

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, July 3, 2012
12:45 PM

ZONING COMMISSIONERS

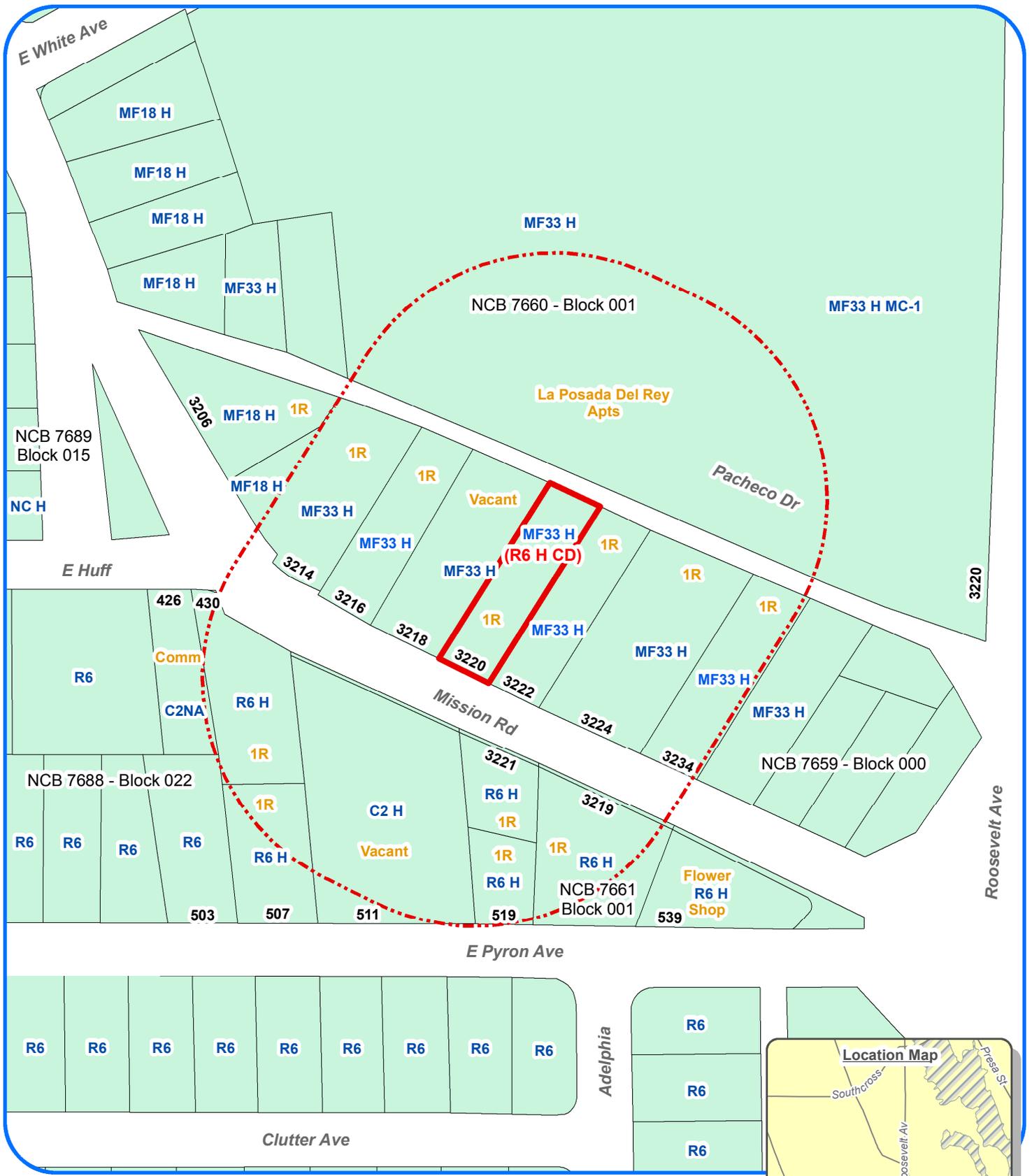
Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	Santos Villarreal – District 7
Gerard P. Clancy – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Rachel Flores – District 5	Brenna Nava – District Mayor
Billy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

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, and any items for consideration on the agenda for July 3, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the June 19, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012144 (Council District 9) POSTPONED:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.0811 of an acre out of Lot 8, Block 1, NCB 15678 on a portion of 3633 Metro Parkway.
7. **ZONING CASE NUMBER Z2012134 CD (Council District 3):** A request for a change in zoning from “H MF-33 AHOD” Multi-Family Mission Historic Airport Hazard Overlay District to “H R-6 CD AHOD” Residential Single-Family Mission Historic Airport Hazard Overlay District with a Conditional Use for a Retail Gift Shop on Lot 4E, NCB 7659, 3220 Mission Road.
8. **ZONING CASE NUMBER Z2012137 (Council District 8):** A request for a change in zoning from “C-1 PUD GC-1 MSAO-1 MLOD” Planned Unit Development Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to “C-2 GC-1 MSAO-1 MLOD” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District on Parcel 5, NCB 34754, 24165 West IH 10.
9. **ZONING CASE NUMBER Z2012139 (Council District 10):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.521 of an acre out of Tract 3, Block 2, NCB 13802, 5170 Randolph Boulevard.

10. **ZONING CASE NUMBER Z2012140 (Council District 2):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 6, NCB 12168, 2818 Northeast Loop 410.
11. **ZONING CASE NUMBER Z2012141 (Council District 4):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 P AHOD” Commercial Pedestrian Airport Hazard Overlay District on The east 147 feet of Lot 13, NCB 9725, 2131 Southwest Military Drive.
12. **ZONING CASE NUMBER Z2012142 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 11 through 15 and 62, 63 and 64, Block 7, NCB 11247, 411 Las Palmas Drive.
13. **ZONING CASE NUMBER Z2012143 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Professional Office on the south 132.5 feet of Lot 9, Block 60, NCB 7210, 1006 Fresno.
14. **ZONING CASE NUMBER Z2012145 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-25” Low Density Multi-Family District and “C-2NA” Commercial Nonalcoholic Sales District on Arb A9, Cir 3, NCB 2569, 236 East Cevallos Street.
15. **ZONING CASE NUMBER Z2012147 (Council District 4):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 1 through 23, the east 180 feet of the west 1,561.8 feet of Tracts 1D through 7D, the east 240 feet of the west 1,281.8 feet of Lot K, and the east 30 feet of the west 1,041 feet of Lots 1D through 7D, NCB 11139; Tract C, NCB 11140; and Parcels 100 and 100A, NCB 11143; save and except 10 acres out of Lot 11, NCB 11139, portions of the 800, 900, 1100, 1200, and 1300 Blocks of West Chavaneaux.
16. **ZONING CASE NUMBER Z2012148 HL (Council District 1):** A request of City of San Antonio, Office of Historic Preservation, Applicant, for Dean and Heidi Whitus, Owner(s), for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “HL R-6 NCD-5 AHOD” Historic Landmark Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 6, 7, 8 and 9, Block 44, NCB 1852, 932 West Woodlawn.
17. **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.
18. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2012-134

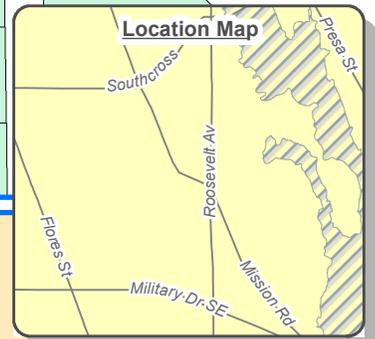
Council District 3

Scale: 1" approx. = 120 Feet

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

Legend

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



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

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012134 CD
Hearing Date: July 3, 2012
Property Owner: Isauro & Sara J. Trevino
Applicant: Sara J. Trevino
Representative: Sara J. Trevino
Location: 3220 Mission Road
Legal Description: Lot 4E, NCB 7659
Total Acreage: 0.217
City Council District: 3
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 15, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: Mission San Jose Neighborhood Association

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

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: East and West

Current Base Zoning: "MF-33"

Current Land Uses: Undeveloped property and single-family residences

Direction: South and Southwest

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

Current Land Uses: Undeveloped property and single-family residences

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

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

Transportation

Thoroughfare: Mission Road

Existing Character: Collector Street; 1 lane in each direction

Proposed Changes: None Known

Public Transit: The nearest VIA busline is the number 42 line, which operates along Roosevelt Avenue, east of the subject property.

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

Parking Information: Gift Shop Retail – Minimum Parking Requirement: 1 space per 300 square feet. Maximum Parking Requirement: 1 space per 200 square feet. The conditional use site plan submitted by the applicant shows two parking spaces with additional areas that may be used for parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

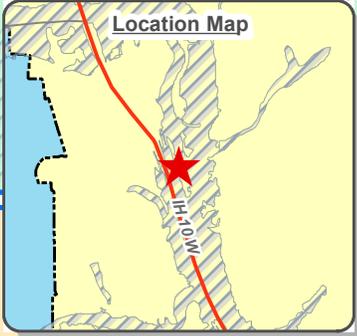
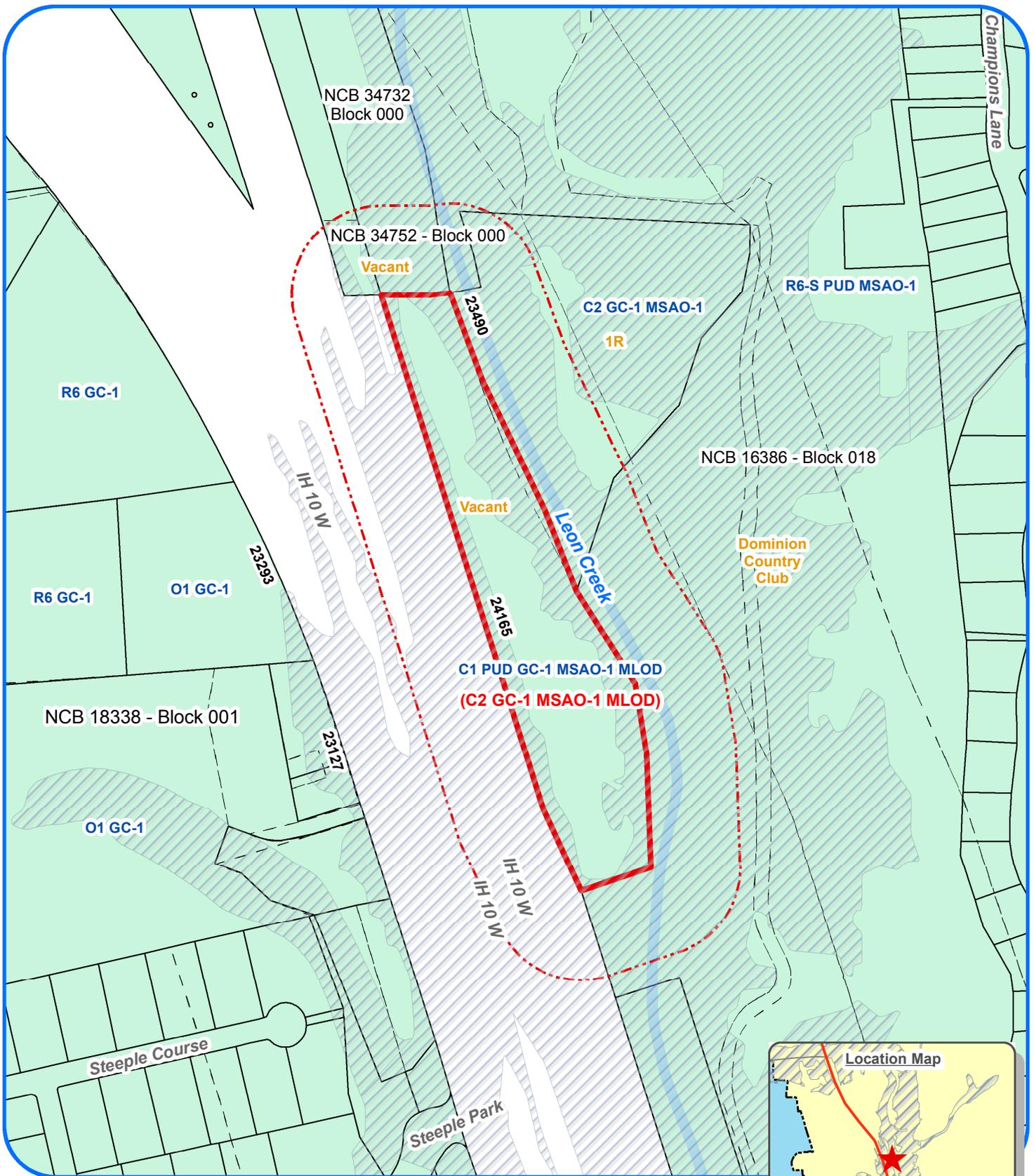
7. Other Factors:

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

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

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

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



Zoning Case Notification Plan

Case Z-2012-137

Council District 8

Scale: 1" approx. = 300 Feet

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

Legend

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



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

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012137
Hearing Date: July 3, 2012
Property Owner: Dominion Creek, LLC (Jadon Newman, Manager)
Applicant: Dominion Creek, LLC (Jadon Newman, Manager)
Representative: Brown & Ortiz, P. C.
Location: 24165 West IH 10
Legal Description: Parcel 5, NCB 34754
Total Acreage: 5.511
City Council District: 8
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 15, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Neighborhood Associations: None

Planning Team Members: 41 - North Sector Plan

Applicable Agencies: None

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: North, South, East

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

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

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

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

The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A Certificate of Compliance review is performed by the Planning & Community Development Department.

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

Transportation

Thoroughfare: IH 10 West

Existing Character: Freeway 250' - 500'

Proposed Changes: None Known

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

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

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

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

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

1. Consistency:

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

The applicant has submitted a request to amend the land use designation to Suburban Tier. Planning and Community Development staff recommends approval of this request. Planning Commission continued the case to their July 11, 2012 public hearing; therefore, the zoning case will also need to be continued.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is located in an area that is predominately vacant land and rural in character. The property has frontage on an expressway, which is an appropriate location for medium intensity commercial uses. The property is subject to lighting and sound attenuation regulations. The "MLOD" district regulates outdoor lighting in an effort to minimize night-time light pollution. The "MSAO" district establishes standards intended to lessen the impact of external noise from the near by military installation.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The "C-2" district permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.

5. Public Policy:

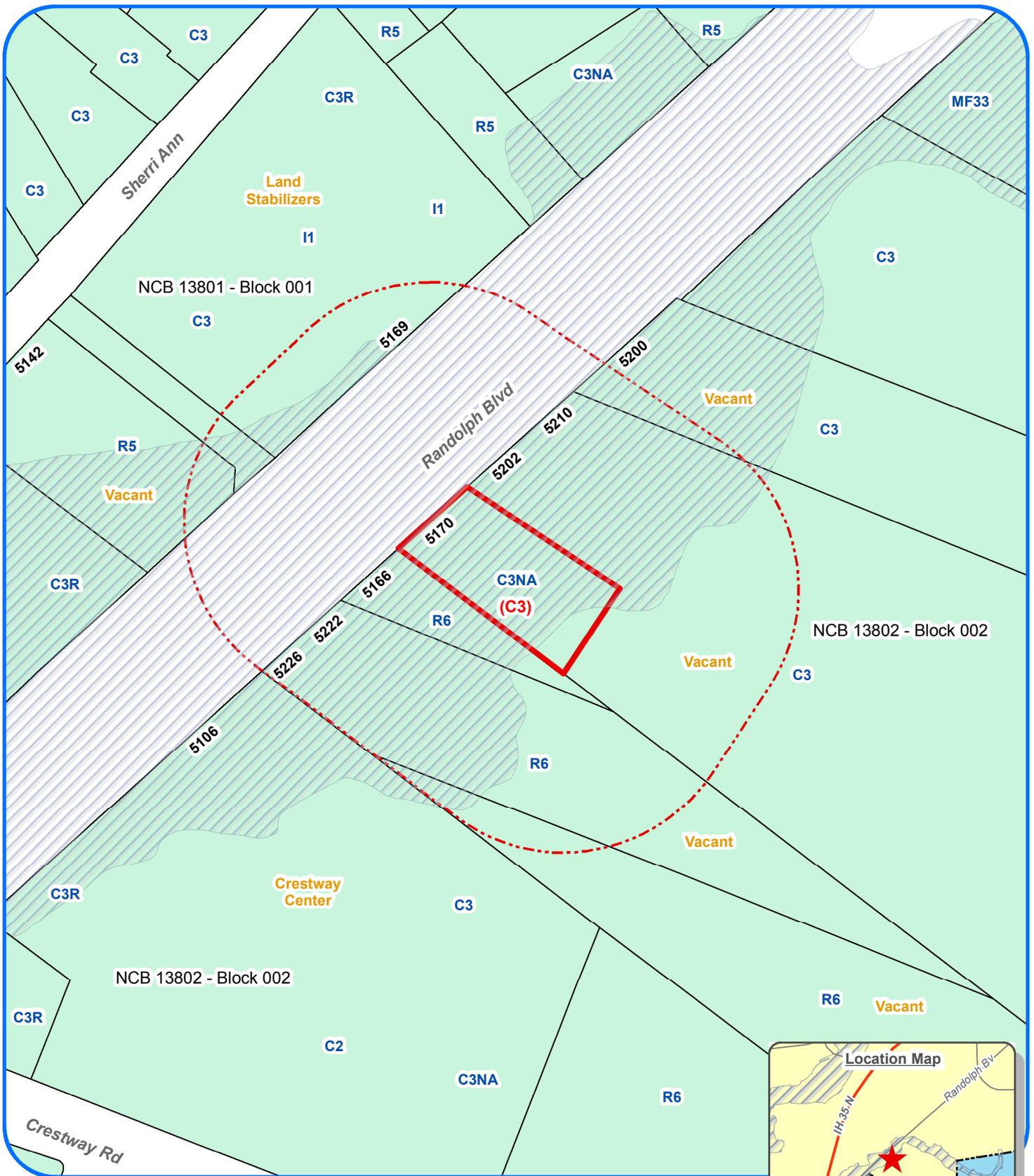
The North Sector Plan was adopted in 2010. According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. The Plan is a component of the City's Master Plan.

6. Size of Tract:

The property is 5.513 acres, which should be able to accommodate a commercial development with adequate space for parking.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.



Zoning Case Notification Plan

Case Z-2012-139

Council District 10

Scale: 1" approx. = 150 Feet

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

Legend

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



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

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012139
Hearing Date: July 3, 2012
Property Owner: Ron Ray, LP
Applicant: Ron Ray
Representative: Ron Ray
Location: 5170 Randolph Boulevard
Legal Description: 0.521 of an acre out of Tract 3, Block 2, NCB 13802
Total Acreage: 0.521
City Council District: 10
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

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

Property Details

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

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

Adjacent Zoning and Land Uses

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

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

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

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

Transportation

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

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

Public Transit: The nearest VIA bus line is the 21, which operates along Randolph Boulevard. The Randolph Boulevard Park and Ride is located west of the subject property.

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

Parking Information: Restaurant or Cafeteria – Minimum vehicle spaces: 1 per 100 square foot GFA. Maximum vehicle spaces: 1 per 40 square foot GFA.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The surrounding area includes commercially-zoned properties, both with and without alcohol restrictions. The existing zoning on the subject property is consistent with the surrounding zoning pattern.

4. Health, Safety and Welfare:

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

5. Public Policy:

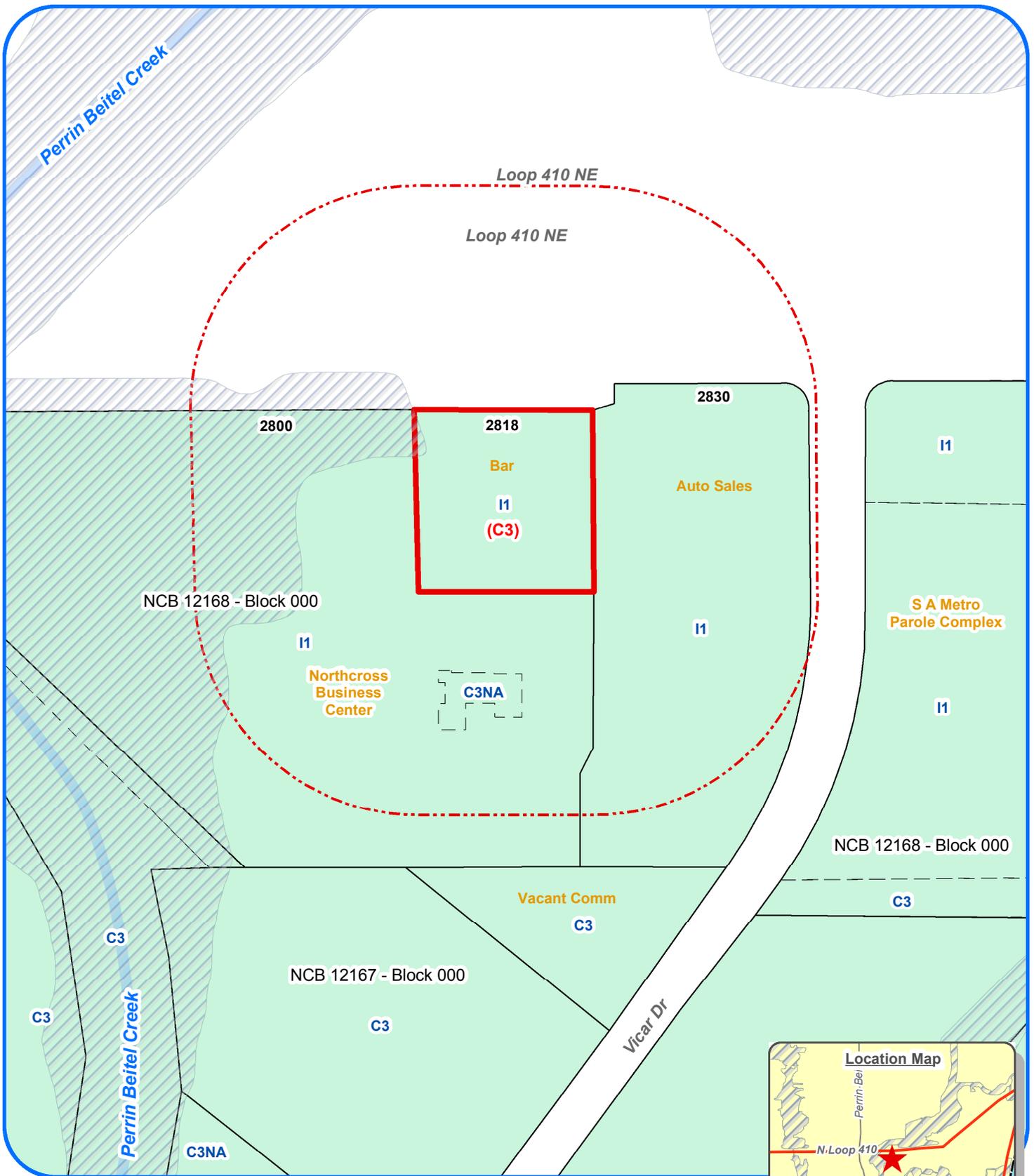
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

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

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2012-140

Council District 2
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 12168 - Block 0 - Lot 6

Legend	
Subject Properties	(0.523 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



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

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012140
Hearing Date: July 3, 2012
Property Owner: Ron Ray, LP
Applicant: Ron Ray
Representative: Ron Ray
Location: 2818 Northeast Loop 410
Legal Description: Lot 6, NCB 12168
Total Acreage: 0.523
City Council District: 2
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 3

Neighborhood Associations: Village North One Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a commercial structure measuring 4,375 square feet in size. According to the Bexar County Appraisal District, the structure was built in 1977. The subject property was annexed in 1952 and was zoned "F" Local Retail District. In a 1974 case, the subject property was rezoned to "I-" Light Industry District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

The applicant is requesting a zoning change to bring the existing nonconforming use into compliance with current zoning regulations. The property is currently used as a bar/nightclub.

Topography: The property does not include any abnormal physical features such as significant slope. However, a small portion of the site near the western property line appears to be in the 100 year floodplain.

Adjacent Zoning and Land Uses

Direction: South

Current Base Zoning: "I-1" and "C-3"

Current Land Uses: Offices and Vacant Commercial Buildings

Direction: East, West

Current Base Zoning: "I-1"

Current Land Uses: Offices and Auto Sales

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

Transportation

Thoroughfare: Northeast Loop 410

Existing Character: Freeway; 10 lanes

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 14, 509 and 550 lines, which operate along Perrin Beitel Road and the Northeast Loop 410 access road.

Traffic Impact: A Traffic Impact Analysis is not required because there is no proposed change of use.

Parking Information: Parking requirements for a bar are determined by the building area gross square footage, which includes accessory uses such as offices, kitchens, restrooms, storage areas, mechanical and dressing rooms.

Minimum Parking Requirement: 1 space per 100 square feet of Gross Square Footage

Maximum Parking Requirement: 1 space per 75 square feet of Gross Square Footage

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; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The site has access from Northeast Loop 410 where there are heavy concentrations of both commercial and industrial uses.

3. Suitability as Presently Zoned:

Although both the existing and requested zoning may be appropriate for the subject property, the requested "C-3" district better accommodates the existing commercial use and is more compatible with the surrounding land uses and overall character of the area than the current "I-1" district.

4. Health, Safety and Welfare:

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

5. Public Policy:

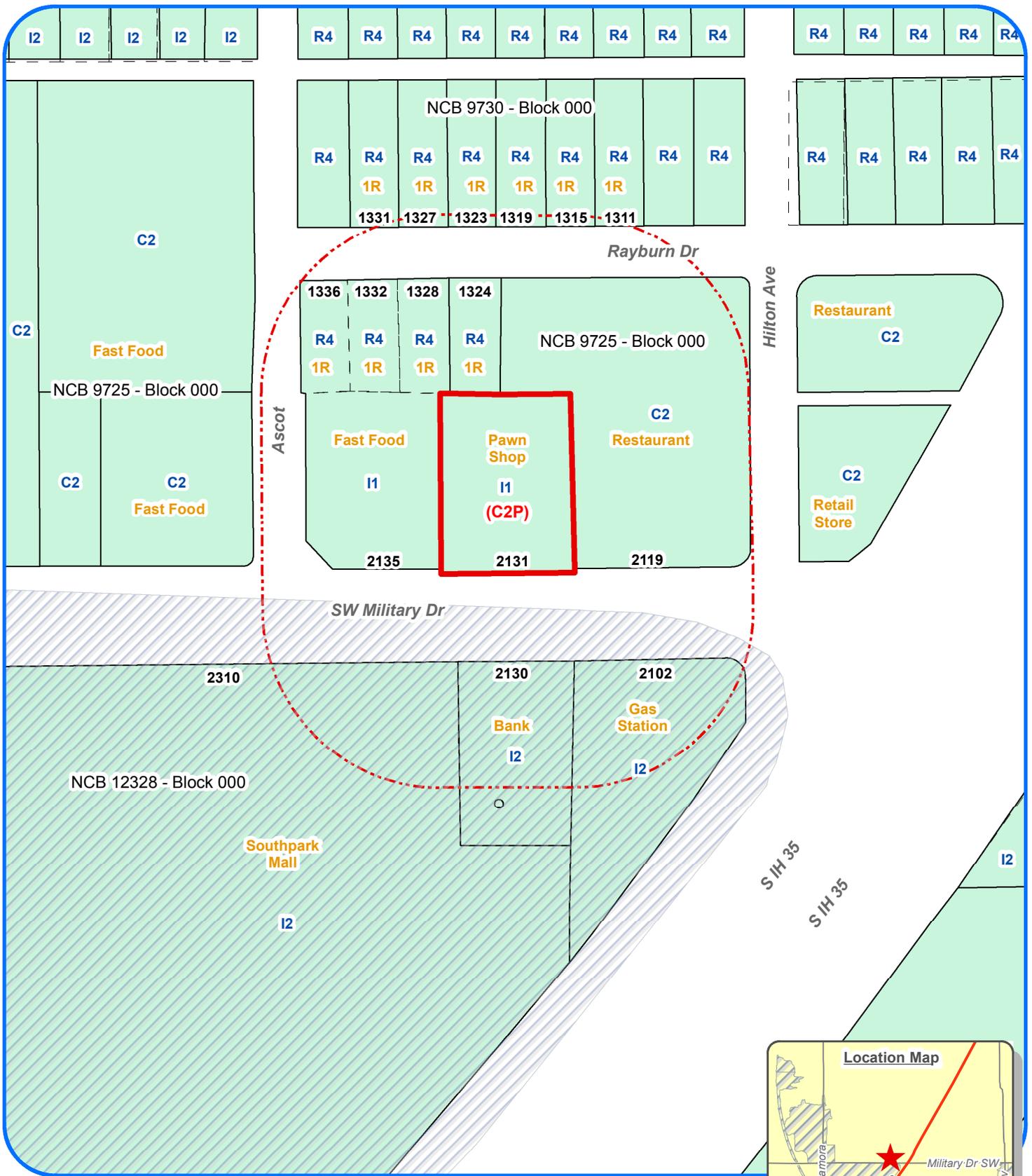
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.5230 acres, which should reasonably accommodate the commercial use with adequate space for parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-141

Council District 4

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 9725 - Block 0 - Lot E 147 FT OF 13

Legend

- Subject Properties ——— (0.635 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
(06/28/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012141
Hearing Date: July 3, 2012
Property Owner: Harlandale Housing Corporation (Barrett Noursund, President)
Applicant: Rick Thompson
Representative: Rick Thompson
Location: 2131 Southwest Military Drive
Legal Description: The east 147 feet of Lot 13, NCB 9725
Total Acreage: 0.6358
City Council District: 4
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: None

Planning Team Members: 25-Nogalitos/South Zarzamora Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The subject property is a portion of a previously platted lot (volume 6200, page 145 in the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District the existing commercial structure measures 7,874 square-feet and was built in 1975.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4" and "C-2"

Current Land Uses: Single-family residences and parking

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Bank, gas station and mall

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Restaurant

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: 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: Southwest Military Drive

Existing Character: Primary Arterial Type A; three lanes in each direction with center medians and turn lanes.

Proposed Changes: None known

Thoroughfare: Ascot, Hilton Avenue and Rayburn Drive

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

Proposed Changes: None known

Public Transit: VIA bus line 550 and 551 operates along Southwest Military Drive, with multiple stops near the subject property.

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

Parking Information: Off-street vehicle parking requirements are determined by the use of the property. The applicant was not specific regarding the type of retail use. Staff is unable to calculate parking requirements for the subject property at this time.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Nogalitos/South Zarzamora Community Plan, and is currently designated as “Mixed Use” in the Future Land Use Plan. The requested “C-2P” is consistent with the Future Land Use designations.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Denial of the request could allow intense industrial uses on the subject properties, which is not in keeping with the established development pattern along Southwest Military Drive.

3. Suitability as Presently Zoned:

The adopted Nogalitos/South Zarzamora Land Use Plan identifies the subject properties as Mixed Use. All surrounding areas are classified as Regional Center, High Density Residential and Low Density Residential in the Future Land Use component of the plan. The existing I-1 zoning district is inconsistent with the adopted land use plan. The immediate area is an ideal candidate for a city-initiated rezoning to implement modern zoning practices.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. Should the properties be used for the industrial uses permitted in the existing zoning district, public health, safety and welfare could be at risk because of the subject property’s proximity to residential uses.

5. Public Policy:

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

6. Size of Tract:

The subject property total 0.63 acres in size, and is fully developed with a commercial structure and sufficient parking.

7. Other Factors:

Per Section 35-310.10 the “C-2P” district allows all “C-2” uses but limits the front setback distance to no more than 35 feet and requires rear parking and conformance with the commercial urban design standards of Section 35-204(o)(6). These requirements are triggered with new building construction activity.



Zoning Case Notification Plan

Case Z-2012-142

Council District 5

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11247 - Block 7 - Lot 11 THRU 15 & 62, 63, 64

Legend

- Subject Properties ——— (1.195 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
(06/11/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012142
Hearing Date: July 3, 2012
Property Owner: Mission Presbyterian (Hilary Shuford, Executive Presbyter)
Applicant: Pulman, Cappuccio, Pullen & Benson, LLP (Devin "Buck" Benson)
Representative: Pulman, Cappuccio, Pullen & Benson, LLP (Devin "Buck" Benson)
Location: 411 Las Palmas Drive
Legal Description: Lots 11 through 15 and 62, 63 and 64, Block 7, NCB 11247
Total Acreage: 1.1951
City Council District: 5
Case Manager: Osniel Leon, 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-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 15, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 50

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a structure measuring 8,600 square feet. According to the Bexar County Appraisal District, the structure was built in 1950.

The property was annexed in 1944, and was originally zoned under the 1938 zoning district classification. In a 1991 case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6", "C-3 R", "R-4"

Current Land Uses: Single-family residences and tattoo parlor

Direction: South, Southwest

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

Current Land Uses: Retail shopping center, restaurants, single-family residences and auto upholstery

Direction: East

Current Base Zoning: "C-1", "R-6"

Current Land Uses: Office and single-family residences

Direction: West

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

Current Land Uses: Apartments, single-family residences, law office, parking lot, salon and fruit stand

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 General McMullen

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

Proposed Changes: None Known.

Thoroughfare: Las Palmas Drive, Toltec, Wall Street

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

Proposed Changes: None Known.

Public Transit: The nearest VIA busline is the number 524, which operates along South General McMullen, with multiple stops immediately adjacent to the subject property.

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

Parking Information: Medical Clinic – Minimum Parking Requirement: 1 space per 400 square feet. Maximum Parking Requirement: 1space per 100 square feet.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan; therefore, a finding of consistency is not required. Staff finds the requested zoning appropriate for the subject property due to its location and size.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts that may be caused by approval of the requested zoning. There is an established pattern of commercial zoning along this portion of South General McMullen. The proposed reuse is beneficial for the subject property.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The property's current "R-6 AHOD" Residential Single Family Airport Hazard Overlay District is not appropriate as the property is not likely to be used for residential development. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood. The proposed commercial designation is more compatible with the surrounding zoning and would allow uses in character with the surrounding development.

4. Health, Safety and Welfare:

Staff has found no indication of 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. The West / Southwest Sector Plan include properties along the west side of General McMullen, but do not include the east side of the street where the subject property is located. However, the land use designation along the west side of the street is General Urban Tier, which allows "C-2" zoning. Therefore, the requested zoning is compatible with the adjacent land use plan.

6. Size of Tract:

The subject property is 1.195 acres and appears to be of sufficient size to accommodate the proposed use.

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2012-143

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 7210 BLK 60 LOTS 132.5 FT OF 9

Legend

- Subject Properties ——— (0.152 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain ▨▨▨▨
- Single Family Residential 1R



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

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012143 CD
Hearing Date: July 3, 2012
Property Owner: Valente Garcia, III
Applicant: Brigitte Garza
Representative: Brigitte Garza
Location: 1006 Fresno
Legal Description: The south 132.5 feet of Lot 9, Block 60, NCB 7210
Total Acreage: 0.1527
City Council District: 1
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 35

Neighborhood Associations: None

Planning Team Members: 27- Greater Dellview Area Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1940 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Single-Family Residential District. The lot was platted into its current configuration in 1910 (volume 105, page 284 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure measuring 1145 square-feet that was built in 1930.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4" and "C-3NA"

Current Land Uses: Single-family residences, tax services

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-family residences

Direction: East

Current Base Zoning: "R-4" and "O-2"

Current Land Uses: Single-family residences, high-rise office

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-family residences, undeveloped land

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

Transportation

Thoroughfare: Fresno

Existing Character: Secondary Arterial type B; two lanes in each direction

Proposed Changes: None known

Thoroughfare: Grant Avenue and McIlvaine Street

Existing Character: Local; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus line 651 operates along Fresno and Michigan Avenue, west of the subject property. VIA bus line 2 operates along Blanco, east of the subject property.

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

Parking Information: Service- Professional Office - Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 140 sf GFA. The conditional use site plan shows 3 parking spaces with additional space available if needed.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

Staff finds the conditional use to be appropriate as the property is situated on a major thoroughfare at the periphery of a single-family neighborhood. Additionally, the zoning request maintains the “R-4” base zoning district that is consistent with the adopted land use plan. The application of a Conditional Use provides an opportunity to address the impact of the proposed use on surrounding properties by limiting the scope of use allowed.

3. Suitability as Presently Zoned:

The requested zoning is appropriate because the portion of Fresno between IH-10 West and Blanco Road is in transition from single-family residential uses to commercial and multi-family uses. The proposed use is compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.1527 of an acre in size, which should be able to reasonably accommodate the proposed professional office and required parking, as shown on the conditional use site plan.

7. Other Factors:

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

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

0308143

1006 FRESNO

N 89°56'15" E 49.87'

N



Zoning Synopsis:
Land Area: 6,614 SQ. FT.
(0.152 Acre)
Building Area: 1,210
Hard Surface: 1,855.7
Impervious Cover: 3,065.7

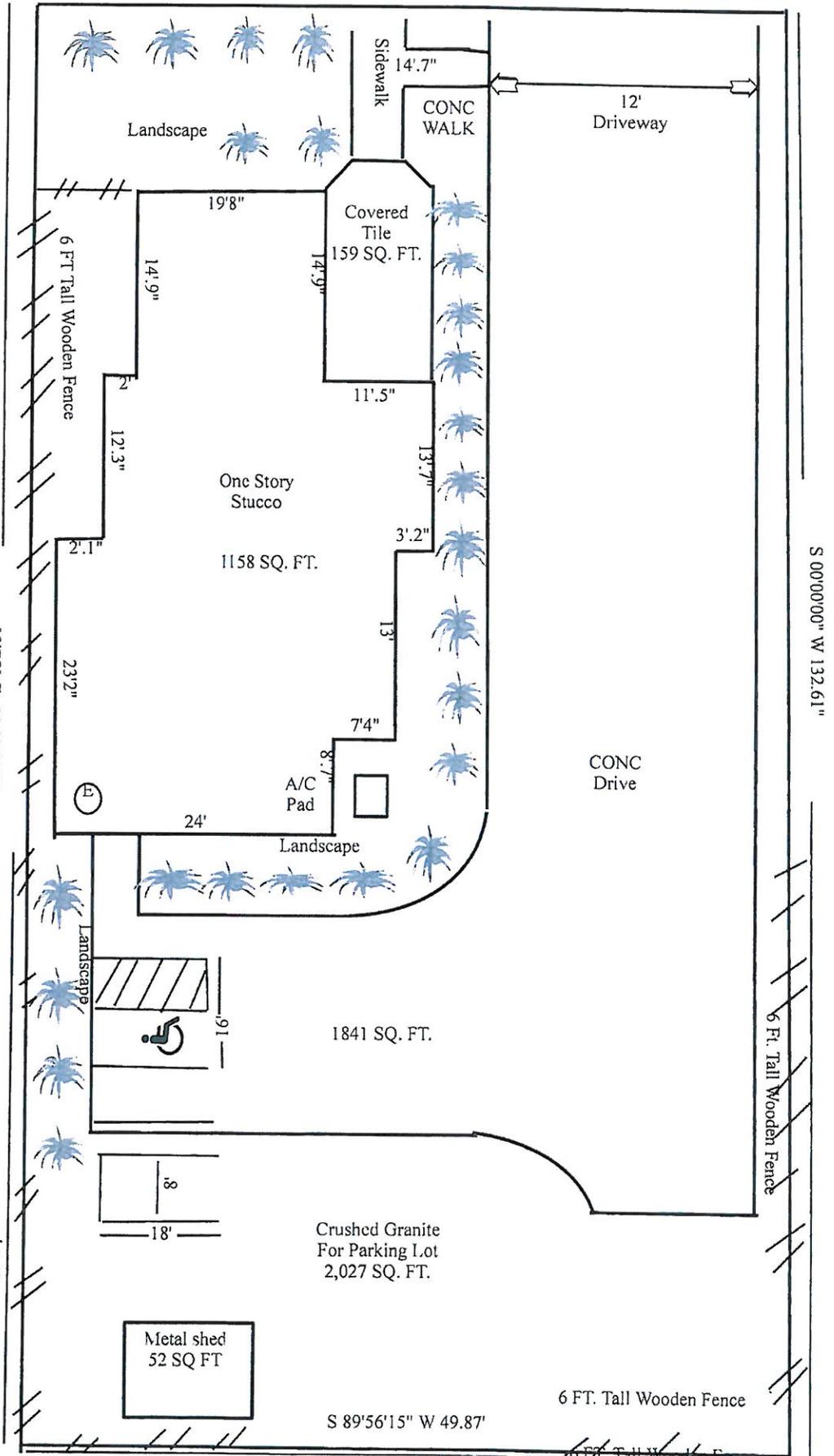
Parking Spaces Per Sec. 35-526
Use: Service/ Office
Min. Required: 1 Space Per 300 SF.
Max. Allowed: 1 Space Per 150
Square FT.
Parking required: 3 min., 8 Max.
Parking provided: 3

Intended Use: R-4CD
Professional Office

NOTE: Existing construction predates
setback requirements

PROPERTY DESCRIPTION:
Lot 9, block 60, New City Block 7210

Note: I. VALENTE GARCIA, 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 submittal for building permits



S 00°00'00" W 132.61'

6 Ft. Tall Wooden Fence

6 FT. Tall Wooden Fence

S 89°56'15" W 49.87'



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012145
Hearing Date: July 3, 2012
Property Owner: Michael W. Lackey
Applicant: Michael W. Lackey
Representative: CDS/ Muery Services (Robert D. Leonhard)
Location: 236 East Cevallos Street
Legal Description: Arb A9, Cir 3, NCB 2569
Total Acreage: 0.2009
City Council District: 5
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District and "C-2NA" Commercial Nonalcoholic Sales District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Lone Star Neighborhood Association

Planning Team Members: 15- South Central San Antonio Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In 2006 the subject property was rezoned to "R-4" Residential Single-Family District as part of a city initiated large-area case. The lot is not platted. The subject property is developed with a residential structure and measures 1,388 square-feet and was built in 1925.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "I-2" and "MF-50 IDZ"

Current Land Uses: Bar, warehouses and apartments

Direction: South

Current Base Zoning: "R-6", "RM-6" and "I-2"

Current Land Uses: Single-family residences and vacant lots

Direction: East

Current Base Zoning: "IDZ" and "R-4"

Current Land Uses: Single-family residences, parking lot

Direction: West

Current Base Zoning: "IDZ", "R-3" and "C-2P"

Current Land Uses: Single-family residences, meat processing facility, office and vacant lot

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 Cevallos Street

Existing Character: Local Street; one lane each way with sidewalks

Proposed Changes: None known

Thoroughfare: Clay Street

Existing Character: Local; one lane each way

Proposed Changes: None known

Public Transit: VIA bus lines 43, 44, 51, 54 and 243 operate along South Flores Street, east of the subject property and VIA bus lines 46 and 246 operate along Probandt Street, 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: Multi-Family Dwellings - Minimum: 1.5 per unit, maximum: 2 per unit. Professional Office - Minimum: 1 per 300 sf GFA, maximum: 1 per 140 sf GFA. Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the South Central Community Plan, and is currently designated as “Mixed Use” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designations.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

Staff finds the requested zoning appropriate for the subject property as it conforms to the future land use plan of Mixed Use. This neighborhood is in the process of revitalization and by rezoning this property to “IDZ” it will only encourage and promote the revitalization goals the Future Land Use Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

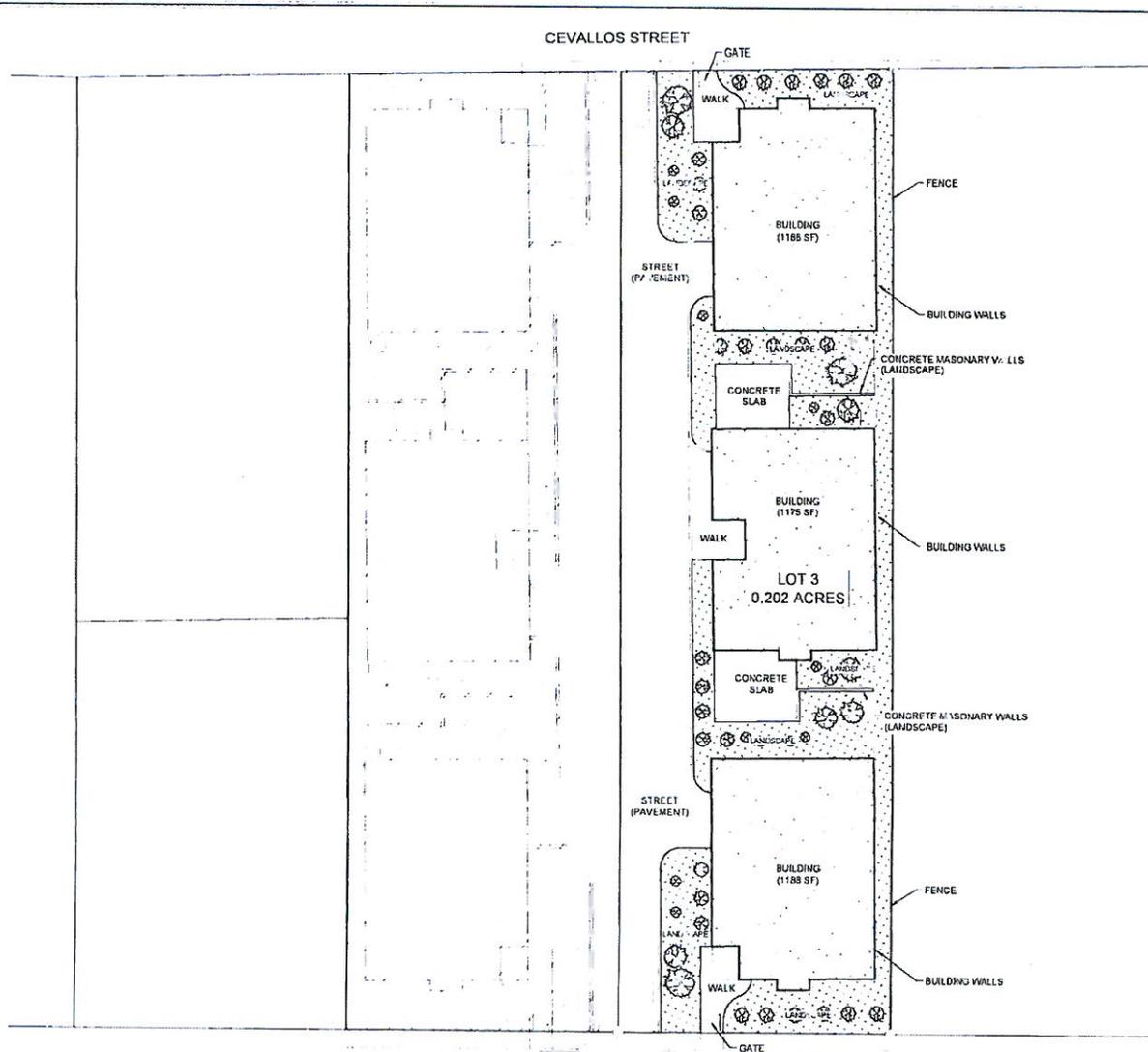
6. Size of Tract:

The subject property is 0.2 of an acre in size, which should be able to reasonably accommodate the proposed small-scale live/work office complex as shown on the “IDZ” site plan.

7. Other Factors:

This proposal is consistent with the emerging development pattern along East Cevallos which has several recently designed “IDZ” properties with a mix of low and residential densities.

22010114



LEGEND

- IMPERVIOUS COVER BUILDINGS
- IMPERVIOUS COVER PAVEMENT
- PERVIOUS COVER LANDSCAPING

USE SUMMARY

EXISTING ZONING: RE
 EXISTING USE: RECREATIONAL
 PROPOSED ZONING: IDZ **LIVE WORK**
 PROPOSED USE: **(COFC; MF; SUC)**

PARKING SUMMARY
 TOTAL SPACES: 6 (PER UCC SECTION 35.7.3.10.1)

IMPERVIOUS COVER SUMMARY

TOTAL AREA	8788 SF (10.4)
BUILDING	3531 SF
PAVEMENT	2524 SF
TOTAL IMPERVIOUS COVER	6275 SF (69%)
TOTAL PERVIOUS COVER	2513 SF (31%)

NOTES

1. PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY, AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION. FINAL SITE PLAN IS SUBJECT TO CHANGE DURING DESIGN AND AGENCY REVIEW PHASES.
2. MICHAEL W. LADKEY, 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 (UDC) AND BONAVILLE. I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY ALL CITY-ADOPTED ORDINANCES AT THE TIME PLAN SUBMITTAL FOR BUILDING PERMITS.

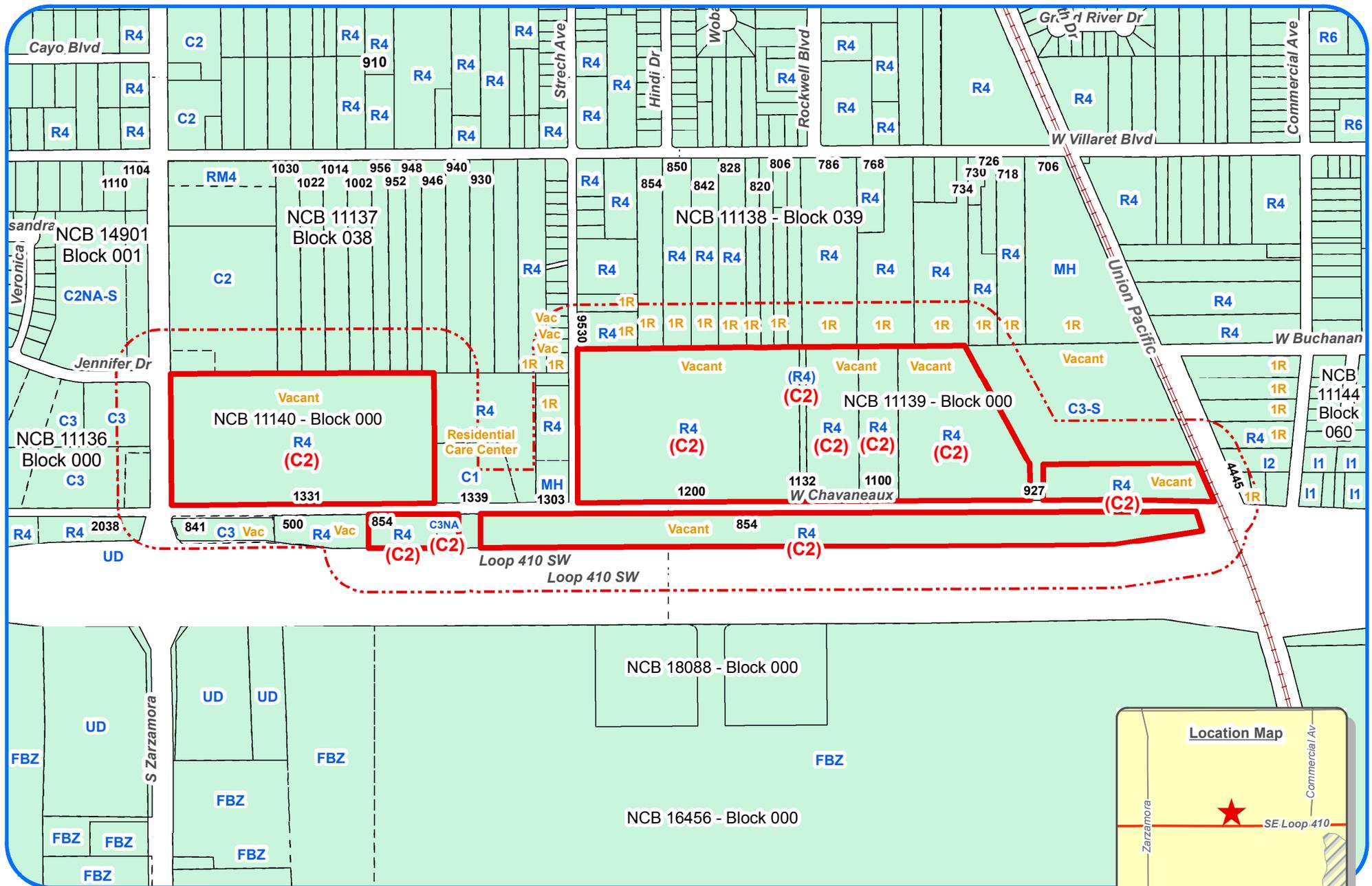


CLAY STREET

CEVALLOS METRO

SITE PLAN EXHIBIT
 (SITE PLAN FOR REZONING OF NCB 2559, BLOCK 5, LOT 3)





Zoning Case Notification Plan

Case Z-2012-147

Scale: 1" approx. = 600 Feet
 Council District 4
 Subject Property Legal Description(s):

NCB 11139 & 11140 - Block 000 - Lot TR-C, & 23 E 30 FT OF W 1041 FT OF 1D TO 7D, E 240 FT OF W 1281.8 FT OF K, E 180 FT OF W 1461.8 OF TR 1D TO 7D, 1 THRU 22 & NCB 11143 - BLOCK 000 P-100A (NON-ADJACENT REMAINS), P-100

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

Legend

- Subject Properties (63.754 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
 (06/21/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012147

Hearing Date: July 3, 2012

Property Owner: Multiple Owners

Applicant: Horaios, LLC (Brian A. Hardie)

Representative: Horaios, LLC (Brian A. Hardie)

Location: Portions of the 800, 900, 1100, 1200, and 1300 Blocks of West Chavaneaux Road

Legal Description: Lots 1 through 23, the east 180 feet of the west 1,561.8 feet of Tracts 1D through 7D, the east 240 feet of the west 1,281.8 feet of Lot K, and the east 30 feet of the west 1,041 feet of Lots 1D through 7D, NCB 11139; Tract C, NCB 11140; and Parcels 100 and 100A, NCB 11143; save and except 10 acres out of Lot 11, NCB 11139

Total Acreage: 63.754

City Council District: 4

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 15, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 58

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1952 and was originally zoned "B" Residence District. In February of 2001, 0.702 of an acre was rezoned to "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-4" Residential Single-Family District and "C-3NA" General Commercial Nonalcoholic Sales District.

Topography: The subject properties are relatively flat with an abundance of grasses, shrubs and trees with a slope to the east.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4" Residential Single-Family District and "C-1" Light Commercial District

Current Land Uses: Vacant Land and Single-Family Dwellings

Direction: North across West Chavaneaux Road

Current Base Zoning: "R-4" Residential Single-Family District, "MH" Manufactured Housing District and "C-2" Commercial District

Current Land Uses: Vacant Land, Single-Family Dwellings and Care Center

Direction: East

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

Current Land Uses: Vacant Land and Railroad

Direction: West across South Zarzamora Street

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

Current Land Uses: Vacant Land

Direction: South across West Chavaneaux Road

Current Base Zoning: "R-4" Residential Single-Family District and "C-3" General Commercial District

Current Land Uses: Vacant Land

Transportation

Thoroughfare: West Chavaneaux Road

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known.

Thoroughfare: South Zarzamora Street

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

Proposed Changes: None known.

Thoroughfare: Southwest Interstate Highway Loop 410

Existing Character: Expressway

Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier”. The “General Urban Tier” land use classification includes high to medium density residential uses as well as neighborhood and community commercial uses. The commercial component includes retail services such as convenience retail stores, professional offices, bakeries, restaurants, bookstores, grocery stores, clinics, hotels, and other small businesses are appropriate. The requested "C-2" Commercial District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts related to the zoning request.

3. Suitability as Presently Zoned:

Both the current "R-4" Residential Single-Family District and proposed "C-2" Commercial District are consistent with the West/Southwest Sector Plan land use designation. However, the property’s location between West Chavaneaux Road and Southwest Interstate Highway Loop 410 makes future residential development unlikely.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The area along West Chavaneaux Road suffers from a high occurrence of illegal dumping. Therefore, development of the property is likely to benefit the health, safety and welfare of the surrounding area.

5. Public Policy:

The "C-2" Commercial District is in accordance with the City’s Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The 63.754 acre tracts are of sufficient size to accommodate the proposed commercial development.

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2012-148

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 1852 BLK 44 LOT 6,7,8 & 9

Legend

- Subject Properties (0.298 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
(06/13/2012 - R Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012148 HL
Hearing Date: July 3, 2012
Property Owner: Dean and Heidi Whitus
Applicant: City of San Antonio, Office of Historic Preservation
Representative: City of San Antonio, Office of Historic Preservation
Location: 932 West Woodlawn
Legal Description: Lots 6, 7, 8 and 9, Block 44, NCB 1852
Total Acreage: 0.2984
City Council District: 1
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "HL R-6 NCD-5 AHOD" Historic Landmark Residential Single-Family Beacon Hill 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 June 14, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 29, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Beacon Hill Neighborhood Association

Planning Team Members: 11

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 Zoning Ordinance. In a 1997 City-initiated large-area case, the property was rezoned to "R-1" Single-Family Residence District (Ordinance 86704). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. In a 2005 case, the property was rezoned to include the "NCD-5" Beacon Hill Neighborhood Conservation District. According to the City of San Antonio Office of Historic Preservation, the structure was built in 1911 and is currently developed as an approximately 3,400 square foot single-family home.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R6", "RM-4"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "R-6", "RM-4", "MF-33"

Current Land Uses: Single-Family Residential, Apartments

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

Transportation

Thoroughfare: Blanco Road

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

Proposed Changes: None known

Thoroughfare: Woodlawn

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Grant Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 2 and 90, which operate along Blanco Road and Woodlawn.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Single-Family Residence – Minimum vehicle spaces: 1 per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Midtown Neighborhood Plan, and is currently designated as Low Density Residential. The zoning request does not include a change to the existing base zoning district; 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 "R-6" base zoning district. Approval of the "HL" designation will require an additional review process for any future exterior rehabilitation.

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

6. Size of Tract:

The subject property is 0.2894 acres, which is large enough to accommodate the single-family use.

7. Other Factors:

On October 5, 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 subject owner supports the Historic Landmark designation.