

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, July 5, 2011
12:45 PM

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. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for July 5, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of May 17, 2011 and June 21, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011117 S (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD S” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Storage-Outside (Screening from public right-of-way and adjacent property required) on Parcel 74D, NCB 15248, 8331 Southwest Loop 410.
7. **ZONING CASE NUMBER Z2011141 HL (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “HL R-4 AHOD” Historic Landmark Residential Single Family Airport Hazard Overlay District on the south irregular 75.45 feet of Lot 12, Block 1, NCB 2275 otherwise known as Lot 12, Block 1, NCB 2275; save and except the north irregular 49.55 feet according to Volume 7191, Pages 546-548 Deed and Plat Records, Bexar County, Texas, 2103 West Houston Street.
8. **ZONING CASE NUMBER Z2011144 (Council District 1):** A request for a change in zoning from “R-4 AHOD” Single-Family Residential Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 1, 2 and the west 10 feet of Lot 3, Block 2, NCB 6556, 241 West Norwood.

9. **ZONING CASE NUMBER Z2011146 (Council District 4):** A request for a change in zoning from “MI-2 S AHOD” Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on 53.9 acres of land out of Lot 1, Block 2, NCB 12608, 800 and 900 Block of Billy Mitchell Boulevard.
10. **ZONING CASE NUMBER Z2011149 S (Council District 7):** A request for a change in zoning from “C-3NA” General Commercial Nonalcoholic Sales District and “R-5” Residential Single-Family District to “C-3NA S” General Commercial Nonalcoholic Sales District with a Specific Use Authorization for Boat and Marine - Storage (Outside Permitted) on Parcel 2 and Parcel 4, NCB 18199, 10490 West Loop 1604 North.
11. **ZONING CASE NUMBER Z2011151 (Council District 8):** A request for a change in zoning from “C-3 MLOD-1” General Commercial Military Lighting Overlay District, “C-3 MLOD-1 AHOD” General Commercial Military Lighting Overlay Airport Hazard Overlay District and “R-4 MLOD-1 AHOD” Residential Single-Family Military Lighting Overlay Airport Hazard Overlay District to “MF-33 MLOD-1” Multi-Family Military Lighting Overlay District and “MF-33 MLOD-1 AHOD” Multi-Family Military Lighting Overlay Airport Hazard Overlay District on 8.04 acres out of NCB 15825, 14200 Vance Jackson Road.
12. **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.
13. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2011-117 S

Council District 4

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 15248 - Block 000 - Parcel P-74D

Legend

- Subject Properties (9.066 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
(04/26/2011 - 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 #: Z2011117 S

Hearing Date: July 5, 2011

Property Owner: Swinerton Incorporated

Applicant: Linda Schowalter CFO/SVP

Representative: Brown & Ortiz, P. C.

Location: 8331 S. W. Loop 410

Legal Description: Parcel 74D, NCB 15248

Total Acreage: 9.0660

City Council District: 4

Case Manager: Pedro Vega, Planner

Case History: This is the third public hearing for this zoning request. Continuance (Applicant's request) from May 17, 2011 and June 21, 2011.

Proposed Zoning Change

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

Requested Zoning: "C-3 AHOD S" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Storage-Outside (Screening from Public ROWs and Adjacent Property Required).

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 April 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 4, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 13, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: People Active In Community Efforts (PACE)

Planning Team Members: 30 (United Southwest Communities Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently a vacant storage warehouse and equipment shed. According to the Bexar County Appraisal District, the structures were constructed in 1975. The subject property was annexed in December of 1988 and was originally zoned Temporary "R-1" Single-family Residence District. Upon adoption of the

2001 Unified Development Code, the previous zoning district converted to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

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-6 AHOD"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "R-6 AHOD" and "C-3 AHOD S"

Current Land Uses: Vacant Land and Church

Direction: East

Current Base Zoning: S. W. Loop 410 Access Road

Current Land Uses: S. W. Loop 410 Access Road

Direction: West

Current Base Zoning: "R-6 AHOD"

Current Land Uses: Single-Family Dwellings

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

Transportation

Thoroughfare: S. W. Loop 410 Access Road

Existing Character: Expressway

Proposed Changes: None known.

Public Transit: There are no VIA bus lines near the 9.0660 acre site.

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

Parking Information: Minimum Parking Requirement: 1 per 600 sf of GFA. Maximum Parking Requirement: 1 per 350 sf of GFA.

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 United Southwest Communities Plan and is currently designated as "Community Commercial" in the Future Land Use Plan. The zoning request is inconsistent with the Future Land Use designation. The applicant has submitted a Master Plan Amendment that was considered and continued by the Planning Commission on May 11, 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.

3. Suitability as Presently Zoned:

The United Southwest Communities Plan provides guidance for economic development opportunities along S. W. Loop 410 between Valley Hi Drive and Old Pearsall Road. Goal 1 of the plan states, attract new businesses, services and retail establishments to the United Southwest Communities and promote the implementation of strategies to attract commercial development. Further, action step 1.1.1. Seeks commercial (non-residential) zoning along S. W. Loop 410 between Valley Hi Drive and Old Pearsall Road.

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 9.0660 acres, which should be able to reasonably accommodate the proposed use. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

7. Other Factors:

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.

DEVELOPER:

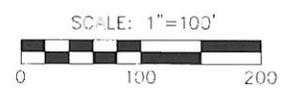
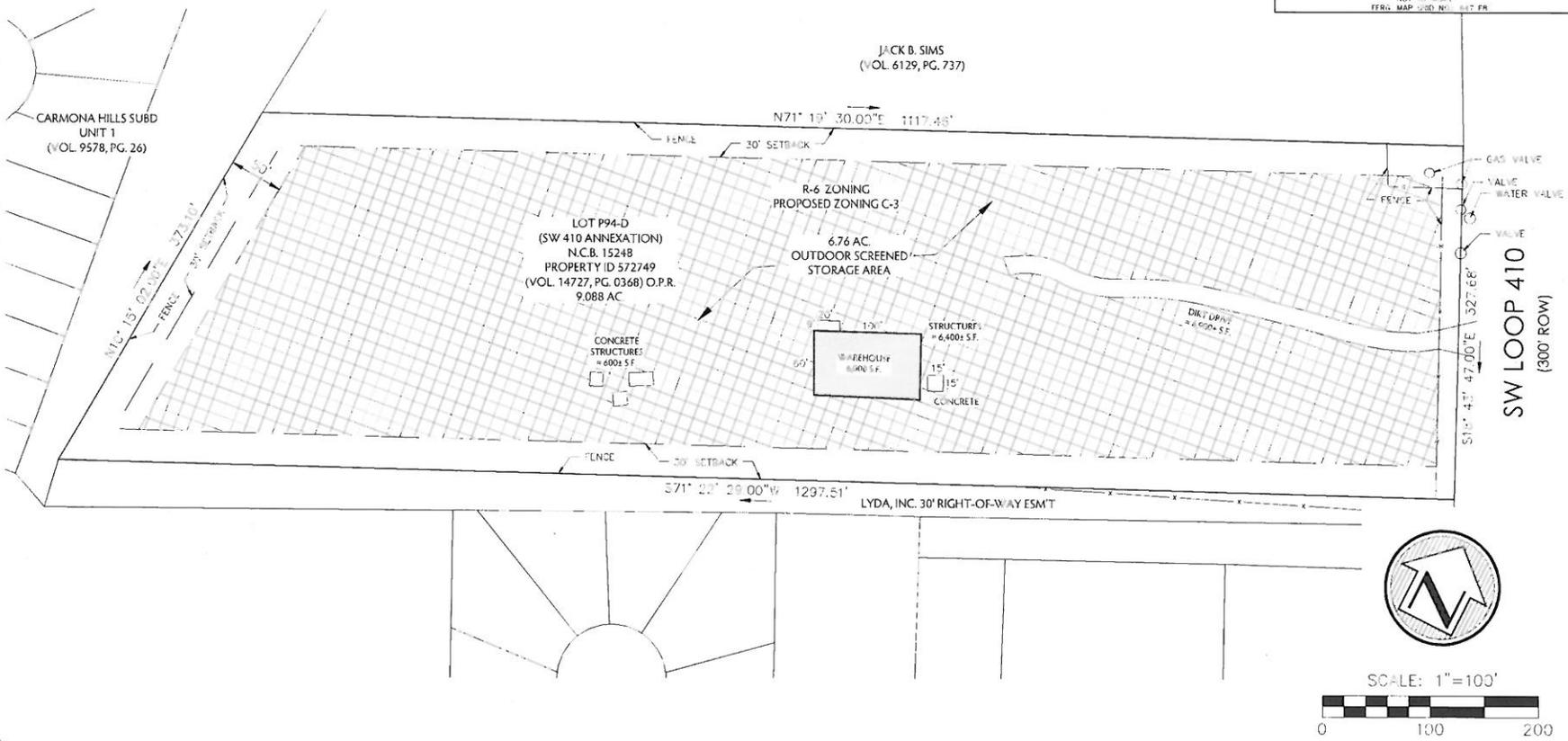
SWINERTON INCORPORATED
260 TOWNSEND STREET
SAN FRANCISCO, CA 94107
CONTACT: LINDA SCHWALTER

ENGINEER:

AWC CUDE ENGINEERS, LLC
ATTN: CHRISTOPHER R. DICE, P.E.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
PHONE: (210) 681-2951
FAX: (210) 623-7112
EMAIL: crdice@awcude.com

I, SWINERTON INCORPORATED, 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

# OF LOTS	ACREAGE
1	9.088



8331 SW LOOP 410
SITE PLAN EXHIBIT

CUDE ENGINEERS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951 • FAX 210.523.7112
WWW.AWCUDE.COM
TBP REGISTERED ENGINEERING
FIRM # 155



REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION

FILED: 2011-05-10 10:53:00 AM

JOB NO.: 07-13-100

DATE: 2011-05-10



Zoning Case Notification Plan

Case Z-2011-141 HL

Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 02275 - Block 001 - S 177 75.45 ft of Lot 12

Legend

- Subject Properties (0.1148 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 #: Z2011141 HL

Hearing Date: July 5, 2011

Property Owner: Robert Enriquez

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 2103 West Houston Street; Located northwest of the intersection of West Houston Street and North Trinity.

Legal Description: The south irregular 75.45 feet of Lot 12, Block 1, NCB 2275 otherwise known as Lot 12, Block 1, NCB 2275; save and except the north irregular 49.55 feet according to Volume 7191, Pages 546-548 Deed and Plat Records, Bexar County, Texas

Total Acreage: 0.1148

City Council District: 1

Case Manager: Brenda Valadez, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the June 21st Zoning Commission hearing.

Proposed Zoning Change

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

Requested Zoning: "HL R-4 AHOD" Historic Landmark Residential Single Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 3, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 17, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a structure measuring 1,584 square feet. According to the Bexar County Appraisal District, the 1,584 square foot structure was constructed in 1915. However, research provided by the City's Office of Historic Preservation indicates original construction occurred in 1905.

The property is located within the City Limits as they were recognized in 1936, 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.

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-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Church

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: West Houston Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: North Trinity

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: Multiple VIA bus lines operate on West Commerce Street, located south of the subject property.

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

Parking Information: Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: 2 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 not located within a Neighborhood, Community or Sector Plan area.

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 single-family 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 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 April 6, 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 three 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.

2103 W. Houston
Statement of Significance

The residence at 2103 W. Houston Street is a one-and-a-half-story Queen Anne style home constructed ca. 1905. The house features a cross-gabled roof with asphalt shingles, a half-hipped dormer, and a brick chimney at the roof ridge. The house is clad in wood siding with decorative wood shingles at the gable ends. A wrap-around porch extends across the front and east side elevations with wood posts and railings. Windows appear to be original wood sash. The structure appears to have been divided into a duplex at an early date. The only visible material alteration is the replacement of a few of the wood porch posts along the side elevation with wrought iron. The house is located on a prominent corner lot at W. Houston and Trinity Streets. The house has experienced foundation problems and is listing.

The property was constructed ca. 1905 based on historic research. It is first identified on a 1912 Sanborn map as 2401 W. Houston Street, with its existing footprint, despite a slight difference in the side porch. A stable was located at the rear of the property. By 1951, the stable has been replaced by a single-story residence at the rear of the lot and a small detached garage (both of which are no longer extant). City directory listings identify the house as owner-occupied in 1915 and 1927. In 1909, the property was advertised for sale by owner as "six rooms, bath, lights, barn, southeast front, 9x64 feet porch, good neighborhood, one block from car line." A 1920 newspaper advertised the rental of a "nice large upstairs room and kitchenette: private phone, gas, lights, and water; private entrance; one block to car line...; \$20 per month to couple or working lady, no sick."

Despite obvious foundation problems and its early conversion to a duplex, the property has retained high architectural integrity and continues to convey significance as an intact example of an early 20th-century Queen Anne style residence. Staff recommends that the property meets the following criteria for local landmark designation:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5]: an intact example of an early 20th century Queen Anne style residence;
- Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]: its prominent corner location at Houston and Trinity Streets and one of the most intact and significant houses remaining within the immediate vicinity;
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8].



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

22011141
April 06, 2011

HDRC CASE NO: 2011-071
ADDRESS: 2103 W Houston St
LEGAL DESCRIPTION: NCB 2275 BLK 1 LOT S IRR 75.45 FT OF 12
APPLICANT: City of San Antonio, Historic Preservation P.O. Box 839966
OWNER: Robert Enriquez
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance.

The residence at 2103 W. Houston Street is a one-and-a-half-story Queen Anne style home constructed ca. 1905. The house features a cross-gabled roof with asphalt shingles, a half-hipped dormer, and a brick chimney at the roof ridge. The house is clad in wood siding with decorative wood shingles at the gable ends. A wrap-around porch extends across the front and east side elevations with wood posts and railings. Windows appear to be original wood sash. The structure appears to have been divided into a duplex at an early date. The only visible material alteration is the replacement of a few of the wood porch posts along the side elevation with wrought iron. The house is located on a prominent corner lot at W. Houston and Trinity Streets. The house has experienced foundation problems and is listing.

The property was constructed ca. 1905 based on historic research. It is first identified on a 1912 Sanborn map as 2401 W. Houston Street, with its existing footprint, despite a slight difference in the side porch. A stable was located at the rear of the property. By 1951, the stable has been replaced by a single-story residence at the rear of the lot and a small detached garage (both of which are no longer extant). City directory listings identify the house as owner-occupied in 1915 and 1927. In 1909, the property was advertised for sale by owner as six rooms, bath, lights, barn, southeast front, 9x64 feet porch, good neighborhood, one block from car line. A 1920 newspaper advertised the rental of a "nice large upstairs room and kitchenette: private phone, gas, lights, and water; private entrance; one block to car line...; \$20 per month to couple or working lady, no sick."

RECOMMENDATION:

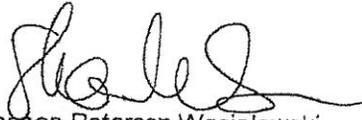
Despite obvious foundation problems and its early conversion to a duplex, the property has retained high architectural integrity and continues to convey significance as an intact example of an early 20th-century Queen Anne style residence. Staff recommends that the property meets the following criteria for local landmark designation:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5]: an intact example of an early 20th century Queen Anne style residence;
- Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]: its prominent corner location at Houston and Trinity Streets and one of the most intact and significant houses remaining within the immediate vicinity;
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8].

2011-071
4/6/11

COMMISSION ACTION:

Approval for a finding of Historic Significance located at 2103 W. Houston based on staff recommendations.

A handwritten signature in black ink, appearing to read 'Sharon Wasielewski', written in a cursive style.

Sharon Peterson Wasielewski
Historic Preservation Officer



Zoning Case Notification Plan
Case Z-2011-144
 Council District 1
 Scale: 1" approx. = 120 ft.
 Subject Property Legal Description(s): NCB 6556 - Block 002 - Lots 1, 2 and W 10 ft of Lot 3

Legend
 Subject Properties (0.2011 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 #: Z2011144
Hearing Date: July 5, 2011
Property Owners: Julia A. Thompson, Terry W. Hamilton & Robert L. Hamilton
Applicant: Richard McKinney
Representative: Richard McKinney
Location: 241 West Norwood; Located northeast of the intersection of Belknap Place and West Norwood.
Legal Description: Lots 1, 2 and the west 10 feet of Lot 3, Block 2, NCB 6556
Total Acreage: 0.2011
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: "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed 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 17, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 1, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: None

Planning Team Members: 55 (North Central Neighborhoods Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with two structures. The principal structure measures 2,040 square feet and the accessory structure measures 880 square feet. According to the Bexar Appraisal District, the 2,040 square foot structure was constructed in 1945. The southern portion of the subject property is located within the City Limits as they were recognized in 1936. The northern portion of the property was annexed in 1940. The property was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Single-Family Residential 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: I-1

Current Land Uses: Apartments

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences and Duplexes

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences and Duplexes

Direction: West

Current Base Zoning: R-4 and MF-33

Current Land Uses: Single-Family Residences and Duplexes

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 Norwood

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Belknap Place

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 509 which operates along West Hildebrand Avenue and the number 4 which operates along San Pedro Avenue.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Minimum vehicle spaces 1.5 per unit. Maximum vehicle spaces 2 per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Central Neighborhoods Community Plan and is currently designated as "Medium Density Residential" in the Future Land Use Plan. Medium Density Residential land use includes single-family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed RM-4 zoning is appropriate for the area. Medium and high-density developments are encouraged in areas 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. The surrounding area consists of a mixture of housing types (single-family residential, duplexes and apartments). This development pattern is desired along this block of West Norwood, as described in the North Central Neighborhoods Community Plan.

3. Suitability as Presently Zoned:

The current residential zoning and proposed residential mixed zoning are both appropriate for the area. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

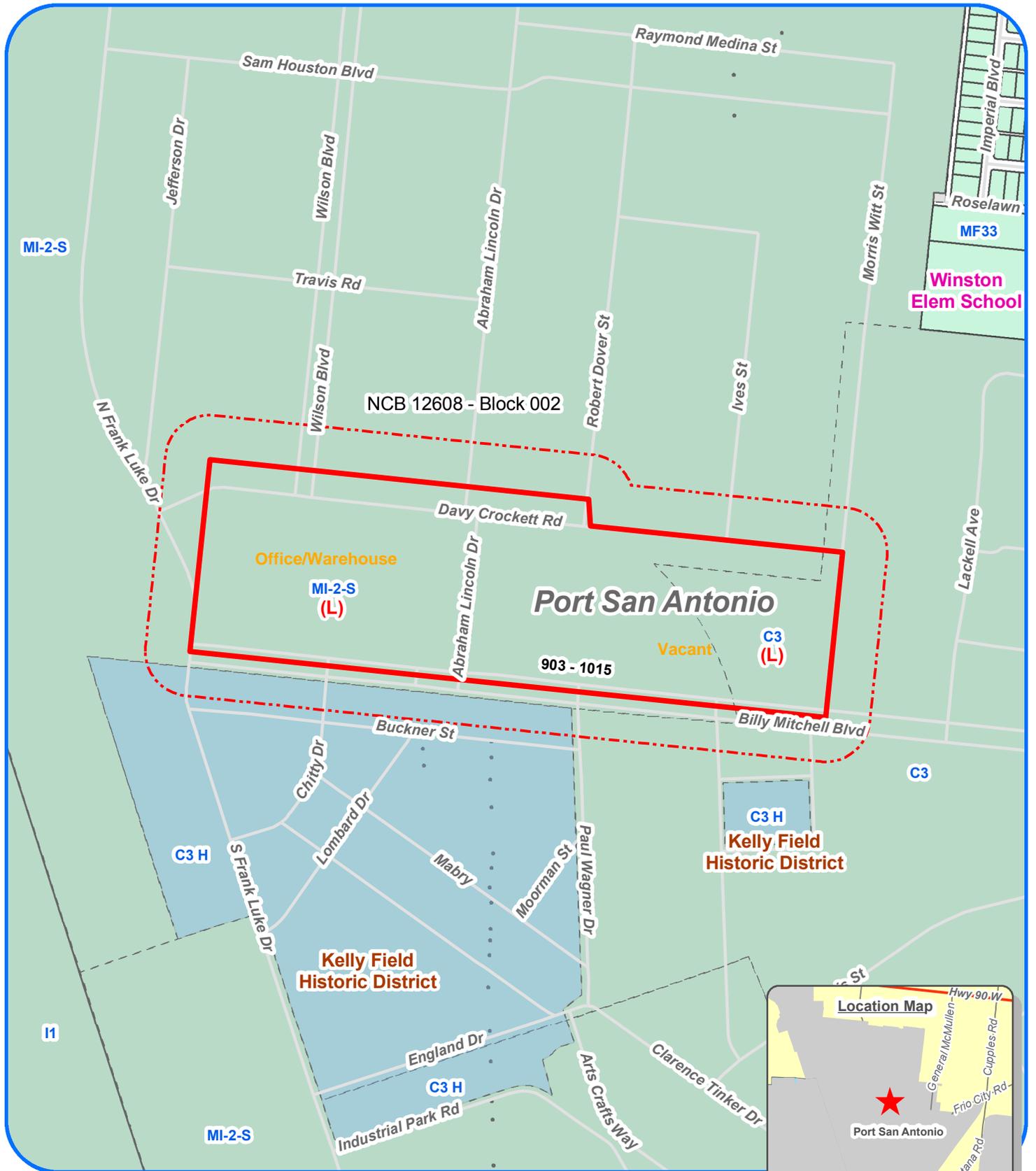
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.2011 of an acre in size, which is adequate to accommodate a three-family dwelling.

7. Other Factors:

The registration of the three-family dwelling as a nonconforming use was not a viable option for the applicant. The applicant could not provide the necessary documentation regarding continuous use without abandonment for 12 consecutive months. Further, the structure currently only contains two electric meters; circumstances which lend themselves to historical establishment as a principal duplex use with an accessory dwelling.



Zoning Case Notification Plan

Case Z-2011-146

Council District 4

Scale: 1" approx. = 600 ft.

Subject Property Legal Description(s): A Portion of NCB 12608 - Block 002 - Lot 1

Legend

- Subject Properties ——— (53.9 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 #: Z2011146
Hearing Date: July 5, 2011
Property Owner: Port Authority of San Antonio (Port San Antonio)
Applicant: Emil R. Moncivais
Representative: Emil R. Moncivais
Location: 800 and 900 Block of Billy Mitchell Boulevard
Legal Description: Being 53.9 acres of land out of Lot 1, Block 2, NCB 12608
Total Acreage: 53.9
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: "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Requested Zoning: "L AHOD" Light Industrial 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 22, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 16, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 1, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 2

Neighborhood Associations: None

Planning Team Members: 58 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is approximately 53.9 acres that used to be the Kelly Air Force Base. The Base was officially closed by the Air Force on July 13, 2001 and annexed by the City of San Antonio soon after that. The properties were leased by the Greater Kelly Development Authority (GKDA), who initiated the transformation of the base into KellyUSA and is now operated by the Port Authority of San Antonio (Port San Antonio). In January of 2006, the 53.9 acre site was part of a rezoning that changed the zoning to "MI-2 S AHOD" Mixed Heavy Industrial

Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: East
Current Base Zoning: "C-3 AHOD"
Current Land Uses: Office

Direction: West
Current Base Zoning: "MI-2 S AHOD"
Current Land Uses: Multi-Use Airport

Direction: North
Current Base Zoning: "MI-2 S AHOD"
Current Land Uses: Office/Warehouses

Direction: South
Current Base Zoning: "H C-3 AHOD" and "C-3 AHOD"
Current Land Uses: Offices and Warehouses

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: Billy Mitchell Boulevard
Existing Character: Collector Street two lanes in each direction with median.
Proposed Changes: None known.

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

Traffic Impact: A Traffic Impact Analysis (TIA) is required because traffic generated by the proposed development does exceed the threshold requirements.

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 located within the West/Southwest Sector Plan and is currently designated as "Specialized Center" in the Future Land Use Plan. Manufacturing, wholesaling, warehouses, office parks, laboratories and regional retail/services. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The granting of the "L AHOD" Light Industrial Airport Hazard Overlay District will not have an adverse impact on the neighborhood. The rezoning request to "L AHOD" Light Industrial Airport Hazard Overlay

District is a less intense use than the existing "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental.

3. Suitability as Presently Zoned:

The current "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental and "C-3 AHOD" General Commercial Airport Hazard Overlay District and proposed "L AHOD" Light Industrial Airport Hazard Overlay District are both appropriate for the area.

4. Health, Safety and Welfare:

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

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.

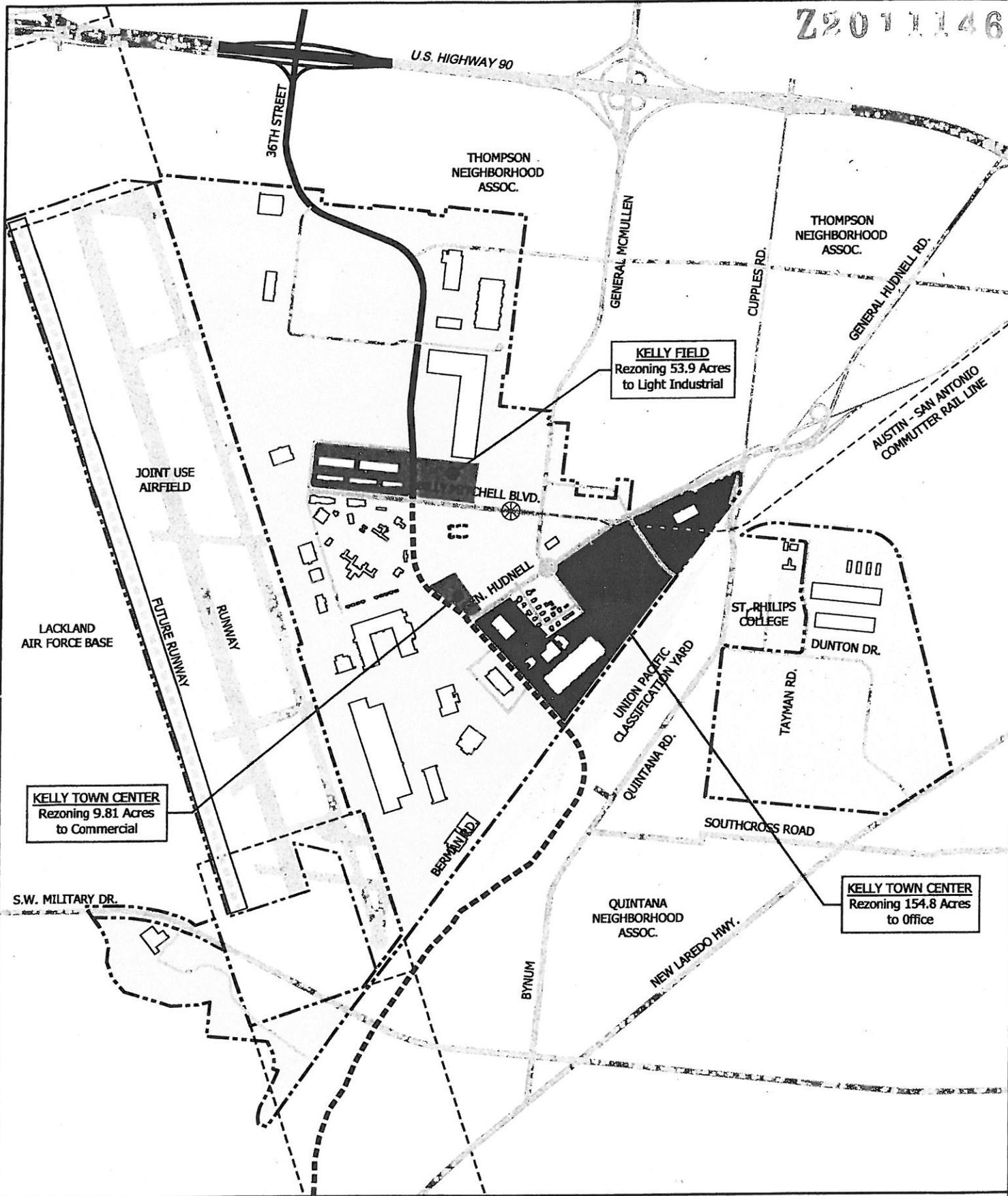
6. Size of Tract:

The subject property is 53.9 acres in size, which is adequate to accommodate the expansion of existing Office/Warehouses with adequate space for parking.

7. Other Factors:

The site consists of 33.74 acres of existing development and 20.16 acres of proposed Office/Warehouse development.

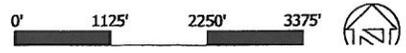
The "L AHOD" Light Industrial Airport Hazard Overlay District will allow Port San Antonio to meet the goals for the KellyUSA Master Plan. The "L" Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses that services the industrial uses with proper screening and buffering.



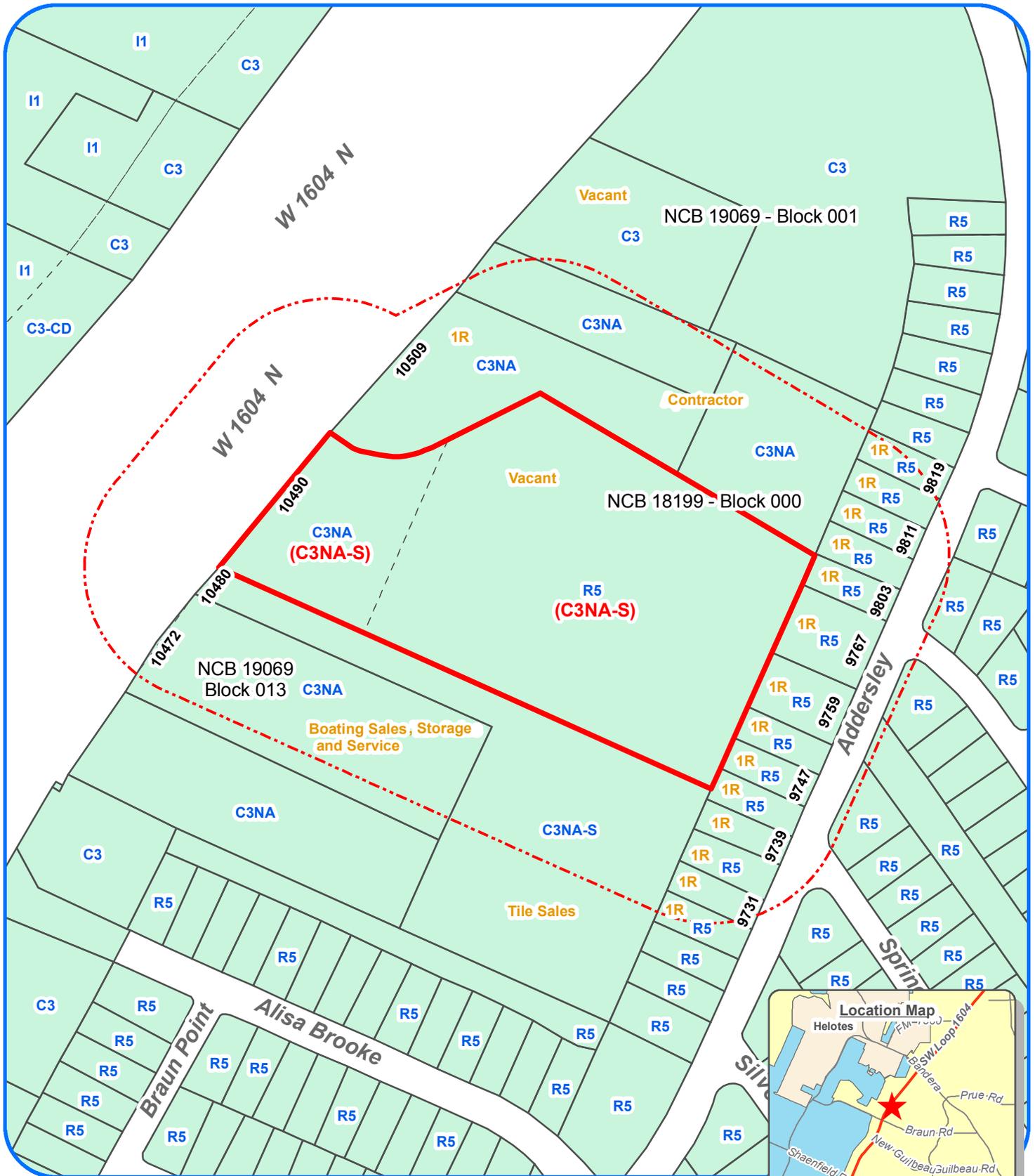
May 04, 2011 7:00 AM
User ID: Lawhn, Jaime
Resoning8.0x11.dwg



REZONING



- KELLY FIELD INDUSTRIAL AIRPORT
- EAST KELLY RAILPORT
- KELLY TOWN CENTER



Zoning Case Notification Plan

Case Z2011149 S

Council District 7

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): NCB 18199 - Block 000 - Parcels P-2 & P-4

Legend

- Subject Properties ——— (6.45 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)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011149 S
Hearing Date: July 5, 2011
Property Owner: Timothy & Elizabeth Hansen
Applicant: George C. Noyes
Representative: George C. Noyes
Location: 10490 West Loop 1604 North
Legal Description: Parcel 2 and Parcel 4, NCB 18199
Total Acreage: 6.45 acres
City Council District: 7
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District and "R-5" Residential Single-Family District

Requested Zoning: "C-3NA S" General Commercial Nonalcoholic Sales District with a Specific Use Authorization for Boat and Marine - Storage (Outside Permitted)

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 17, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 23. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 1, 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: 29 - Northwest Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1993 (Ordinance 79038), and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1994 City-initiated case, the property was given split-zoning: “B-3NA” Nonalcoholic Sales District along the west 200-feet of the property and “R-5” Single Family Residence District for the remaining eastern portion of the property. Upon adoption of the 2001 Unified Development Code, the previous zoning districts converted to the current “C-3NA” General Commercial Nonalcoholic Sales District and “R-5” Residential Single-Family District, respectively. The property is not platted, and is currently undeveloped. The property previously included a manufactured home, but the vehicle has been removed.

Topography: The property slopes slightly to the south, as is typical of surrounding properties

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3NA” and “C-3” General Commercial District

Current Land Uses: Single-family residence, Air Conditioning service contractor, and undeveloped land

Direction: East

Current Base Zoning: “R-5” Residential Single-Family District

Current Land Uses: Single-family residences

Direction: South

Current Base Zoning: “C-3NA” and “C-3NA S” with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres

Current Land Uses: Boat sales, service, and storage; tile sales/warehouse

Overlay and Special District Information: None

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: 4-lane expressway with 2-lane, one-way access roads

Proposed Changes: None known

Thoroughfare: Addersley

Existing Character: Local street

Proposed Changes: None known

Public Transit: There is no public transportation in the area.

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 boat sales, service, and storage facilities are determined by building size.

Minimum Parking Requirement: 1 space per 600 square feet

Maximum Parking Requirement: 1 space per 350 square feet

The proposed use and building size, as indicated on the TIA worksheet, will require between 23.4 and 40.2 parking spaces. The requisite site plan shows 24 parking spaces.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Northwest Community Plan area, and is designated for Regional Commercial uses in the Future Land Use component of the plan. The requested zoning district is consistent with the Regional Commercial designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties. The zoning request is consistent with others properties in the area. Should the zoning change be approved, a Type C 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.

3. Suitability as Presently Zoned:

The existing commercial/residential split-zoning is not appropriate for the subject property. The split zoning pattern is the result of out-dated zoning practices that were once very common, and that continue to have negative affects on development. The residentially-zoned portion of this property is not well suited for single-family development, as it abuts intense commercial zoning and uses to the north and south. Large-acreage lots with expressway frontage are appropriate locations for the intense commercial uses that are permitted in the "C-3" zoning district.

4. Health, Safety and Welfare:

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

5. Public Policy:

City staff recently completed the 5-year update process for the Northwest Community Plan. The regional commercial land use designation was approved for the subject property by City Council as part of the plan update.

6. Size of Tract:

As shown on the requisite site plan, the subject property is adequately sized to accommodate sales, service, and storage facilities.

7. Other Factors:

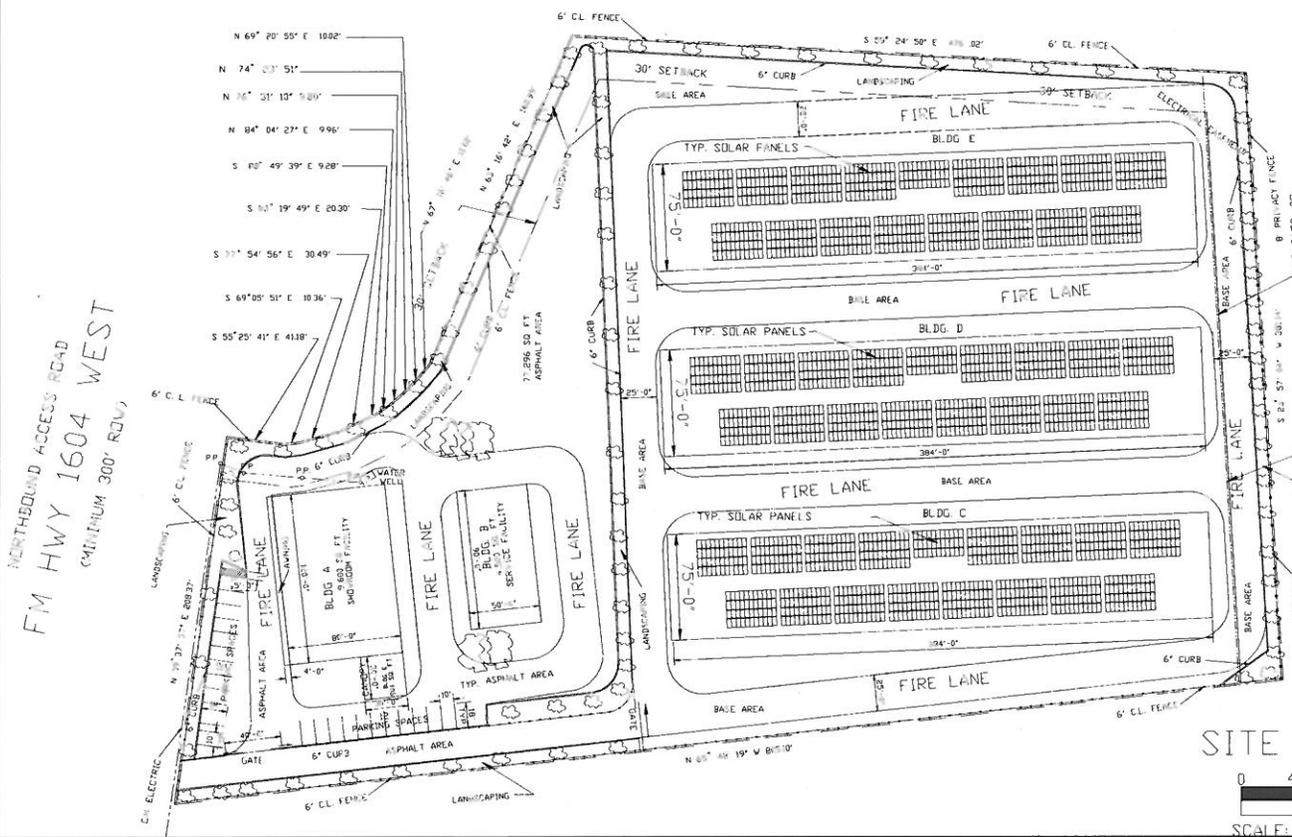
None.

BUILDINGS				
SYM.	SIZE	AREA	USE	TYPE
A	120'X80'	9600 SQ.FT.	BOAT SALES	METAL BLDG.
B	90'X50'	4500 SQ.FT.	BOAT SERVICE	METAL BLDG.
C	384'X75'	28,800 SQ.FT.	BOAT STORAGE	ROOF ONLY
D	384'X75'	28,800 SQ.FT.	BOAT STORAGE	ROOF ONLY
E	384'X75'	28,800 SQ.FT.	BOAT STORAGE	ROOF ONLY
F	30'X30'	900 SQ.FT.		CANOPY

AREAS	
77,296.12 SQ.FT. ASPHALT AREA	
213,246 SQ. FT. OF COMPACTED BASE PARKING SPACES	
NO. OF SPACES	ADA VAN ACCESSIBLE
24	1
APPX. 18,976 SQ. FT. OF LANDSCAPING	
APPX. 3,066 LIN. FT. OF 6"X6" CONC. CURB	

LEGAL DESCRIPTION

A 6.456 acres of land in the Joe Driscoll Survey No. 52, Abstract 71, County Block 4473 in Bexar County, Texas and being the same land in that certain commitment for title insurance issued by Lawyers Title of San Antonio having CF No. 121304731 issued November 10, 2006 with Tract I of said commitment being a parcel of land called 250 acres and conveyed by K.D. Swint as trustee to R. D. Swint as Grantor, and Tract II of said commitment being the remaining portion of that 1000 acre tract deeded from Happy Acres Lake and Composites Inc. to George Callaway, and being the same land conveyed by R. D. Swint, Trustee to the R. D. Swint Trust (the Trust) and being more particularly described in the Exhibit "A" attached hereto and made a part hereof.

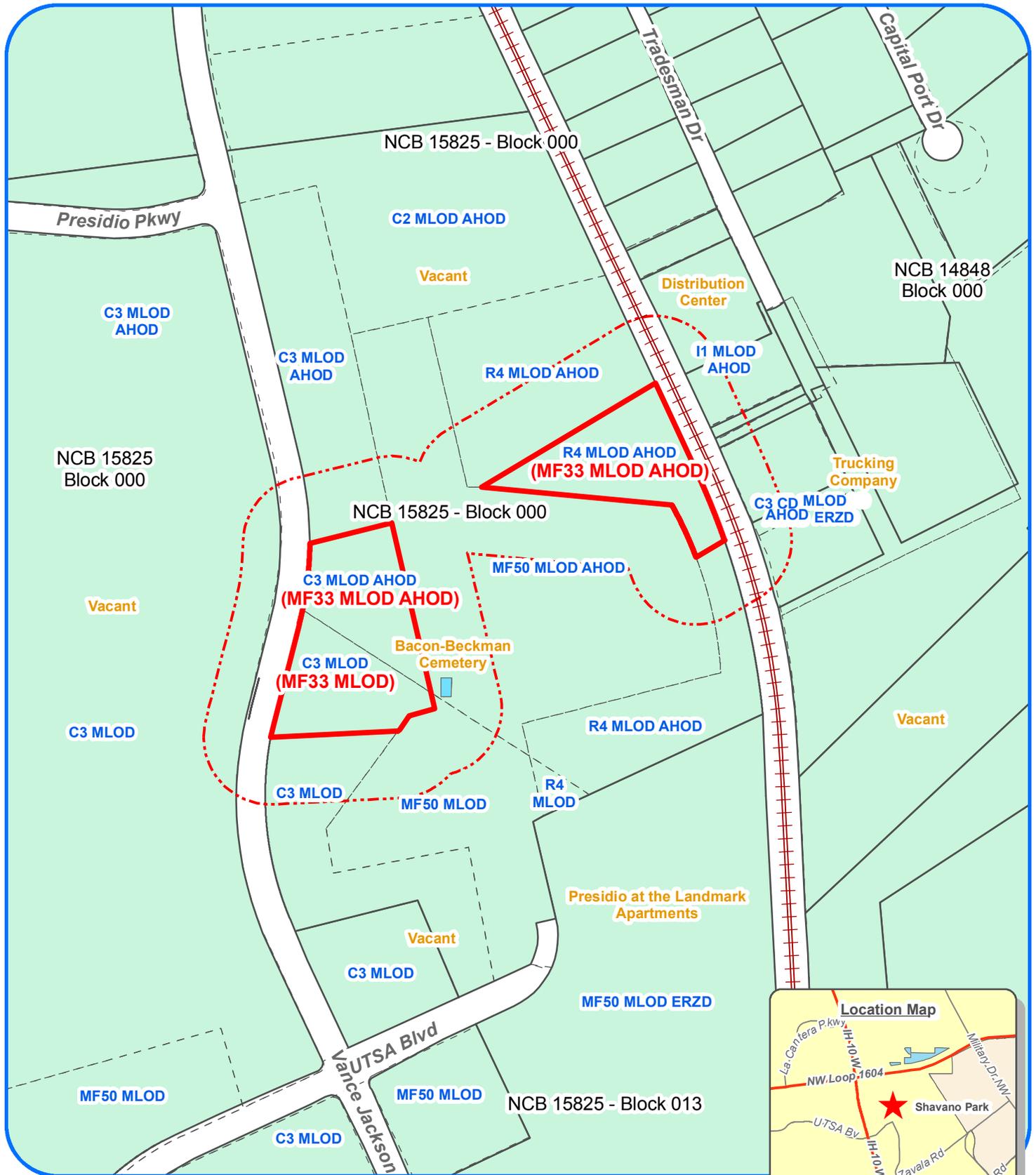


SITE PLAN
 0 40' 80'
 SCALE: 1" = 40'

I, Timothy and Elizabeth Hansen, the property owners, acknowledge that this site plan submitted for the purpose of rezoning the property is in accordance with all applicable provisions of the Unified Development Code (ordinance) and understand that City Council approval of a site plan in conjunction with rezoning does not constitute an approval of the project. I, the undersigned, agree to file the plan submitted for building permits.

NORTHBOUND ACCESS ROAD
 FM HWY 1604 WEST
 MINIMUM 300' ROW

SITE PLAN
 SHEET: S-1
 NUYES ENTERPRISES
 SOLAR STORAGE &
 BOAT SALES
 10490 W. LOOP 1604
 DATE: 4-6-11
 SCALE: 1" = 40'
 REV. DATE: 5-30-11
 DRAWN BY: C.G.



Zoning Case Notification Plan

Case Z-2011-151

Council District 8

Scale: 1" approx. = 400 ft.

Subject Property Legal Description(s): A Portion of NCB 15825 - Block 000 - Parcels P-1, P-10B and P-10C

Legend

- Subject Properties ——— (8.04 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
(06/23/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011151

Hearing Date: July 5, 2011

Property Owner: Galleria Ventures, Ltd.

Applicant: FM Forrest, Inc., Fred Morgan, President

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

Location: Located northeast of the intersection of UTSA Boulevard and Vance Jackson Road

Legal Description: 8.04 acres out of NCB 15825

Total Acreage: 8.04 acres

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: "C-3 MLOD-1" General Commercial Military Lighting Overlay District, "C-3 MLOD-1 AHOD" General Commercial Military Lighting Overlay Airport Hazard Overlay District and "R-4 MLOD-1 AHOD" Residential Single-Family Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "MF-33 MLOD-1" Multi-Family Military Lighting Overlay District and "MF-33 MLOD-1 AHOD" Multi-Family Military Lighting Overlay 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 16, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 23, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 1, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 42 – North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject properties consist of two separate portions of a 64-acre tract. The larger tract was annexed in 1972 (Ordinance 41428) and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1974 case, the tract was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to "I-1" General Industrial District. In a 2006 case, the large tract was rezoned to multiple zoning districts, and the west-most subject property was zoned "C-3" General Commercial District while the eastern parcel was zoned "R-4" Residential Single-Family District. The properties are not platted and are undeveloped.

Topography: The subject properties, and the larger parent-tract as a whole, slope slightly to the southeast.

Adjacent Zoning and Land Uses

Direction: North, West, and South

Current Base Zoning: "R-4", "MF-50" Multi-Family District, "HS MF-50", Historical Significant Multi-Family District, "C-2" Commercial District, and "C-3"

Current Land Uses: Undeveloped land

Direction: East

Current Base Zoning: "C-3 CD S" with a Conditional Use and Specific Use Authorization for a Freight Depot, and "I-1" General Industrial District

Current Land Uses: Distribution Center and Trucking Company

Overlay and Special District Information: Some 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 "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: Vance Jackson

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

Proposed Changes: None known.

Thoroughfare: UTSA Boulevard

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

Proposed Changes: None known.

Public Transit: There is no mass transit service currently available 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 multi-family developments are determined by the total number of dwelling units.

Minimum Parking Requirement: 1.5 spaces per unit

Maximum Parking Requirement: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as General Urban Tier in the Future Land Use component of the plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where such uses can support existing and planned commercial development. The site is located in an area where there is appropriate traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

The existing "R-4" zoning district is not appropriate for the subject property as single-family development is unlikely between existing high-density residential uses and intense commercial and industrial uses. The property abuts a railway line and an industrial park to the east and is bound by high density multi-family zoning. The proposed multi-family development is appropriate and in character with the current zoning and development pattern along Vance Jackson and UTSA Boulevard.

The subject property's current C-3 zoning is appropriate. The uses permitted in the "C-3" district are typically considered regional commercial uses which are most appropriately located at the intersections of arterial thoroughfares and expressways, on large-acreage lots in an effort to minimize the impact of increased traffic, noise, and lighting on surrounding properties by ensuring sufficient area to accommodate building setbacks and landscape buffer requirements.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject properties and the surrounding tract are of sufficient size to accommodate the proposed multi-family development. As indicated on the Traffic Impact Analysis worksheet, proposed development on the subject properties will include 180 units. An additional portion of the parent-tract is currently zoned "MF-50" (approximately 24 acres), while two other smaller tracts are the subject of a separate active zoning case (Z2011143; request for "MF-18" on 9.81 acres).

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 south of Loop 1604 and not immediately adjacent to Camp Bullis.