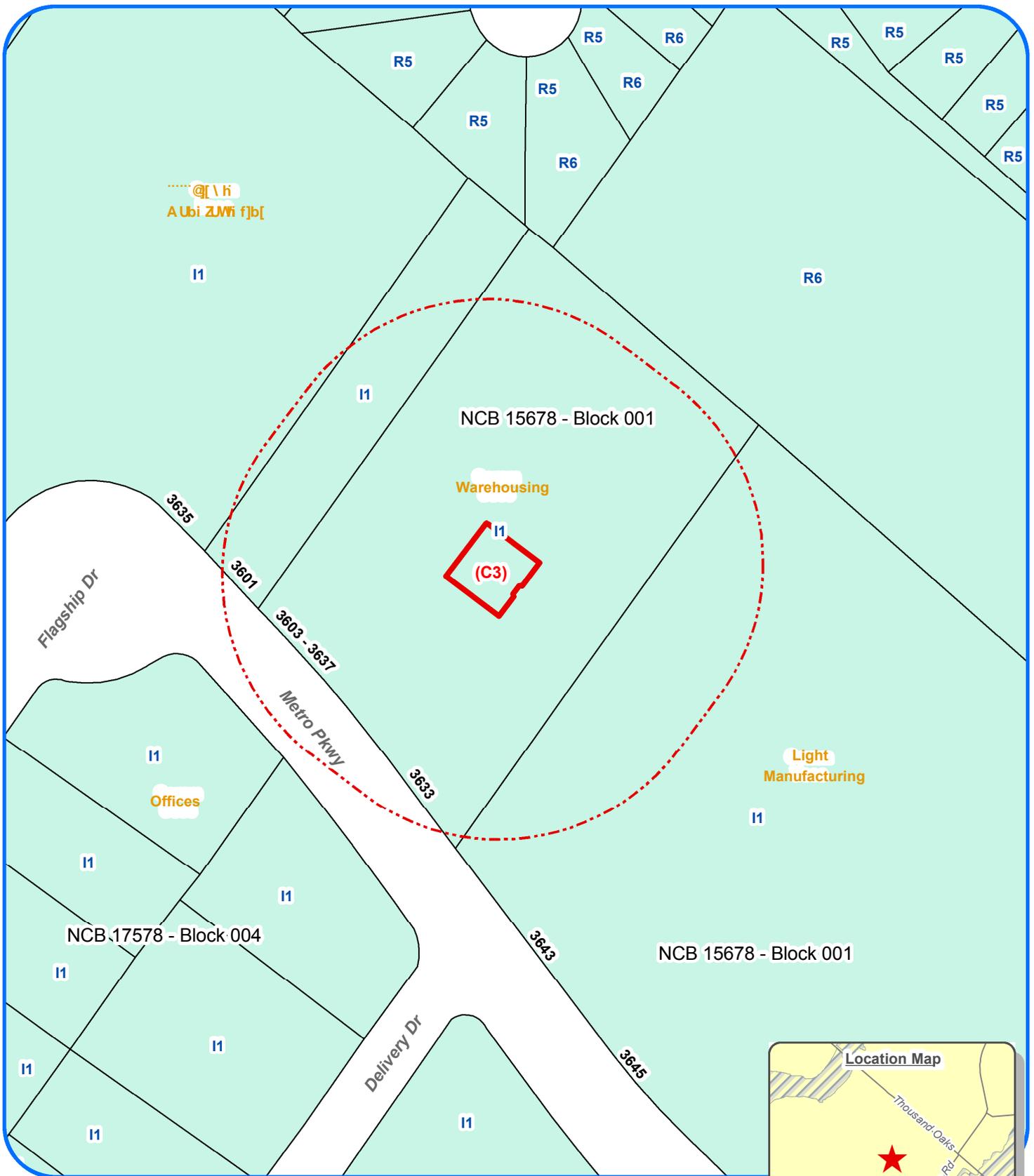
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.4591 acres, which should reasonably accommodate the proposed commercial use with adequate space for parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-144

Council District 9

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 15678 BLK 1 LOT 8 (WETMORE BUSINESS PARK)

Legend

- Subject Properties (0.081 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(06/11/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012144
Hearing Date: July 3, 2012
Property Owner: RLA Metro, LLC (Richard Lee, Manager)
Applicant: Jason Lee Ard
Representative: Jason Lee Ard
Location: A portion of 3633 Metro Parkway
Legal Description: 0.0811 of and acre out of Lot 8, Block 1, NCB 15678
Total Acreage: 0.0811
City Council District: 9
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 14, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 4

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The property was annexed into the City of San Antonio in December of 1984. In a 1985 case, the property was rezoned from Temporary "R-1" One Family Residence District to "I-1" Light Industrial District. Following the adoption of the 2001 Unified Development Code, the "I-1" Light Industrial District converted to "I-1" General Industrial District. The property is currently developed as an approximately 41,600 square foot distribution warehouse.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1", "R-6", "R-5"

Current Land Uses: Industrial, Single-Family Residential

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Industrial

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Industrial

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Industrial

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: Metro Parkway

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Wetmore Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 502, which operates along Thousand Oaks Drive

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Microbrewery – Minimum vehicle spaces: 1 per 2 seats. Maximum vehicle spaces: 1 per 1.5 seats.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan, and is currently designated as Business Park. The Business Park designation calls for medium to large size buildings that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. The requested zoning is consistent with the recommendation in the future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested “C-3” zoning district on neighboring properties.

3. Suitability as Presently Zoned:

Staff supports rezoning the property. Although the property’s current “I-1” zoning is consistent with zoning in the surrounding area, the requested “C-3” district would be more compatible with the designated Future Land Use and would allow uses more in character with surrounding development than the existing industrial 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 0.0811 acres, which is likely large enough to accommodate the microbrewery use.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-150

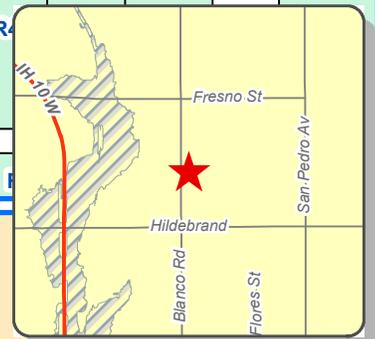
Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 7264 & 7265 BLK 17 & 24 LOT E 63 FT OF W 68 FT OF 20, & E 60 OF W 65 FT OF 5

Legend

- Subject Properties (0.340 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(06/18/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012150 CD

Hearing Date: July 17, 2012

Property Owner: Victor & Leticia R. Aleman

Applicant: Russell Dean Felan

Representative: Felan Design Group (Russell Felan)

Location: 829 and 830 Westwood

Legal Description: The east 63 feet of the west 68 feet of Lot 20, Block 17, NCB 7264 and the east 60 feet of the west 65 feet of Lot 5, Block 24, NCB 7265

Total Acreage: 0.3671

City Council District: 1

Case Manager: Timothy Mulry, Planner

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

Proposed Zoning Change

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot

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 June 29, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: Edison Neighborhood Association

Planning Team Members: 46 (North Central Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1940, and was originally zoned "B" Residence District (Ordinance 1941). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property is currently undeveloped.

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, South, East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Restaurant, automobile repair, automobile parts, welding, warehousing, towing service

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: Westwood

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Blanco Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 2, which operates along Blanco Road west 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: None. The applicant proposes approximately sixteen (16) parking spaces on each lot, or thirty-two (32) spaces total.

Staff Analysis and Recommendation: Approval with conditions, 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 Central Community Plan and is currently designated as Parks/Open Space in the Future Land Use Plan. The base zoning request is not consistent with the future land use designation. A plan amendment has been submitted, requesting to change the future land use designation on this project to Low-Density Residential. The Low-Density Residential designation supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. Consistency is determined by the base zoning district and is not affected by conditional use requests. Both staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested "R-4 CD" to be appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the single additional use of a Non-Commercial Parking Lot. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties.

3. Suitability as Presently Zoned:

The current residential zoning is appropriate for the area. Ideally this property would continue the residential development pattern in this established neighborhood. However, future residential development may be unlikely due to the property's location near commercial and industrial structures.

4. Health, Safety and Welfare:

The proposed parking lot may increase traffic in the residential neighborhood; however, the majority of traffic will likely occur between the proposed parking lot and Blanco Road, and therefore will not encroach into the neighborhood.

5. Public Policy:

The request does not appear to conflict with any established public policy objective. The requested base zoning is consistent with the adopted land use plan.

6. Size of Tract:

The 0.3671 acre tract is of sufficient size to accommodate the proposed use, as shown on the requisite site plan.

7. Other Factors:

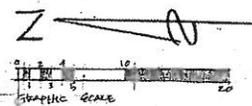
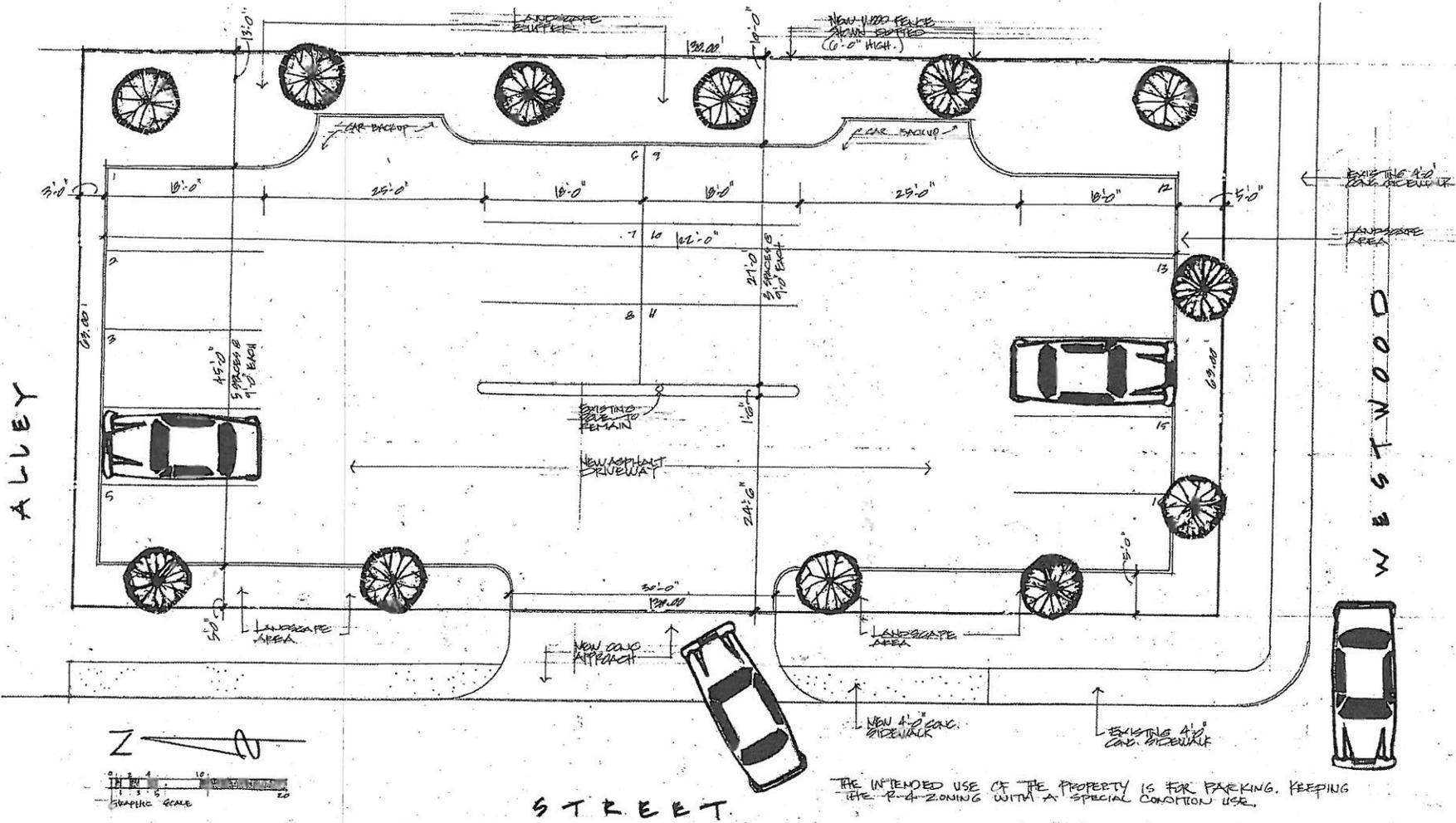
According to Section 35-422(e)(3), the following conditions apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Should the Zoning Commission decide to recommend approval, staff recommends the following conditions in lieu of Section 35-422(e)(3):

- A. A 10 foot Type A landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses.
- B. Any on-site lighting shall be directed onto the site and point away from any residential zoning or uses.
- C. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

- D. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.
- E. Hours of operation shall be limited to the hours of operation of the abutting businesses along Blanco Road.



SITE PLAN - THE EAST 65 FT OF THE WEST 65' PT OF LOT 20
 LOT 20 BLOCK 17 W.D. 1264 ZONE - R 4
 829 WESTWOOD, PROPERTY NO. 301861.
 LAND AREA: 130.0 X 65.0 = 8450 SF

SITE DATA
 NEW ASPHALT DRIVEWAY = 5678 ASF (IMPERVIOUS COEF.)
 LANDSCAPE AREA = 2312 SF
 TOTAL PROPERTY SF = 8190 SF

THE INTENDED USE OF THE PROPERTY IS FOR PARKING, KEEPING THE R-4 ZONING WITH A SPECIAL CONDITION USE.

I, VICTOR & LUCIA ALEMAN, 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 UNITED DEVELOPMENT CODE. ADDITIONALLY I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMIT.

29017350

ALL RIGHTS RESERVED

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210-584-0524

FELIX DESIGN GROUP
 SAN ANTONIO, TEXAS 78202

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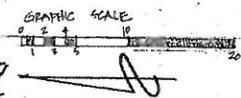
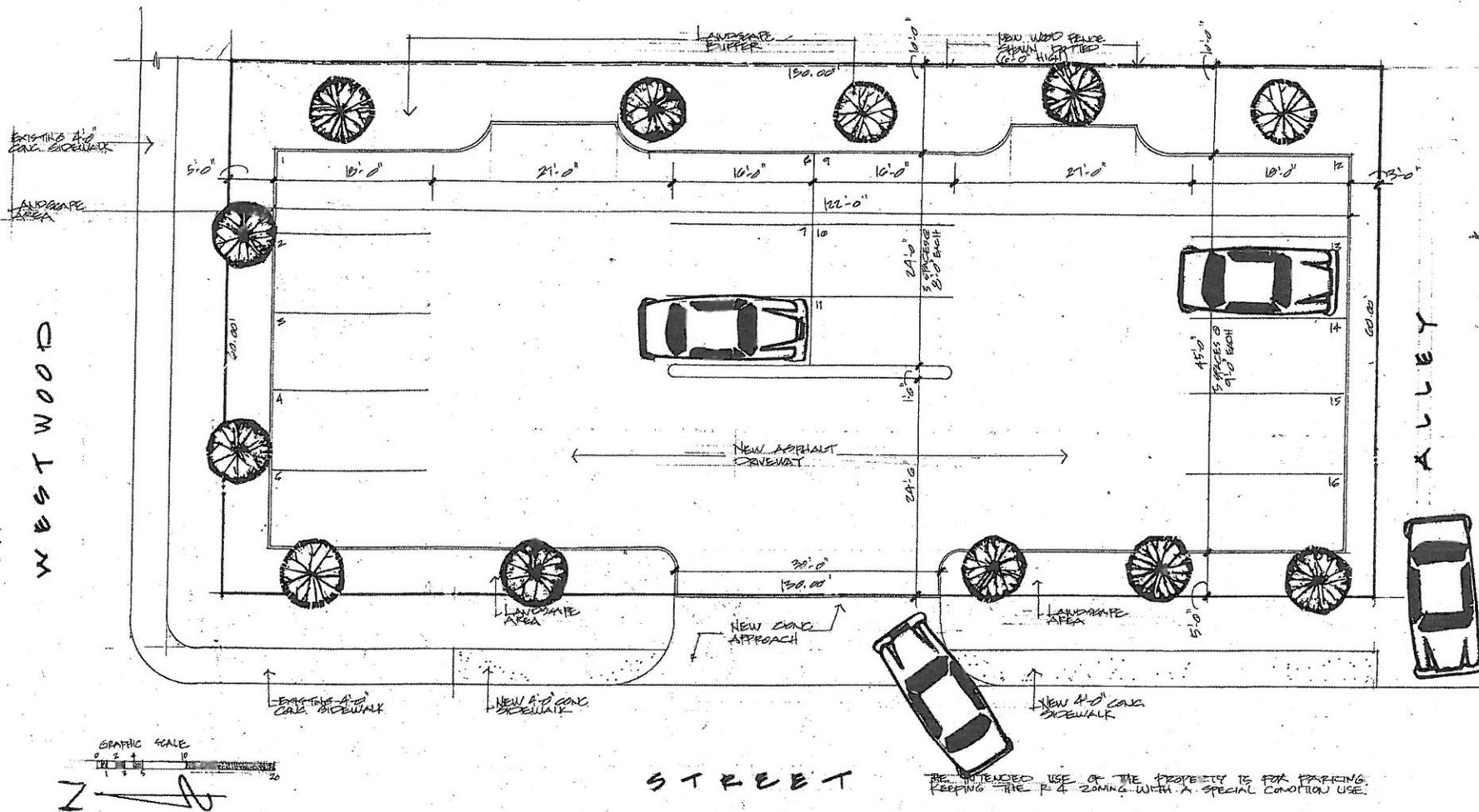
829 WESTWOOD
 SAN ANTONIO, TX

PREPARED FOR: PARKING DESIGN

DATE: 5/29/2012

DRAWN BY: RDP

SHEET: A-1



SITE PLAN
 THE EAST 60 FEET OF THE WEST 65 FT. OF LOTS 5
 LOT 5, BLOCK EA, RD 7205, ZONE - R-1
 830 WESTWOOD, PROPERTY ID: 389180
 LAND AREA: 150'-0" X 60'-0" = 9000 SF

SITE DATA
 NEW ASPHALT DRIVEWAY = 5152 SF (IMPERVIOUS COVER)
 LANDSCAPE AREA = 2048 SF
 TOTAL PROPERTY SF = 11000 SF

I VICTOR & LUCIA ALEMAN 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 UNITED DEVELOPMENT CODE. ADDITIONALLY I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMIT.

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210. 5804.0504

F E L L A N
 DESIGN GROUP
 SAN ANTONIO, TEXAS 78207

830 WESTWOOD
 SAN ANTONIO, TX

A PARKING PLAN

DATE: 5/8/2012

DRAWN BY: [Signature]

CHECKED BY: [Signature]

SHEET: A-2



Zoning Case Notification Plan

Case Z-2012-151

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 3250 BLK 89 LOT 2

Legend

- Subject Properties (0.138 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
 (07/03/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012151
Hearing Date: July 17, 2012
Property Owner: Dr. Julio C. Regalado
Applicant: Salah Diab, P. E.
Representative: Salah Diab, P. E.
Location: 3232 IH 10 West
Legal Description: Lot 2, Block 89, NCB 3250
Total Acreage: 0.1377
City Council District: 1
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "R-4 IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District with Office Uses

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 June 29, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: Keystone Neighborhood Association

Planning Team Members: 19- Near Northwest Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. In 1975, the subject property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property was platted into its current configuration in 1908 (volume 105, page 156 of the Deed and Plat Records of Bexar County, Texas). The subject property is undeveloped with the exception of a cement slab located in the center of the subject property that previously supported a medical office

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

Adjacent Zoning and Land Uses

Direction: North, south and west

Current Base Zoning: "R-4"

Current Land Uses: Single-family residences

Direction: South, across West Summit

Current Base Zoning: "I-1"

Current Land Uses: Dairy

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 Gramercy Place, West Kings Highway, West Summit and Warner Avenue

Existing Character: Local; one lane each way with sidewalks

Proposed Changes: None

Thoroughfare: Interstate Highway 10 West

Existing Character: Freeway; five lanes each way

Proposed Changes: None

Public Transit: VIA bus lines 91, 92, 96, 97, 292 and 296 operate along Fredericksburg Road, west of the subject property.

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

Parking Information: The site plan shows a total of 8 parking spaces located on both the east and west side of the proposed structure. In accordance with Section 35-526 of the UDC: Dwelling-1 Family- Minimum parking requirement: 1 per unit. Maximum parking requirement: N/A. Service- Professional Office - Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 140 sf GFA. Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Near Northwest Community Plan, and is currently designated as “Urban Low Density Residential” in the Future Land Use Plan. The requested “R-4” base zoning district is consistent with the Future Land Use designations.

2. Adverse Impacts on Neighboring Lands:

Staff finds that rezoning to the “R-4” as the base zoning district to be appropriate for this area. Currently, the subject property is surrounded by properties with the “R-4” zoning district. This area's future land use is designated as Urban Low Density. The current zoning of the subject property is “C-2”, which would allow for more intense uses that could adversely impact neighboring lands. By rezoning the subject property to “R-4 IDZ”, the subject property becomes consistent with the future land use designation in the Near Northwest Community Plan and limits the scope of uses allowed, as compared to the current “C-2” zoning.

The applicant has proposed to use the subject property for office use in accordance with the site plan submitted. Previously, the subject property had a medical office on site, but the structure was vandalized and burned down. The fire caused more than fifty percent destruction therefore it was demolished for safety reasons. The applicant is planning to reconstruct the building and to continue to use it as an office/clinic for a doctor. Because the proposed use is not changing, staff has found no evidence of adverse impacts on neighboring lands from the proposed zoning change.

3. Suitability as Presently Zoned:

Staff finds the requested “R-4 IDZ” zoning appropriate for the subject property as it conforms to the future land use plan of Urban Low Density. The current zoning of “C-2” would allow for more intense uses than what the area could support without adverse impacts.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare that would be caused by rezoning to “R-4 IDZ”.

5. Public Policy:

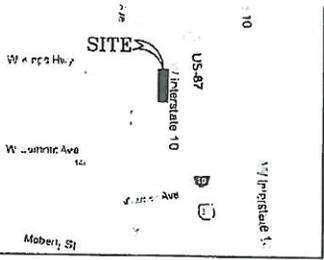
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1377 of an acre in size, which should be able to reasonably accommodate both the single-family residential and professional office use as shown on the “IDZ” site plan.

7. Other Factors:

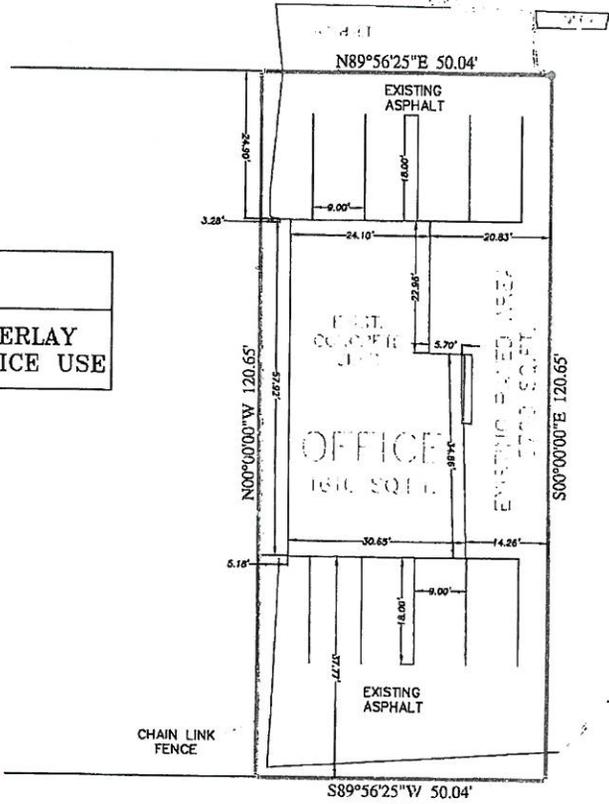
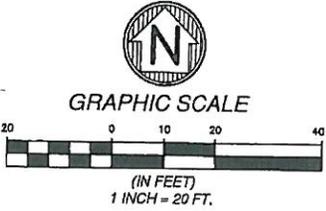
None



KINGS HWY
50' R.O.W

ZONING INFORMATION

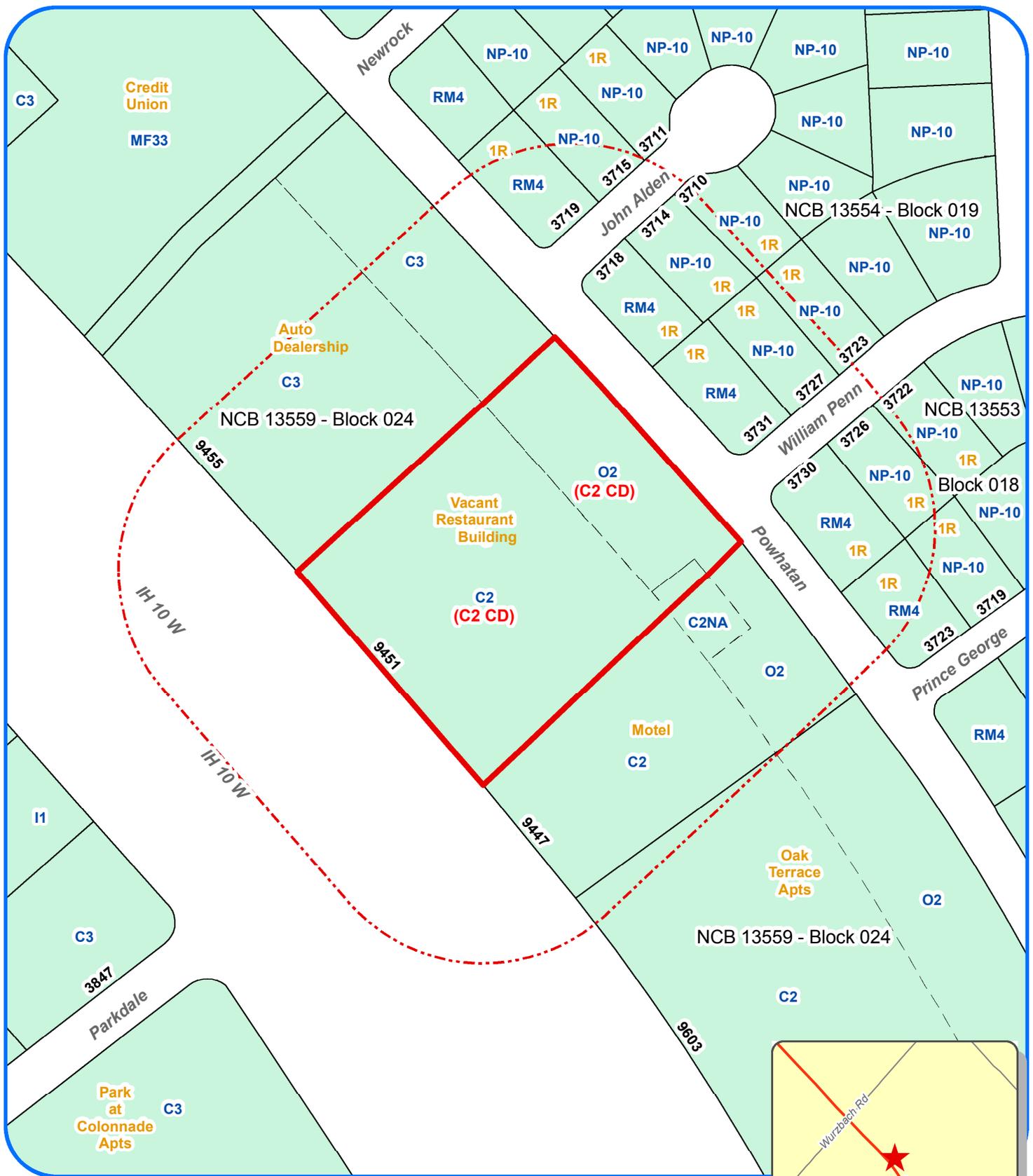
EXISTING ZONING	C2
REQUESTED ZONING	R4IDZ OVERLAY WITH OFFICE USE



W INTERSTATE 10 ACCESS ROAD
300' R.O.W (MIN.)

I, JULIO REGALADO, 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.

	
3232 IH 10 WEST SAN ANTONIO, BEXAR COUNTY, TEXAS SITE PLAN	
Seda Consulting Engineers, Inc. Registration No. F-1661 P.A.C. # 10-398802 6733 IH 10 West San Antonio, Texas 78201 e-mail: sosed@scsae.com CIVIL - STRUCTURAL - ENVIRONMENTAL - PLANNER	
DATE	06/07/2012
DRAWN BY	GP
CHECKED BY	SB
SHEET	1 OF 1



Zoning Case Notification Plan

Case Z-2012-152 CD

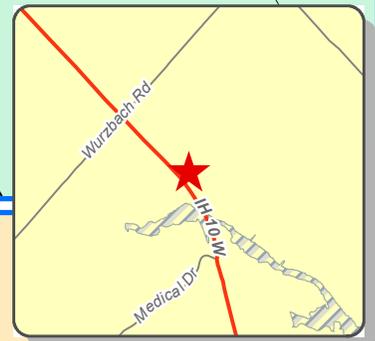
Council District 8

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 13559 BLK 24 LOT 12

Legend

- Subject Properties ——— (2.7420 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(06/18/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012152 CD

Hearing Date: July 17, 2012

Property Owner: Expert Capital Management, Ltd. and Aziz American Enterprises I, Ltd.

Applicant: Salah Diab, P. E.

Representative: Salah Diab, P. E.

Location: 9451 Interstate Highway 10 West

Legal Description: Lot 12, Block 24, NCB 13559

Total Acreage: 2.7420

City Council District: 8

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "O-2" High Rise Office District, "C-2" Commercial District and "C-2NA" Commercial Nonalcoholic Sales District

Requested Zoning: "C-2 CD" Commercial District with a Conditional Use for a Motor Vehicle Sales

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 29, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: None

Planning Team Members: 42 (North Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in July of 1965 and was originally zoned "R-3" Multi-Family Residence District. In December 1984, the property was rezoned to "B-2" Business District with a 100-foot strip of "O-1" Office District along Powhatan. In a 1993 case, a portion of the "O-1" Office District was rezoned to "B-2NA" Business Nonalcoholic Sales District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to "C-2" Commercial District, "O-2" Office District and "C-2NA" Commercial Nonalcoholic Sales District.

The existing vacant commercial structure was built in 1993, and consists of approximately 11,414 square feet. Most of the 2.7420 acre site is paved parking, with the exception of existing landscape buffer. The subject property was used as a restaurant for many years.

Topography: The subject property slopes to the southwest, is not located within the floodplain, and has no physical characteristics that are likely to affect the use or development.

Adjacent Zoning and Land Uses

Direction: Northwest

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

Current Land Uses: Auto Dealer

Direction: Southeast

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

Current Land Uses: Motel and Apartments

Direction: Northeast across Powhatan Drive

Current Base Zoning: "RM-4" Residential Mixed District and "NP-10" Neighborhood Preservation District

Current Land Uses: Single-Family Dwellings

Transportation

Thoroughfare: Interstate Highway 10 West

Existing Character: Expressway

Proposed Changes: None known.

Thoroughfare: Powhatan Drive

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

Proposed Changes: None known.

Public Transit: VIA bus line 534 operates northwest of the subject property, along Wurzbach Road.

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

Parking Information: Auto and Vehicle Sales – new and used - Minimum Parking Requirement: 1 per 500 square feet GFA of sales and service building. Maximum Parking Requirement: 1 per 375 square feet GFA of sales and service building.

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

2. Adverse Impacts on Neighboring Lands:

The granting of the Conditional Use is not likely to have an adverse impact on the neighboring lands. The 2.7420 acre site is located within an existing commercial corridor with direct access to an expressway and an arterial thoroughfare.

3. Suitability as Presently Zoned:

The existing "O-2" High Rise Office District, "C-2" Commercial District and "C-2NA" Commercial Nonalcoholic Sales District, and the proposed "C-2 CD" Commercial District with a Conditional Use for a Motor Vehicle Sales are all appropriate for the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning along Interstate Highway 10 West.

5. Public Policy:

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

6. Size of Tract:

The property is 2.7420 acres, which should be able to accommodate a commercial use with adequate space for parking. The requested Conditional Use will provide an opportunity for a reuse of the existing vacant commercial structure and will be consistent with current uses along Interstate Highway 10 West.

7. Other Factors:

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

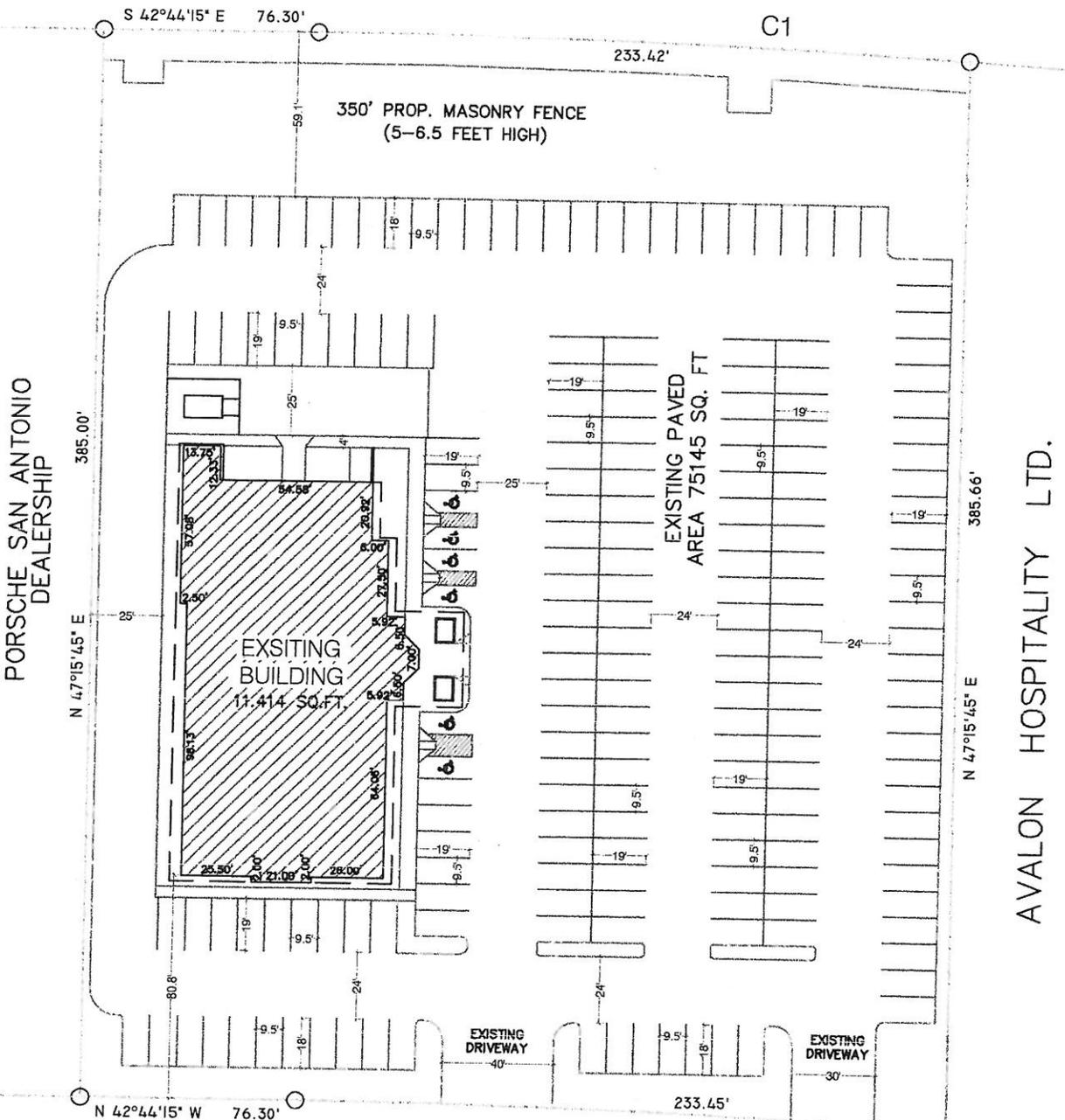
Staff finds the request to be appropriate given the property's location along the IH-10 access road, in close proximity to Wurzbach Road. There is an existing landscape buffer along Powhatan, which includes a significant rise in elevation and a 6-foot tall stone wall, providing an effective buffer between the commercial development along the Interstate Highway 10 West access road and the single-family development to the east. The commercial development generally is not visible from the residential development.

The applicant proposes replacing the existing masonry wall along the rear property line. On the requisite site plan, the proposed wall is shown with heights varying between 5 feet and 6.5 feet. Therefore, staff recommends approval of additional fence/wall height in accordance with Section 35-514(d) of the Unified Development Code.

70-1-3152 CD

POWHATAN DRIVE

(60' R.O.W.)



PORSCHE SAN ANTONIO DEALERSHIP

AVALON HOSPITALITY LTD.

INTERSTATE HIGHWAY 10

(360' R.O.W.)

I/WE, EXPERT CAPITAL MANAGEMENT, LTD. & AZIZ AMERICAN ENTERPRISES I, 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/WE UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE US FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

ZONING INFORMATION

EXISTING ZONING	C2
REQUESTED ZONING	C2CD FOR AUTO SALES

CURVE TABLE					
CURVE	CHRD BRG	LENGTH	RADIUS	DELTA	CHORD
C1	S39°43'34"E	442.00	4204.72	06°01'23"	441.80
C2	N39°43'34"W	401.52	3819.72	06°01'23"	401.34



GRAPHIC SCALE
1 INCH = 60 FT.

9451 IH-10 WEST



Seda Consulting Engineers, Inc.
Firm Registration No: F-1601 (210) 308-0057
6735 IH 10 West San Antonio, Texas 78201 FAX: (210) 308-8842
e-mail: sedit@sabx.rr.com
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER



Zoning Case Notification Plan

Case Z-2012-154

Council District 4

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 7990 BLK 60 LOT 14 & 15

Legend

- Subject Properties (0.143 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(06/26/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012154
Hearing Date: July 17, 2012
Property Owner: Hsin Hsin Lee
Applicant: Hsin Hsin Lee
Representative: Hsin Hsin Lee
Location: 821 Linden Avenue
Legal Description: Lots 14 and 15, Block 60, NCB 7990
Total Acreage: 0.1435
City Council District: 1
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "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 June 29, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 5, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944, and was originally zoned "B" Residence District (Ordinance 1391). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-4" Residential Single-Family District. The property is currently developed as an approximately 1,400 square foot single-family home that was constructed in 1959.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-1", "NC CD" with a Conditional Use for a non-commercial parking lot

Current Land Uses: Restaurant, laundromat, tire sales

Direction: South

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

Current Land Uses: Single-family residences, undeveloped lot, offices

Direction: East

Current Base Zoning: "R-4", "C-1", "C-2NA CD" with a Conditional Use for a meat processing facility

Current Land Uses: Single-family residences, taxidermy shop, motorcycle sales

Direction: West

Current Base Zoning: "R-6", "MF-33"

Current Land Uses: San Antonio Water System facility, daycare facility, 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: Zarzamora Street

Existing Character: Primary Arterial Type A; 3 lanes in each direction with a center turn lane

Proposed Changes: None known

Thoroughfare: Linden Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 520, which operates along Zarzamora Street and stops at Southcross Boulevard.

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

Parking Information: The zoning request refers to proposed light commercial uses. Parking requirements are determined by the use and, often, size of the development; therefore staff can not calculate future parking requirements for the subject property. The requested "C-1" district carries location requirements for parking areas: all parking must be located to the rear of the principal structure. The locational requirement is triggered by new construction.

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 Nogalitos/South Zarzamora Community Plan, and is currently designated as Mixed Use. The plan recommends that Mixed Use designations allow a concentrated, well-structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. Mixed Use development is preferred along arterials in a nodal pattern around a transit stop. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested “C-1” zoning district on neighboring properties. New construction will trigger building setbacks and Type B 15-foot landscape buffer requirements where the subject property abuts residential zoning and uses. Most properties along South Zarzamora Street are used for commercial purposes. The “R-6” zoned tract across Zarzamora Street is a San Antonio Water System facility.

3. Suitability as Presently Zoned:

The surrounding area includes both residential and commercial zoning districts. Both the requested “C-1” and existing “R-4” district are appropriate for the subject property and the surrounding neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning along this portion of Zarzamora Street. Properties located along both Zarzamora Street and Southcross Boulevard are transitioning from residential to commercial uses.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.1435 acres, which should be able to accommodate small light commercial uses and limited parking.

7. Other Factors:

The applicant proposes to connect the existing residential structure into a small commercial use. The existing home will have to be brought into compliance with commercial codes, including but not limited to electrical and fire codes.



Zoning Case Notification Plan

Case Z-2012-156 CD

Council District 7

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 11500 BLK 1 LOT 8

Legend

- Subject Properties (0.232 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(06/28/2012 - R Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012156 CD
Hearing Date: July 17, 2012
Property Owner: Maria I. Lopez and Esdras Mendoza
Applicant: Esdras Mendoza
Representative: Ruben Sanchez
Location: 208 Hope Drive
Legal Description: Lot 8, Block 1, NCB 11500
Total Acreage: 0.2324
City Council District: 7
Case Manager: Pedro Vega, 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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than sixteen (16) residents

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 June 29, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: Woodlawn Hills

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (per Ordinance 18115), and was originally zoned “A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “R-5” Residential Single-Family District. The subject property was platted in 1955 (volume 3700, page 50). According to the Bexar County Appraisal District, the existing residence was constructed in 1974 and measures approximately 2,500 square feet in size.

Topography: The subject property slopes significantly to the northeast toward Hope Drive.

Adjacent Zoning and Land Uses

Direction: All directions

Current Base Zoning: “R-5” Residential Single-Family District, “NP-15” Neighborhood Preservation District and “RE” Residential Estate District

Current Land Uses: Single-Family Dwellings

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

Properties located to the west and south of the subject property are located within the “Neighborhood Conservation Districts”. Within the City of San Antonio there are many unique and distinctive residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the city. They are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts. As a matter of public policy, the city council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of “Neighborhood Conservation Districts”.

Transportation

Thoroughfare: Hope Drive, Faith Drive, Benrus Boulevard and Sherril Brooks Drive

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

Proposed Changes: None known

Public Transit: Multiple VIA bus lines operate in the area surrounding the subject property; however, there are no stops in the immediate vicinity of the 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: On-site parking requirements for assisted living facilities are determined by the number of resident rooms.

Minimum Parking Requirement: 0.3 parking space per room

Maximum Parking Requirement: 1 parking space per room

The applicant proposes 10 residents, housed in 6 rooms. Therefore, the proposed use will be required to provide at least 2 parking spaces, but not more than 6 parking spaces, (including one ADA van-accessible parking and loading space).

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”. The subject property is located within the “Suburban Tier” in the future land use component of the sector plan. Both the current and requested zoning are consistent with the land use designation.
- 2. Adverse Impacts on Neighboring Lands:** The granting of the Conditional Use will not have an adverse impact on the neighboring lands. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall not be for all of the uses permitted in a given district but shall be only for the conditional use named in the ordinance (Assisted Living Facility) approving the conditional zoning district.
- 3. Suitability as Presently Zoned:** The existing single-family zoning district permits assisted living facilities, community homes, and boarding homes with five or fewer residents, such as the one currently operated on the subject property. The purpose of the requested zoning change is to allow more than five residents, but not more than ten residents in the existing facility. In addition to City regulations, the proposed facility will be subject to State of Texas licensing and inspections.
- 4. Health, Safety and Welfare:** Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Staff supports continued use of the subject property as an assisted living facility. Staff also does not object to allowing the facility to increase the number of residents; however, such an increase should be permitted in a way that does not upset the character of the surrounding neighborhood.
- 5. Public Policy:** The request does not appear to conflict with any public policy objective.
- 6. Size of Tract:** The applicant proposes no new construction on the subject property. The applicant has submitted a site plan in order to comply with the Conditional Use requirements.
- 7. Other Factors:** If the facility is permitted to house six or more residents it will be obligated to meet International Building Code requirements for larger congregated living facilities such as fire sprinklers and commercial electrical wiring. Ultimately, the number of residents will be limited by the improvements made (including available parking) and the State of Texas licensing requirements. The applicant provides a residential setting that provides assistance with activities necessary for independent living to mentally or physically limited persons.

Per Section 35-422 of the Unified Development Code, the following conditions apply to all conditional use requests in residential zoning districts:

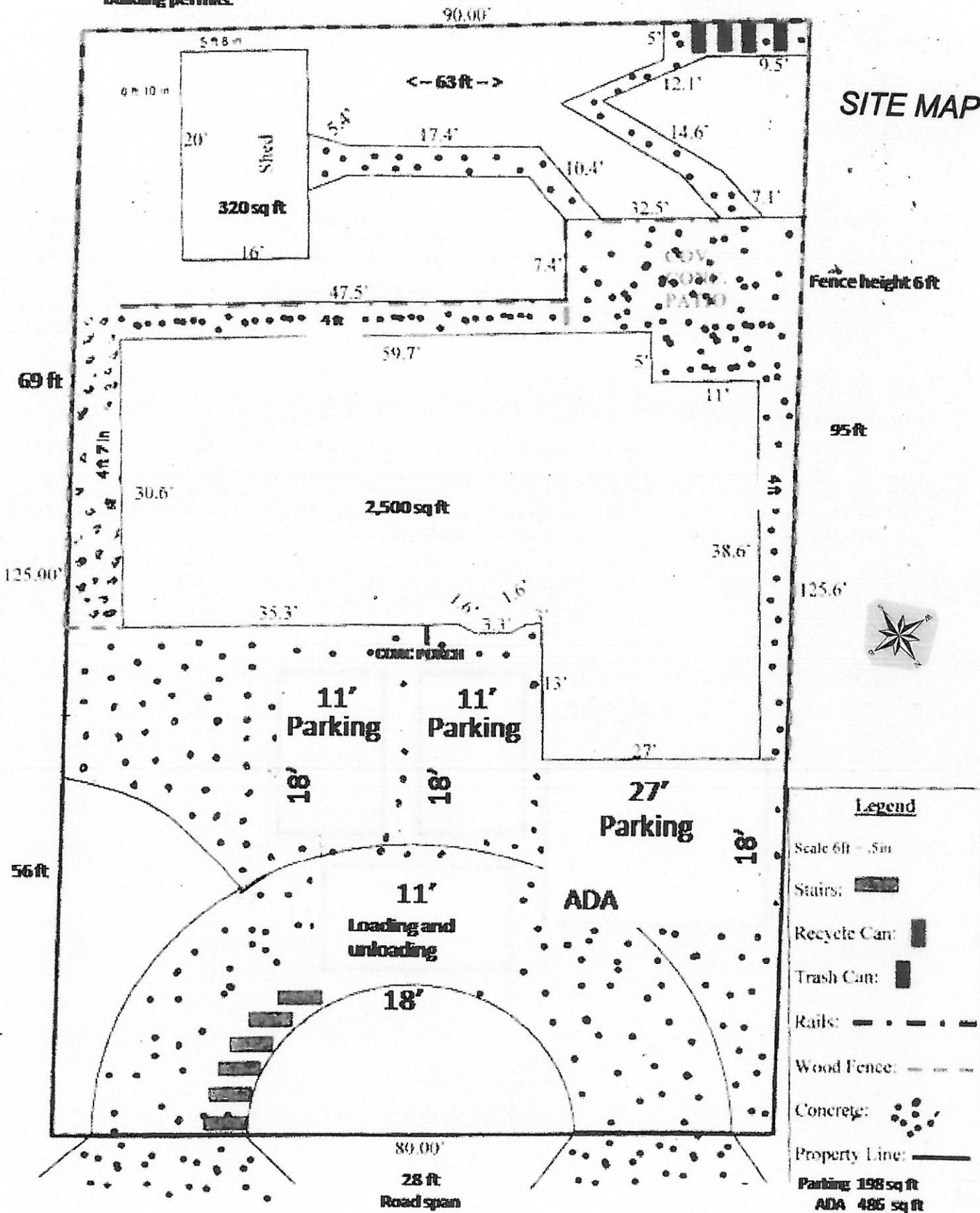
- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Should the requested zoning be approved, staff recommends waiver of the hours of operation limitation as the facility offers 24-hour care. Additionally, staff recommends the following condition:

1. The facility shall be limited to a maximum of ten residents.
2. Front yard impervious cover shall not exceed 50% in accordance with Section 35-515(d) of the Unified Development Code

The following statement: "I Esdras Mendoza & Maria Lopez the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable Provisions of the United Development Code.

Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any all City - adopted Codes at the time of plan submittal for Building permits.





Zoning Case Notification Plan

Case Z-2012-161

Council District 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 583 BLK 8 LOT 11 & 13 & E 118.33 FT OF 15

Legend

- Subject Properties (Red Solid Line) (0.589 Acres)
- 200' Notification Area (Red Dashed Line)
- Current Zoning (Blue Text)
- Requested Zoning Change (Red Text)
- 100-Year DFIRM Floodplain (Blue Hatched Box)
- Single Family Residential (1R)



Development Services Dept
City of San Antonio
(07/05/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012161
Hearing Date: July 17, 2012
Property Owner: Abel and Gabriela Marin
Applicant: Abel and Gabriela Marin
Representative: Abel and Gabriela Marin
Location: 311, 315, and 321 North Hackberry Street
Legal Description: Lots 11, 13 and the east 118.33 feet of Lot 15, Block 8, NCB 583
Total Acreage: 0.5897
City Council District: 2
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "H RM-4 AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District and "H C-1 AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Stone Monument Retail and Wholesale with Outdoor Display and Storage of Merchandise

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 June 29, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 13, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 41

Neighborhood Associations: Dignowity Hill Neighborhood Association

Planning Team Members: 24 – Dignowity Hill Neighborhood Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is currently developed with a commercial structure measuring 2,257 square feet in size. According to the Bexar County Appraisal District, the structure was built in 1947. The property is located within the City Limits as they were recognized in 1938 and was originally zoned under the 1938 zoning ordinance. In a 1989 case, lots 11 and 13 were rezoned to “B-1” Business District and lot 15 was rezoned to “R-2” Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-1” Light Commercial District and “RM-4” Residential Mixed District, respectively.

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: “RM-4”

Current Land Uses: Single-family residences, undeveloped land

Direction: South

Current Base Zoning: “RM-4”, “C-2”

Current Land Uses: Office, parking lot, school, single-family residences

Direction: East

Current Base Zoning: “RM-4”, “C-3”, “C-1”

Current Land Uses: Single-family residences, undeveloped land, mortuary, recreation center

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 surrounding properties are located in the Dignowity Historic District, which was adopted in 1983. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: North Hackberry Street

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

Proposed Changes: None Known

Thoroughfare: East Crockett Street and Center Street

Existing Character: Local Streets; 1 lane in each direction with sidewalks

Proposed Changes: None Known

Public Transit: The nearest VIA buslines are numbers 24 and 222 lines, which operate along East Houston Street and North Hackberry Street, north of the subject property.

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

Parking Information: The “IDZ” Infill Development Zone District eliminates off-street parking requirements. Stone Monument retail and wholesale – Minimum Parking Requirement: 1 space per 600 square feet. Maximum Parking Requirement: 1 space per 350 square feet.

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 Dignowity Hill Neighborhood Plan and is currently designated as “Low Density Mixed Use” in the Future Land Use Plan. The requested “IDZ” base zoning district with uses permitted in “C-2” is consistent with the Future Land Use designations.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts of the requested zoning on neighboring properties. The “IDZ” zoning district is meant to provide flexible standards for the development of reuse of underutilized parcels.

The subject property is located in an area where there is accessibility to public services and traffic circulation to a major thoroughfare. There is an existing mix of commercial and residential uses surrounding the subject property. This development pattern is desired along this block of North Hackberry Street, as described in the Dignowity Hill Neighborhood Plan.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the subject property. According to the Dignowity Hill Neighborhood Plan, “Low Density Mixed Use” includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on public health, safety, or welfare related to the zoning request. The “IDZ” district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

5. Public Policy:

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

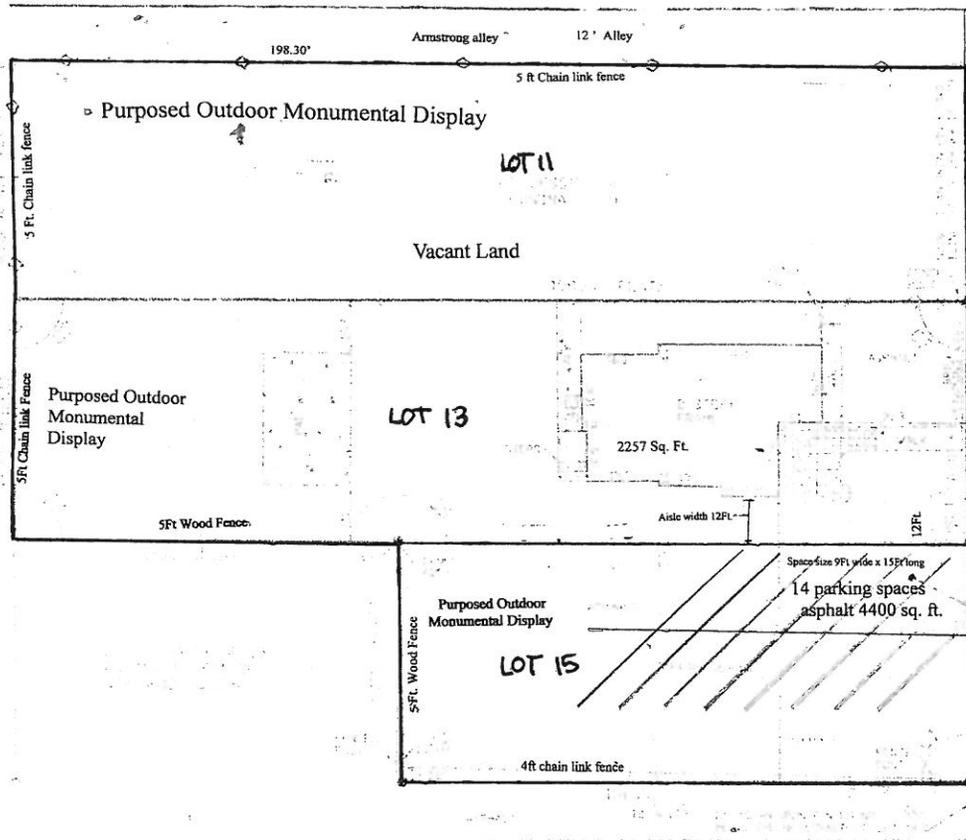
6. Size of Tract:

The subject property is 0.5987 acres and appears to be of sufficient size to accommodate the proposed commercial uses with the flexibility offered by the “IDZ” district.

7. Other Factors:

None

NUMBER	11
C1	90'11"19"
C2	89'57"3"
C3	90'12"29"
C4	82'13"55"
C5	84'10"54"
C6	90'10"43"



REZONING REQUEST FOR
 "IDZ" INFILL DEVELOPMENT
 ZONE WITH USES PERMITTED
 IN "C-2" COMMERCIAL
 DISTRICT AND STONE
 MONUMENT RETAIL AND
 WHOLESALE WITH OUTDOOR
 DISPLAY AND STORAGE
 OF MERCHANDISE

HACKBERRY ST.

22012101

The following statement: *Gabriel Martin*, 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" = 20'

STATE OF TEXAS, COUNTY OF [unclear]
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