

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, July 19, 2011
11:30 AM

ZONING COMMISSIONERS

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

1. **11:30 AM** - Work Session - discussion of policies and administrative procedures, ethics and parliamentary procedures and any items for consideration on the agenda for July 19, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of July 5, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011150 ERZD S (Council District 9):** A request for a change in zoning from “C-3 ERZD AHOD MLOD” General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District to “C-3 S ERZD AHOD MLOD” General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District with a Specific Use Authorization for a Hospital on 2.68 acres out of NCB 15674, 16088 San Pedro Avenue.
7. **ZONING CASE NUMBER Z2011076-B (Council District 3):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3 H MC-2 AHOD” General Commercial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “C-3 MC-2 AHOD” General Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-1 H AHOD” General Industrial Mission Historic Airport Hazard Overlay District, “I-1 H MC-2 AHOD” General Industrial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 MC-2 AHOD” General Industrial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 MC-2 AHOD RIO-5” General Industrial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “I-1 AHOD RIO-5” General Industrial Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 H MC-2

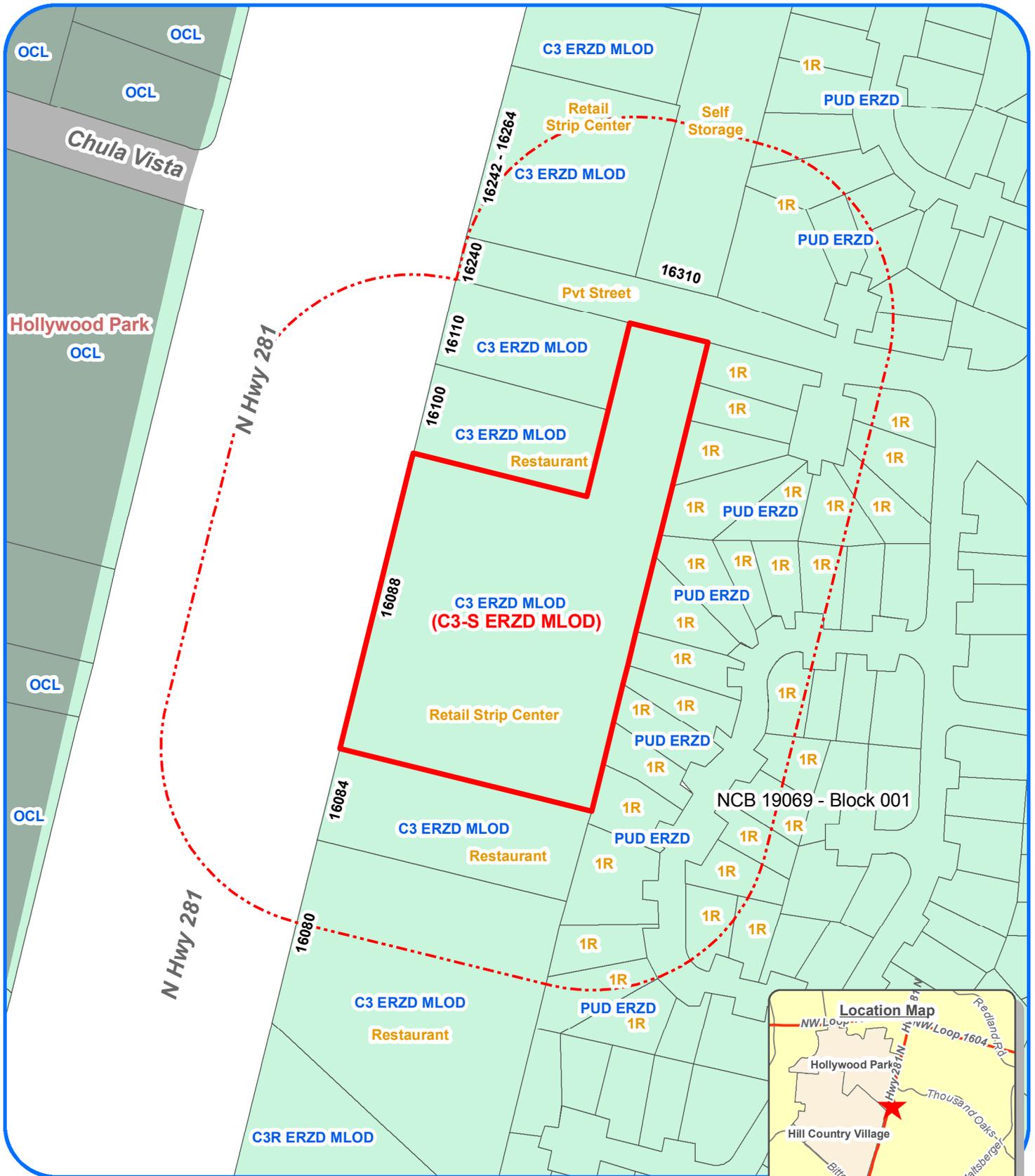
AHOD RIO-5” Multi-family Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 H AHOD RIO-5” Multi-family Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 AHOD RIO-5” Multi-family Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 MC-2 AHOD RIO-5” Multi-family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “NP-10 H AHOD” Neighborhood Preservation Mission Historic Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “R-6 H AHOD” Residential Single-family Mission Historic Airport Hazard Overlay District, and “R-6 H MC-2 AHOD” Residential Single-family Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District to “C-1 MC-2 AHOD RIO-5” Light Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “C-1 AHOD RIO-5” Light Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-2 H MC-2 AHOD RIO-5” Commercial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “C-2 H AHOD RIO-5” Commercial Mission Historic Airport Hazard Overlay District River Improvement Overlay District-5, “C-2 MC-2 AHOD RIO-5” Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “C-2 AHOD RIO-5” Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3 MC-2 AHOD” General Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “IDZ MC-2 AHOD” Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District and “C-2” Commercial District, “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District and “C-2” Commercial District, “MF-18 AHOD” Multi-family Airport Hazard Overlay District, “MF-18 MC-2 AHOD” Multi-family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “R-4 MC-2 AHOD” Residential Single-family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “R-4 AHOD RIO-5” Residential Single-Family Airport Hazard Overlay River Improvement Overlay District-5, “R-5 H AHOD” Residential Single-family Mission Historic Airport Hazard Overlay District, “R-5 H MC-2 AHOD” Residential Single-family Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “RM-4 MC-2 AHOD RIO-5” Residential Mixed South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, and “RM-4 AHOD RIO-5” Residential Mixed Airport Hazard Overlay River Improvement Overlay District-5 on NCB 10915 P-100B; NCB 10917 P-102D; NCB 10918 P-102A; NCB 10917 P-104; NCB 10918 Lot TR-2 P-7; NCB 10918 Lot TR-3; NCB 10918 Lot P-104; NCB 10918 Lot P-105; NCB 10918 Lot P-108; NCB 10918 Lot P-5, P-6A P-7A, P-110A; NCB 10918 Lot P-7B; NCB 10918 P-100; NCB 10918 P-103; NCB 2990 Block 35 Lot 1 through 9 and 82 through 89; NCB 3064 Block 2 Lot 24; NCB 3065 Lot 1 through 4; NCB 3084 Block 1 Lot 2, 3 and 4; NCB 7604 Block 2 Lot E 25 FT of 16 and W 25 FT of 17; NCB 7605 Block 3 Lot 12 and E IRR 17.25 FT of 11; NCB 7605 Block 3 Lot 3 and 4; NCB 7609 Block 7 Lot E 25 FT of 4 and W 25 FT of 5; NCB 7609 Block 7 Lot E 50 FT of 33 and E 50 FT of N 27.6 FT of 34; NCB 7610 Block 8 Lot 1 through 5; NCB 7635 Block 10 Lot W IRR 468.56 FT of A and NCB 7637 Block 1 Lot 1 through 4; NCB 7650 Lot 18 and 19, E 20 FT of 17 and P-101 or TR-5B except W 30 FT; NCB 7650 Lot 20 through 22 or 5A; NCB 7650 Lot 15, 16 and E IRR PT of 14, W30FT of 17 and P-100 or TR5C & W30 FT of 5B; NCB 8614 Lot 4; and NCB 10918 Block 1 Lot S IRR 111.33 FT of 10 (also known as 2926, 4214, 4534, 5000, 5315, 5316, 9015, 9059, 9077, 9087, 9093, 9137, 9145, 9149, 9151, and 9425 South Presa; 108 Glenwood; 116 Clifford Court; 125 Monticello Court; 103 and 108 Mount Vernon; and properties legally described as P-102D NCB 10917, P-102A NCB 10918, P-100 NCB 10918, P-104 NCB 10917, Lots 3 and 4 Block 3 NCB 7605, and East 50 feet of Lot 33 and East 50 feet North 27.6 feet of Lot 34 Block 7 NCB 7609).

8. **ZONING CASE NUMBER Z2011131 S (Council District 8):** A request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Military Lighting Overlay District to “R-6 S MLOD-1” Residential Single-Family Military Lighting Overlay District with a Specific Use for a Wireless Communication System on 0.0574 of an acre out of Parcel 26, NCB 14861 on a portion of the 6900 Block of West Hausman Road (also known as 7022 West Hausman Road).
9. **ZONING CASE NUMBER Z2011140 (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in the “C-2” Commercial District with additional Funeral Home and Mortuary uses on Lot 17, Block 98, NCB 272, 801 South Frio Street.
10. **ZONING CASE NUMBER Z2011145 (Council District 1):** A request for a change in zoning from “H MF-33 AHOD” Monte Vista Historic Multi-Family Airport Hazard Overlay District and “H O-2 AHOD” Monte Vista Historic High-Rise Office Airport Hazard Overlay District to “MF-33 IDZ AHOD” Monte Vista Historic Multi-Family Infill Development Zone Airport Hazard Overlay District on 3.074 acres out of NCB 1706, 119 East Craig Place.
11. **ZONING CASE NUMBER Z2011147 (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Multi-Family Airport Hazard Overlay District on Lot 20, Block 21, NCB 8098, 511 Shadwell Drive.
12. **ZONING CASE NUMBER Z2011152 HL (Council District 1):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “HL C-3NA AHOD” Historic Landmark General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 2, NCB 1925, 1723 North Comal Street.
13. **ZONING CASE NUMBER Z2011153 HL (Council District 1):** A request for a change in zoning from “RM-4 NCD-2 AHOD” Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “HL RM-4 NCD-2 AHOD” Historic Landmark Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 20 feet of Lot 13 and the west 40 feet of Lot 14 or Lots 13B and 14A, Block 25, NCB 1833, 429 West Mistletoe.
14. **ZONING CASE NUMBER Z2011154 (Council District 1):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 IDZ AHOD” General Commercial Infill Development Zone Airport Hazard Overlay District on Lot 7, Block 4, NCB 2154, 1015 North Colorado Street (formerly 524 Delgado Street).
15. **ZONING CASE NUMBER Z2011155 S (Council District 1):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot 3, Block 17, NCB 12085, 7102 San Pedro Avenue.
16. **ZONING CASE NUMBER Z2011156 (Council District 3):** A request for a change in zoning from “NP-10” Neighborhood Preservation District to “L” Light Industrial District on 217.767 acres out of Lot 1, Block 1, NCB 16629 on a portion of 3970 Rabel Road. (Council District 3)

17. **ZONING CASE NUMBER Z2011159 CD (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for a School - Business or Commercial Trade on 2.544 acres out of NCB 6803, 911, 1000 and 1001 Harriman Place.
18. **ZONING CASE NUMBER Z2011161 S (Council District 5):** A request for a change in zoning from “HE I-2 AHOD” Historic Exceptional Heavy Industrial Airport Hazard Overlay District to “HL C-2 S IDZ AHOD” Historic Landmark Commercial Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency on Lot 26, Block 90, NCB 268, 323 South Frio Street.
19. **ZONING CASE NUMBER Z2011162 (Council District 3):** A request for a change in zoning from “R-4” Residential Single-Family District to “C-2” Commercial District on north 60 feet of Lot 5, Block 10, NCB 10876, 7318 Dumbarton Drive.
20. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
21. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z2011150 ERZD S

Council District 9
 Scale: 1" approx. = 150 ft.
 Subject Property Legal Description(s): NCB 15674 - Block 000 - N Irr 340 ft of 343

Legend

- Subject Properties (2.68 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
 (06/16/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011150 ERZD S
Hearing Date: July 19, 2011
Property Owner: Emerus-SA, LLC
Applicant: Dudley Carpenter, VP of Emerus-SA LLC
Representative: Brown & Ortiz, P. C. (James Griffin)
Location: 16088 San Pedro Avenue
Legal Description: 2.68 acres out of NCB 15674
Total Acreage: 2.68 acres
City Council District: 9
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3 ERZD AHOD MLOD" General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District

Requested Zoning: "C-3 S ERZD AHOD MLOD" General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District with a Specific Use Authorization for a Hospital

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 July 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 45

Neighborhood Associations: None

Planning Team Members: 42 – North Sector Plan

Applicable Agencies: SAWS, Camp Bullis

Property Details

Property History: The subject property was annexed in 1972 (Ordinance 41429), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1974 case, the property's base zoning was changed to "B-3" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. According to Bexar County Appraisal District records,

the existing structure was built in 1986 and is approximately 27,268 square feet in size. The property was most recently used as a retail center. The subject property is the remaining portion of Lot 343, which was platted in 1985 (volume 9509, page 119). Two other portions of the original lot have been replatted, leaving the subject property as the last remaining portion of the lot.

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

Adjacent Zoning and Land Uses

Direction: North and South

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

Current Land Uses: Pool sales and restaurants

Direction: East

Current Base Zoning: "PUD MH" Planned Unit Development Manufactured Housing District

Current Land Uses: Manufactured home subdivision

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

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

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

Transportation

Thoroughfare: US Highway 281

Existing Character: Expressway; four lanes in each direction with three-lane one-way access roads

Proposed Changes: None known

Thoroughfare: Vista Drive

Existing Character: Private road; provides access to residential subdivision east of the subject property

Proposed Changes: None known

Public Transit: VIA bus line 502 operates along US Highway 281 with multiple stops in close proximity to the subject property.

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

Parking Information: Parking requirements for hospital/medical clinic uses are determined by building size.

Minimum Parking Requirement: 1 space per 400 square feet of gross floor area

Maximum Parking Requirement: 1 space per 100 square feet of gross floor area

The proposed use and building size, as indicated on the TIA worksheet, will require between 72.8 and 291.5 parking spaces. The requisite site plan shows 106 parking spaces, including 8 ADA compliant spaces.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is located within the North Sector Plan area, and is identified as being in the Suburban Tier in the Future Land Use component of the Plan. The zoning request is not consistent with the adopted land use designation. The applicant requests amending the future land use designation to Regional Center. Planning staff recommends denial of the sector plan amendment; Planning Commission recommends approval of the request.

2. Adverse Impacts on Neighboring Lands:

Hospital and emergency clinic uses are likely to generate increased traffic and noise compared to the retail and service uses that are permitted in the current zoning district. The requisite site plan shows a parking lot and driveway directly abutting the residences to the east, but includes no landscape buffering that could serve to mitigate the affects of increased noise and traffic. As the structure already exists, additional landscape buffer requirements are not likely to be triggered.

3. Suitability as Presently Zoned:

The existing zoning could be considered appropriate for the subject property's location, as the lot has frontage along an expressway. The uses permitted in the "C-3" district are typically considered Regional Commercial land uses which are appropriately located along expressways and on large-acreage lots at the intersections of major arterial thoroughfares because the uses serve a regional customer base. However, the existing zoning is not consistent with the adopted land use plan.

The proposed hospital use can be accommodated in the "C-2" Commercial District as a specific use authorization. A zoning change request for "C-2 S" would be consistent with the adopted land use plan. Although staff would likely be supportive of such a request, it is outside of the range of possible amendments for the applicant's current request.

4. Health, Safety and Welfare:

Other than the issues raised in the "Adverse Impacts" section above, staff has found no likely significant affects on the health, and welfare of the surrounding community.

5. Public Policy:

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

6. Size of Tract:

Although the site is of sufficient size to accommodate the proposed use and required parking, the site does not include buffering that would be required of new construction nor can the existing development be easily altered to provide buffering.

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 zoning request because the tract is smaller than 10 acres, is not immediately adjacent to Camp Bullis, and is located south of Loop 1604.

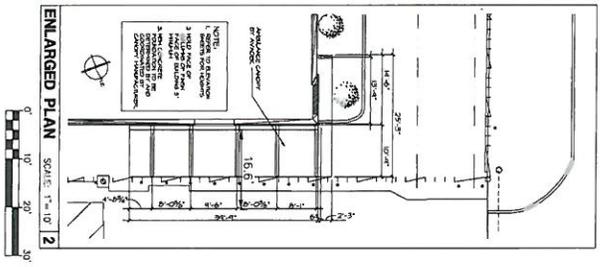
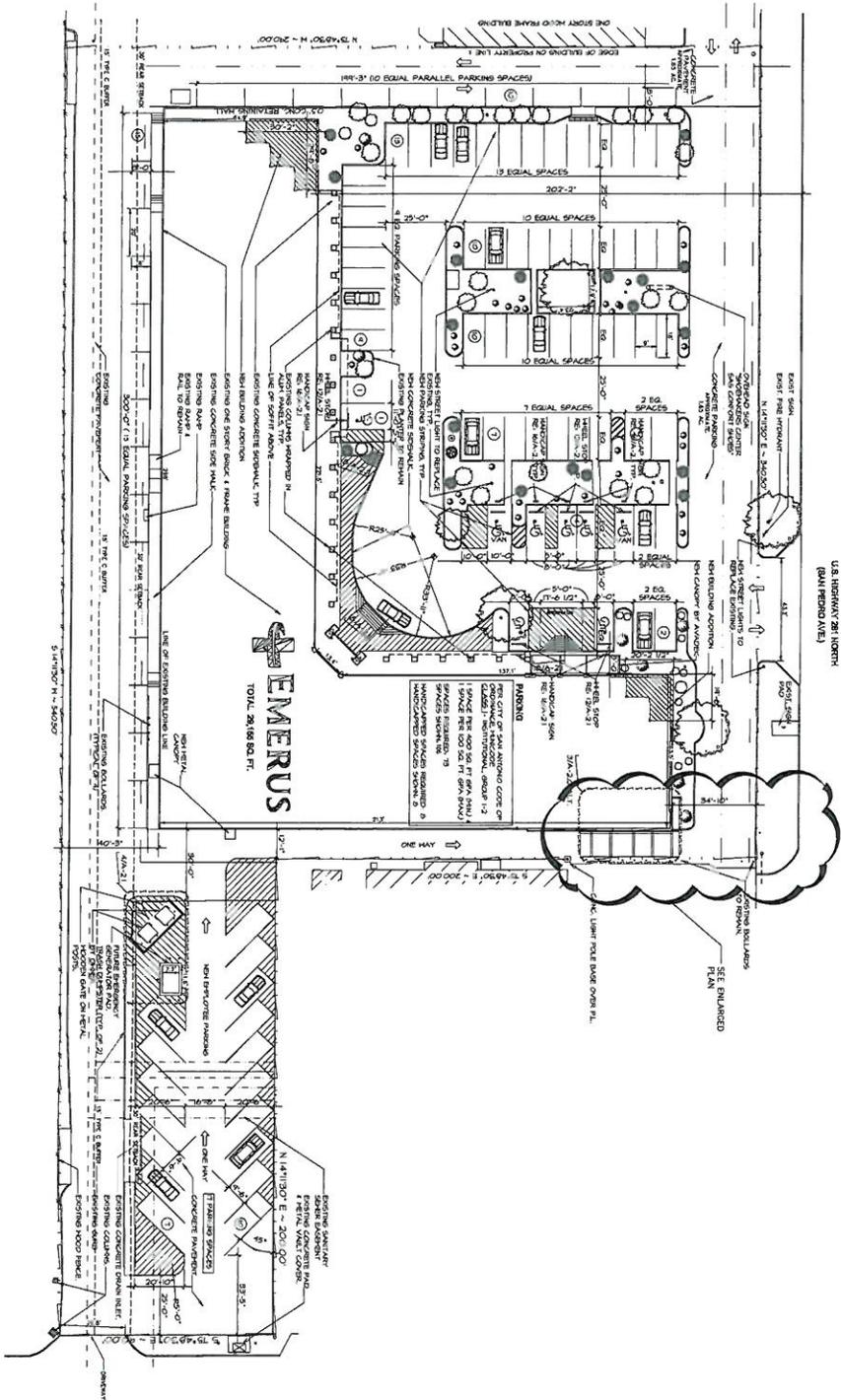
SAWS identifies the subject property as a Category 1 property. SAWS recommends approval of the zoning request. According to the SAWS report, "the existing commercial building was constructed before TCEQ required Water Pollution Abatement Plans and is approximately 95% impervious cover."

Z2011150 S ERZD

NOTES:
 1. A 15'-0" FOOT THE C LANDSCAPE BUFFER MAY BE REQUIRED SHOULD NEW DEVELOPMENT OCCUR (PER SECTION 35-516(D)(1)).
 2. SOME LANDSCAPING EXISTS ON THE 2.65-ACRE SITE AND IS 25'-0" WIDE. THE TOTAL IMPERVIOUS COVER IS 1.3 SPECIFIC USE AMBROSIA INN AND SITE PLAN SPECIFICATION APPLICABLE TO A PROPOSED HOSPITAL USE.

PARKING TABLE

SPACE TYPE	DIMENSION (LXWD)	NUMBER OF SPOTS
TYPICAL FRONT-IN	18'X8'	56
PARALLEL	20'X8'	25
ANGLE	20.5'X8.5' (45°)	17
A/A CAR	18'X8'	6
ADA VAN	18'X8'	2
TOTAL		106



- SITE NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ZONING ORDINANCE AND THE CITY OF SAN ANTONIO SUBDIVISION MAP ACT.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO SUBDIVISION MAP ACT.
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 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO SUBDIVISION MAP ACT.

SITE PLAN

EMERUS HEALTHCARE, INC. THE PROPERTY OWNER HAS REQUESTED THAT THE SITE PLAN BE SUBMITTED FOR THE PURPOSE OF ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. THE CITY OF SAN ANTONIO CITY COUNCIL, ADOPTED A SITE PLAN DOES NOT PRECLUDE THE FUTURE DEVELOPMENT TO ANY/all CITY ACCEPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BIDDING PERMITS.

3 SITE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO SUBDIVISION MAP ACT.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO SUBDIVISION MAP ACT.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO SUBDIVISION MAP ACT.

DATE: 05/11/2011	SCALE: 1" = 20'		
SCALE: 1" = 20'	3 SITE NOTES		

TLD ARCHITECTS, INC.
 19975 TLD Barley Landing
 Houston, Texas 77079
 P: 281-920-2735 F: 281-920-2730

EMERUS
 18088 San Pedro Avenue
 San Antonio, Texas 78222

SITE PLAN

SAN ANTONIO WATER SYSTEM DEVELOPMENT SERVICES
Interdepartmental Correspondence Sheet

RECEIVED
2011 JUN 29 PM 4:17

TO: Zoning Commission Members

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

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

SUBJECT: Zoning Case Z2011150 (Hospital)

Date: July 29, 2011

SUMMARY:

A request for a change in zoning has been made for an approximate 2.68-acre tract located on the city's north side. A change in zoning from **C-3 ERZD AHOD MLOD** to **C-3 S ERZD AHOD MLOD** is being requested by the applicant, Brown and Ortiz, P.C. The change in zoning has been requested to allow for a special use permit for a hospital at this location.

Currently the site is fully developed as a commercial retail center that was a shoe store that has been closed for several years. The subject property is located at 16088 San Pedro Ave. and is bound on the north and south by existing commercial development. The property is bound to the east by San Pedro North Mobile Home Park. The property is a Category 1. The existing commercial building was constructed before TCEQ required Water Pollution Abatement Plans and is approximately 95% impervious cover. No new parking lot excavation shall occur that will increase the existing impervious cover. Hazardous and/or contaminated material shall be placed in properly labeled containers and disposed of by a licensed waste hauler/bio-waste hauler. All medical waste shipping documents shall be available for inspection, upon request by the Aquifer Protection and Evaluation Section of SAWS. Incineration on site, of any waste, in any quantity shall be strictly prohibited.

- A. The Resource Protection Division of the San Antonio Water System conducted a site evaluation on June 9, 2010, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a single lot, currently constructed and in use as a commercial business, approximately 2.68 acres in area. A single story, approximately 20,000 square foot commercial office building with surrounding parking lot, and curbing was observed on the site.

No significant exposure of bedrock was observed throughout the property. The subject site was observed to have a moderate soil cover, several inches in thickness, only exposed within the

parking lot islands. A number of large imported boulders were observed within the parking lot islands for landscaping purposes.

The site appeared to slope slightly to the south. Stormwater occurring on the subject site would drain to the south towards an unnamed tributary to Lorence Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. This could not be confirmed due to lack of exposed bedrock within the subject site.

The subject site was observed to be developed for commercial use. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site. One fault was mapped within the subject site, but no surface expression of this feature was observed within the site.

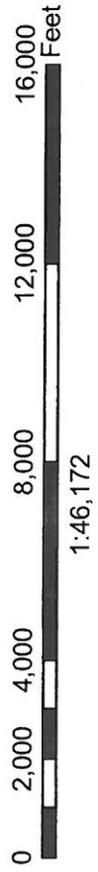
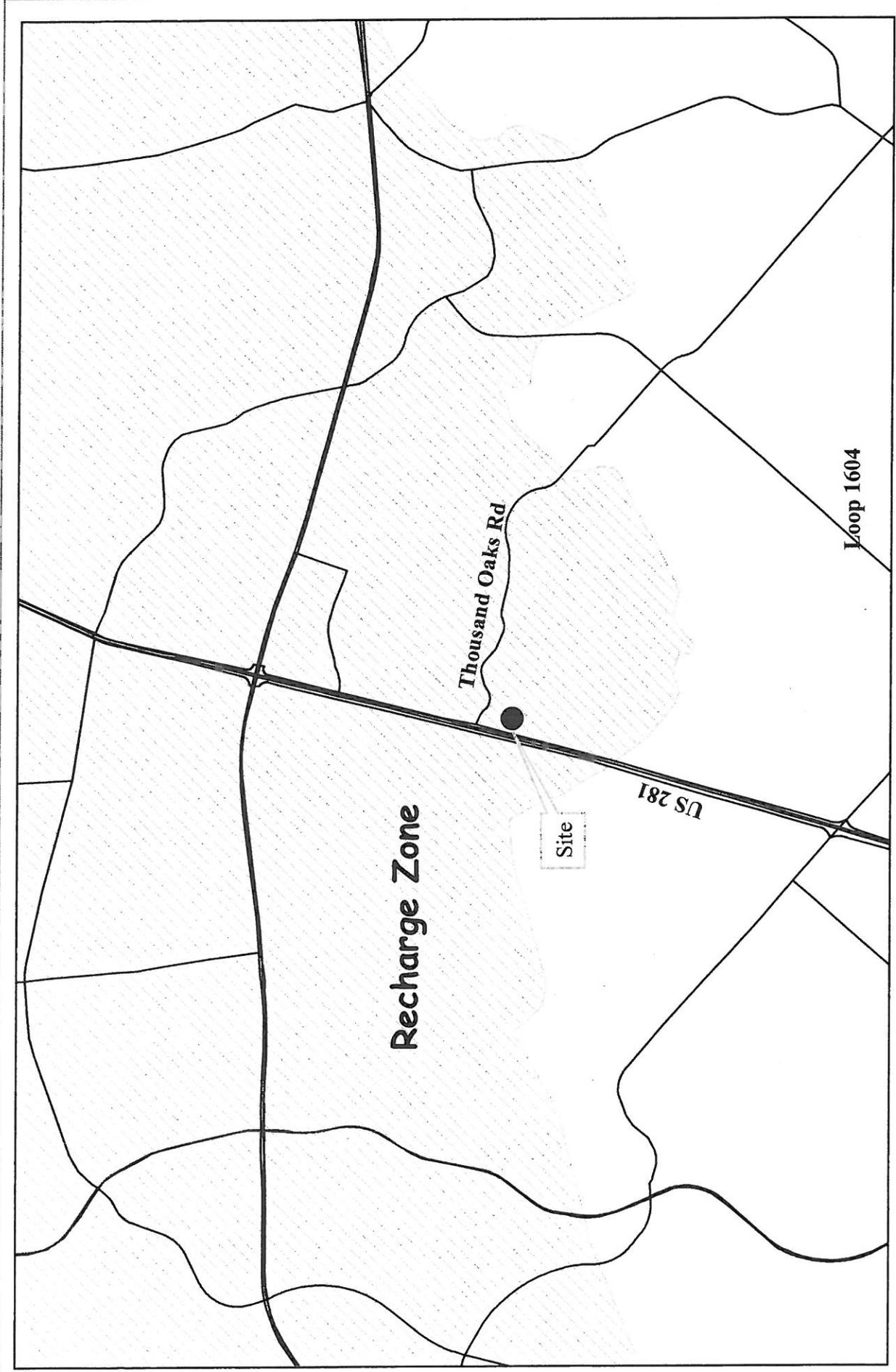
Based on the information submitted by the applicant, SAWS staff does not object to the change in zoning for the proposed use of a hospital. The applicant has stated that there will be no increase in impervious cover on the site. Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.


For Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director,
Resource Protection & Compliance Department

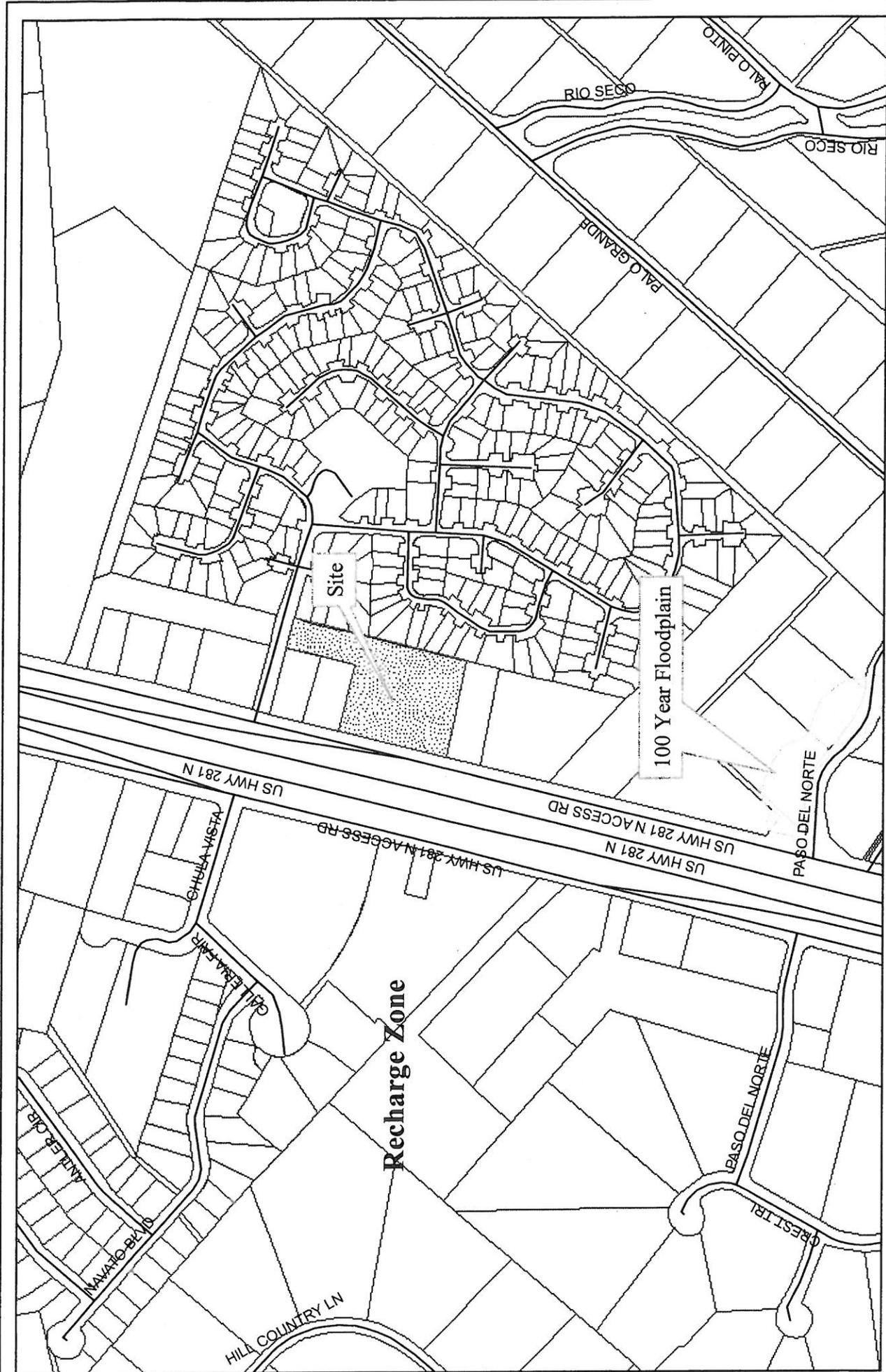
KMN:MJB



Zoning Case No. Z2011150 Figure 1
Hospital

Map Page 517 A5

Map Prepared by Aquifer Protection and Evaluation MJB 6/13/2011

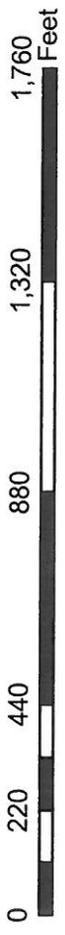


Zoning Case No. Z2011150 Figure 2

Hospital

Map Page 517 A5

Map Prepared by Aquifer Protection and Evaluation MJB 6/13/2011



1:4,751



Zoning Notification Plan

South Presa Metropolitan Corridor

Case Z-2011-076-B (Sheet 1)

Council District 3

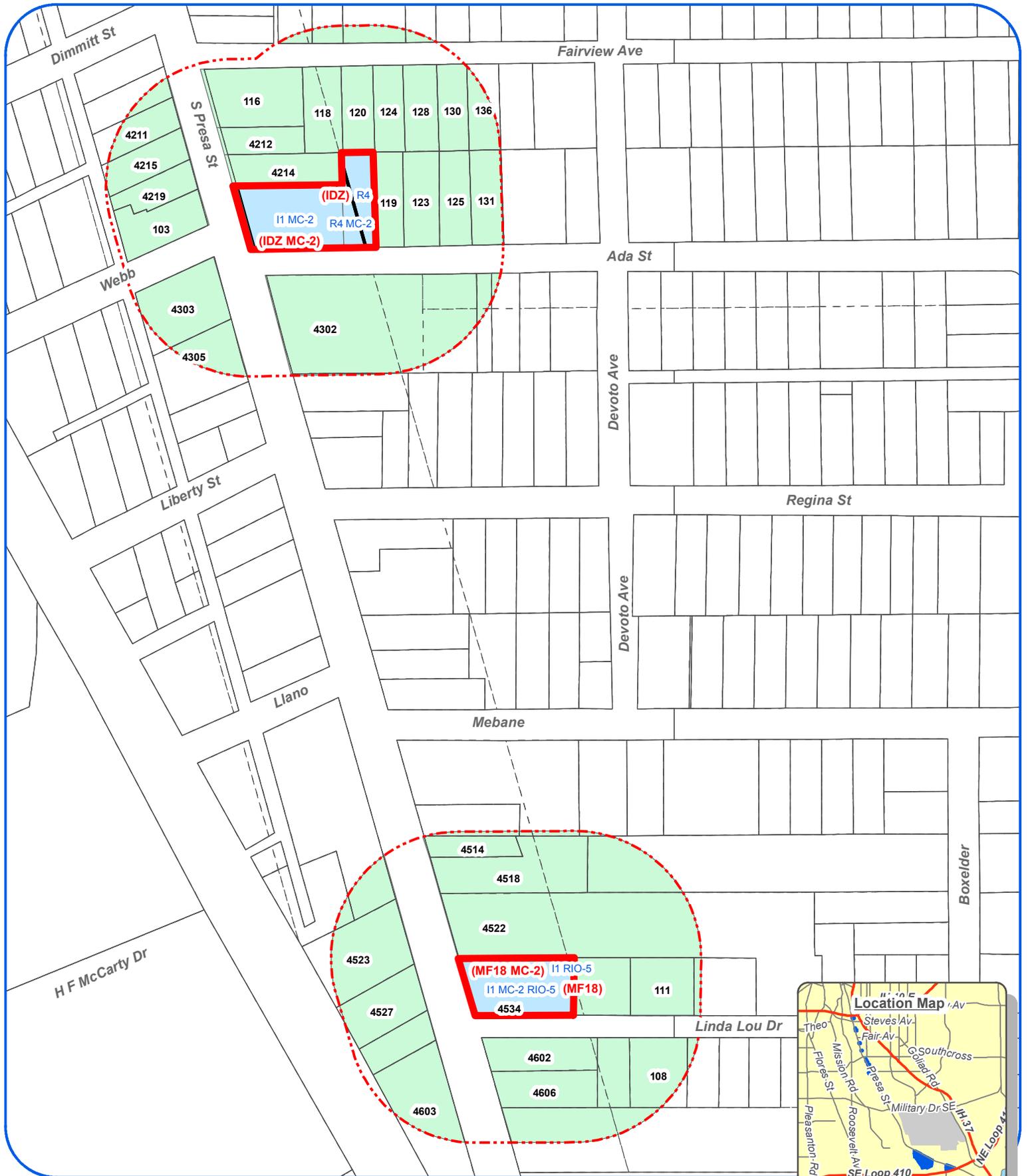
Legend

- Subject Property
- 200' Notification Area
- Current Zoning Text
- Proposed Zoning Text
- Property Line
- Current Zoning Line
- Proposed Zoning Line



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

Development Services Dept
City of San Antonio
(06/30/2011 - E Hart)



Zoning Notification Plan

**South Presa Metropolitan Corridor
Case Z-2011-076-B (Sheet 2)**

Council District 3

Legend

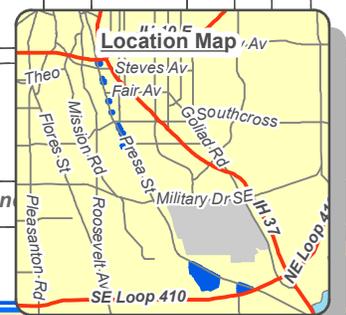
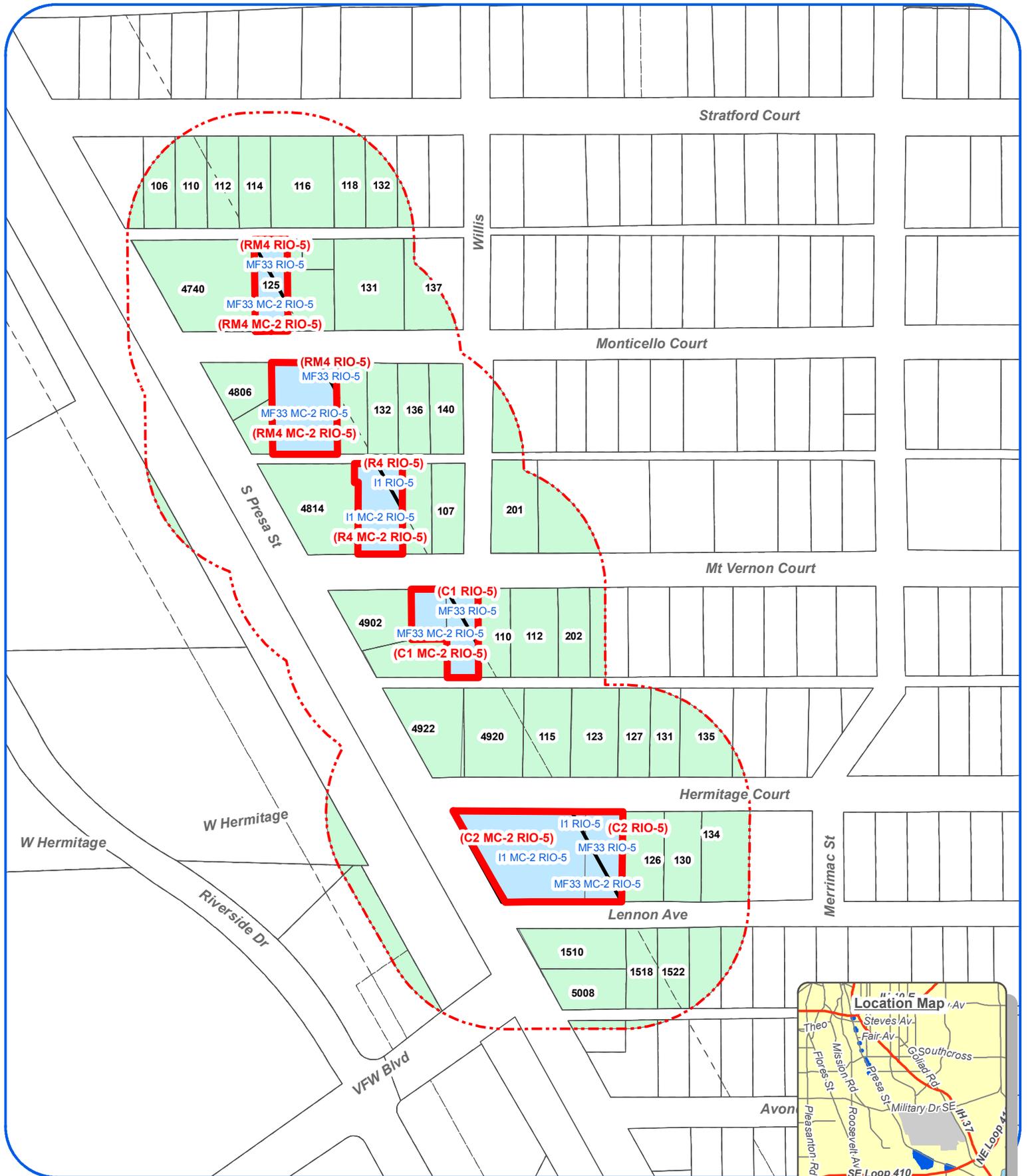
- Subject Property
- 200' Notification Area
- Current Zoning Text
- Proposed Zoning Text
- Property Line
- Current Zoning Line
- Proposed Zoning Line



Development Services Dept
City of San Antonio
(07/06/2011 - E Hart)

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

Scale: 1" approx. = 200 ft



Zoning Notification Plan

South Presa Metropolitan Corridor

Case Z-2011-076-B (Sheet 3)

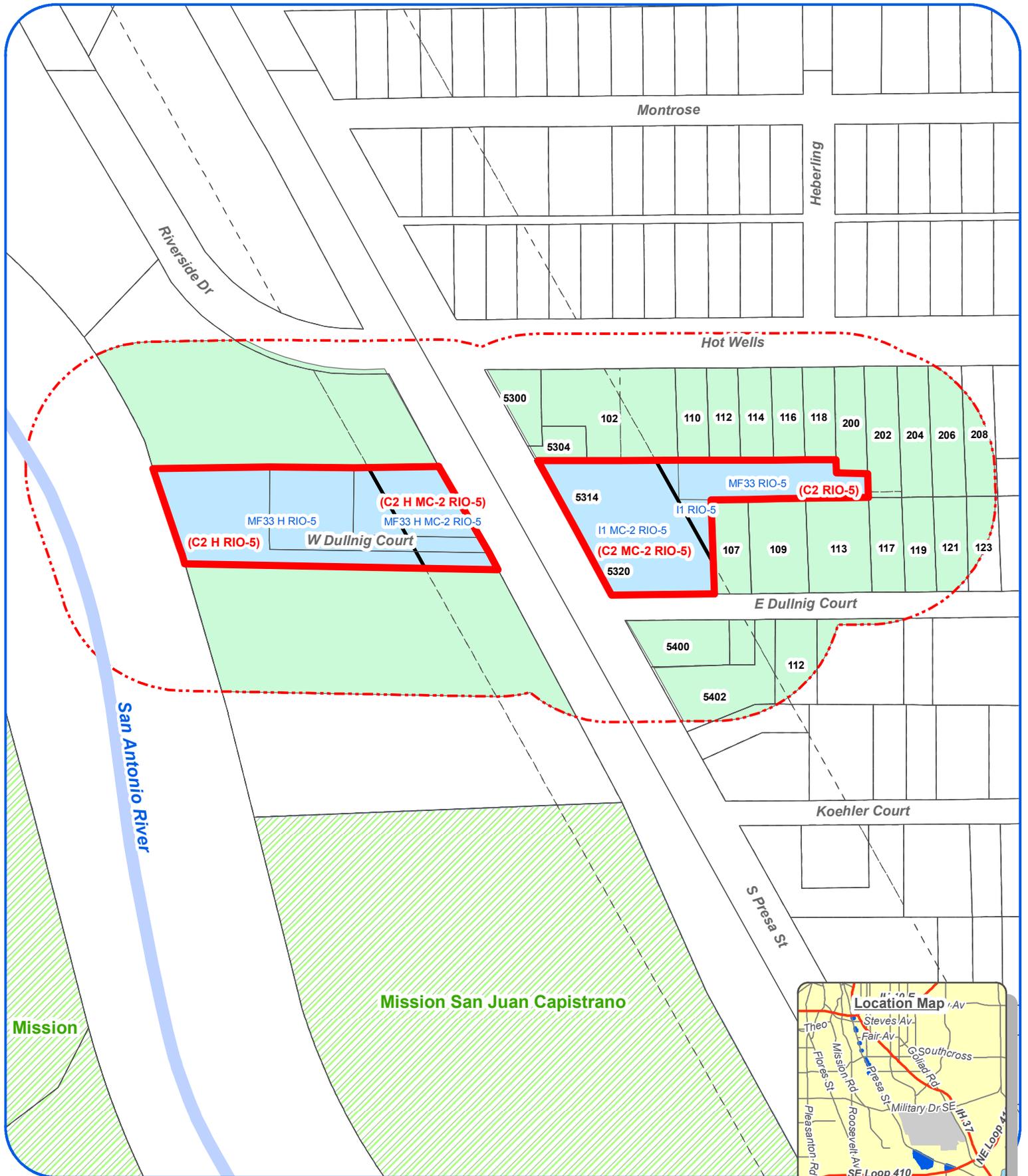
Council District 3

Legend

- Subject Property
 - 200' Notification Area
 - Current Zoning **Text**
 - Proposed Zoning **(Text)**
 - Property Line
 - Current Zoning Line
 - Proposed Zoning Line
- Scale: 1" approx. = 200 ft



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



Zoning Notification Plan

South Presa Metropolitan Corridor

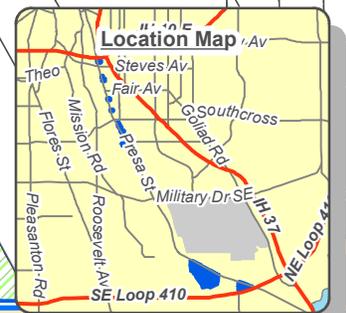
Case Z-2011-076-B (Sheet 4)

Council District 3

Legend

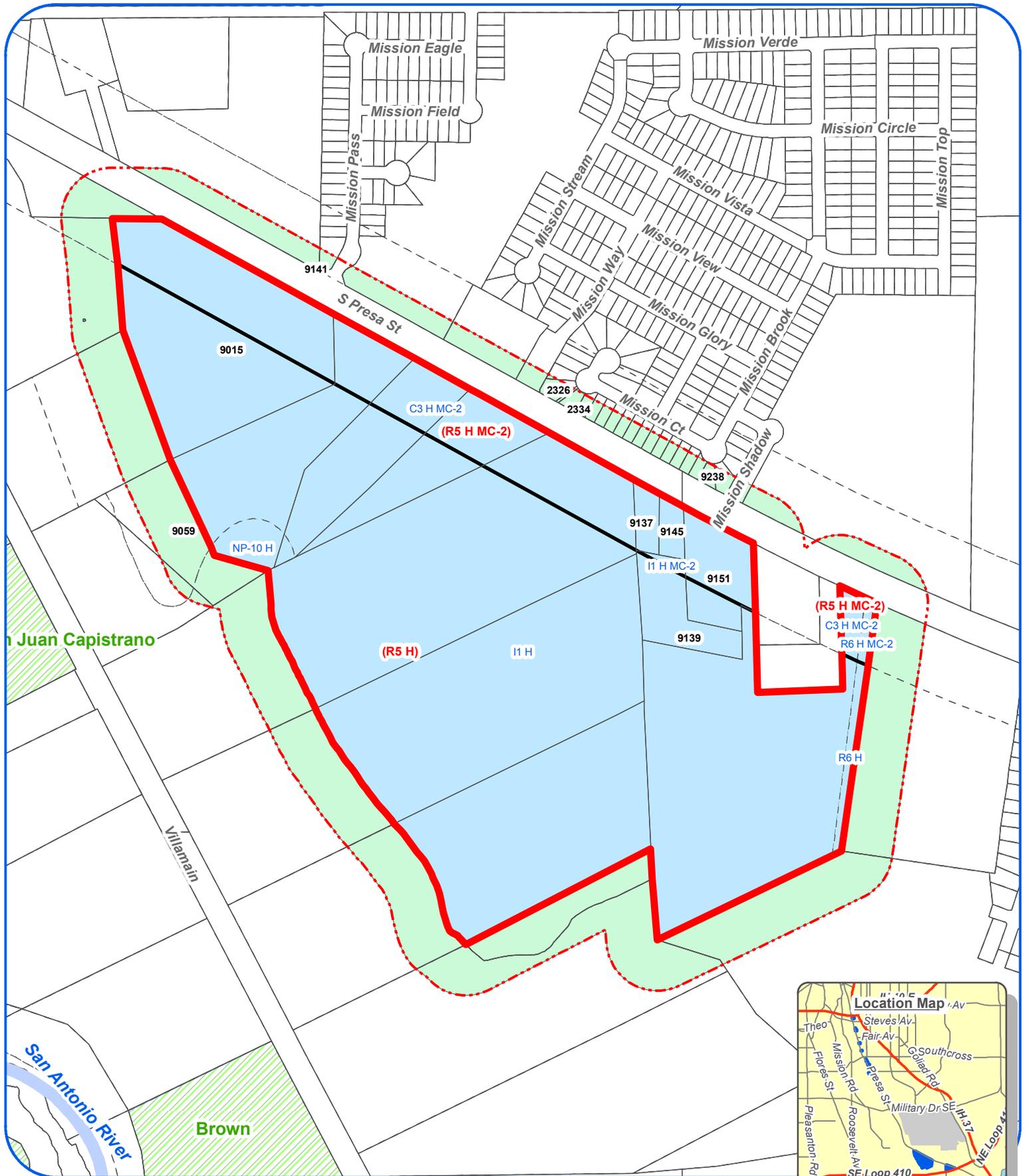
- Subject Property
- 200' Notification Area
- Current Zoning Text
- Proposed Zoning Text
- Property Line
- Current Zoning Line
- Proposed Zoning Line

Scale: 1" approx. = 200 ft



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

Development Services Dept
City of San Antonio
(06/30/2011 - E Hart)



Zoning Notification Plan

South Presa Metropolitan Corridor

Case Z-2011-076-B (Sheet 5)

Council District 3

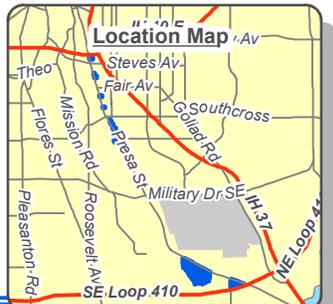
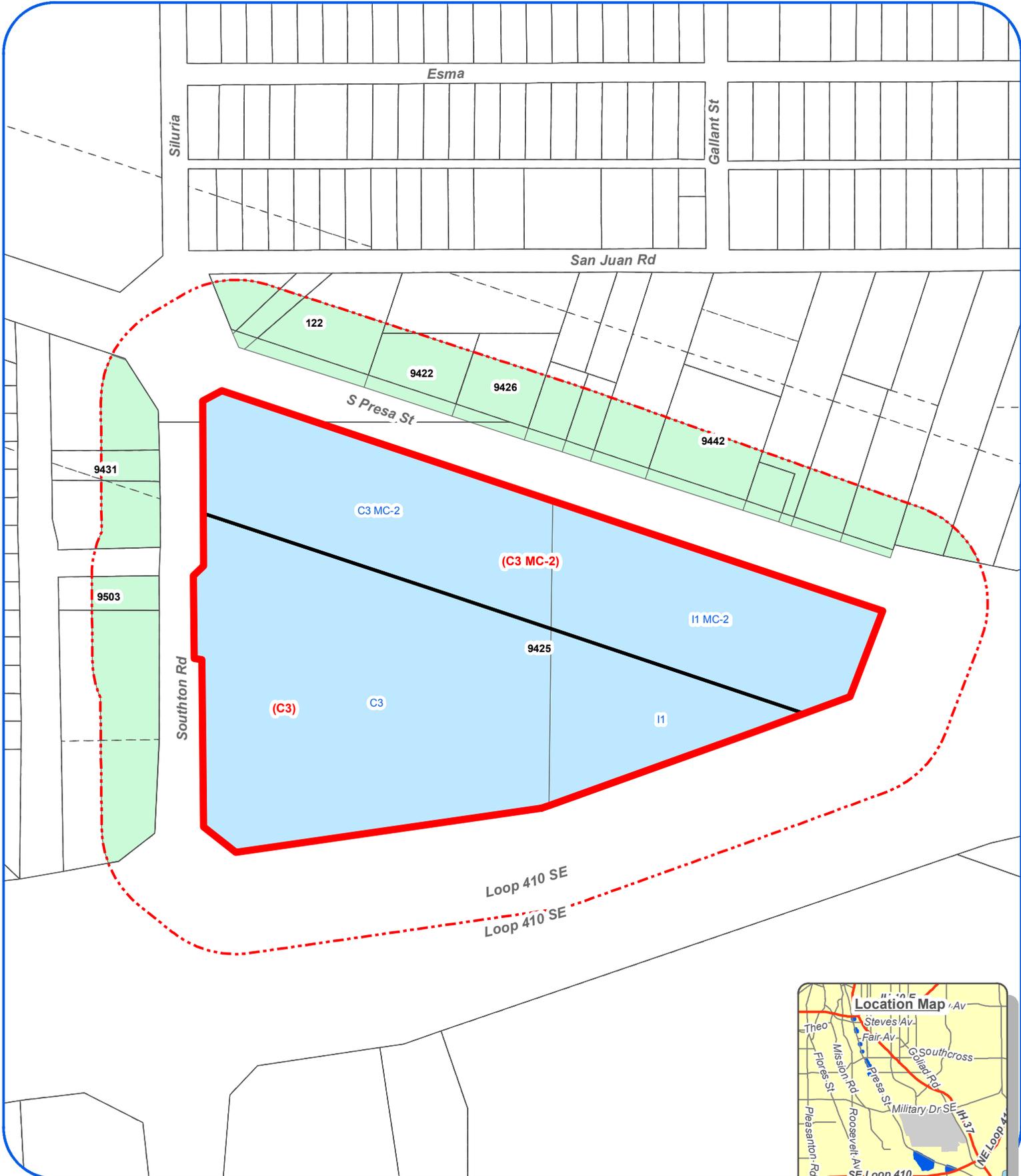
Legend

- Subject Property
- 200' Notification Area
- Current Zoning Text
- Proposed Zoning Text
- Property Line
- Current Zoning Line
- Proposed Zoning Line



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

Development Services Dept
City of San Antonio
(07/06/2011 - E Hart)



Zoning Notification Plan
South Presa Metropolitan Corridor
Case Z-2011-076-B (Sheet 6)

Council District 3

Legend

- Subject Property
- 200' Notification Area
- Current Zoning Text
- Proposed Zoning Text
- Scale: 1" approx. = 250 ft
- Property Line
- Current Zoning Line
- Proposed Zoning Line



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

Development Services Dept
 City of San Antonio
 (06/30/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011076-B

Hearing Date: July 19, 2011

Property Owner: Multiple property owners

Applicant: City of San Antonio

Representative: Rebecca Paskos

Location: 2926, 4214, 4534, 5000, 5315, 5316, 9015, 9059, 9077, 9087, 9093, 9137, 9145, 9149, 9151, and 9425 South Presa; 108 Glenwood; 116 Clifford Court; 125 Monticello Court; 103 and 108 Mount Vernon; and properties legally described as P-102D NCB 10917, P-102A NCB 10918, P-100 NCB 10918, P-104 NCB 10917, Lots 3 and 4 Block 3 NCB 7605, and East 50 feet of Lot 33 and East 50 feet North 27.6 feet of Lot 34 Block 7 NCB 7609

Legal Description: NCB 10915 P-100B; NCB 10917 P-102D; NCB 10918 P-102A; NCB 10917 P-104; NCB 10918 Lot TR-2 P-7; NCB 10918 Lot TR-3; NCB 10918 Lot P-104; NCB 10918 Lot P-105; NCB 10918 Lot P-108; NCB 10918 Lot P-5, P-6A P-7A, P-110A; NCB 10918 Lot P-7B; NCB 10918 P-100; NCB 10918 P-103; NCB 2990 Block 35 Lot 1 through 9 and 82 through 89; NCB 3064 Block 2 Lot 24; NCB 3065 Lot 1 through 4; NCB 3084 Block 1 Lot 2, 3 and 4; NCB 7604 Block 2 Lot E 25 FT of 16 and W 25 FT of 17; NCB 7605 Block 3 Lot 12 and E IRR 17.25 FT of 11; NCB 7605 Block 3 Lot 3 and 4; NCB 7609 Block 7 Lot E 25 FT of 4 and W 25 FT of 5; NCB 7609 Block 7 Lot E 50 FT of 33 and E 50 FT of N 27.6 FT of 34; NCB 7610 Block 8 Lot 1 through 5; NCB 7635 Block 10 Lot W IRR 468.56 FT of A and NCB 7637 Block 1 Lot 1 through 4; NCB 7650 Lot 18 and 19, E 20 FT of 17 and P-101 or TR-5B except W 30 FT; NCB 7650 Lot 20 through 22 or 5A; NCB 7650 Lot 15, 16 and E IRR PT of 14, W30FT of 17 and P-100 or TR5C & W30 FT of 5B; NCB 8614 Lot 4; and NCB 10918 Block 1 Lot S IRR 111.33 FT of 10

Total Acreage: 122.8

City Council District: 3

Case Manager: Rebecca Paskos, AICP, Senior Planner

Case History: This is the first public hearing for this zoning request. This is an amendment to Zoning Case Z2011076, a component of the South Presa Metropolitan Corridor Overlay Project, which was heard by the Zoning Commission on April 5, 2011.

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 H MC-2 AHOD" General Commercial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, "C-3 MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District, "I-1 H MC-2 AHOD" General Industrial Mission Historic South Presa

Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 MC-2 AHOD” General Industrial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 MC-2 AHOD RIO-5” General Industrial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “I-1 AHOD RIO-5” General Industrial Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 H MC-2 AHOD RIO-5” Multi-family Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 H AHOD RIO-5” Multi-family Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 AHOD RIO-5” Multi-family Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 MC-2 AHOD RIO-5” Multi-family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “NP-10 H AHOD” Neighborhood Preservation Mission Historic Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “R-6 H AHOD” Residential Single-family Mission Historic Airport Hazard Overlay District, and “R-6 H MC-2 AHOD” Residential Single-family Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: “C-1 MC-2 AHOD RIO-5” Light Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “C-1 AHOD RIO-5” Light Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-2 H MC-2 AHOD RIO-5” Commercial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “C-2 H AHOD RIO-5” Commercial Mission Historic Airport Hazard Overlay District River Improvement Overlay District-5, “C-2 MC-2 AHOD RIO-5” Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “C-2 AHOD RIO-5” Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3 MC-2 AHOD” General Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “IDZ MC-2 AHOD” Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District and “C-2” Commercial District, “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District and “C-2” Commercial District, “MF-18 AHOD” Multi-family Airport Hazard Overlay District, “MF-18 MC-2 AHOD” Multi-family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “R-4 MC-2 AHOD” Residential Single-family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “R-4 AHOD RIO-5” Residential Single-family Airport Hazard Overlay River Improvement Overlay District-5, “R-5 H AHOD” Residential Single-family Mission Historic Airport Hazard Overlay District, “R-5 H MC-2 AHOD” Residential Single-family Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “RM-4 MC-2 AHOD RIO-5” Residential Mixed South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, and “RM-4 AHOD RIO-5” Residential Mixed Airport Hazard Overlay River Improvement Overlay District-5

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 July 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 264

Neighborhood Associations: East Pyron / Symphony Lane Neighborhood Association, Hot Wells Neighborhood Association, Mission San Jose Neighborhood Association, and Riverside South Neighborhood Association, Roosevelt Park Neighborhood Association

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

Applicable Agencies: Stinson Airport Vicinity stakeholders

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	“IDZ” Infill Development Zone District, “R-6” Residential Single-Family District, “R-4” Residential Single-Family District, “MF-33” Multifamily District, and “C-2” Commercial District	Single family residential, multi-family residential, commercial, bar, motel, and vacant
East	“R-6” Residential Single-Family District, “R-4” Residential Single-Family District, “MF-33” Multifamily District, and “C-2” Commercial District	Single family residential, multi-family residential, and storage of trailers
South	“IDZ” Infill Development Zone District, “NP-10” Neighborhood Preservation District, “R-6” Residential Single-Family District, “R-4” Residential Single-Family District, “RM-4” Residential Mixed District, “MF-18” Multifamily District, “MF-33” Multifamily District, and “C-2” Commercial District	Single-family residential, multi-family residential, commercial, restaurant, bar, motel, manufacturing facility, and vacant
West	“IDZ” Infill Development Zone District, “NP-10” Neighborhood Preservation District, “MF-33” Multifamily District, “C-2” Commercial District, “C-3” General Commercial District	Single-family residential, multi-family residential, commercial, restaurant, bar, motel, daycare center, manufacturing facility, San Antonio River, and vacant

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration. Some of the properties lie within the “RIO-5” River Improvement Overlay District-5 due to their proximity to the San Antonio River. The purpose of this district is to establish regulations to protect, preserve, and enhance the San Antonio River and its improvements by establishing design standards and guidelines. Building permits within these overlay districts require a certificate of appropriateness. Some of the subject properties also lie within the “H” Mission Historic District. Additionally, most properties lie within the newly adopted “MC-2” South Presa Metropolitan Corridor Overlay District. The purpose of the corridor overlay district is to preserve, protect, and enhance the appearance and economic vitality of the South Presa Metropolitan Corridor.

Transportation

Thoroughfare	Existing Character	Proposed Changes
South Presa	Secondary Arterial Type A, 1 to 2 lanes in each direction; Secondary Arterial Type B, 1 to 2 lanes in each direction	Rehabilitation – Ward to Hot Wells (2015)
Southton	Secondary Arterial Type A, 1 lane in each direction	None known
Ada Street	Local street, one lane in each direction	Sealant – S. Presa to S. Hackberry (2013)
Clifford Court	Local street, one lane in each direction	None known
E. Dullnig Court	Local street, one lane in each direction	None known
W. Dullnig Court	Private street, unimproved	None known
Glenwood	Local street, one lane in each direction	None known

Hermitage Court	Local street, one lane in each direction	None known
Linda Lou Drive	Local street, one lane in each direction	None known
Lennon Avenue	Local street, one lane in each direction	None known
McKinley Avenue	Local street, dead end	Rehabilitation – S. Presa to dead end (2012)
Monticello Court	Local street, one lane in each direction	None known
Mt. Vernon Court	Local street, one lane in each direction	None known
Topeka	Local street, one lane in each direction	None known

Public Transit: VIA bus line 36 runs along South Presa Street with multiple bus stops along the corridor.

Traffic Impact: TIA requirement is waived for City Council initiated cases.

Parking Information: Parking requirements are based on individual use.

Staff Analysis and Recommendation: Approval

Topography: The subject properties do not include any abnormal physical features. Portions of the properties are within a flood plain. Trees, grassland and shrubs are more prevalent toward the south.

Property History: 2926 South Presa Street and 116 Clifford Court are both used for public ministries. 2926 South Presa Street is the home of Blueprint Ministries, and 116 Clifford Court is the home of Riverside Baptist Church. 108 Glenwood and 103 Mt. Vernon Court are single family homes built in 1930 and 1948, respectively. 4214 and 4534 South Presa Street are developed with multi-family structures. 125 Monticello Court and the subject property located south on Monticello Court are currently vacant. 108 Mt. Vernon Court is currently used for parking for neighboring commercial property that fronts South Presa Street. The Hot Wells Ballroom established in the late 1930s is located at 5000 South Presa Street. 5315 South Presa Street contains two single family homes built in the 1950s. 5316 South Presa Street includes a bar/tavern and an auto repair facility. Subject properties located in the 9000 block of South Presa Street are predominantly large vacant tracts. 9137, 9145, 9149, and 9151 South Presa Street are occupied by single-family homes. 9077 South Presa Street is currently being used as a used car retailer.

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and the Stinson Airport Vicinity Land Use Plan. All but one of the zoning requests is consistent with the Future Land Use designation. For the property at 9425 South Presa Street which is currently inconsistent with the land use plan, a plan amendment, PA 11017-B, has been filed in order for this property to be consistent with the proposed zoning change.

2. Adverse Impacts on Neighboring Lands:

Denial of the zoning request could lead to future development that is inconsistent and/or too intense for the surrounding uses, including single-family homes and small scale commercial uses. Staff supports this request in order to further protect adjacent uses and promote more neighborhood and community serving uses that could facilitate the overall redevelopment of the corridor.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject properties or the surrounding neighborhood. The large extent of industrial, intense commercial, and high density residential zoning is the result of out-dated zoning practices that were once very common, and that continue to affect the entire surrounding neighborhood. Current zoning practices would not place intense industrial and commercial zoning in or near established residential neighborhoods.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Staff believes that the removal of the industrial and intense commercial zoning adjacent to low density residential uses would advance public safety in this area, as this type of zoning allows heavy vehicles, noise and potential noxious odors.

5. Public Policy:

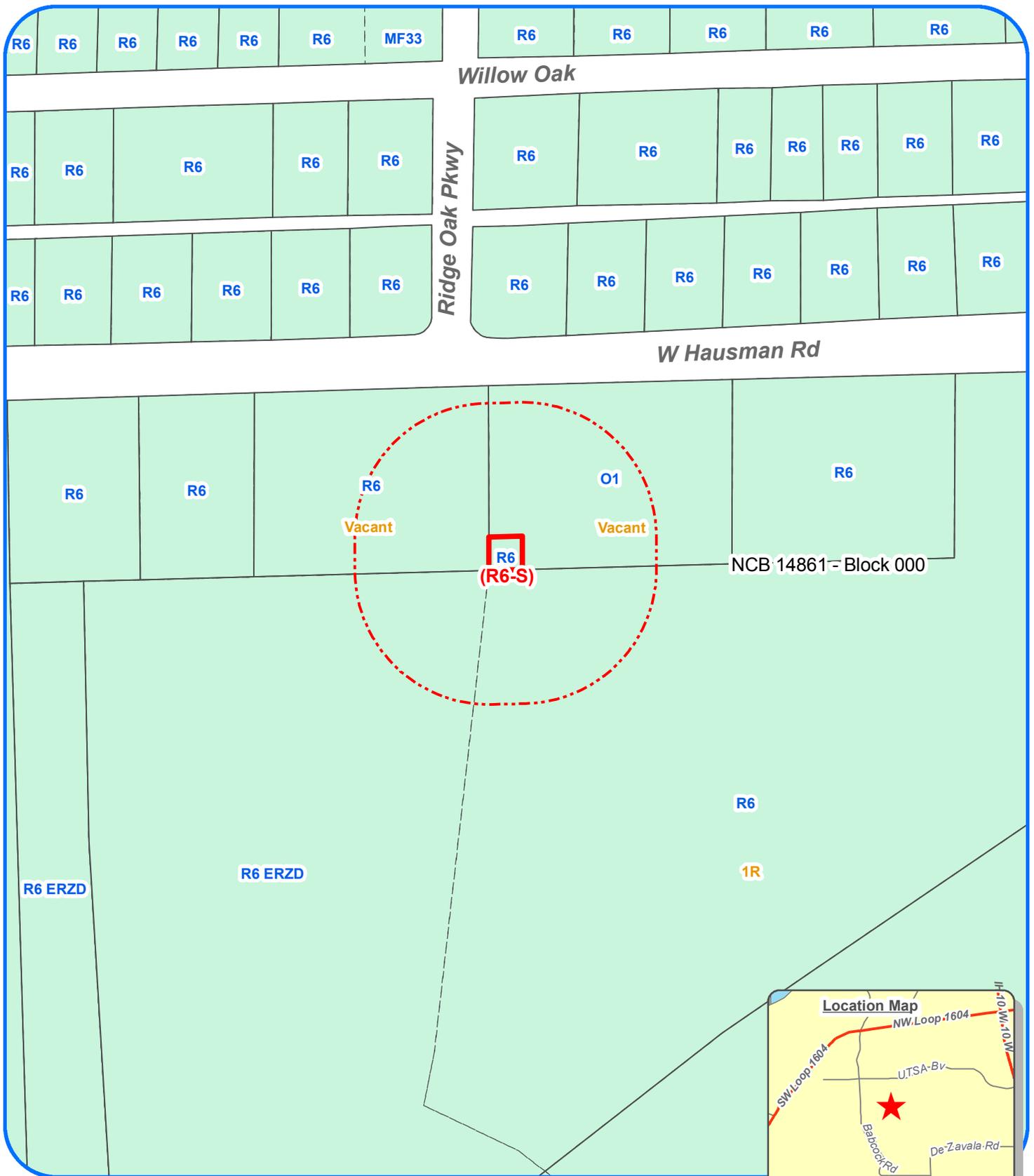
South Central San Antonio Community Plan was adopted in 1999 and updated in 2005. The Stinson Airport Vicinity Land Use Plan was adopted in 2009. Both plans were adopted as components of the City's Master Plan.

6. Size of Tract:

Varies

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2011131 S

Council District 8

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): NCB 14861 - Block 000 - Parcel P-26

Legend

- Subject Properties (0.057 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
(05/10/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011131 S

Hearing Date: June 07, 2011

Property Owner: Martha J Droby, Independent Executrix of the Estate of Maria G Alonzo

Applicant: Vincent Gerard & Associates (Ron Williams)

Representative: Vince Huebinger

Location: A portion of the 6900 Block of West Hausman Road (also known as 7022 West Hausman Road); located on the south side of West Hausman Road, at Ridge Oak Parkway

Legal Description: A portion of Parcel 26, NCB 14861

Total Acreage: 0.0574 of an acre

City Council District: 8

Case Manager: Micah Diaz, Planner

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

Proposed Zoning Change

Current Zoning: "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District

Requested Zoning: "R-6 S MLOD-1" Residential Single-Family Military Lighting Overlay District with a Specific Use for a Wireless Communication System

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 19, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, 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: 42 - North Sector Planning Team

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1971 (Ordinance 39169) and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The existing wireless communication system tower is a nonconforming, as the City had no related zoning requirements when the tower was originally constructed.

The property is not platted and is the remaining portion of a 2.5 acre parcel, the other 2.243 acres of which was recently sold to a separate land owner and rezoned.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain. However, the lot is landlocked and is accessible only by an access easement and gravel driveway through the larger parcel.

Adjacent Zoning and Land Uses

Direction: North and east

Current Base Zoning: "O-1" Office District

Current Land Uses: Undeveloped

Direction: West and south

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

Current Land Uses: Undeveloped and single-family residential/agricultural uses

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.

Transportation

Thoroughfare: West Hausman Road

Existing Character: Secondary Arterial Type A; one lane in each direction with a right turn lane onto Ridge Oak Parkway; partial curbs and no sidewalks

Proposed Changes: None known

Thoroughfare: Ridge Oak Parkway

Existing Character: Local street

Proposed Changes: None known

Public Transit: VIA bus line 605 operates west of the subject property, along West Hausman Road and Babcock Road

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

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

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring properties, as a wireless communication system is already developed on the subject property. The applicant intends to extend the existing structure with approximately 20 feet of additional height to accommodate collocation of second antenna and add an additional equipment shelter.

3. Suitability as Presently Zoned:

The subject property is landlocked, and is therefore not suitable for residential development. The requested specific use authorization will allow the current nonconforming use to become conforming, bringing the structure into compliance with current development regulations.

4. Health, Safety and Welfare:

The portion of the subject property housing all proposed wireless communication system structures is entirely enclosed with a six-foot tall chain link fence, restricting access to authorized personnel only.

5. Public Policy:

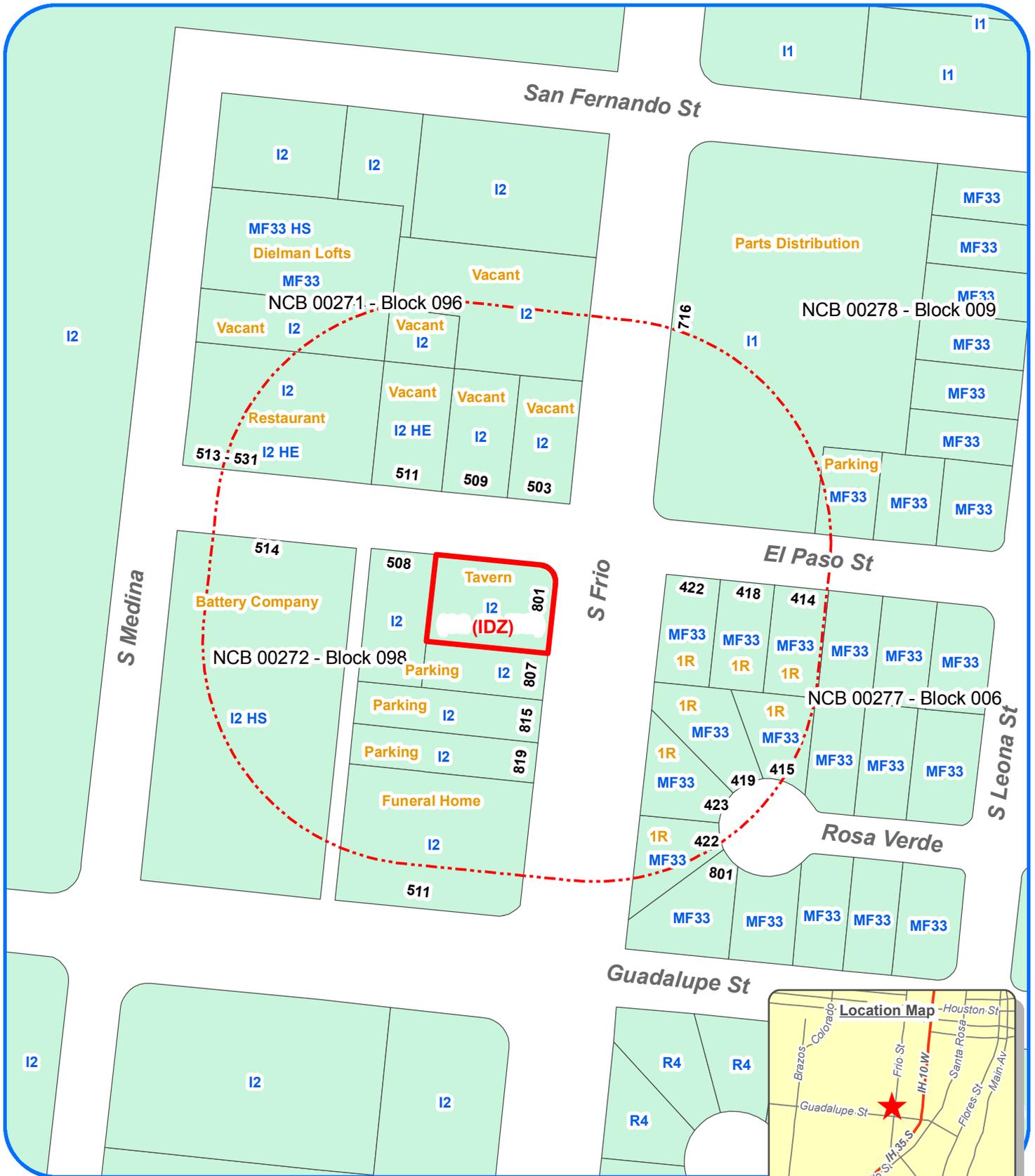
The City of San Antonio encourages collocation of communication system antennae. Current development codes require new structures be built to accommodate at least two antennae.

6. Size of Tract:

As demonstrated on the requisite site plan, the subject property is of sufficient size to accommodate the proposed construction while meeting all required building setbacks.

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 zoning request because the tract is smaller than 10 acres, is not immediately adjacent to Camp Bullis, and is located south of Loop 1604.



Zoning Case Notification Plan

Case Z2011140

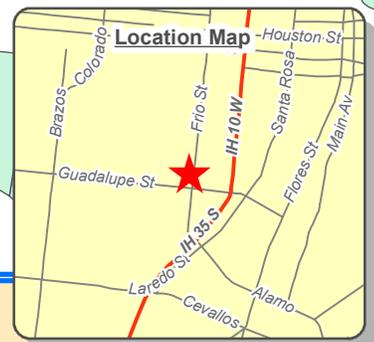
Council District 5

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 00272 - Block 098 - Lot 17

Legend

- Subject Properties ——— (0.195 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
(05/31/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011140
Hearing Date: July 19, 2011
Property Owner: RAD Fire, LLC
Applicant: Ricardo Sanchez
Representative: Baltazar Serna
Location: 801 South Frio Street
Legal Description: Lot 17, Block 98, NCB 272
Total Acreage: 0.1952
City Council District: 5
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in the "C-2" Commercial District with additional Funeral Home and Mortuary 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 July 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: None

Planning Team Members: 70 – Downtown Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. According to the Bexar County Appraisal District records, the existing structure was built in 1987 and measures approximately 2625 square feet in

size. The property was platted into its current configuration in 1989 (volume 9515, page 105) and is the only portion of the block to have a recorded plat. The property is currently used as a bar/tavern.

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, and West

Current Base Zoning: "I-2" Heavy Industrial District

Current Land Uses: Funeral home and parking, manufacturing/distribution, restaurant, loft apartments, vacant commercial buildings and undeveloped land

Direction: East

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

Current Land Uses: Single-family residences

Direction: Northeast

Current Base Zoning: "I-1" General Industrial District

Current Land Uses: Auto parts distribution

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.

A number of surrounding properties carry "HS" Historic Significant or "HE" Historic Exceptional landmark designations, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure

Transportation

Thoroughfare: South Frio Street

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

Proposed Changes: None known

Thoroughfare: Guadalupe Street

Existing Character: Secondary Arterial Type B; two lanes in each direction; partially raised (overpass)

Proposed Changes: None known

Thoroughfare: El Paso Street, South Medina, and San Fernando Street

Existing Character: Local streets

Proposed Changes: None known

Public Transit: VIA bus lines 68 and 268 operate along South Frio, with multiple stops in close proximity to the subject property.

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

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements. The subject property has no existing parking, but may be able to share parking with other properties on the block.

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the Downtown Neighborhood Plan area, and is designated for Low Density Residential land uses in the Future Land Use component of the neighborhood plan. The applicant has requested amending the future land use designation to “Mixed Use”, which is consistent with the requested zoning. Staff and Planning Commission recommend approval of the request.

2. Adverse Impacts on Neighboring Lands:

Approval of the requested office zoning district would decrease the likelihood of adverse conditions caused by redevelopment of the subject property. The existing industrial zoning district permits uses that are typically considered too intense to be located near residential uses.

3. Suitability as Presently Zoned:

The existing “I-2” zoning district is not appropriate for the subject property as the lot is small and the surrounding pattern of development primarily includes residential uses and service-oriented reuse of existing buildings. The surrounding area was once a thriving manufacturing district, which has begun to transition to a mixed-use corridor which includes many social service uses.

The “I-2” district is meant to accommodate the most intense industrial and manufacturing uses, which typically generate high levels of large truck traffic and noise, and which often include use of potentially hazardous materials. Although some industrial uses continue to operate in the area, those smaller properties located along the Frio Street corridor are better suited for service and retail uses.

4. Health, Safety and Welfare:

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

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 existing zoning district carries strict development standards that severely limit development on the subject property. Approval of the requested “IDZ” district will allow uses that are appropriate for the area while also encouraging shared parking and use of public transit.

7. Other Factors:

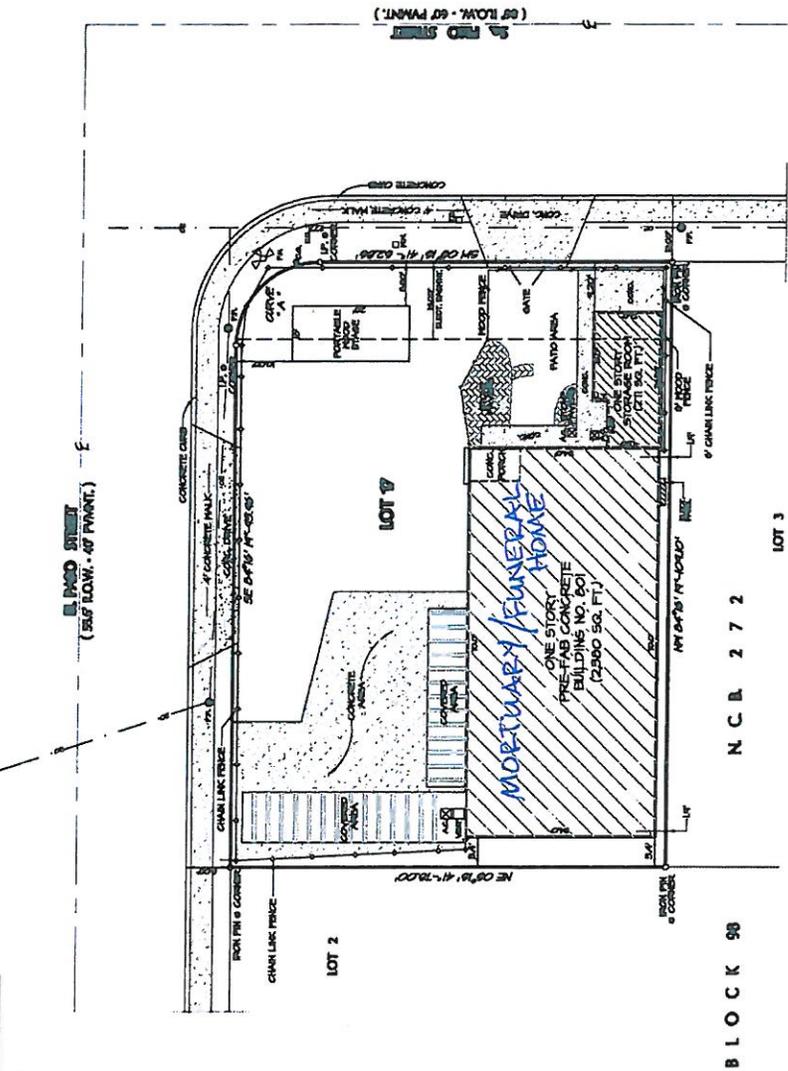
None.

72011140

1 INCH = 10 FEET
 0 10 20
 NORTH

CURVE DATA - "A"
 R = 150'00"
 D = 504'00"
 T = 50.0°
 L = 251.71'

- LEGEND
- E.P. ELECTRIC PANEL
 - G.M. GAS METER
 - M.M. WATER METER
 - E.B. ELECTRIC BOX
 - T.B. TRAFFIC BOX
 - O.E. OVERHEAD ELECTRIC
 - P.H. FIRE HYDRANT
 - G.O. CLEAN OUT
 - P.P. POWER POLE



DATE	DESCRIPTION

JMC
 Juan M. Cisneros
 Design & Development Services
 Phone: (210) 374-8114
 125 Latta Drive, Suite 2009
 San Antonio, Texas 78209



EXISTING SITE PLAN
 LOT 7, BLOCK 98, N.C.B. 272
 VISTA VERDE SOUTH UNIT 10
 SAN ANTONIO, TEXAS

DATE: 04-30-11
 SHEET NO.: 1

If Anthony De la O the property owner acknowledges 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 is conjunctive with rezoning. IAR does not release me from adherence to any/all city adopted Code > at the time of plan submission for building permits.



Zoning Case Notification Plan

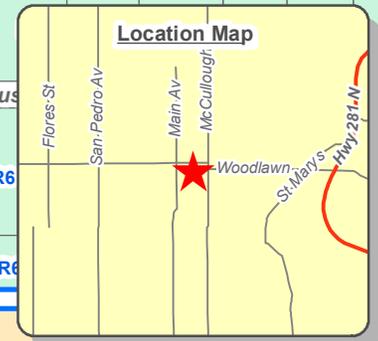
Case Z-2011-145

Subject Property Legal Description(s): 3.074 acres out of NCB 01706

Scale: 1" approx. = 200 Feet
Council District 1

Legend

- Subject Properties (3.074 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(06/15/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011145

Hearing Date: July 19, 2011

Property Owner: Keystone School

Applicant: Brian Yager, Head of School

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

Location: 119 East Craig Place; Located on the south side of East Woodlawn between North Main Avenue to the west and McCullough to the Avenue to the east.

Legal Description: 3.074 acres out of NCB 1706

Total Acreage: 3.074

City Council District: 1

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

Current Zoning: "H MF-33 AHOD" Monte Vista Historic Multi-Family Airport Hazard Overlay District and "H O-2 AHOD" Monte Vista Historic High-Rise Office Airport Hazard Overlay District

Requested Zoning: "H MF-33 IDZ AHOD" Monte Vista Historic Multi-Family Infill Development Zone Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 107

Neighborhood Associations: Monte Vista Historical Association. The Tobin Hill Community Association is within 200 feet.

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with multiple structures and houses the Keystone School, a private elementary school. The property is located within the City Limits as they were recognized in 1936, and was originally zoned "D" Apartment District and "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "MF-33" Multi-Family District and "O-2" High-Rise Office District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33 and C-2

Current Land Uses: Commercial Use, Apartments, Triplex, Duplex and Single-Family Residences

Direction: South

Current Base Zoning: MF-33 and C-2

Current Land Uses: Parking Lot, Duplex, Triplex, Fourplex and Single-Family Residence

Direction: East

Current Base Zoning: MF-33 and C-2

Current Land Uses: Post Office and Condos

Direction: West

Current Base Zoning: C-3 and C-2

Current Land Uses: Office, Retail Stores and Restaurant

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

Transportation

Thoroughfare: East Craig Place

Existing Character: Local B; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: East Woodlawn

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

Proposed Changes: None known.

Thoroughfare: North Main Avenue

Existing Character: Local A; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: McCullough Avenue

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

Proposed Changes: None known.

Public Transit: VIA bus lines 5 and 204 operate along McCullough Avenue, located east of the subject property. VIA bus line 90 operates along East Woodlawn Avenue and North Main Avenue located north and west of the subject property.

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

Parking Information: Infill Development Zone Districts are exempt from minimum 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 Monte Vista Neighborhood Plan serves as a guide and does not require a determination of consistency. However, a goal of this plan, which was adopted in 1988, is to help improve and support both public and private schools in the neighborhood.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts that may be caused by approval of the requested zoning. The purpose for the zoning change is to allow for an addition of a science lab building to the existing school.

3. Suitability as Presently Zoned:

The current multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. Further, there is a mix of uses surrounding the subject property.

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 is consistent with the Monte Vista Neighborhood Plan, which encourages supporting the existing schools in this neighborhood.

6. Size of Tract:

The 3.074 acre tract of land is of sufficient size to accommodate the requested expansion.

7. Other Factors:

The "IDZ" district provides flexibility in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

Further, the property is located within the Monte Vista Historic District. If the zoning designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits.



Zoning Case Notification Plan

Case Z-2011-147

Council District 7

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 08098 - Block 021 - Lot 20

Legend

- Subject Properties (0.296 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
(06/15/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011147
Hearing Date: July 19, 2011
Property Owner: Hermanas Josefinas
Applicant: Andrew C. Guerrero
Representative: Andrew C. Guerrero
Location: 511 Shadwell Drive
Legal Description: Lot 20, Block 21, NCB 8098
Total Acreage: 0.2961
City Council District: 7
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 30, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: Donaldson Terrace Neighborhood Association and Jefferson Neighborhood Association within 200 feet

Planning Team Members: 22 (Near Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in October of 1944 and was originally zoned "A" Single-Family Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: East

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

Current Land Uses: Single-Family Dwelling

Direction: North across a 15 foot Alley

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

Current Land Uses: Residential Facility for Retired Sisters

Direction: West across a 40 foot Drain R.O.W.

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

Current Land Uses: Single-Family Dwelling

Direction: South across Shadwell Drive

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

Current Land Uses: Single-Family Dwelling

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

Transportation

Thoroughfare: Shadwell Drive

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

Public Transit: The VIA number 524 bus line operates along Saint Cloud Road

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

Parking Information: Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

Staff Analysis and Recommendation: Denial, 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 Near Northwest Community Plan and is currently designated as "Low Density Residential". Low Density Residential land use is composed of single-family dwellings on individual lots, reflecting the predominant lot size in the area. Therefore, the current and requested zoning district is inconsistent with the plan. The applicant has submitted a Master Plan Amendment that was considered and approved by the Planning Commission on July 13, 2011. Planning and Community Development Department Staff recommends Denial of the Master Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will have an adverse impact on the neighborhood. The requested change would not be in support of the goals of the Near Northwest Community Plan that encourage housing development that is compatible with the character of the community.

3. Suitability as Presently Zoned:

The current "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District is appropriate in this established and predominately low density residential area.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare. Medium Density Residential development would not be consistent with the surrounding properties.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 12,893 square feet would appear to accommodate a 5,868 square foot building with adequate space for parking. The property is currently developed with a 1,008 square foot single-family dwelling built in 1946. The single-family dwelling will be removed from the site at the expense of the Habitat for Humanity Organization.

7. Other Factors:

The applicant is requesting a plan amendment and zoning change to construct a 5,868 square foot one story Residential Facility for Retired Sisters. The Sisters are members of the Las Hermanas Josefinas, a religious order of Retired Sisters presently residing within the St. Paul Catholic Parish. The Sisters currently have a similar Residential Facility for Retired Sisters across the 15 foot alley to the north (402 John Adams Drive).

Statement of Purpose for Zoning Change Request

Z2011147

Las Hermanas Josefinas, a religious order of retired Sisters presently residing within the St. Paul Church Parish and who have been in our community for the last twenty years, are requesting support and approval for a **Plan Amendment** and a **Zoning Change** for 511 Shadwell Drive in order to construct a 5,290 square foot one-story residential facility for the retired Sisters. This project is necessary because present living accommodations for 11 of the Sisters at the Assumption Seminar will no longer be available to them in the near future and more importantly, the Josefina Sister Community has a dire need to live in a centralized location, where the Sister Superior has immediate access to all the Sisters.

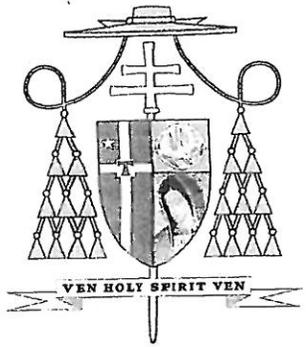
Las Hermanas Josefinas, originally began in Mexico in the 1800's. They now have branches in Chicago and in San Antonio as well. The San Antonio location has 28 Sisters, ranging in ages from 60 through 93 years old and they live together as a family taking care of each others every need. Many of these Sisters are the only family they may have left. Several have celebrated 60 years of religious service, having joined the Josefina Religious Community since they were 15 or 16 years old. The Sisters reside within three locations: 4 at 2622 Summit, 11 at Assumption Seminar and 12 at Casa de Oracion -San Jose at 402 John Adams, directly behind the property being considered for this request. Only a few of the Sisters drive and the majority of the Sisters have limited English, consequently, the need to locate them to one central site where it is easier to oversee and administer to all the Sisters' needs specially medical emergencies has become an increasingly vital.

Currently, a single-family dwelling structure exists on the property being considered. This will be removed from the site at the expense of the Habitat for Humanity Organization, who will use the structure in for their Affordable Housing Program. This zoning request is consistent and compatible with the City's Master Plan. The Neighborhood or Community Plan that exists for this area is being addressed as the Sisters are in communication with the Donaldson Terrace Association and will be addressing the Association at their July 6th Meeting. With the exception of the property to the right of this site, (503 Shadwell), all of the adjoining real property belongs to the Hermanas Josefinas Community, so this proposed zoning request will not substantially nor permanently injure the property rights of the owner(s) of all real property affected by the proposed change in zoning. There is a drainage ditch to the left of the site and, therefore, the property to the left will not be affected.

503 Shadwell belonging to Esperanza Gomez. She has provided a letter of support and has no objection to the Sister's project. Also supporting the project and providing letters of support are neighbors Ms. Mary Bergmann (across the alley to the left) and Mr. Jose Rodriguez on Shadwell Drive, immediately across the Sister's property. We also have signed letters of support from Arch Bishop Gustavo Garcia Siller and Father Frank Kurzsaj, Pastor of St Paul's Parish, wherein the property is located.

This request will not adversely affect the health, safety or welfare of the general public.

ARCHDIOCESE OF SAN ANTONIO



OFFICE OF THE ARCHBISHOP

POST OFFICE BOX 28410
SAN ANTONIO, TEXAS 78228-0410
PHONE: 210-734-2620
FAX: 210-734-0708

22011147

May 2, 2011

Dear Prospective Donor:

This letter is in support of the Hermanas Josefinas' request for funding for construction of a retirement home to meet the needs of their religious community.

Hermanas Josefinas have been serving the Roman Catholic Church in the Archdiocese of San Antonio since 1915 when St. John Seminary was opened providing domestic duties of the institution. Then in 1952, when Assumption Seminary was opened, the Sisters also assumed the domestic duties there. They continued to serve both Seminaries until St. John Seminary was closed in 1970, and today, they serve at Assumption Seminary.

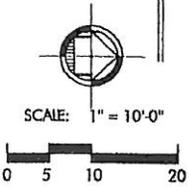
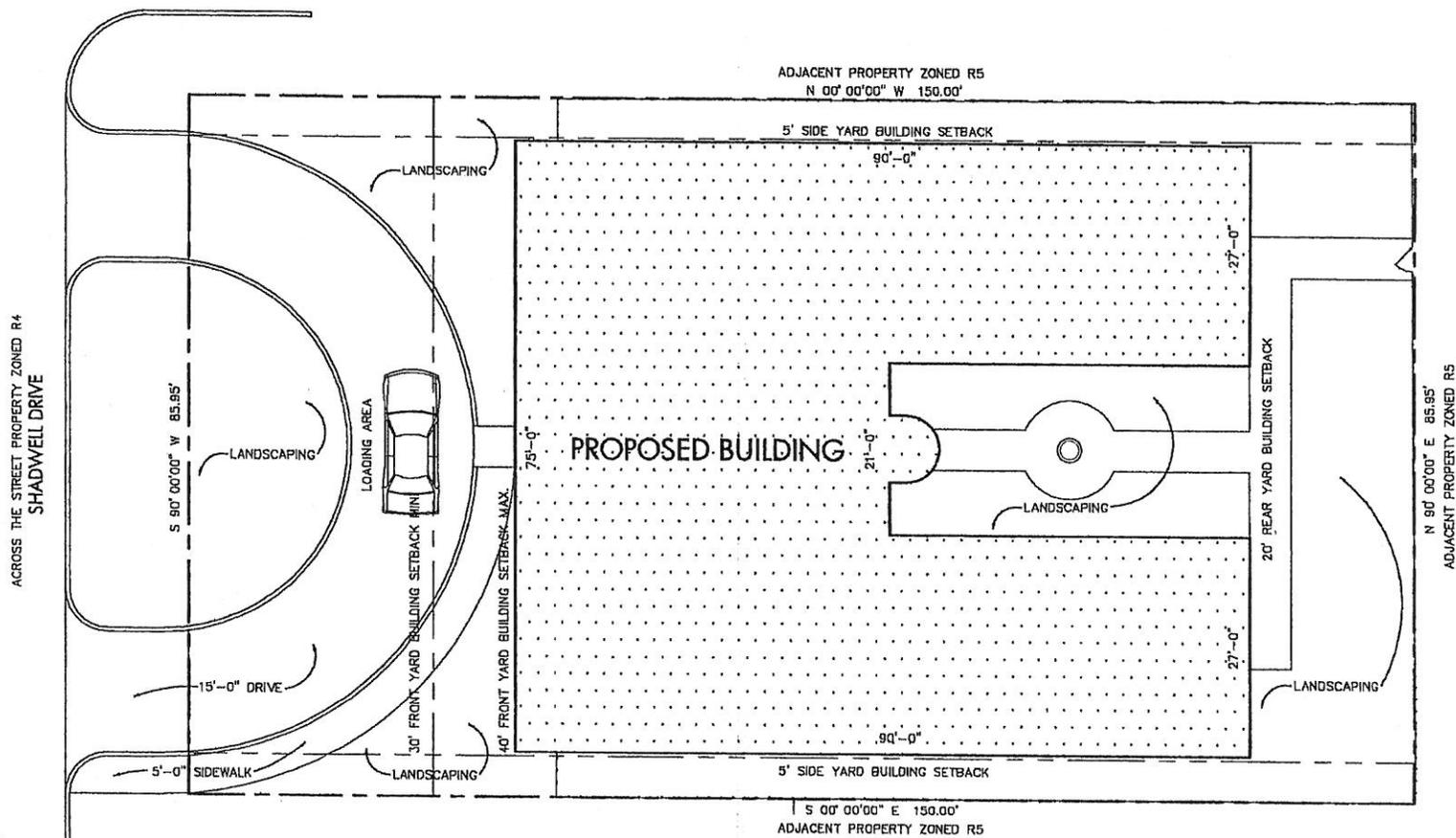
The majority of the sisters have now reached the age of retirement and some are in poor health and in dire need of support to create the retirement home for their future residence and care. I am asking for your help because today's tough economic conditions make it difficult for us to meet their needs without help from our members of the Catholic Community.

Please help us out by giving a tax-deductible donation. If you are able to help, please make your check payable to the Hermanas Josefinas. Your contribution will positively impact their future and I am most grateful for your consideration in their behalf.

May Jesus, through the intercession of Mary, grant you peace and joy.

Sincerely yours in Christ,

Most Reverend Gustavo Garcia-Siller, MSPS
Archbishop of San Antonio



LEGAL DESCRIPTION: LOT 20, BLOCK 21, NCB 8098, ZONED R5
 LOT SIZE: 12,893 SQ. FT. / 0.296 ACRES
 SQ. FT. OF BUILDING: 5,868 SQ. FT.
 SQ. FT. OF OPEN AREA: 4,720 SQ. FT.
 SQ. FT. OF PAVED AREA: 2,305 SQ. FT.
 CURRENT USE: _____
 PROPOSED USE: _____

I, Cris Pina Parraguirre, the property owner acknowledge that this site plan submitted for the purpose of rezoning this property 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.

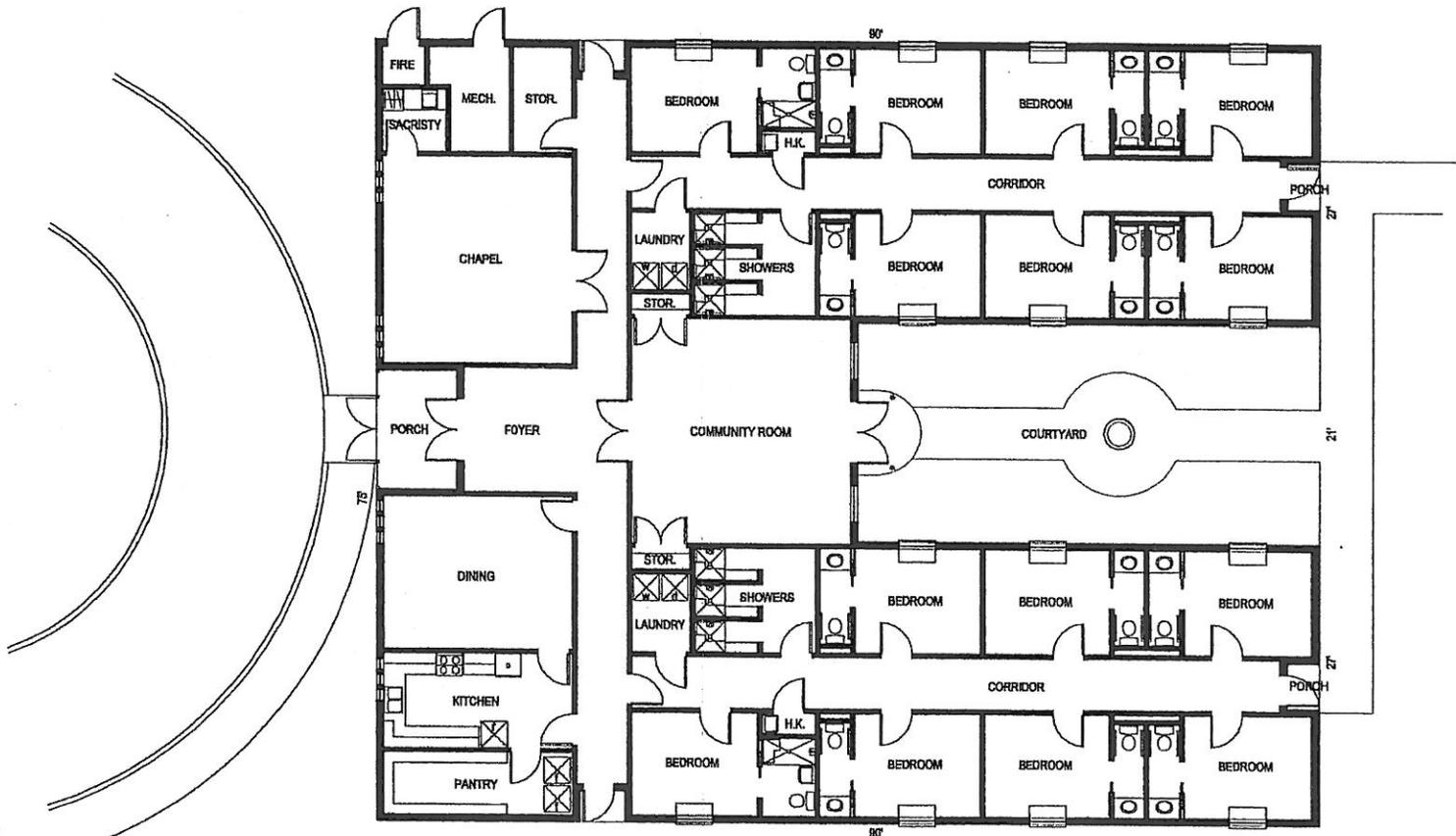
PROPOSED SITE PLAN
CASA DE JUBILACION
 FOR THE
HERMANAS JOSCFINAS

511 SHADWELL DRIVE
 SAN ANTONIO, TEXAS

MORKOVSKY + ASSOCIATES, INC.
 ARCHITECT

11-026 CAM 04-11-11

28011147



SQ. FT. OF BUILDING: 5,868 SQ. FT.



SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN
CASA DE JUBILACION
 FOR THE
HERMANAS JOSCFINAS

511 SHADWELL DRIVE
 SAN ANTONIO, TEXAS

MORKOVSKY + ASSOCIATES, INC.
 ARCHITECT

11-026 CAM 04-11-11

72011147



Zoning Case Notification Plan

Case Z-2011-152 HL

Council District 1

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 01925 - Block 000 - Lot 2

Legend

- Subject Properties (0.2399 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
(06/28/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011152 HL

Hearing Date: July 19, 2011

Property Owner: Holzauge Venture, Inc. (William Huber)

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 1723 North Comal Street; Located on the west side of North Comal Street, north of Fredericksburg Road.

Legal Description: Lot 2, NCB 1925

Total Acreage: 0.2399

City Council District: 1

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Five Points Neighborhood Association

Planning Team Members: 12 (Midtown Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is 0.2399 of an acre in size and is occupied by a large 2-story vacant structure. According to the City of San Antonio Office of Historic Preservation, the structure was erected sometime between 1912 and 1935.

On September 10, 2008, the previous property owner submitted a request for demolition of the structure when it was located at 2011 McCullough. The Office of Historic Preservation recommended denial of the demolition request, and approval of a Finding of Historic Significance. On October 4, 2010, a Special Exception was granted by the Board of Adjustment to allow the relocation of the structure to 1723 North Comal Street. The structure was then subsequently moved to its current site at 1723 North Comal Street.

The subject property is located within the city limits as recognized in 1936 and was originally zoned "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3 NA" General Commercial Nonalcoholic Sales District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Vacant land, Office, Apartments and Single-Family Residences

Direction: South

Current Base Zoning: C-3

Current Land Uses: Single-Family Residence, Vacant Land, Thrift Store, Upholstery Shop and Tire Shop

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: C-3

Current Land Uses: Commercial Uses

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

Transportation

Thoroughfare: North Comal Street

Existing Character: Local A; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: Fredericksburg Road

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

Proposed Changes: None known.

Public Transit: VIA bus lines 2, 92, 96, 97, 202, 289, 292 and 296 operate along Fredericksburg Road, located south of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Parking requirements are determined by the use proposed for a property. As the structure is currently vacant and the zoning request includes no specified use, parking requirements cannot be determined at this time.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located with the Midtown Neighborhood Plan, and is designated as Transit Oriented Development Node and Low Density Residential in the Future Land Use component of the plan.

The applicant has requested adding a Historic Landmark designation to the property which does not affect the base zoning, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the property's base zoning district. However, historic designation will regulate the exterior aesthetic of the structure. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

There is no proposed change to the existing "C-3" base zoning district. This commercial district allows a wide range of office, retail and service uses. Approval of the "HL" designation will require an additional review process for future exterior rehabilitation.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On November 19, 2008, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The two criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The subject property owner is in support of the proposed historic designation and is currently restoring the structure for commercial use.

22011152



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

November 19, 2008

HDCR CASE NO: 2008-288
ADDRESS: 2011 McCullough
LEGAL DESCRIPTION: NCB01726B3LE114614
PUBLIC PROPERTY:
HISTORIC DISTRICT:
LANDMARK:
APPLICANT: City of San Antonio, P.O. Box 839966
Historic Preservation Officer
OWNER: Deepak Land Trust
TYPE OF WORK: Denial of Demolition and Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance and Denial of Demolition.

RECOMMENDATION:

Staff recommends denial of demolition and approval of Finding of Historic Significance. This case was referred to Architectural and Demolition Committees on November 5, 2008.

The staff recommends approval of this request for a Finding of Historic Significance and denial of the request for demolition. Staff has determined that the building at 2011 McCullough qualifies for historic landmark status based on the following criteria:

- (1) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period: Classical Revival style popularized during the early twentieth century [35-607(b)(5)].
- (2) Its historical and architectural integrity of location, design, materials, and workmanship reflective of early twentieth-century residential development of the Tobin Hill neighborhood [35-607 (b) (8)].

COMMISSION ACTION:

Approval of Finding of Historic Significance.

A handwritten signature in cursive script, appearing to read "Sharon Wasielewski".

Sharon Wasielewski
Historic Preservation Officer

22011152

**SIGNIFICANCE STATEMENT FOR THE PROPERTY LOCATED AT
1723 N. COMAL STREET
(FORMERLY LOCATED AT 2011 MCCULLOUGH AVENUE)**

The structure formerly located at 2011 McCullough Avenue and recently relocated to 1723 N. Comal Street consists of an early twentieth-century Classical Revival-style residence. The two-story house features a hipped roof with a small deck at the apex, a front pediment with four fluted columns and an oculus window, an egg and dart molding at the cornice, paired and single eave brackets, wood clapboard siding, and a segmental arch door surround at the front entrance. Most of the window openings have been boarded. The roof features small dormers along the rear and north side slopes. A square-bay window on the south side elevation has been enclosed with clapboarding. The rear elevation includes a gothic-arched window opening on the second floor. The column capitals below the front pediment have been covered with plywood.

The exact date of construction is unknown, but it appears to have been built in the early twentieth century. The house does not appear on a 1912 Sanborn map. It is first identified on a Sanborn map in 1935 with an address of 809 McCullough. At that time, the façade featured a single-story porch on either side of the columned pediment. The porches no longer exist today. The rest of the city block in 1935 was composed of several apartment buildings and smaller single-family dwellings. City directories in 1911 and 1927-28 do not include an entry for the original address of 809 or the current address of 2011 McCullough. A directory entry for 809 McCullough does not appear until 1934-35, with Mrs. Annie O'Connell as the listed owner. Based on the earlier style of the residence, it is possible that the house was moved to its current location in the 1930s. The house was identified as part of the "Original City Limits Survey" and is located near the Tobin Hill Historic District. Tobin Hill, named for a collection of houses constructed by the Tobin family in the late nineteenth century, began to develop as an early residential suburb in the 1880s after a street railway route linked San Pedro Park with downtown San Antonio. Construction of homes in a variety of architectural styles occurred from the turn of the century through the 1930s.

The HPO staff recommends that the building qualifies for historic landmark status based on the following criteria:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period: Classical Revival style popularized during the early twentieth century [35-607(b)(5)]
- Its historical and architectural integrity of location, design, materials, and workmanship: reflective of early twentieth-century residential development of the Tobin Hill neighborhood [35-607(b)(8)]

The structure was relocated to 1723 N. Comal Street in 2011 and is currently undergoing restoration for commercial use.



Zoning Case Notification Plan

Case Z2011153 HL

Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 01833 - Block 025 - E 20 ft of Lot 13 & W 40 ft of Lot 14 or 13B & 14A

Legend

- Subject Properties (0.186 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
(06/28/2011 - E Hart)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011153 HL
Hearing Date: July 19, 2011
Property Owner: Crosstimber, LLC
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 429 West Mistletoe
Legal Description: The east 20 feet of Lot 13 and the west 40 feet of Lot 14 or Lots 13B and 14A, Block 25, NCB 1833
Total Acreage: 0.186
City Council District: 1
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "RM-4 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "HL RM-4 NCD-2 AHOD" Historic Landmark Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: Alta Vista Neighborhood Association

Planning Team Members: 12 – Midtown Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1997 City-initiated case, the property was rezoned to "R-2A" Three and Four Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. The "NCD-2" Alta Vista Neighborhood Conservation District was adopted in May 2003. According to information provided by the applicant, the structure was built in 1910-1911. The house measures approximately 2,676 square feet in size. The property contains five dwelling units (three in the main structure and two in the detached garage).

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, South, East and West

Current Base Zoning: "R-6" Residential Single-Family District, "RM-4" Residential Mixed District, and "MF-33" Multi Family District

Current Land Uses: Residential uses including single-family, 2-4 unit structures, and multi-family apartments

Direction: East (along San Pedro Avenue)

Current Base Zoning: "C-2" Commercial District

Current Land Uses: Office and retail uses

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

Transportation

Thoroughfare: West Mistletoe, Breedon Street, and West Magnolia Avenue

Existing Character: Local streets; two-way with sidewalks

Proposed Changes: None known

Thoroughfare: San Pedro Avenue

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

Proposed Changes: None known

Thoroughfare: West Woodlawn

Existing Character: Secondary Arterial Type A; one lane in each direction with a center median and sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 3, 4, and 204 operate along San Pedro Avenue; with bus line 90 operating along West Woodlawn. All lines include multiple stops in close proximity of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (historic landmark designation).

Parking Information: Parking requirements for residential uses are determined by the number of dwelling units.

Minimum Parking Requirement: 1 space per unit (1-2 units) or 1.5 spaces per unit (3 or more units)

Maximum Parking Requirement: No maximum (1-2 units) or 2 spaces per unit (3 or more units)

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on April 20, 2011.

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 with the Midtown Neighborhood Plan, and is designated as Medium Density Residential in the Future Land Use component of the plan.

The applicant has requested adding a Historic Landmark designation to the property which does not affect the base zoning, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of the "HL" Historic Landmark designation would not have an adverse impact on the neighborhood, but does regulate the exterior aesthetic of the structure. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

The base zoning for the property will remain the same. In addition to residential uses, the base zoning allows limited non-residential uses such as churches and schools.

4. Health, Safety and Welfare:

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

5. Public Policy:

The Midtown Neighborhood Plan places a strong emphasis on historic preservation of both residential and commercial structures. Many of the plan's goals and objectives address preservation efforts.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On April 20, 2011, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The four criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The property owner supports historic landmark designation.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

April 20, 2011

HDRC CASE NO: 2011-074
ADDRESS: 429 W Mistletoe
LEGAL DESCRIPTION: NCB 1833 BLK 25 LOT E 20 FT OF 13 & W 40 OF 14 OR 13B & 14A
APPLICANT: Bernardo Serra Oliver 18603 Crosstimber
OWNER: Crosstimber LLC
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The applicant is requesting a Finding of Historic Significance.

The house at 429 Mistletoe was constructed in 1910-1911 by J. W. Sayers and sold to George H. Byrnes for \$3,150 in June of 1911. The house is located in the Alta Vista Neighborhood Conservation District. The house was one of the area's earlier constructions. Most of the homes in this working class neighborhood were built in the 1920s and 1930s.

City directory research indicates that the house was a rental property in 1915. Slightly later, the house was occupied by "well known real estate man" B. F. Nicholson until his death in 1920 (San Antonio Evening News, 1/31/1920). It was purchased later that year from the Hillyer-Deutsch-Jarratt Company by Mrs. Ida V. Skinner, wife of Harry O. Skinner. Harry Skinner was also a prominent real estate businessman. He was a Scottish Rite Mason and member of the Canadian Club, the State Association of Texas Pioneers, the International Club, and the Chamber of Commerce. Mr. Skinner was one of the first directors for the Travis Club and served as secretary while serving on the board. Mr. Skinner married Ida Vance in 1892. Miss Vance was from one of San Antonio's oldest and most prominent families. Mr. Skinner died in 1929 and Mrs. Skinner died in 1948.

The Skinner family owned the house for forty-nine years from 1920 to 1969. In 1969 Rene Serna bought the house from Jo Ann Skinner Tolson and held on to it until 1996 when it was sold to Robert F. Ritter and Carl J. Ritter. In 1999 the house was purchased by Shelter and Other Services, operating as House of Hope.

The two-story Classical Revival style house features a hipped roof, prominent front gable with a Palladian window and broken pediment, and a small gabled dormer. A two-story porch below the front gable features full-height, fluted Ionic columns, with flanking single-story Doric columns. The single-story front porch extends across the balance of the façade. The wood-frame house is sheathed with clapboard siding. Windows are original wood sash with multi-light upper sashes on the ground floor. The front door appears to be original and includes an original door surround with multi-light sidelights and transom. Other decorative features include a dentil cornice, decorative eave brackets, and patterned shingles in the front gable. The second floor porch has been screened. A shed-roof side addition that appears on the 1951 Sanborn map remains in place today. A two-story rear detached garage (visible on the 1912 Sanborn map) appears to have been converted to a rear dwelling by 1951, and the structure appears to remain extant in the rear yard.

With the exception of the side addition and screening of the upper porch, the house is largely unaltered on the exterior and remains an intact and representative example of an early twentieth-century Classical Revival style house.

2011-074

2011-074
4/20/11

RECOMMENDATION:

Staff recommends a finding of historic significance based on the following criteria:

Sec. 35-607(b)5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction—Classical Revival Style (ca. 1980-1930);

Sec. 35-607(b)8: Its historical architectural or cultural integrity of location, design, materials, and workmanship;

Sec. 35-607(b)12: It is an important example of a particular architectural type or specimen;

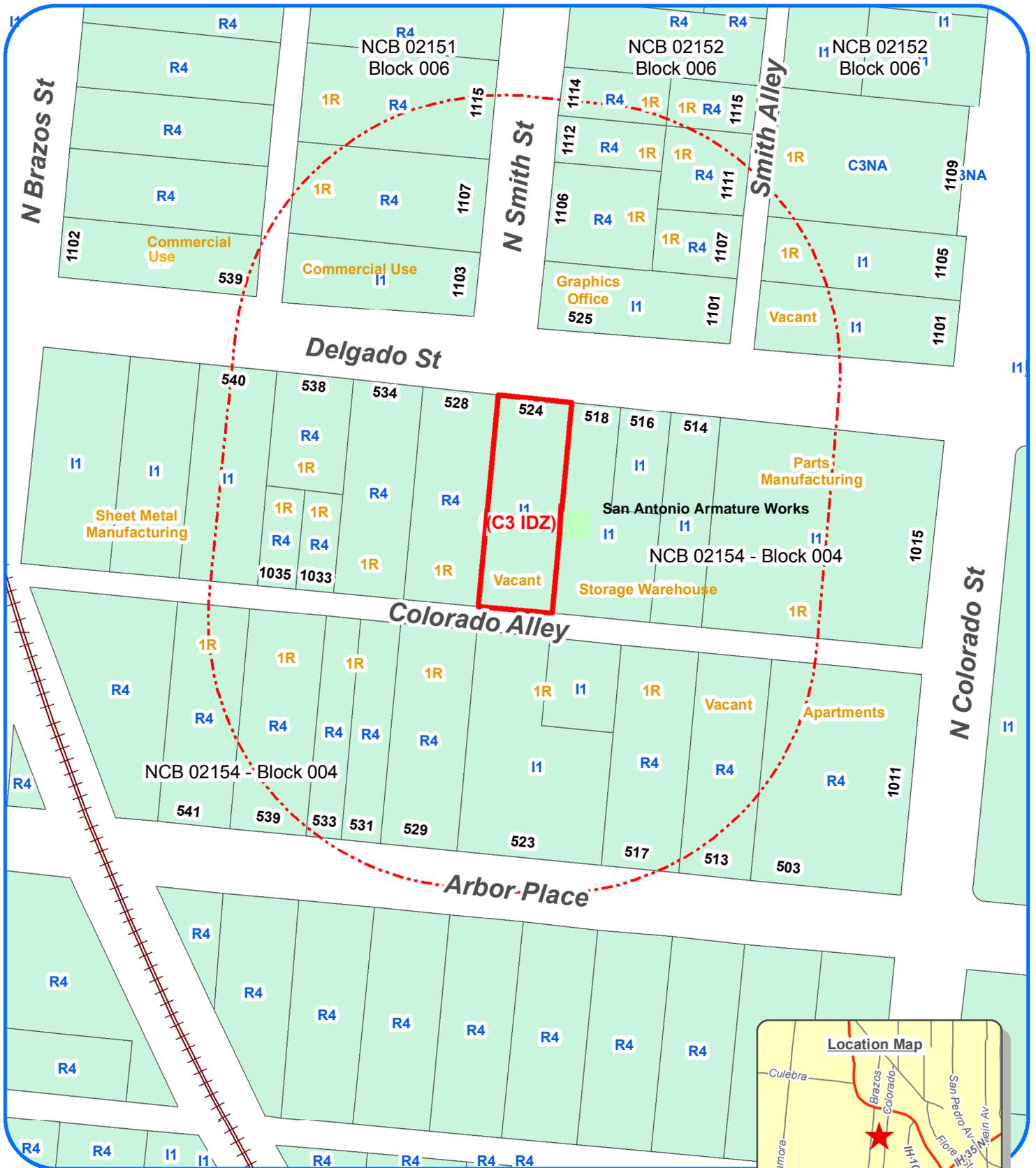
Sec. 35-607(b)3: Its identification with a person or persons who significantly contributed to the development of the community: real estate developers B.F. Nicholson and Harry O. Skinner.

COMMISSION ACTION:

Approval of a finding of historic significance for 429 W. Mistletoe.



for Shanon Peterson Wasielewski
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2011-154

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02154 - Block 004 - Lot 7

Legend

- Subject Property (Red dashed line) (0.257 Acres)
- 200' Notification Buffer (Red solid line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Red solid line)



Planning & Development Services Dept
City of San Antonio
(06/29/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011154
Hearing Date: July 19, 2011
Property Owner: Staglik Properties, LLC
Applicant: Cassandra Ortiz
Representative: Robert J. Perez
Location: 1015 North Colorado Street (formerly 524 Delgado Street)
Legal Description: Lot 7, Block 4, NCB 2154
Total Acreage: 0.257
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "C-3 IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 30, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 37

Neighborhood Associations: Gardendale Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is currently vacant and located within the San Antonio City Limits as they existed in 1938. The subject property was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the "J" Commercial District zoning converted to "I-1 AHOD" General Industrial Airport Hazard Overlay District. In March of 2003, the parcel was part of a large area rezoning that change the zoning to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District. In March of 2010, the 0.257 acre site was part of a rezoning that changed the zoning to "I-1 AHOD" General Industrial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: East

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

Current Land Uses: San Antonio Armature Works

Direction: West

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

Current Land Uses: Single-Family Dwelling

Direction: North across Delgado Street

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

Current Land Uses: Commercial Use

Direction: South across Colorado Alley

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

Current Land Uses: San Antonio Armature Works

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: Delgado Street

Existing Character: Collector Street one lane in each direction

Proposed Changes: None known.

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

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

Parking Information: Minimum Parking Requirement: 1 per 2,000 sf GFA. Maximum Parking Requirement: 1 per 200 sf GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. The "C-3 IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District is a downzoning from the current "I-1 AHOD" General Industrial Airport Hazard Overlay District.

3. Suitability as Presently Zoned:

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District and proposed "C-3 IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District are both appropriate for the area. The proposed use is a logical extension of the adjacent existing development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The rezoning request to "C-3 IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District is a less intense use than the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District.

5. Public Policy:

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

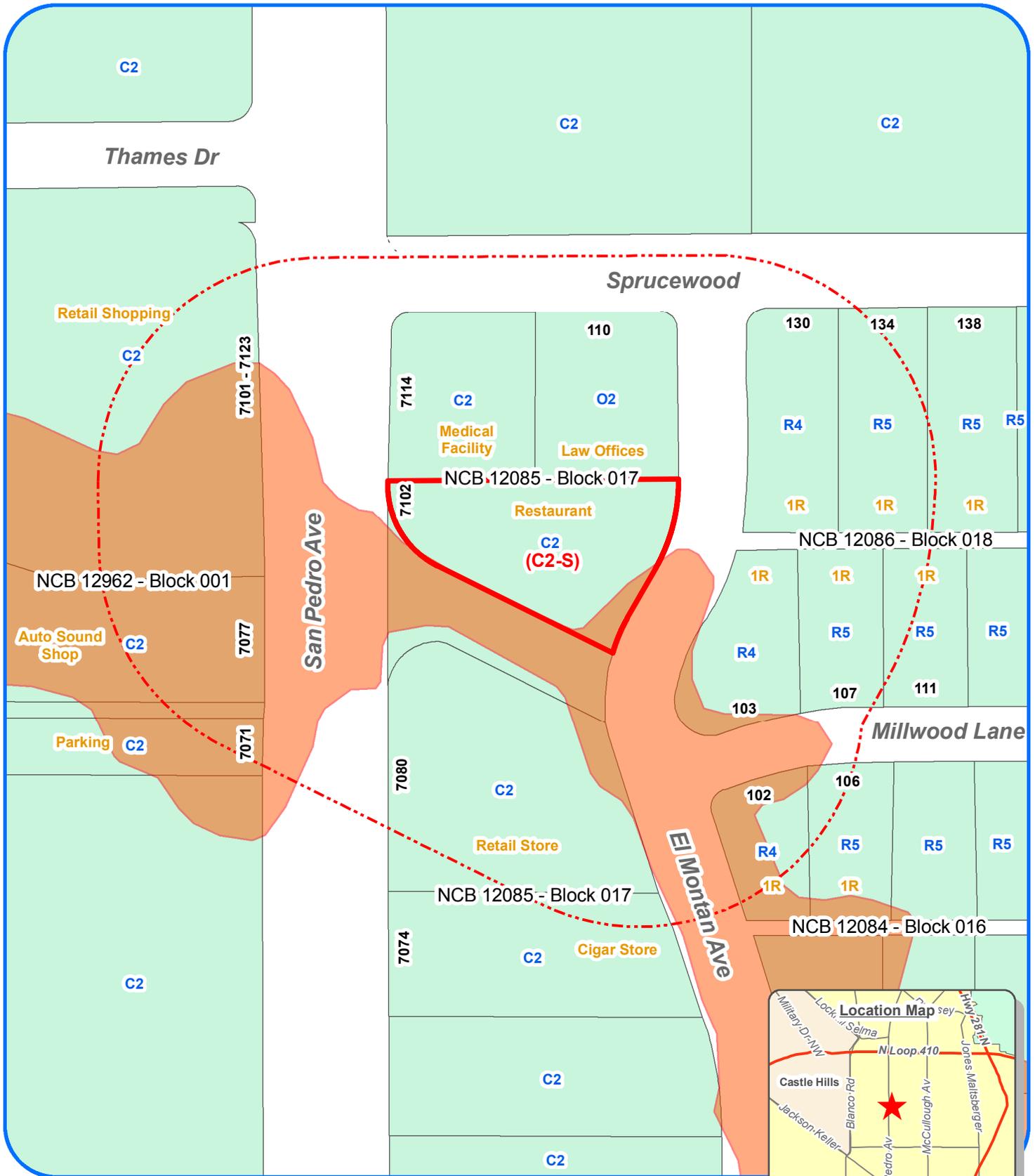
6. Size of Tract:

The subject property is 0.257 acres in size, which is adequate to accommodate the expansion of existing San Antonio Armature Works.

7. Other Factors:

The "IDZ" district provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

The requested zoning change would allow the expansion of the existing operation located at 1015 Colorado Street. The applicant is requesting a zoning change in order to permit the construction of a new building to store new industrial electrical motors for San Antonio Armature Works. San Antonio Armature Works has been at this location since the 1970's and is completely enclosed with no outside storage. Delgado Street is developed as an industrial, commercial and residential area with "I-1" as the predominant existing zoning including directly across the street.



Zoning Case Notification Plan

Case Z-2011-155 S

Council District 1

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 12085 - Block 017 - Lot 3/C/

Legend

- Subject Properties ——— (0.6099 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
(06/29/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Zoning Case Z2011155 S

Hearing Date: July 19, 2011

Property Owner: Lawrence Allen Cooper

Applicant: Larry A. Lopez

Representative: Kenneth A. Curran

Location: 7102 San Pedro Avenue; Located southeast of the intersection of San Pedro Avenue and Sprucewood.

Legal Description: Lot 3, Block 17, NCB 12085

Total Acreage: 0.6099

City Council District: 1

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash

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 July 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Shearer Hills/Ridgeview Neighborhood Association

Planning Team Members: 50 (North Central Neighborhoods Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a structure measuring 929 square feet. According to the Bexar County Appraisal District, the 929 square foot structure was constructed in 1965. The property owner intends to remove the 929 square foot structure and construct a 2,420 square foot building. The property was annexed in 1952, 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 contain any abnormal physical features such as slope. However, a portion of the subject property appears to be within the 100 year floodplain and is currently almost 100% pavement with little vegetation.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: C-2 and O-2

Current Land Uses: Medical Facility and Law Office

Direction: South

Current Base Zoning: C-2

Current Land Uses: Retail Store and Drainage Easement

Direction: East

Current Base Zoning: R-4 and R-5

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: C-2

Current Land Uses: Retail Shopping Center and Commercial Uses

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

Transportation

Thoroughfare: San Pedro Avenue

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

Proposed Changes: None known.

Thoroughfare: El Montan Avenue

Existing Character: Local B; 1 lane in each direction

Proposed Changes: None known.

Public Transit: VIA bus lines 4 and 204 operate along San Pedro Avenue, located west of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Central Neighborhoods Community Plan and is currently designated as “Community Commercial” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current C-2 district (which is consistent with the community plan) and has a site plan that accommodates appropriate vehicular circulation. Additionally, the applicant intends (per the attached site plan) to remove the east side ingress/egress which leads to the neighborhood to the east. This could alleviate some concerns about cut-through traffic.

3. Suitability as Presently Zoned:

The current C-2 commercial zoning is appropriate for the area. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The site plan demonstrates that the sole ingress/egress point is appropriately located on San Pedro Avenue.

5. Public Policy:

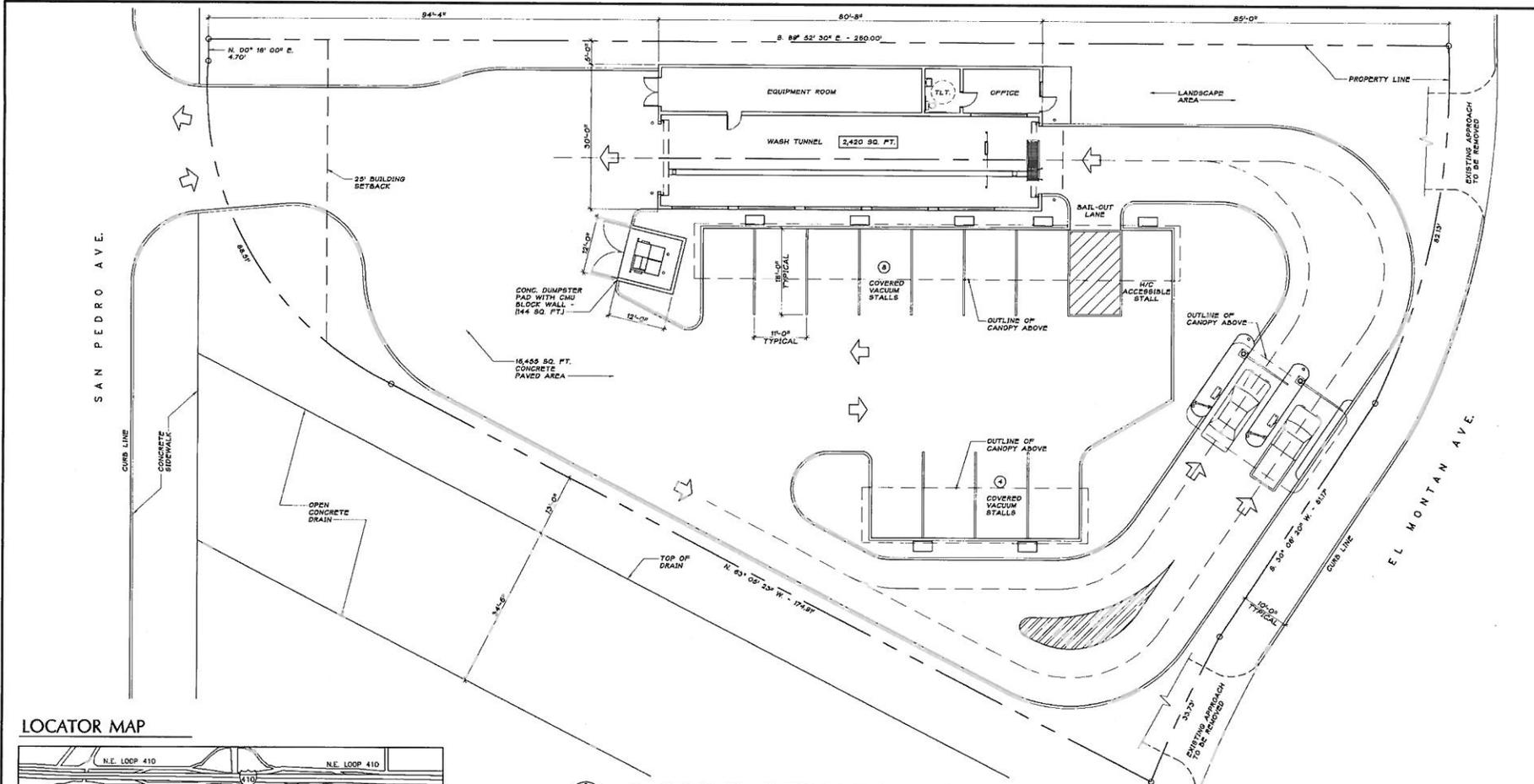
The request is consistent with the neighborhood plan, which is a component of the City’s Master Plan.

6. Size of Tract:

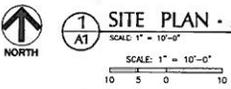
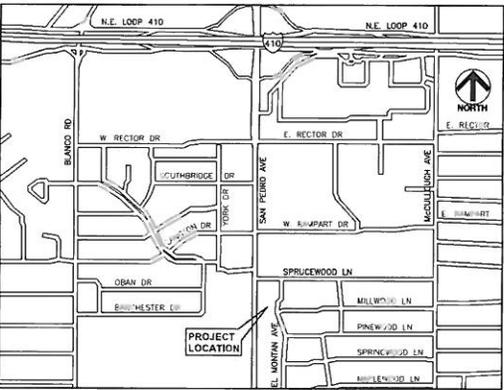
The subject property is 0.6099 acres, which should be able to reasonably accommodate the proposed commercial use with adequate spaces for parking and loading.

7. Other Factors:

None.



LOCATOR MAP



SITE PLAN - AUTOMATED CAR WASH

PROJECT DATA :

LEGAL DESCRIPTION: LOT 3, BLOCK 17, M.C.B. 12085, DELLWOOD PARK, UNIT 2, AS RECORDED IN VOL. 4800 P. 157, MAP AND PLAT RECORDS OF BEAR COUNTY, TX

LOT SIZE: 0.6099 ACRES, 26,586 SQUARE FEET

CURRENT ZONING: C2

PROPOSED ZONING: C2, SPECIAL USE

GENERAL PROJECT DESCRIPTION: REMOVING A 925 SQUARE FOOT FAST FOOD BUILDING, ADJACENT OUTDOOR BATHING AREA AND ASPHALT PAVING OVER ENTIRE SITE AND REPLACING WITH A NEW 2,417 SQUARE FOOT TUNNEL CAR WASH WITH ADJACENT COVERED VACUUM STALLS AND CONCRETE DRIVES AND PLANTING AREAS.

AREA ANALYSIS:

- NEW TUNNEL CAR WASH - 2,420 SQ. FT.
- DUMPSTER ENCLOSURE - 144 SQ. FT.
- CONCRETE PAVED AREA - 16,782 SQ. FT.
- LANDSCAPED AREA - 7,220 SQ. FT.
- TOTAL AREA - 26,588 SQ. FT.

STATEMENT :

I, LAWRENCE ALLEN COOPER, 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.



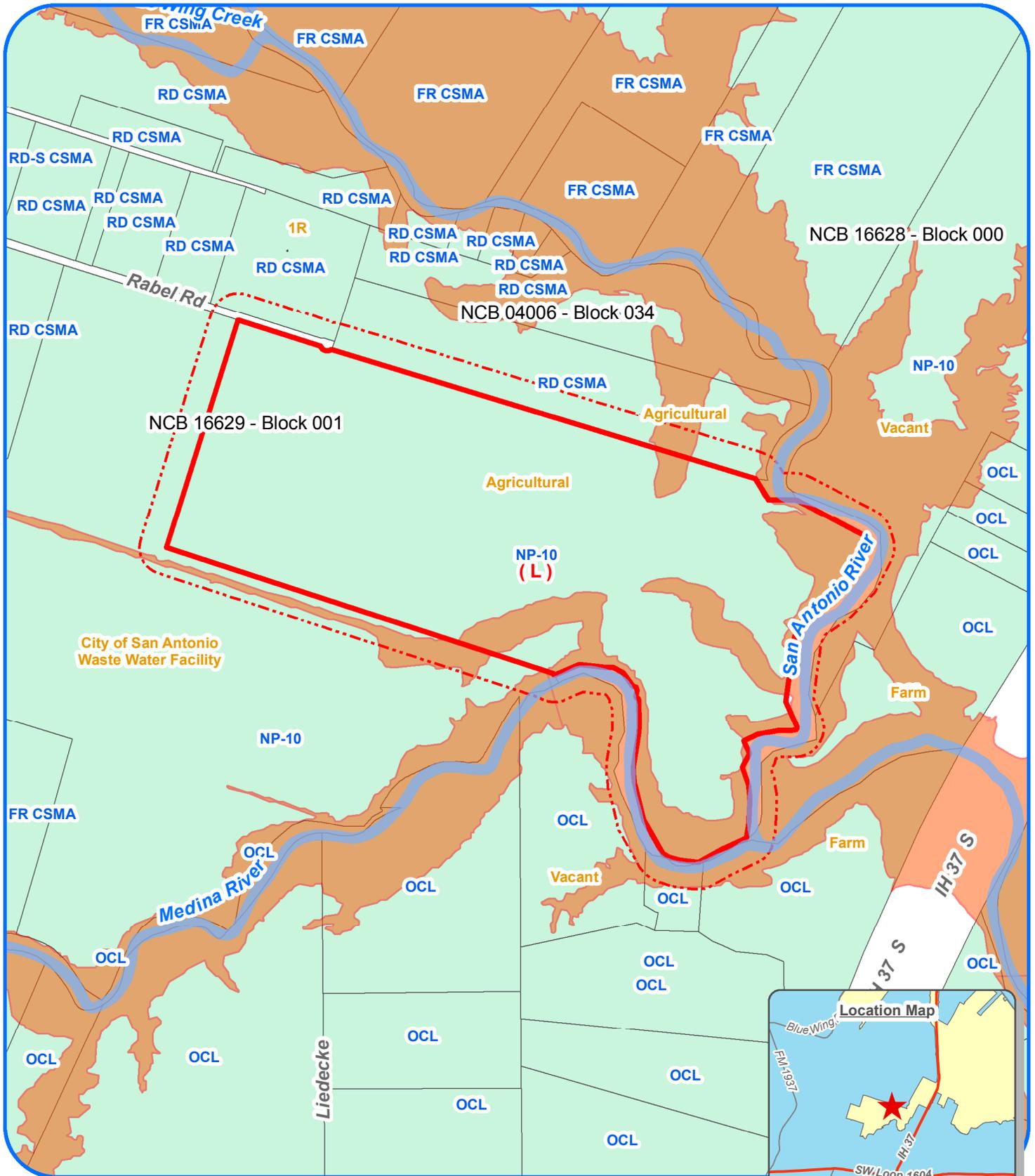
SAN PEDRO AVE. CAR WASH
 AUTOMATED CAR WASH
 7102 SAN PEDRO AVE. SAN ANTONIO, TEXAS 78216



SET NO.	PROJECT NO.
SHEET HISTORY	
05/23/11 ZONING	
DRAWING NAME	
SHEET NO.	

A1

RELEASED FOR CONSTRUCTION
 NOT RELEASED FOR CONSTRUCTION



Zoning Case Notification Plan

Case Z2011156

Council District 3

Scale: 1" approx. = 1,000 ft.

Subject Property Legal Description(s): NCB 16629 - Block 001 - Lot 1

Legend

- Subject Properties ——— (217.77 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
(06/29/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011156
Hearing Date: July 19, 2011
Property Owner: City of San Antonio
Applicant: Kaufman & Killen, Inc., on behalf of SunEdison, LLC
Representative: Kaufman & Killen, Inc.
Location: A portion of 3970 Rabel Road
Legal Description: 217.767 acres out of Lot 1, Block 1, NCB 16629
Total Acreage: 217.767 acres
City Council District: 3
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "NP-10" Neighborhood Preservation District

Requested Zoning: "L" Light Industrial 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 July 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: Dos Rios Neighborhood Association

Planning Team Members: 31 - Heritage South Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1987 (Ordinance 66019) and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1988 City-initiated case, the property was rezoned to “RA” Residence-Agriculture District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “NP-10” Neighborhood Preservation District. The subject property is a portion of a 513-acre lot which was platted in 1994 (volume 9529, pages 53-67). The subject portion of the property is undeveloped, while the remaining portion is developed as a waste water treatment plant.

Topography: Although the subject property is bound by the San Antonio River, the property does not include any abnormal physical features such as significant slope or substantial inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North, South and West

Current Base Zoning: “RD CSMA” Rural Development District within the City South Management Authority, “FR CSMA” Farm and Ranch District within the City South Management Authority, “NP-10” Neighborhood Preservation District

Current Land Uses: Single-family residences, undeveloped land, and the Dos Rios waste water treatment plant

Direction: East

Current Base Zoning: Outside City Limits

Current Land Uses: Agricultural uses and undeveloped land

Overlay and Special District Information: None

Transportation

Thoroughfare: Rabel Road

Existing Character: Enhanced Secondary Arterial; two lanes, no curb or center stripe; dead-end into subject property

Proposed Changes: The City’s Master Thoroughfare Plan shows a future extension of Rabel Road along the north property line. This extension is proposed to connect with Interstate 37.

Public Transit: None

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

Parking Information: Parking requirements for utility uses are typically determined by the number of employees.

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan area and is designated as Civic Center and Rural Estate Tier in the future land use component of the plan. The applicant has applied to amend the future land use designation to Agribusiness/RIMSE (Research, Industrial, Manufacturing, Sports and Entertainment). Staff and Planning Commission recommend approval of the plan amendment request.

The Heritage South Sector Plan includes goals and strategies that encourage development of renewable energy sources, specifically solar power from large-scale commercial solar farms.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties. The subject property is located between a waste water treatment plant and the San Antonio River. This location is ideal for a

commercial solar farm as such uses are considered low-impact in terms of structural needs and impervious cover.

3. Suitability as Presently Zoned:

The current residential zoning is not suitable for the subject property due to the property's proximity between a waste water treatment plant and the San Antonio River flood plain.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative effects on the health, safety or welfare of the surrounding community should the zoning request be approved.

5. Public Policy:

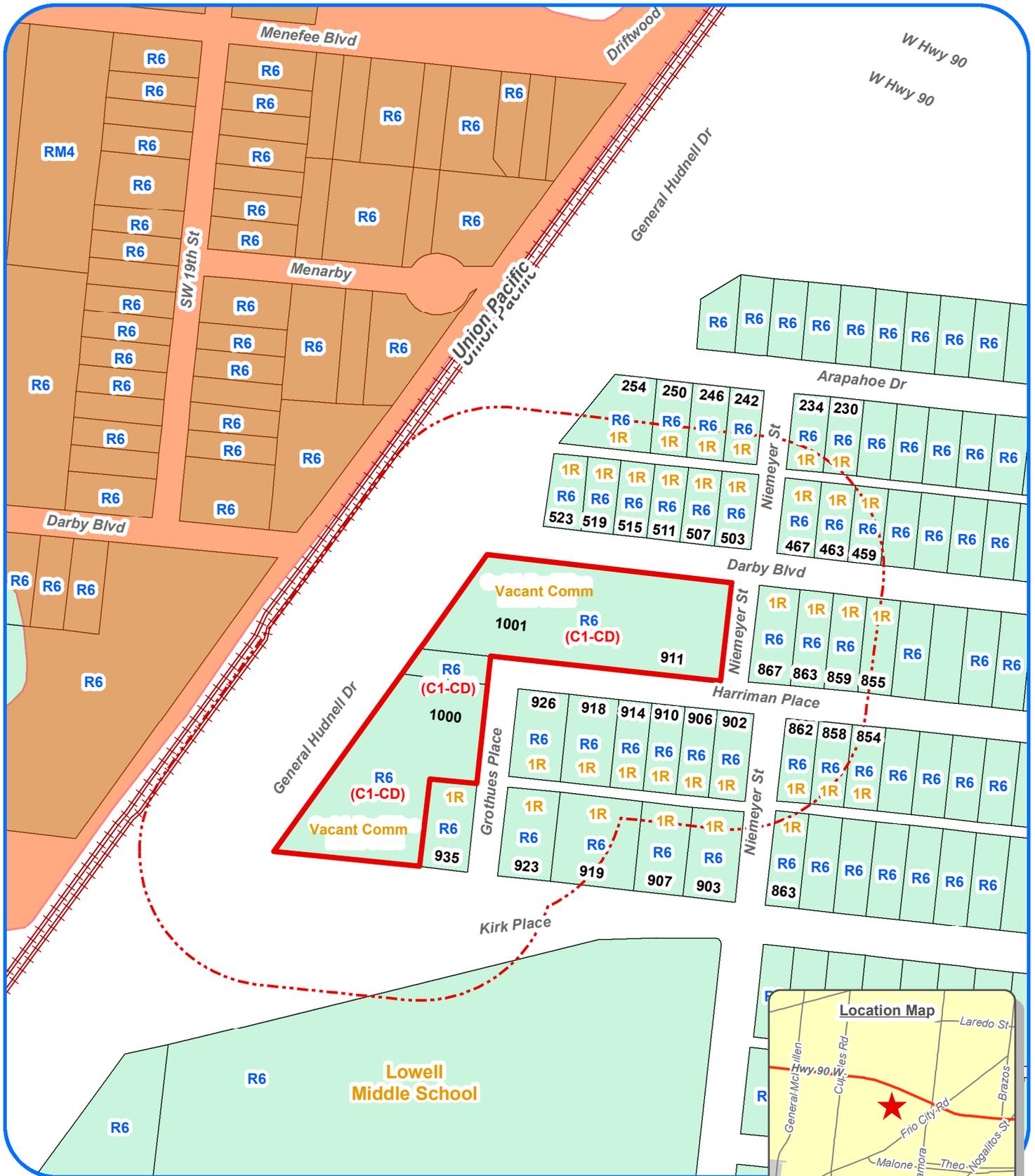
Although the Unified Development Code provides exemptions from zoning regulations for properties owned by or used by the City, SAWS, or CPS, current policy strongly encourages City projects abide by the zoning code.

6. Size of Tract:

The subject property is expansive, encompassing more than 200 acres of undeveloped land.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2011-159 CD

Council District 5

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): 2.544 acres out of NCB 06803

Legend

- Subject Properties (2.544 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
(07/05/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011159 CD

Hearing Date: July 19, 2011

Property Owner: City of San Antonio

Applicant: Al Salazar

Representative: Al Salazar

Location: 911, 1000 and 1001 Harriman Place; Located east of General Hudnell Drive; southwest of the intersection of Darby Boulevard and Niemeyer Street.

Legal Description: 2.544 acres out of NCB 6803

Total Acreage: 2.544

City Council District: 5

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a School - Business or Commercial Trade

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 July 1, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 36

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject property is currently occupied by three two-story brick buildings, as well as a one story brick and metal building. The subject property is owned by the City of San Antonio and formerly housed the administrative offices for Head Start, Inc. The City of San Antonio offered the property for sale through a competitive bid process. The applicant submitted the accepted bid and intends to operate an adult day care facility and an occupational training program; specifically, a certified nurse aide training school. The property is located within the City Limits as they were recognized in 1936, and was originally zoned "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Single-Family Residential District.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: R-6
Current Land Uses: Single-Family Residences

Direction: South
Current Base Zoning: R-6
Current Land Uses: Lowell Middle School

Direction: East
Current Base Zoning: R-6
Current Land Uses: Single-Family Residences

Direction: West
Current Base Zoning: N/A
Current Land Uses: General Hudnell Drive

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: General Hudnell Drive
Existing Character: Super Arterial; 2 lanes in each direction
Proposed Changes: None known

Thoroughfare: Darby Boulevard
Existing Character: Local A; 1 lane in each direction
Proposed Changes: None known

Thoroughfare: Niemeyer Street
Existing Character: Local A; 1 lane in each direction
Proposed Changes: None known

Thoroughfare: Harriman Place
Existing Character: Local A; 1 lane in each direction
Proposed Changes: None known.

Public Transit: VIA bus lines 62 and 251 operate along Kirk Place, located southeast of the subject property.

Traffic Impact: A Traffic Impact Analysis is required.

Parking Information: Day Care Center – child and/or adult care

Minimum Parking Requirement: 1 space per 375 square feet of GFA

Maximum Parking Requirement: 1.5 spaces per 375 square feet of GFA

School – Business/Trade

Minimum Parking Requirement: 1 space per 200 square feet of GFA

Maximum Parking Requirement: 1 space per 150 square feet of GFA

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The subject property is located within the Kelly/South San Pueblo Community Plan and is currently designated as “Low Density Residential” and “Medium Density Residential” in the Future Land Use Plan. The zoning request is inconsistent with the Future Land Use designation. A plan amendment has been initiated to change the land use designation on this property to “Neighborhood Commercial”. The plan amendment was recommended for approval at the July 13, 2011 Planning Commission meeting. The Planning and Community Development Department recommends approval of the plan amendment.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing R-6 zoning is not appropriate for the subject property as it is not likely to be used for a single-family development. The property abuts a railway line and an expressway to the west. The proposed light commercial district is appropriate because it is situated on the edge of a single-family residential neighborhood and is separated from other single-family residences by public rights-of-way.

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 2.544 acres, which should be able to reasonably accommodate the proposed commercial use (see site plan).

7. Other Factors:

The subject property abuts General Hudnell Drive, but does not have direct access. Vehicular access to the site is provided from Kirk Place, a collector street. Kirk Place is designed to carry a significant amount of vehicular traffic, including VIA buses. Darby Boulevard and Harriman Place, both local streets, provide vehicular access to South Zarzamora, a “Primary Arterial Type B” Street.

SUBJECT TO RESTRICTIVE COVENANTS AND / OR EASEMENTS RECORDED IN VOL. 412, PAGE 222, DEED RECORDED IN BEAR COUNTY, TEXAS.

GENERAL NOTES:
 1. 6 HAND- CAP PARKING SPACES
 2. 42 SQUARE FEET PARKING TRUCKS
 3. 25 TOTAL PARKING SPACES
 4. ANGLES OF BEARING FROM RECORDED PLAT, MARINA ISLAND VOL. 1025, PG. 223 OF THE FIELD AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

REMAINING PORTION OF VACATED W. HARRIMAN PLACE N.C.B. 6803 (VOL. 5107, PG. 222 R.P.R.)

LOTS 21, 22, & REMAINING PORTIONS OF LOTS 19, 20 N.C.B. 6803

LOTS 33-35, W. 32.5' OF LOT 36, & REMAINING PORTION OF LOT 32 N.C.B. 6803

DARBY BLVD. (VARIABLE WIDTH R.O.W.)

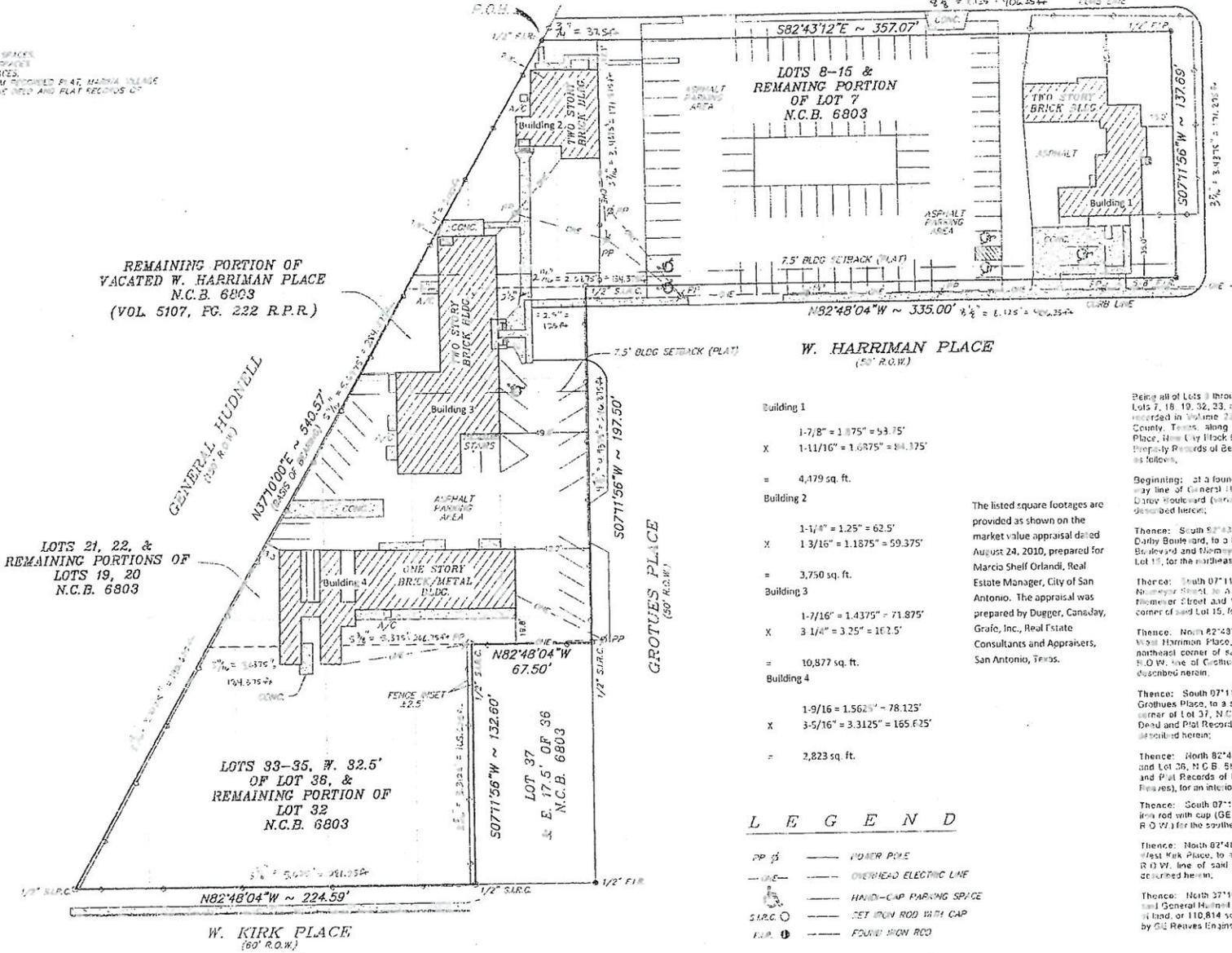
LOTS 8-15 & REMAINING PORTION OF LOT 7 N.C.B. 6803

W. HARRIMAN PLACE (60' R.O.W.)

W. KIRK PLACE (60' R.O.W.)

NIEMEYER STREET (60' R.O.W.)

GROTUES PLACE (60' R.O.W.)



Notes and Bounds
 2.544 Acre Tract
 New City Block 6803
 San Antonio, Texas
 January 4, 2011

Being all of Lots 8 through 15, Lots 19, 20, 21, 22, 33, 34, and 35, the remaining portions of Lots 7, 18, 19, 32, 33, and the west 32.5 feet of Lot 36, New City Block 6803, as recorded in Volume 2222, Page 198 of the Deed and Plat Records of Bexar County, Texas, along with the remaining vacant portion of West Harriman Place, New City Block 6803, as recorded in Volume 5107, Page 222 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows:

Beginning: at a found 1/2" iron rod at the intersection of the southeast right-of-way line of General Hudnell (120' R.O.W.) and the south right-of-way line of Darby Boulevard (variable width R.O.W.) for the northwest corner of this tract described hereat;

Thence: South 57°43'12" East, 357.07 feet, along the south R.O.W. line of said Darby Boulevard, to a found 1/2" iron rod at the southwest intersection of said Darby Boulevard and Niemyer Street (60' R.O.W.), being the northeast corner of said Lot 15, for the northeast corner of this tract described hereat;

Thence: South 07°11'56" West, 137.69 feet, along the west R.O.W. line of said Niemyer Street, to a found 5/8" iron rod at the northeast intersection of said Niemyer Street and West Harriman Place (60' R.O.W.), being the southwest corner of said Lot 15, for a southeast corner of this tract described hereat;

Thence: North 82°48'04" West, 67.50 feet, along the north R.O.W. line of said West Harriman Place, to a set 1/2" iron rod with cap (GE Reeves) being the northeast corner of said vacated West Harriman Place at the projected west R.O.W. line of Grotues Place (60' R.O.W.), for an interior corner of this tract described hereat;

Thence: South 07°11'56" West, 197.50 feet, along the west R.O.W. line of said Grotues Place, to a set 1/2" iron rod with cap (GE Reeves), being the northeast corner of Lot 37, N.C.B. 6803, as recorded in Volume 2222, Page 198 of the Deed and Plat Records of Bexar County, Texas, for a southeast corner of this tract described hereat;

Thence: North 82°48'04" West, 67.50 feet, along the north line of said Lot 37 and Lot 36, N.C.B. 6803, as recorded in Volume 2222, Page 198 of the Deed and Plat Records of Bexar County, Texas, to a set 1/2" iron rod with cap (GE Reeves), for an interior corner of this tract described hereat;

Thence: South 07°11'56" West, 132.60 feet, connecting said Lot 36, to a set 1/2" iron rod with cap (GE Reeves) on the north R.O.W. line of West Kirk Place (60' R.O.W.) for the southeast corner of this tract described hereat;

Thence: North 82°48'04" West, 224.59 feet, along the north R.O.W. line of said West Kirk Place, to a set 1/2" iron rod with cap (GE Reeves) on the southwest R.O.W. line of said General Hudnell, for the southwest corner of this tract described hereat;

Thence: North 37°10'00" East, 540.57 feet, along the southeast R.O.W. line of said General Hudnell, to the POINT OF BEGINNING and containing 2.544 acres in land, or 110,814 square feet of land, more or less, as surveyed on the ground by GE Reeves Engineering, Inc. on January 3, 2011.

The listed square footages are provided as shown on the market value appraisal dated August 24, 2010, prepared for Marcia Sheff Orlandi, Real Estate Manager, City of San Antonio. The appraisal was prepared by Dugger, Canada, Graef, Inc., Real Estate Consultants and Appraisers, San Antonio, Texas.

- Building 1
 - 1-7/8" = 1.875' = 93.75'
 - X 1-11/16" = 1.6875' = 84.375'
 - = 4,479 sq. ft.
- Building 2
 - 1-1/4" = 1.25' = 62.5'
 - X 1 3/16" = 1.1875' = 59.375'
 - = 3,750 sq. ft.
- Building 3
 - 1-7/16" = 1.4375' = 71.875'
 - X 3 1/4" = 3.25' = 162.5'
 - = 10,877 sq. ft.
- Building 4
 - 1-9/16" = 1.5625' = 78.125'
 - X 3-5/16" = 3.3125' = 165.625'
 - = 2,823 sq. ft.

LEGEND

- PP 1/2" — IRONER POLE
- — OVERHEAD ELECTRIC LINE
- — HAND- CAP PARKING SPACE
- S.I.R.C. O — SET IRON ROD WITH CAP
- F.I.R. 1/2" — FOUND IRON ROD

I, John S. Sattler, 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.

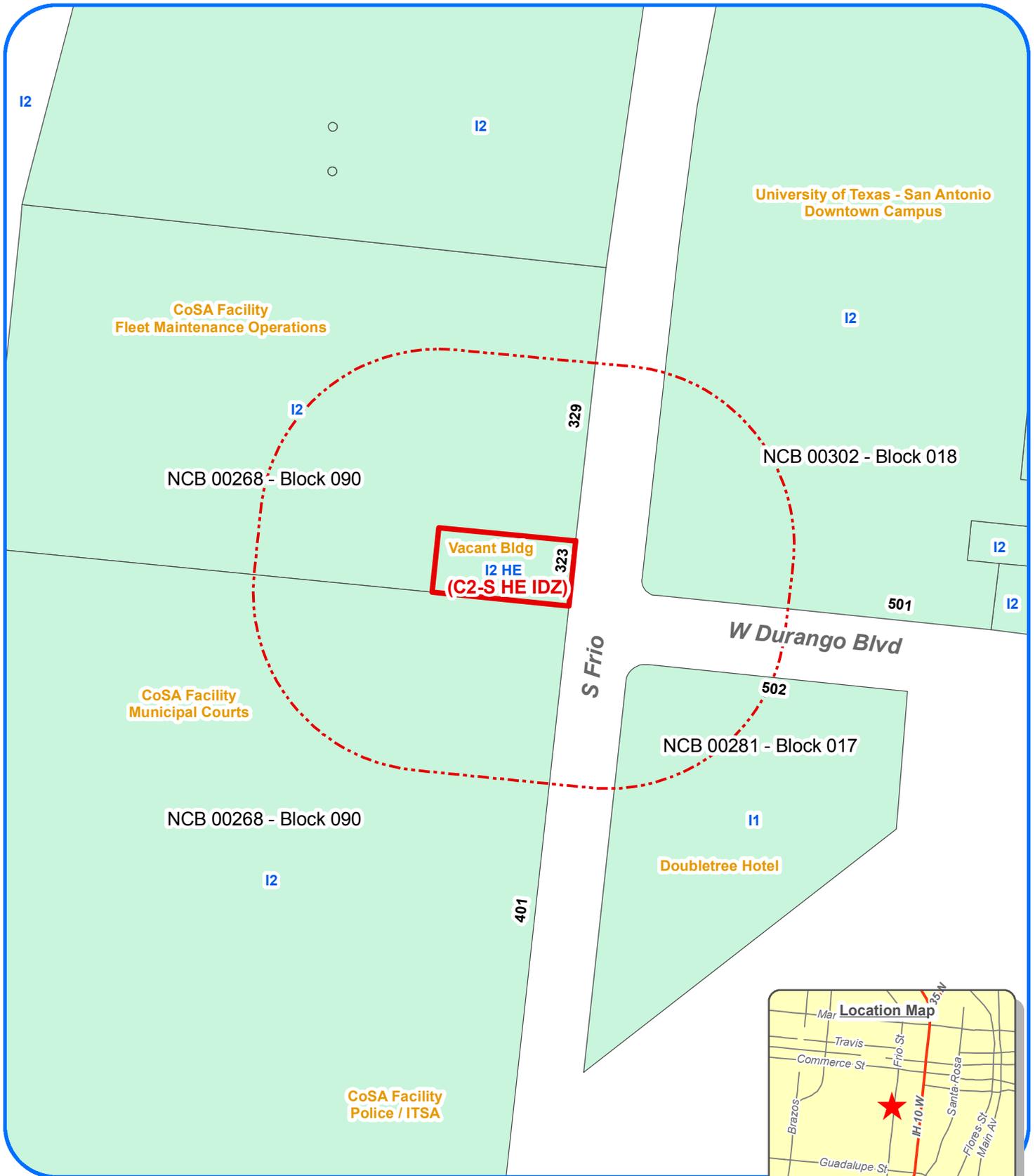
DATE OF SURVEY: 1/3/11 COMPUTED BY: RCK DRAWN BY: KER CHECKED BY: GER

GE Reeves Engineering, Inc. (FORM NO. 101337)
 P.O. BOX 791793
 SAN ANTONIO, TEXAS 78279-1793
 210 490-4506 • FAX: 210 490-1812



To landowner and/or landowner's agent, I, John S. Sattler, a Registered Land Surveyor in the State of Texas, do hereby certify that the survey is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as herein shown, there are no other easements, encroachments, modifications of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

Lot(s) SEE ABOVE Block SEE ABOVE Subd. SEE ABOVE
 Address or Subdivision CITY OF SAN ANTONIO
 Volume 2222 Page 198 of the DEED & PLAT records of BEAR COUNTY, TEXAS
 Over CITY OF SAN ANTONIO
 Survey Date 01/03/11 Surveyor's Name JOHN S. SATTLER License No. 2001



Zoning Case Notification Plan

Case Z-2011-161 S

Council District 5

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 00268 - Block 090 - Lot 26

Legend

- Subject Properties (0.2686 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
(07/05/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011161 S
Hearing Date: July 19, 2011
Property Owner: Steves Brothers
Applicant: Jerry Arredondo/Arredondo Interests
Representative: Jerry Arredondo/Arredondo Interests
Location: 323 South Frio Street
Legal Description: Lot 26, Block 90, NCB 268
Total Acreage: 0.2686
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District.

Requested Zoning: "HL C-2 S IDZ AHOD" Historic Landmark Commercial Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency.

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 6, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 30, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, 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: 32 (Downtown Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "L" First Manufacturing District. In 2001 following the adoption of the Unified Development Code, the previous base zoning districts converted to "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: COSA Facility (Fleet Maintenance Operations)

Direction: West

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

Current Land Uses: COSA Facility (Fleet Maintenance Operations)

Direction: South

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

Current Land Uses: COSA Facility (Municipal Courts)

Direction: East across South Frio Street

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

Current Land Uses: UTSA Downtown Campus

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: South Frio Street

Existing Character: Secondary arterial one lane in each direction

Proposed Changes: None known.

Public Transit: The VIA number 68, 93 and 268 bus lines operate along South Frio Street.

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

Parking Information: Minimum Parking Requirement: 1 per 1,000 sf GFA. Maximum Parking Requirement: 1 per 200 sf GFA.

Staff Analysis and Recommendation: Denial of "HL C-2 S IDZ AHOD" Historic Landmark Commercial Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency with an alternate recommendation of approval for "HL C-2 AHOD" Historic Landmark Commercial Airport Hazard Overlay District.

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

1. Consistency:

The subject property is located within the Downtown Neighborhood Plan and is currently designated as "Government/Educational". The adopted Downtown Neighborhood Plan does not provide a specific classification description for the Government/Educational land use. Therefore, the current and requested zoning district is consistent with the plan. The applicant has submitted a Master Plan Amendment that was considered and approved the Mixed Use Land Use by the Planning Commission on July 13, 2011. Planning and Community Development Department Staff recommends Denial of the Specific Use Authorization for a Bail Bond Agency.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. The "HL C-2 S IDZ AHOD" Historic Landmark Commercial Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency is a downzoning from the current "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District. The "C-2" Commercial District permits a general commercial activity designed to serve the community and encourages re-use of the vacant building.

3. Suitability as Presently Zoned:

The existing "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District is not appropriate for the subject property. The "I-2" Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and have a greater impact on the surrounding area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The rezoning request to "HL C-2 S IDZ AHOD" Historic Landmark Commercial Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency is a less intense use than the existing "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District.

5. Public Policy:

The Specific Use Authorization for a Bail Bond Agency does appear to conflict with the Downtown Neighborhood Plan. The request to Community Commercial land use limits the potential to accomplish the vision for properties along Frio to provide a mix of services and functions to the student, business, and resident populations in the area. An alternate recommendation of Mixed Use land use will encourage a mix of uses to accommodate this site. A designation to Mixed Use land use will also be consistent with the goals and strategies identified in the Reinvestment Plan, and will provide continuity to the transitioning land use pattern of privately held properties along the South Frio Corridor. Mixed Use land use will allow for commercial uses that could benefit from being located on an arterial.

6. Size of Tract:

The subject property measures 11,700 square feet would appear to accommodate the Specific Use Authorization for a Bail Bond Agency. The request supports the City Master Plan, which encourages the preservation and revitalization of vacant buildings in older neighborhoods located inside Loop 410.

7. Other Factors:

The property is currently a vacant 4,200 square foot Historic Landmark building. The Historic building located on the subject property is the former San Antonio Fire Station No. 11, a two-story brick Mission Revival building built in 1925 to serve the fire safety needs of the immediate area.

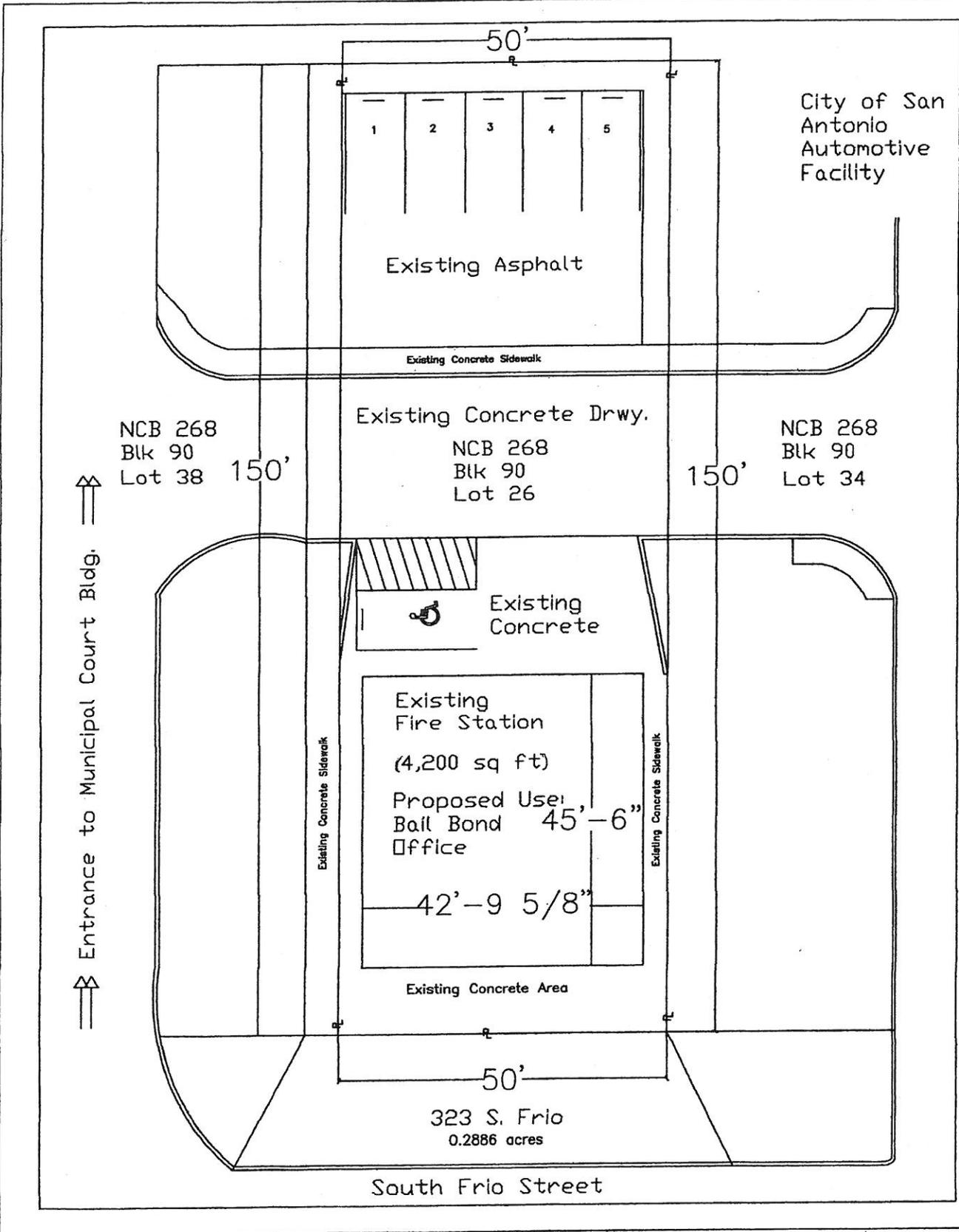
The "IDZ" district provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

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

Landmarks are resources that have been officially recognized by the City of San Antonio for their outstanding historical, cultural, architectural, or archaeological significance. There are currently over 2000 designated landmarks in the city. In the past, landmark designation identified Historic Exceptional (HE) and Historic Significant (HS) Landmarks. Recent amendments to the City's Unified Development Code (UDC) include the consolidation of the two landmark designations into one **Historic Landmark (HL)** designation.

Landmark designation protects the unique character of the City's historic resources. Landmark designation does not affect the use of a property. Land use is regulated by Zoning. Designation does, however, affect the aesthetics of any exterior changes made to landmarks or properties within local historic districts through implementation of a design review process. Additionally, all landmarked properties cannot be demolished without approval from the Historic and Design Review Commission (HDRC).

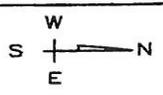
72011101 S



We, Steves Brothers the property owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provision of the Unified Development Code. Additionally, 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.

Site Plan
Scale: NTS

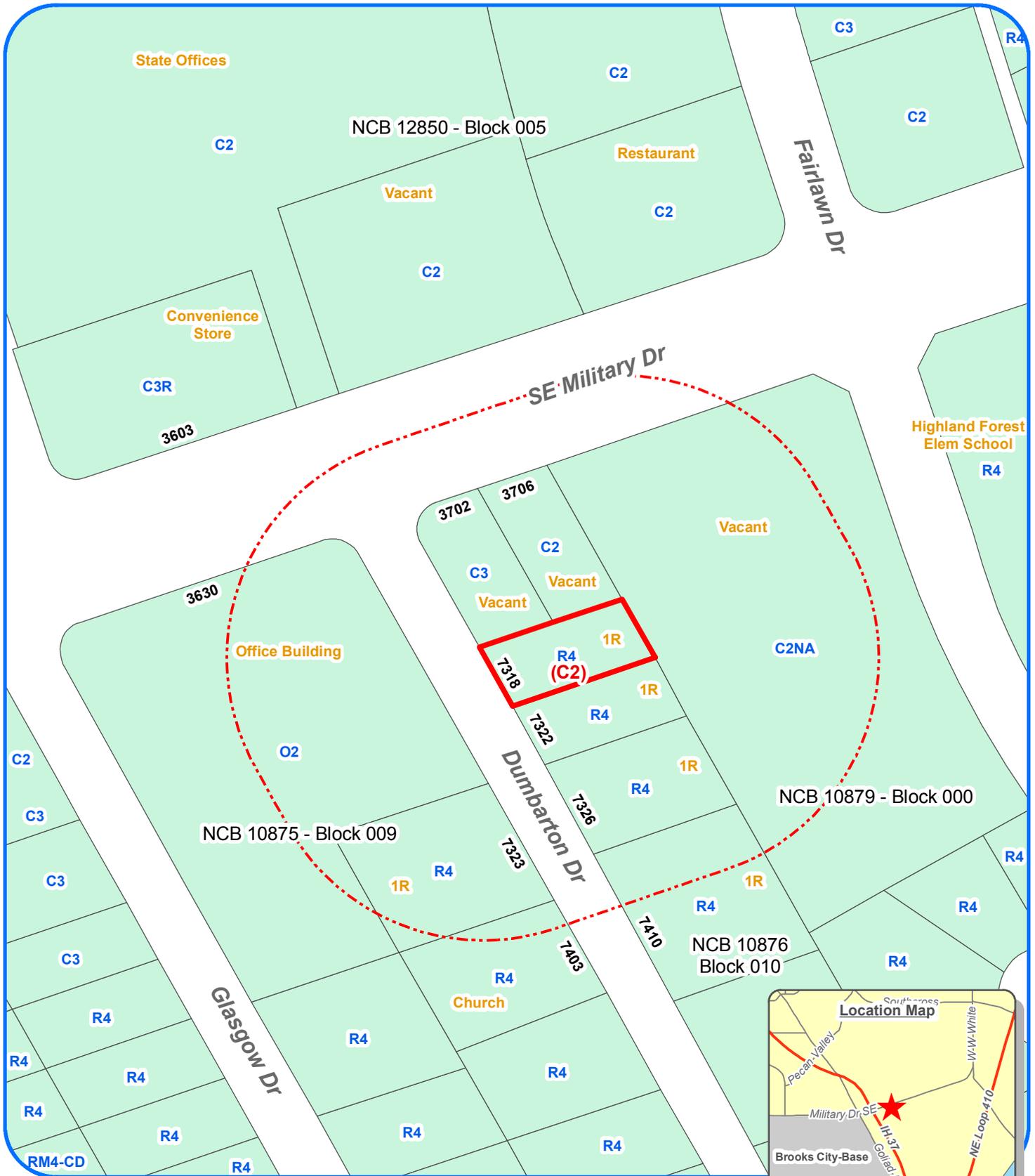
Note:
P - Property Line



Sheet
C-1

Idesign
5/04/11





Zoning Case Notification Plan

Case Z-2011-162

Council District 3

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 10876 - Block 010 - N 60 ft of Lot 5

Legend

- Subject Properties (0.186 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
(07/06/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011162
Hearing Date: July 19, 2011
Property Owner: Louis Arredondo
Applicant: Michael P. Sepeda, P. E.
Representative: Michael P. Sepeda, P. E.
Location: 7318 Dumbarton Drive
Legal Description: North 60 feet of Lot 5, Block 10, NCB 10876
Total Acreage: 0.186
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "C-2" Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 6, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 30, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: Highland Forest Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1952 and was originally zoned "B" Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: Northwest

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

Current Land Uses: Vacant

Direction: Northeast

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

Current Land Uses: Vacant

Direction: Southeast

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

Current Land Uses: Single-Family Dwellings

Direction: Southwest across Dumbarton Drive

Current Base Zoning: "O-2" Office District

Current Land Uses: Office Building

Transportation

Thoroughfare: Dumbarton Drive

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

Public Transit: The VIA number 32, 550 and 551 bus lines operate along Southeast Military Drive.

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

Parking Information: Minimum Parking Requirement: 1per 100 sf GFA. Maximum Parking Requirement: 1per 40 sf GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. The "C-2" Commercial District includes uses that are compatible with neighboring uses and may be placed in close proximity to residential uses.

3. Suitability as Presently Zoned:

The current "R-4" Residential Single-Family District and proposed "C-2" Commercial District are both appropriate for the area. The proximity of established office building and commercial zoning on the northwest and northeast side of the 0.186 acre site make it appropriate for commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. No outdoor storage or display of goods shall be permitted, except for outdoor dining. Should the zoning change be approved, a Type B 15-foot landscape buffer and 30-foot building setback will be required where the subject property abuts residential zoning or uses. These development standards will serve to mitigate the possible affects of increased noise and traffic on the subject property.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 8,100 square feet and will be part of a proposed new restaurant (J. Anthony's Seafood Restaurant).

7. Other Factors:

The property is currently developed with a 1,432 square foot single-family dwelling built in 1989. The north 60 feet of Lot 5, Block 10, NCB 10876 (7318 Dumbarton Drive), Lot 6, Block 10, NCB 10876 (3702 Southeast Military Drive) and Lot 7, Block 10, NCB 10876 (3702 Southeast Military Drive) will be replatted as one lot.