

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, June 19, 2012

12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1

Dan Martinez – District 2

Gerard P. Clancy – District 3

Orlando Salazar – District 4

Rachel Flores – District 5

Christopher Martinez – District 6

Santos Villarreal – District 7

Rick McNealy – District 9

Milton R. McFarland – District 10

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 June 19, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the June 5, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012133 CD (Council District 9):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “RP AHOD” Resource Protection Airport Hazard Overlay District (on 15.2364 acres), “C-1 AHOD” Light Commercial Airport Hazard Overlay District (on 1.1282 acres) and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Under Roof and Screened) with Outdoor Display of Merchandise (on 25.0486 acres) on 41.4123 acres out of Lot 1, Block 3, NCB 16161, located at the southwest corner of Blanco Road and Wurzbach Parkway.
7. **ZONING CASE NUMBER Z2012119 (Council District 3):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 2 acres out of Lots 1, 2, 3, and 33, Block 1, NCB 7586, 2002 East Southcross Boulevard.
8. **ZONING CASE NUMBER Z2012105 (Council District 8):** A request for a change in zoning from “R-6 MSAO-1 MLOD” Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District and “MF-25 MSAO-1 MLOD” Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to “MF-18 MSAO-1 MLOD” Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District on Lot 4, Block 11, NCB 18333 and Parcel 2, NCB 34720, located at the northeast and southeast corners of Luskey Boulevard and Babcock Road.

9. **ZONING CASE NUMBER Z2012114 (Council District 2):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 19, Block 6, NCB 3138, 404 Stafford.
10. **ZONING CASE NUMBER Z2012115 CD (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “NP-15 CD” Neighborhood Preservation District with a Conditional Use for Three Dwelling Units on Lot 8, Block 2, NCB 17637, 5645 Mt. Helen Drive.
11. **ZONING CASE NUMBER Z2012122 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-1 IDZ AHOD” Light Commercial Infill Development Zone Airport Hazard Overlay District on Lot 53, NCB 2189, 810 North Zarzamora Street.
12. **ZONING CASE NUMBER Z2012123 (Council District 1):** A request for a change in zoning from “O-1 AHOD” Office Airport Hazard Overlay District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 28, Block 21, NCB 2084, 918 Culebra Road.
13. **ZONING CASE NUMBER Z2012124 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 12, Block 70, NCB 9352, 1003 West Harding Boulevard.
14. **ZONING CASE NUMBER Z2012125 CD (Council District 1):** A request for a change in zoning from “O-1.5 AHOD” Mid-Rise Office Airport Hazard Overlay District to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 18 and 21 and the north 4.61 feet of Lot 22, Block 50, NCB 8806, 1206 West Avenue.
15. **ZONING CASE NUMBER Z2012126 (Council District 2):** A request for a change in zoning from “AE-2 S EP-1 AHOD” Arts and Entertainment-2 Facility Parking/Traffic Control Overlay Airport Hazard Overlay District with a Specific Use Authorization for a School - Private University or College to “AE-1 EP-1 AHOD” Arts and Entertainment-1 Facility Parking/Traffic Control Overlay Airport Hazard Overlay District on Lot 27, Block 10, NCB 1435, 2527 East Commerce Street.
16. **ZONING CASE NUMBER Z2012127 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 IDZ AHOD” Commercial Infill Development Zone Airport Hazard Overlay District on Lots 23 and 24, Block 9, NCB 3128, 2501 South Presa Street.
17. **ZONING CASE NUMBER Z2012128 (Council District 1):** A request for a change in zoning from “MF-33 IDZ AHOD” Multi-Family Infill Development Zone Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Single-Family Residential and Live/Work uses at a density not to exceed 40 units per acre on Lots 13, 14, 15, 16, 17 and 18, Block 5, NCB 1727, 119, 121 and 123 East Dewey Place and 911, 913 and 915 Ogden Street.
18. **ZONING CASE NUMBER Z2012129 (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.14 of an acre out of Lots 10 and 11, Block, 17, NCB 3775, 1838 Culebra Road.
19. **ZONING CASE NUMBER Z2012130 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Storage - Outside (Under Roof and Screened) on Lots 12 and 13, NCB A-16, 1518 South Flores Street and 116 Clay Street.

20. **ZONING CASE NUMBER Z2012131 (Council District 1):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Single-Family Residential and Live/Work uses at a density not to exceed 40 units per acre on Lot 15, Block 24, NCB 374, 225 West Laurel Street.
21. **ZONING CASE NUMBER Z2012132 (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 IDZ AHOD” Commercial Infill Development Zone Airport Hazard Overlay District on 0.29 of an acre out of Lots 4 and 5, Block 5, NCB 2584, 134 and 136 Ellis Bean.
22. **ZONING CASE NUMBER Z2012135 HL (Council District 1):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “HL R-5 AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 37, NCB A52, 110 Tuleta.
23. **ZONING CASE NUMBER Z2012138 S (Council District 4):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “MF-33 S AHOD” Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center (on 2.312 acres) and “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District (on 5.35 acres) on 7.662 acres out of Lots 13, 14, 15, 16, 21, 22, 23 and 24, Block 108, NCB 7973 and Lots 1, 2 and 3, Block 1, NCB 13372 and portions of Lenard and Ella Street, 1201 Lenard (also known as 1406 and 1418 Fitch), 419, 323, 319, 311, 307 and 303 Berlin Avenue, and portions of Lenard and Ella Street.
24. **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.
25. **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-2012-133 CD

Council District 9

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): 41.4123 acres out of Lot 1, Block 3, NCB 16161

Legend

- Subject Properties (41.412 Acres)
 - 200' Notification Area
 - Current Zoning
 - Requested Zoning Change
 - 100-Year DFIRM Floodplain
 - Single Family Residential
- TEXT
TEXT
1R



Development Services Dept
 City of San Antonio
 (06/04/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012133 CD

Hearing Date: June 19, 2012

Property Owner: Henrietta Investment Partners (Andrea Edwards, Partner)

Applicant: Henrietta Investment Partners (Andrea Edwards, Partner)

Representative: Kaufman & Killen, Inc.

Location: Located at the southwest corner of Blanco Road and Wurzbach Parkway

Legal Description: 41.4123 acres out of Lot 1, Block 3, NCB 16161

Total Acreage: 41.4123

City Council District: 9

Case Manager: Brenda V. Martinez, Planner

Case History: This is the first public hearing for this zoning case. The case has been expedited for City Council consideration on June 21, 2012.

Proposed Zoning Change

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "RP AHOD" Resource Protection Airport Hazard Overlay District (on 15.2364 acres), "C-1 AHOD" Light Commercial Airport Hazard Overlay District (on 1.1282 acres) and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Under Roof and Screened) with Outdoor Display of Merchandise (on 25.0486 acres)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: North Castle Hills Homeowners Association is located within 200 feet of the subject property.

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

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District and "A" Single-Family Residence District. In a 1973 case, the property was rezoned to "B-2" Business District and "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts, converted to the current "MF-33" Multi-Family District and "C-2" Commercial District, respectively.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6", "MF-33" and "C-2"

Current Land Uses: Hardberger Park, Vacant Land and Apartments

Direction: South

Current Base Zoning: "R-5", "RM-4", "MF-33" and "C-2"

Current Land Uses: Apartments and Single-Family Residences

Direction: East

Current Base Zoning: "MF-33" and "C-2"

Current Land Uses: Apartments

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences and Hardberger Park

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

Transportation

Thoroughfare: Wurzbach Parkway

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

Proposed Changes: Wurzbach Parkway extension currently under construction.

Thoroughfare: Blanco Road

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

Proposed Changes: None known

Thoroughfare: Vista View

Existing Character: Local B; 2 lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 2 line, which operates along Blanco Road.

Traffic Impact: A Traffic Impact Analysis is required, but may be delayed until platting or permitting.

Parking Information: Retail sales would generally require the following parking – Minimum: 1 space per 300 square feet GFA; Maximum: 1 space per 200 square feet GFA. The applicant's site plan shows 688 parking spaces.

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Mixed Use” in the Future Land Use Plan. The requested “C-1” Light Commercial District and the current “C-2” Commercial District are consistent with the future land use designation.

The requested “RP” Resource Protection District is inconsistent with the “Mixed Use” Future Land Use designation. A plan amendment has been initiated to change the land use designation on a portion of the subject property to “Parks and Open Space”. Planning Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares. Further, the requested “RP” district will serve as a buffer between the proposed retail development and the residential uses as well as Hardberger Park located west of the subject property.

3. Suitability as Presently Zoned:

Both the existing “C-2” district and “MF-33” district are suitable for the subject property. Medium density residential uses should be located along arterial thoroughfares at the periphery of single-family residential neighborhoods and can be an appropriate transition between commercial development and low-density residential uses.

4. Health, Safety and Welfare:

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

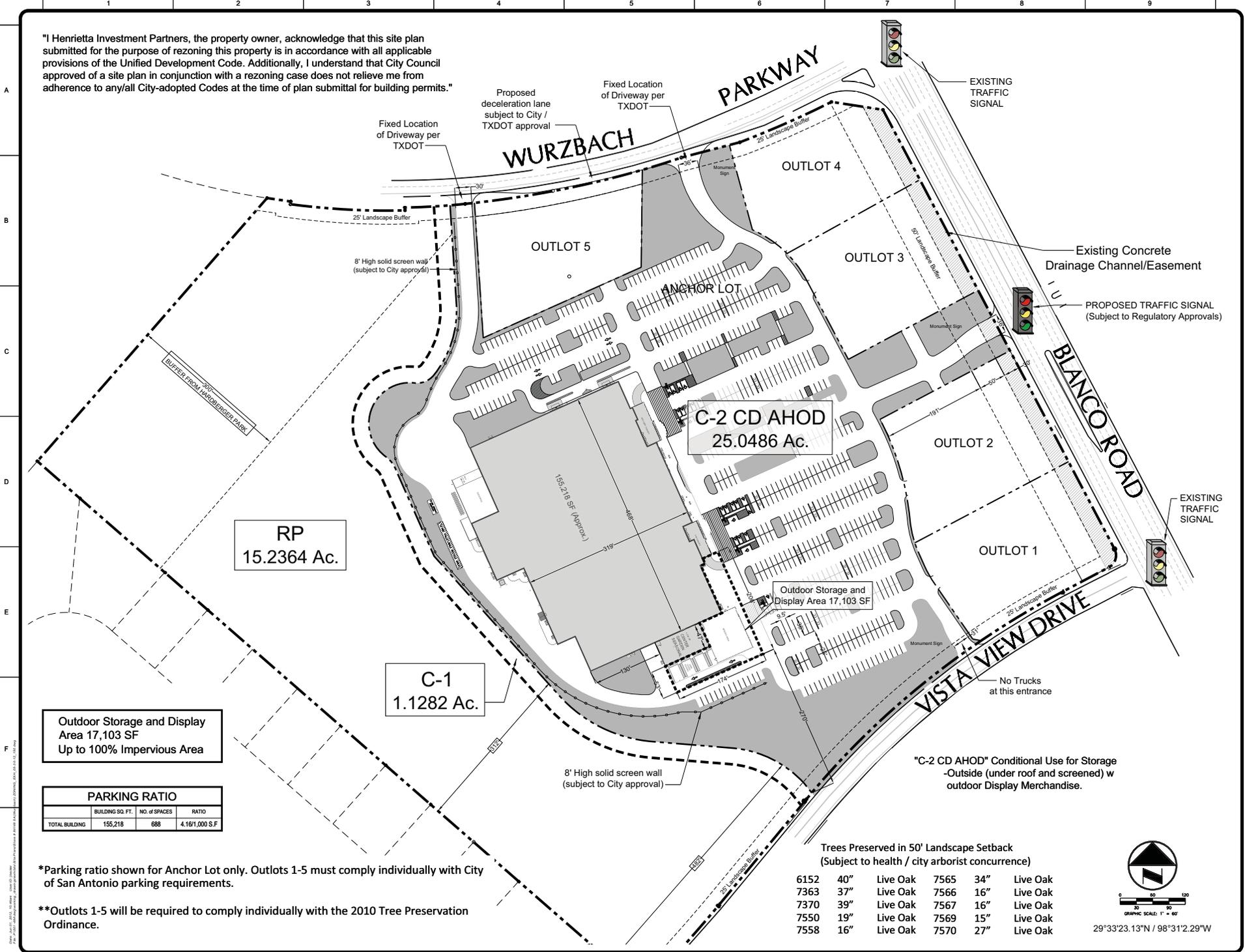
The 41.4123 acre tract is of sufficient size to accommodate the proposed use.

7. Other Factors:

The applicant requests an 8-foot fence, as shown on the requisite site plan. According to Section 35-514 (d)(2)(D) “additional fence height is permitted by the City Council pursuant to a rezoning or Specific Use Authorization.” Based on surrounding land uses and the layout of the property, staff does not oppose the applicant’s request for the additional fence height.

The applicant is also requesting a conditional use for outdoor storage (under roof and screened) with outdoor display of merchandise, which is also shown on the site plan. The conditional use, if approved will apply to the entire 25.0486 acre tract. However, outdoor storage and display uses will be limited to the 17, 103 square foot area specified on the site plan. Any expansion of the outdoor storage and display area beyond what is shown on the site plan will require additional rezoning.

"I Henrietta Investment Partners, 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 approved 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."



RP
15.2364 Ac.

C-2 CD AHOD
25.0486 Ac.

C-1
1.1282 Ac.

Outdoor Storage and Display Area 17,103 SF
Up to 100% Impervious Area

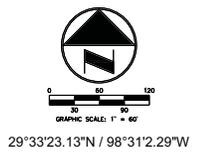
PARKING RATIO			
	BUILDING SQ. FT.	NO. OF SPACES	RATIO
TOTAL BUILDING	155,218	688	4.18/1,000 S.F.

*Parking ratio shown for Anchor Lot only. Outlots 1-5 must comply individually with City of San Antonio parking requirements.

**Outlots 1-5 will be required to comply individually with the 2010 Tree Preservation Ordinance.

Trees Preserved in 50' Landscape Setback
(Subject to health / city arborist concurrence)

6152	40"	Live Oak	7565	34"	Live Oak
7363	37"	Live Oak	7566	16"	Live Oak
7370	39"	Live Oak	7567	16"	Live Oak
7550	19"	Live Oak	7569	15"	Live Oak
7558	16"	Live Oak	7570	27"	Live Oak

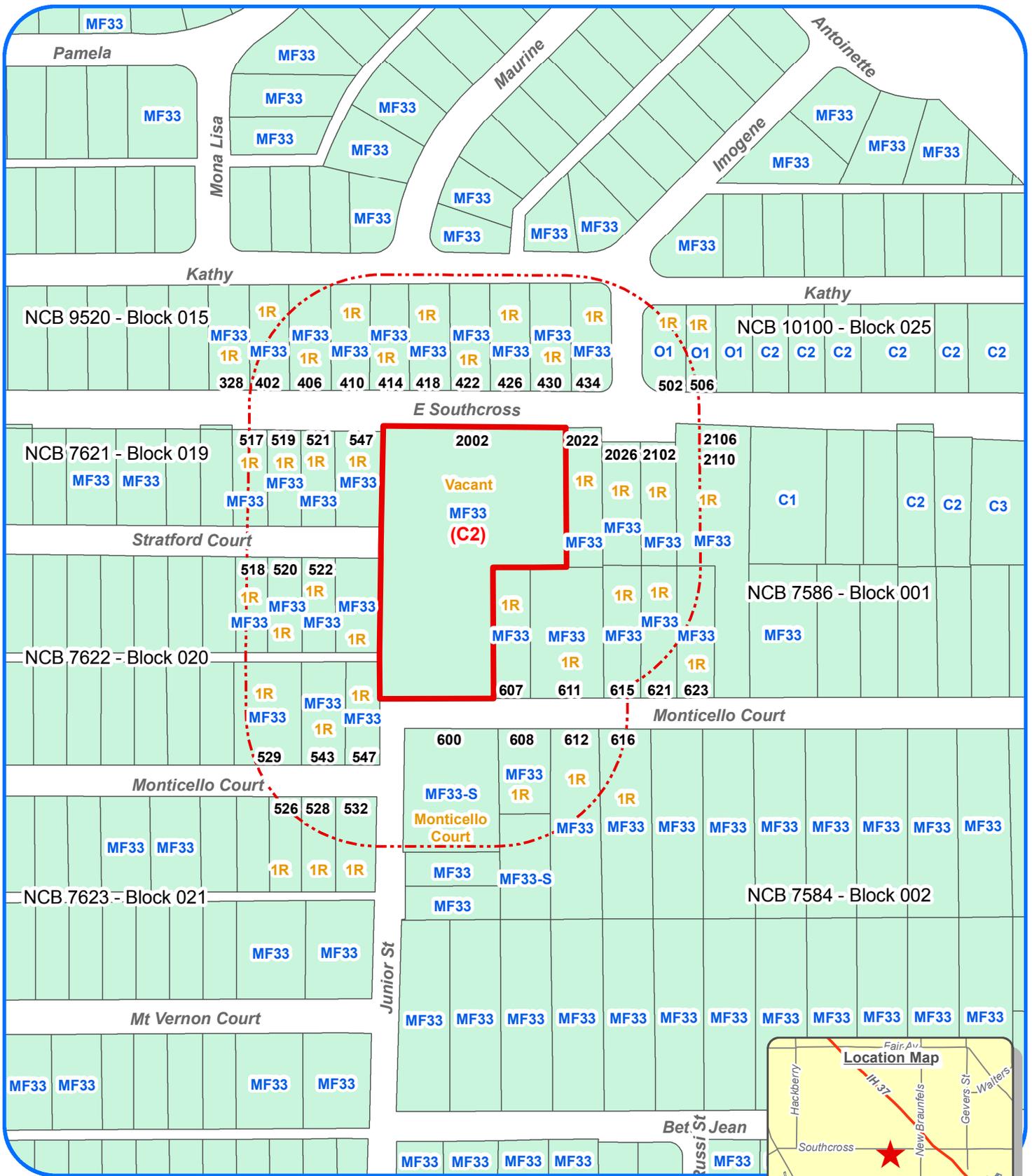


ZONING SITE PLAN DATE: 05/31/2012
 For conceptual representation only. Not for construction.
 This plan is subject to review / approval from all applicable agencies.

Doucet & Associates, Inc.
 7401 B HIGHWAY 71 WEST, SUITE 100
 AUSTIN TX, 78735
 512-583-2600 TELEPHONE 512-583-2601 FAX
 JOE.GRASSO@DOUCET-AUSTIN.COM EMAIL

SAN ANTONIO, TX (WURZBACH PKWY - BLANCO RD.)

SHEET P-1



Zoning Case Notification Plan

Case Z-2012-119

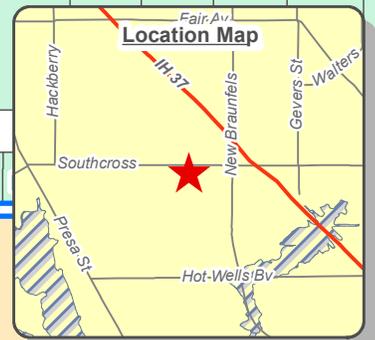
Council District 3

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 2 acres out of Lots 1, 2, 3, & 33, Block 1, NCB 7586

Legend

- Subject Properties (2,000 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
(05/15/2012 - 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 #: Z2012119

Hearing Date: June 19, 2012

Property Owner: Hasta La Vista, LLC

Applicant: Overland Properties, LLC

Representative: Brown & Ortiz, P.C. c/o James Griffin

Location: 2002 East Southcross Boulevard

Legal Description: 2 acres out of Lots 1, 2, 3, and 33, Block 1, NCB 7586

Total Acreage: 2

City Council District: 3

Case Manager: James A. Cramer, Planning Technician

Case History: This is the second public hearing for this zoning case. The case was continued from the June 5, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "MF-33 AHOD" Multi-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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 17, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 40

Neighborhood Associations: Hot Wells Neighborhood Association

Planning Team Members: 15 (South Central San Antonio Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The property consists of portions of previously platted lots and is currently undeveloped. The applicant requests the zoning change to allow construction of retail uses on the property.

Topography: The subject property is relatively flat, is not located within the floodplain and has no physical characteristics that are likely to affect the uses.

Adjacent Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Apartments and Single-Family Residences

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

Transportation

Thoroughfare: East Southcross Boulevard

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

Proposed Changes: None known.

Thoroughfare: Stratford Court, Monticello Court, and Junior Street

Existing Character: Local streets with one lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is number 151, which operates along East Southcross Boulevard with stops adjacent to the subject property. The VIA bus line number 20 operates along South New Braunfels Avenue, east 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. The requested zoning district does not carry specific locational requirements for parking.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and is designated as Low Density Residential in the Future Land Use component of the plan. The requested "C-2" zoning district is not consistent with the adopted land use designation.

The applicant has submitted a request to amend the land use designation to Community Commercial. Planning and Community Development staff recommends denial of this request. Planning Commission recommends approval of the request.

2. Adverse Impacts on Neighboring Lands:

The requested "C-2" district allows a wide range of retail and service uses. These moderately-intense commercial uses can create an increase in traffic, noise, and lighting creating disruptions for the abutting residential properties. Commercial zoning and uses are not typically considered appropriate for locations abutting residential uses unless significant buffering and building setbacks are provided as a mitigating measure.

A landscape buffer is not required between properties zoned "C-2" and "MF-33". The subject property is surrounded by properties with "MF-33" zoning that have been established and used as single-family residences. With no bufferyard required, surrounding properties may not be adequately protected from the proposed commercial development. Allowing ingress/egress for an adjacent commercial use would draw increased traffic from both East Southcross Boulevard and Monticello Court access roads through a residential neighborhood.

3. Suitability as Presently Zoned:

Residential zoning is most appropriate for the subject property. This property is located in the middle of a solidly single-family residential neighborhood. Approval of the requested "C-2" district would constitute commercial encroachment into an established residential neighborhood.

4. Health, Safety and Welfare:

Approval of the requested zoning district could allow moderately-intense commercial uses abutting single-family residences without requiring landscape buffering as a means of mitigating the likely increasing traffic, noise, and lighting in the residential neighborhood.

5. Public Policy:

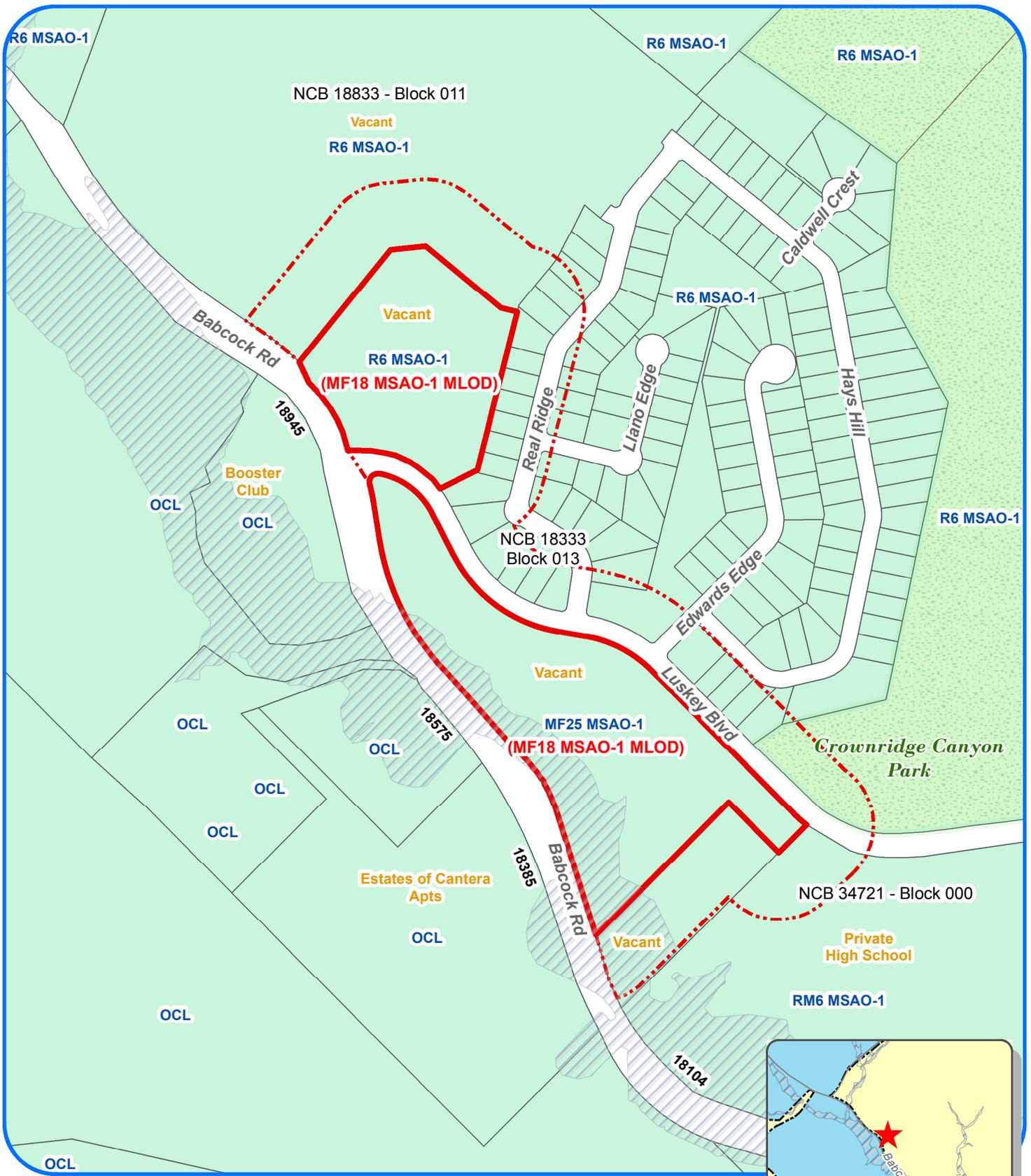
The request is not consistent with the adopted land use plan.

6. Size of Tract:

The property is 2 acres in size, which should be able to accommodate a commercial development with adequate space for parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-105

Council District 8

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): NCB 18833 - Block 011 - LOT 4 and NCB 34720 - Block 000 - Parcel P-2

Legend

- Subject Properties ——— (19.212 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
(06/05/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012105

Hearing Date: June 19, 2012

Property Owner: First National Bank and Patricia Hansen

Applicant: First National Bank c/o Tim Maiden and Ross T. Bush

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

Location: Northeast and southeast corners of Luskey Boulevard and Babcock Road

Legal Description: Lot 4, Block 11, NCB 18333 and Parcel 2, NCB 34720

Total Acreage: 19.212

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. The case has been expedited to City Council for consideration on June 21, 2012.

Proposed Zoning Change

Current Zoning: "R-6 MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District and "MF-25 MSAO-1 MLOD" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District

Requested Zoning: "MF-18 MSAO-1 MLOD" Limited Density Multi-Family 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 42

Neighborhood Associations: Crownridge of Texas Owners Association is within 200 feet and Friends of Friedrich Wilderness Park is within 200 feet

Planning Team Members: 90 (North Sector Plan)

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The subject properties were annexed in December of 1998 and were originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In a 2006 zoning case (Z2006162), Parcel 2, NCB 34720 was rezoned to "MF-25" Low Density Multi-Family District. The properties are currently undeveloped.

Topography: The properties have an abundance of grasses, shrubs and trees with a slope to the east. According to the most recent 100-year FEMA flood map, a small portion of the subject property is located within the floodplain.

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Vacant Land

Direction: East

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

Current Land Uses: Vacant Lots and Single-Family Dwellings

Direction: Southeast

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

Current Land Uses: Vacant Land and Private High School

Direction: Southwest across Babcock Road

Current Base Zoning: Outside the City Limits

Current Land Uses: Vacant Land, Booster Club and Apartments

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" Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. Noise generated from military training exercises and aircraft operations affects quality of life for various San Antonio neighborhoods and business districts. The "MSAO" establishes standards intended to lessen the external noise audible within the interior of noise sensitive structures to a level which greatly mitigates the impact on the general welfare of the public.

Transportation

Thoroughfare: Babcock Road

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

Proposed Changes: None known.

Thoroughfare: Luskey Boulevard

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

Proposed Changes: None known.

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

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

Parking Information: Parking requirements for multi-family dwellings are determined by the total number of dwelling units. Minimum parking requirement: 1.5 spaces per unit; Maximum parking allowance: 2 spaces per unit.

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 area, and is identified as being in the “Rural Estate Tier” in the Future Land Use component of the Plan. The zoning request is inconsistent with the adopted land use designation. An amendment from the current land use classification to the “Suburban Tier” classification was considered at the May 9, 2012 Planning Commission public hearing. Both staff and the Planning Commission recommend approval of the request.

2. Adverse Impacts on Neighboring Lands:

Approval of the “MF-18” base zoning district should not have an adverse impact on the neighboring lands. Multi-family residential uses are appropriate for locations along major thoroughfares and at the periphery of single-family residential neighborhoods. Additionally, the properties are 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 current and proposed base zoning districts are both appropriate for the area. The “MF-18” district may serve as an appropriate transition between single-family dwellings and higher intensity uses or major thoroughfares.

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 North Sector Plan was adopted in September 16, 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 combined 19.212 acre tracts are of sufficient size to accommodate the proposed (322 units) multi-family development.

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, zoning staff provided the Military with a copy of the rezoning request for review and comment. The Military’s concerns on this proposed development’s compatibility with the Camp Bullis installation would be addressed “as long as the appropriate endangered species surveys are completed and sent to the United States Fish and Wildlife Service.”



Zoning Case Notification Plan

Case Z-2012-114

Council District 2

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 3138 - Block 006 - LOT 19

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
(05/18/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012114
Hearing Date: June 19, 2012
Property Owner: Heidi L. Mummau
Applicant: Heidi L. Mummau
Representative: Brown & Ortiz, P.C. (James McKnight)
Location: 404 Stafford
Legal Description: Lot 19, Block 6, NCB 3138
Total Acreage: 0.1521
City Council District: 2
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Government Hill Alliance

Planning Team Members: 10 (Government Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "C" Apartment District. In a 1963 case, the property was rezoned to "J" Commercial District (Ordinance 31792). Following the adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In a 2008 City-initiated case, the property was rezoned to "R-5" Residential Single-Family District (Ordinance 2008-10-16-0955). The property was platted into its current configuration on August 22, 1963 (Volume 4960, Page 249 of the Deed and Plat Records of Bexar County, Texas). The property is currently undeveloped, with the exception of a billboard.

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: "R-6" and "R-6 CD" with a conditional

Current Land Uses: Single-family residences and undeveloped lots

Direction: Northeast

Current Base Zoning: "R-6" and "C-2P CD" with a conditional use for warehousing

Current Land Uses: Single-family residences and warehousing

Direction: West and Northwest

Current Base Zoning: "R-5", "R-6", "C-2P CD" with a conditional use for warehousing

Current Land Uses: Single-family residences and warehousing

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: Interstate Highway 35

Existing Character: Freeway; 3 lanes in each direction with one-way, three-lane access roads

Proposed Changes: None known

Thoroughfare: Stafford and Tilden

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 21, which operates along Interstate Highway 35.

Traffic Impact: A Traffic Impact Analysis is not required.

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

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The subject property is located within the Government Hill Neighborhood Plan, and is currently designated as Low Density Residential. The zoning request is not consistent with the Future Land Use designation. A plan amendment has been submitted, requesting to change the future land use designation on this project to "Neighborhood Commercial." The Government Hill Neighborhood Plan recommends that Neighborhood Commercial uses be located at the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. Both the requested "C-1" district and the location of the subject property are consistent with the neighborhood plan. Planning and Community Development Staff recommends approval of the plan amendment request.

The Planning Commission heard the request at their June 13, 2012 public hearing, but voted to continue the case to the July 11, 2012 meeting. As the Planning Commission has not yet issued a recommendation for the plan amendment request, the zoning case will also be continued.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested "C-1" zoning district on neighboring properties. Building setbacks and a Type B 15-foot landscape buffer will be required where the subject property abuts residential zoning and uses.

3. Suitability as Presently Zoned:

The existing "R-5" zoning district is consistent with the adopted Future Land Use designation. The surrounding residential properties make this a suitable property for low density residential uses. However, the property's location on the IH-35 access road 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.

5. Public Policy:

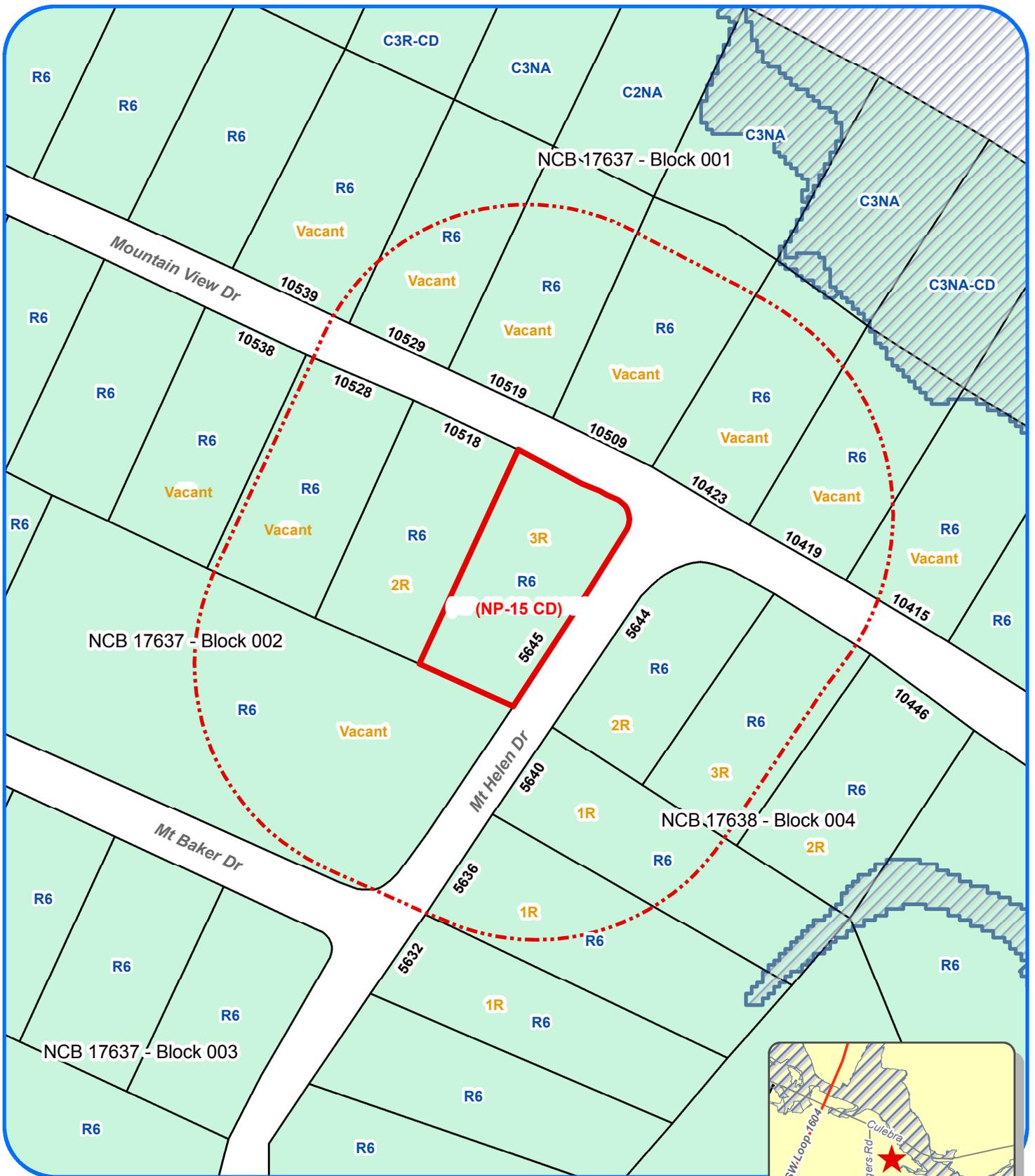
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1521 acres, which should be able to accommodate small light commercial uses and limited parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-115 CD

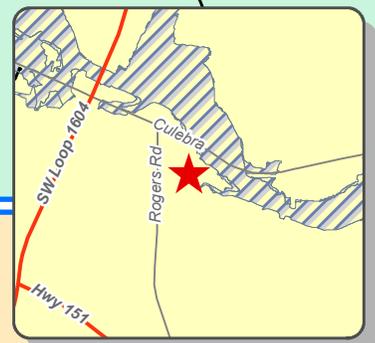
Council District 6

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 17637 - Block 002 - LOT 8

Legend

- Subject Properties (0.445 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(05/21/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012115 CD
Hearing Date: June 19, 2012
Property Owner: Eriberto & Enelida Gonzalez
Applicant: Eriberto & Enelida Gonzalez
Representative: Eriberto & Enelida Gonzalez
Location: 5645 Mt. Helen Drive
Legal Description: Lot 8, Block 2, NCB 17637
Total Acreage: 0.4454
City Council District: 6
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "NP-15 CD" Neighborhood Preservation District with a Conditional Use for Three Dwelling Units

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: Montain View Acres Neighborhood Coalition

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

Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with two residential structures. The principal structure measures 1,580 square feet. The second structure measures 732 square feet. According to the Bexar County Appraisal District, both structures were constructed in 1948. The subject property was annexed in 1996 and was originally zoned "Temp R-1" Temporary Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Single-Family Residential District.

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

Adjacent Zoning and Land Uses

Direction: North, South, East and West

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land, Single-Family Residences, Duplexes and Triplexes

Overlay and Special District Information: None

Transportation

Thoroughfare: Mountain View Drive

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: Mount Helen Drive

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

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

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Three Family Dwelling - Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The property is located within the West/Southwest Sector Plan and is currently designated as "Rural Estate Tier" in the Future Land Use Plan. The zoning request is not consistent with the Future Land Use designation. A plan amendment has been initiated to change the land use designation on this property to "Suburban Tier". Planning Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The conditional use 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 subject property is located in a residential area with a mix of single-family, two-family and three-family dwellings. Based on the existing conditions and uses in the area, the proposed "NP-15" Neighborhood Preservation zoning district should not have any adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

The properties in this area are currently zoned “R-6” Single-Family Residential District. The “R-6” district limits the property to single-family residential uses and carries a minimum lot size requirement of 6,000 square feet. However, most of the lots in the neighborhood far exceed 6,000 square feet in size. Large lots are a defining characteristic of the area therefore, the requested “NP-15” zoning district is appropriate for the subject property.

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 existing “R-6” zoning is not consistent with the adopted Rural Estate Tier land use designation.

6. Size of Tract:

The subject property is 0.4454 of an acre in size, which should be able to reasonably accommodate the three-family dwelling (see site plan).

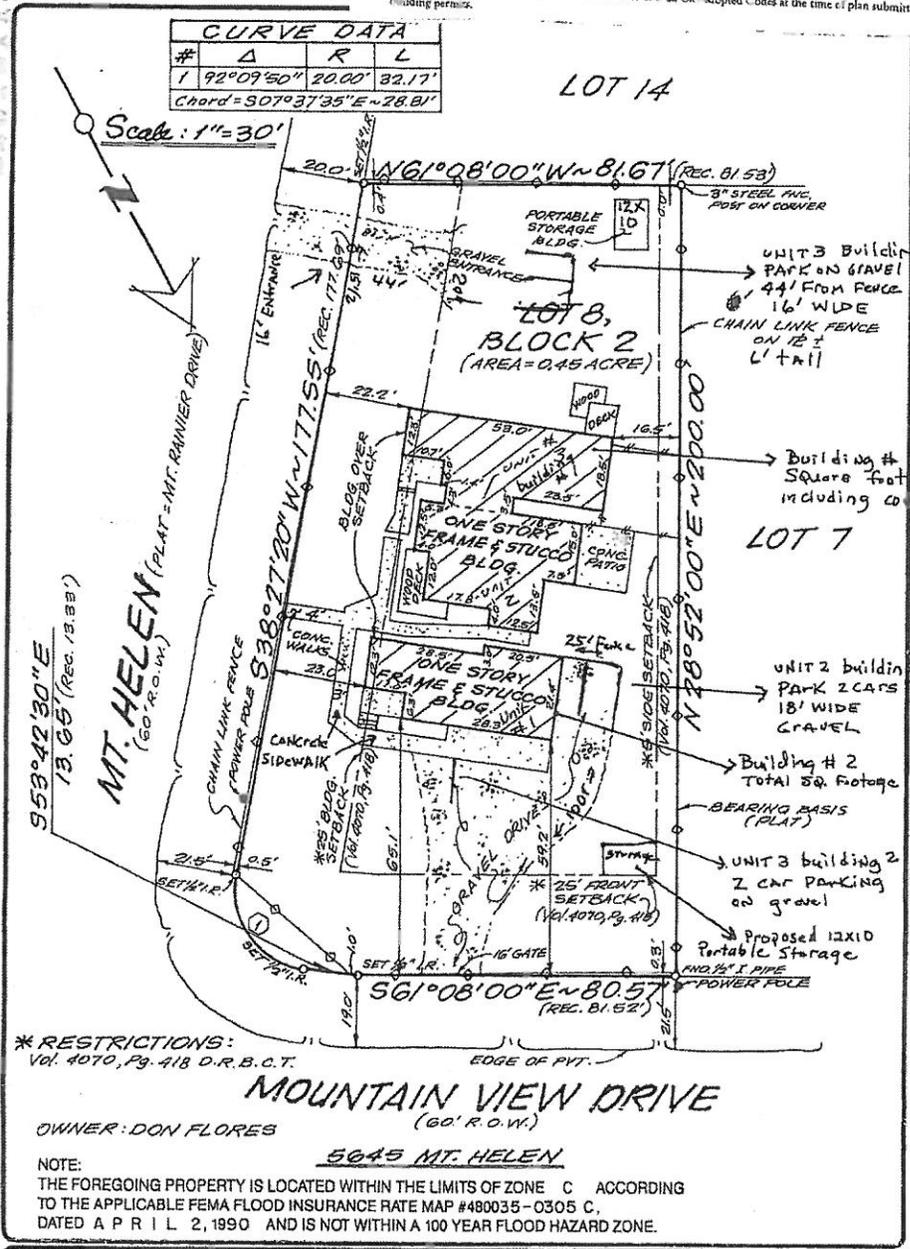
7. Other Factors:

Although the “R-20” district could accommodate a conditional use for three dwelling units and would have been consistent with the adopted future land use designation, the subject property does not meet the minimum lot size requirement for the district. Staff supports the “NP-15” base zoning district request because it will maintain the large-lot character of the existing neighborhood.

The requisite site plan indicates no new construction and no changes from the property's current configuration. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed. Staff supports the requested conditional use because of the existing mix of residential densities in the surrounding neighborhood.

The following statement: CRISTINA GONZALEZ, the property owner, acknowledges that this site plan submitted for the purpose of zoning is an access to the property with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a building permit does not relieve me from adherence to all City-adopted Codes at the time of plan submittal.

CURVE DATA			
#	Δ	R	L
1	92°09'50"	20.00	32.17'
Chord = 507°37'35" E ~ 28.81'			



* RESTRICTIONS:
Vol. 4070, Pg. 418 D.R.B.C.T.

OWNER: DON FLORES

NOTE:
THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE C ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #480035-0305 C, DATED APRIL 2, 1990 AND IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE.

UNIT 3 Building 1
PARK ON GRAVEL
44' FROM FENCE
16' WIDE
CHAIN LINK FENCE
ON 12' L' tall

Building # 1 total
Square footage 1580
including covered patio
in rear of
Unit # 2

LOT 7

UNIT 2 building 1
PARK 2 CARS
18' WIDE
GRAVEL

Building # 2
TOTAL SQ. FOOTAGE 732

UNIT 3 building 2
2 CAR PARKING
on gravel

Proposed 12x10
Portable Storage

* The existing structure was constructed prior to the correct building setback requirement.

LAND TITLE SURVEY OF

LOT 8, BLOCK 2
C.B. 5993
MOUNTAIN VIEW
ACRES

BY: Daniel E. All

Maverick
Land Surveying Co.

1846 Lockhill-Selma, Suite 107, San Antonio, Texas 78213
342-9455.

FW BY: J.M.
DATE 11-18-93
JOB NO. 2886
DRN: M.V. CKD. 23

STATE OF TEXAS
REGISTERED
DANIEL E. SNELL
4612
PROFESSIONAL
LAND SURVEYOR

BEXAR COUNTY, TEXAS
PLAT REFERENCE:
VOL. 3975 PAGE 275 DATE SEPT. 20, 1997

I am requesting a Zone change to NP-15 CD to comply with zoning and allow existing 3 unit complex.



Zoning Case Notification Plan

Case Z-2012-122

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 2189 - Block 000 - LOT 53

Legend

- Subject Properties (0.093 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(05/23/2012 - 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 #: Z2012122
Hearing Date: June 19, 2012
Property Owner: Rafael Villegas
Applicant: Rafael Villegas
Representative: Rafael Villegas
Location: 810 North Zarzamora Street
Legal Description: Lot 53, NCB 2189
Total Acreage: 0.093
City Council District: 5
Case Manager: Brenda V. Martinez
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-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

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 residential structure measuring 672 square feet. According to the Bexar County Appraisal District, the structure was built in 1931.

The property is located within the City Limits as they were recognized in 1938, 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.

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

Adjacent Zoning and Land Uses

Direction: North and South

Current Base Zoning: "I-1"

Current Land Uses: Tire Shop, Vacant Land, Tattoo Studio and Restaurant

Direction: East

Current Base Zoning: "I-1" and "R-4"

Current Land Uses: Commercial Use and a Single-Family Residence

Direction: West

Current Base Zoning: "C-3", "I-1" and "I-2"

Current Land Uses: Family Dollar, Auto Repair and Commercial Uses

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

Transportation

Thoroughfare: North Zarzamora

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

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 79 line, 277 line and 520 line, which operate along Ruiz Street and North Zarzamora.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements.

Bakery - Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 200 square feet of GFA

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is 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 adverse impacts that may be caused by approval of the requested zoning. The proposed reuse is beneficial for the subject property. Denial of the request could allow industrial uses on the subject property.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The industrial zoning is the result of outdated zoning practices that were once common. Current zoning practices would not place industrial zoning in or near established residential neighborhoods. The proposed commercial designation is more compatible with the surrounding zoning and would allow uses in character with 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.

6. Size of Tract:

The subject property is 0.093 acres and appears to be of sufficient size to accommodate the proposed use with the flexibility offered by the "IDZ" district.

7. Other Factors:

The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements.



Zoning Case Notification Plan

Case Z-2012-123

Council District 1
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 2084 - Block 021 - LOT 28 (Valdez - Culebra)

Legend

- Subject Properties (0.268 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
 (05/23/2012 - 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 #: Z2012123
Hearing Date: June 19, 2012
Property Owner: Maria G. Valdez
Applicant: Rene Morales
Representative: Rene Morales
Location: 918 Culebra Road
Legal Description: Lot 28, Block 21, NCB 2084
Total Acreage: 0.268
City Council District: 1
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "O-1 AHOD" Office Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 1, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped with the exception of a 1300 square-foot open shed. The property is located within city limit as recognized in 1938, and was originally zoned "C" Apartment District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2009 case, the front half of the lot was rezoned to "O-1" Office District.

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

Adjacent Zoning and Land Uses

Direction: North and Northwest

Current Base Zoning: “R-4” and “O-2”

Current Land Uses: Undeveloped properties, law offices and church

Direction: East, West and South

Current Base Zoning: “MF-33”

Current Land Uses: Single-family residences, church and law offices

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

Transportation

Thoroughfare: Culebra Road

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

Proposed Changes: None known.

Thoroughfare: N. Navidad and W Laurel

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the number 82, 88, 282 and 288 line, which operate along Culebra Road.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: The zoning request generally refers to proposed retail uses. Parking requirements are determined by use and, often size of the development; therefore, staff cannot calculate future parking requirements for the subject property. The typical parking requirement for retail uses is 1 space per 300 square feet GFA. The requested “C-3” district does not carry any locational requirements.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required. Staff finds the requested zoning inappropriate for the subject property due to its location and size. The uses permitted in the "C-3" district are typically considered Regional Commercial uses, which are most appropriately located on large-acreage lots at the intersections of major arterials or expressways. Although Culebra Road is identified as a Primary Arterial "Type A" roadway in the City's Major Thoroughfare Plan, the property is located on the interior of a predominantly residential block. The only non-residential use on the block is a church and its affiliated parking lot.

2. Adverse Impacts on Neighboring Lands:

The subject property is not well suited for regional commercial development because of its small size and surrounding uses. Should the requested zoning be approved, construction of new structures will require 30-foot side setbacks because the abutting properties are residential. As the subject property is approximately 78 feet wide, only an 18-foot wide strip would remain available for a new building. If no new construction is

proposed for the site, any use would occur outdoors. This possibility offers little protection for the surrounding residences from the likely increased noise, lighting, and traffic generated by uses permitted in the requested "C-3" district.

3. Suitability as Presently Zoned:

Staff recognizes that properties fronting Culebra Road are likely to transition from residential uses to light office and commercial uses, and that some neighborhood commercial development is appropriate for the area. Staff is supportive of rezoning the entire lot to a single zoning district (such as "O-1" or "C-1"), as split zoning on a small property can make development a challenge. However, staff does not support any rezoning that will allow intense commercial uses on the property.

4. Health, Safety and Welfare:

Approval of the requested zoning district could allow intense commercial uses abutting single-family residences, increasing traffic, noise, and lighting in the residential neighborhood.

5. Public Policy:

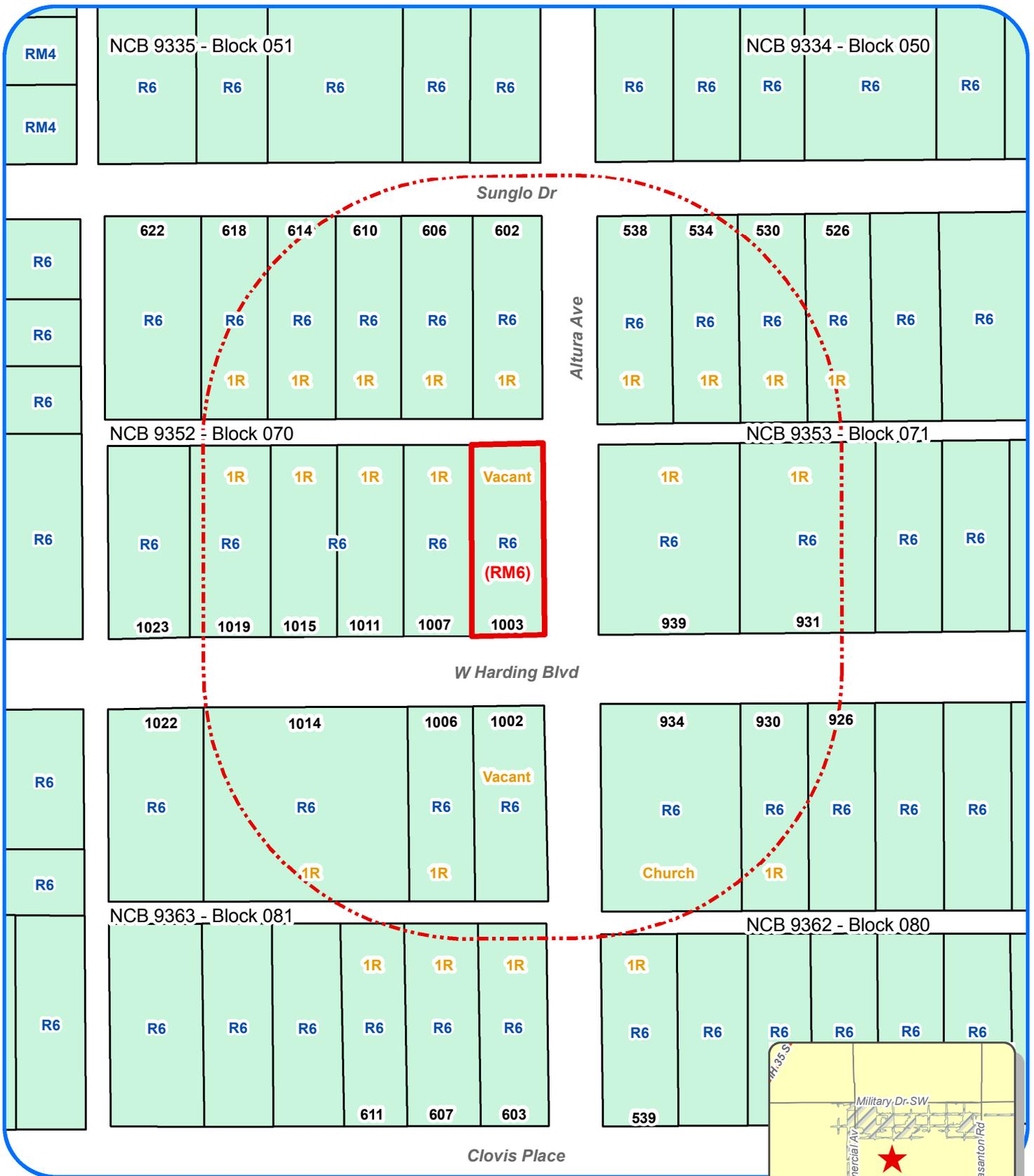
The request does not appear to conflict with any established public policy.

6. Size of Tract:

The subject property is 0.268 of an acre in size, which is not large enough to accommodate buffers and building setbacks sufficient to protect the neighboring residential uses from intense commercial development.

7. Other Factors:

According to Section 35-310.10 of the Unified Development Code; the "C-3" district is designed to provide for more intensive commercial uses, typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses. This district permit general commercial activity designed to serve the community such as repair shops, wholesale business, warehouse and limited retail sales with some outdoor display of goods.



Zoning Case Notification Plan

Case Z-2012-124

Council District 3

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 9352 - Block 070 - LOT 12

Legend

- Subject Properties (0.160 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
(05/24/2012 - 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 #: Z2012124
Hearing Date: June 19, 2012
Property Owner: Javier & Rocio Martinez
Applicant: Javier Martinez
Representative: Javier Martinez
Location: 1003 West Harding Boulevard
Legal Description: Lot 12, Block 70, NCB 9352
Total Acreage: 0.1607
City Council District: 3
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "RM-6 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 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 1, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: None

Planning Team Members: 30 – West / Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1947, and was originally zoned "B" Residence District. In a 1988 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 significant slope or inclusion in a flood plan.

Adjacent Zoning and Land Uses

Direction: North, West and East
Current Base Zoning: "R-6"
Current Land Uses: Single-family residences

Direction: South and Southeast
Current Base Zoning: "R-6"
Current Land Uses: Single-family residences, church and undeveloped property

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 Harding Boulevard and Altura Avenue
Existing Character: Local Streets; 1 lane in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are 46 and 246 line, which operate along Commercial Avenue, west of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Parking requirements for residential uses are determined by the total number of dwelling units. Duplexes require a minimum of one (1) space per dwelling unit and a maximum of two (2) spaces per dwelling 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 West/Southwest Sector Plan and is identified as General Urban Tier in the Future Land Use component of the plan. This classification includes medium to high density residential uses such as small tract detached single family housing, multi-family including apartments, quadplexes, triplexes, duplexes, and townhomes. The proposed "RM-6" Residential Mixed District allows a maximum of two (2) dwelling units on a single lot, making the zoning change request consistent with the West/Southwest Sector Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence that the proposed "RM-6" district will have any adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

Both the existing "R-6" Residential Single-Family District and requested "RM-6" Residential Mixed District are appropriate for the subject property.

4. Health, Safety and Welfare:

The proposed zoning district will not adversely impact the health, safety and welfare of the general public.

5. Public Policy:

The zoning change request is consistent with the West/Southwest Sector Plan, which was adopted in April 2011.

6. Size of Tract:

The subject property measures approximately 7,000 square feet in size, which exceeds the 6,000-square foot minimum lot area required for the “RM-6” district.

7. Other Factors:

One of the goals of the West/Southwest Sector Plan is to establish a land use pattern that emphasizes compatibility and appropriateness between uses, and protect neighborhoods and business from incompatible land uses. The plan also encourages medium to high density development to accommodate a range of housing types.



Zoning Case Notification Plan

Case Z-2012-125 CD

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 8806 - Block 050 - LOT 18, 21 & N 4.61 FT OF 22

Legend

- Subject Properties (0.267 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 Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012125 CD

Hearing Date: June 19, 2012

Property Owner: Nemecio and Eriselda Cordova

Applicant: Nemecio Cordova

Representative: Nemecio Cordova

Location: 1206 West Avenue

Legal Description: Lots 18 and 21 and the north 4.61 feet of Lot 22, Block 50, NCB 8806

Total Acreage: 0.267

City Council District: 1

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

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 6, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 43

Neighborhood Associations: Los Angeles Heights Neighborhood Association

Planning Team Members: 19 (Near Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in May of 1940 and was originally zoned “J” Commercial District. In a 1989, City-initiated rezoning case (Z88111), the subject property was rezoned to “B-2” Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to “C-2” Commercial District. In a 2010, City-initiated rezoning case (Z2010031 CD S), the subject property was rezoned to the current "O-1.5" Mid-Rise Office District. The subject site is currently developed with a commercial structure measuring 3,250 square feet that was built in 1960.

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

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: “R-4” Residential Single-Family District

Current Land Uses: Vacant Lot and Single-Family Dwellings

Direction: North

Current Base Zoning: "O-1.5" Mid-Rise Office District

Current Land Uses: Alley and Commercial Use

Direction: East across West Avenue

Current Base Zoning: “C-1” Light Commercial District

Current Land Uses: Washateria

Direction: South across Sacramento Street

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

Current Land Uses: Photo Studio and Vacant Land

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

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial "Type B" Street; one lane in each direction with sidewalks

Proposed Changes: None known.

Thoroughfare: Sacramento Street

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

Proposed Changes: None known.

Public Transit: The VIA number 97 and 296 bus lines operate along West Avenue with a bus stop at the corner of West Avenue and West Olmos Drive.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Near Northwest Community Plan and is currently designated as “Neighborhood Commercial” land use. The requested zoning district is consistent with the plan. The “Neighborhood Commercial” land use designation was approved by City Council on April 19, 2012.

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 requested change would have a minimal impact on adjacent properties because it continues an existing commercial use. Additionally, the applicant requests permission to maintain an 8-foot fence along the western property boundary in an effort to screen the auto repair use from the neighboring residential property.

3. Suitability as Presently Zoned:

The current “O-1.5” and the proposed “C-1 CD” zoning are both appropriate for the area. Staff finds this request reasonable due to the location of the subject property and the existing similarly zoned properties in the immediate area.

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 “C-1 CD” Light Commercial District with a Conditional Use for Auto and Light Truck Repair 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 zoning request on the subject property supports Goal 2 of the Near Northwest Community Plan that encourages a mix of commercial uses on the areas business corridors.

The zoning change request is meant to accommodate expansion of the tire shop use to also include auto and light truck repair uses. Although the Near Northwest Community Plan specifically discourages development of new auto-repair related uses, staff supports this rezoning request because the use exists, the “C-1” base zoning district limits the range of permitted uses, and the requested conditional use should minimize the impact of any future auto-repair use.

6. Size of Tract:

The subject property is of sufficient size (1.202 acres) to accommodate the proposed and existing use, as well as required parking.

7. Other Factors:

The “C-1” Light Commercial District accommodates neighborhood commercial uses which may be considered appropriate buffers between residential uses and more intense commercial uses. No external sound systems or live music shall be allowed. No outdoor storage or display of goods shall be permitted except for outdoor dining. Individual buildings shall not exceed 5,000 square feet.

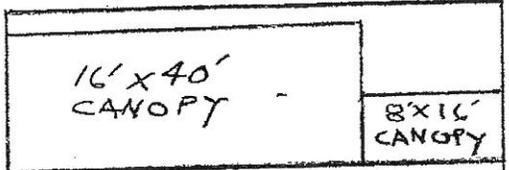
The conditional zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

Further, staff supports the request to allow an 8-foot fence along the rear (western) property line.

WEST AVE.

DRIVEWAY
P.L. TO P.L.

NORTH



57.08

20' BSL

EXISTING
TIRE SHOP &
STORAGE

CA. 9'

Lot 214
N. 4.61' Lot 22
Blk 50
NCG 8806

57.08

(D1.5)

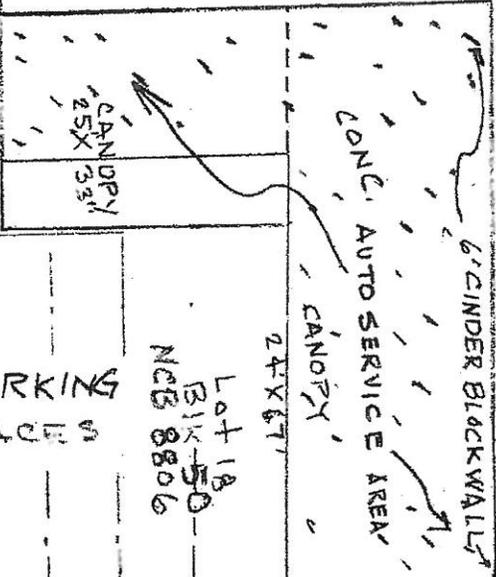
AUTO AIRCONDITION
SERVICE

The following statement, Nanneca Cordova, the property owner, acknowledges that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan 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.

PAVED AND GRAVEL AREA: 3880 SQ. FT.
BUILDING AREA: 3250 SQ. FT.
CANOPY AREA: 3200 SQ. FT.
LANDSCAPE AREA: 0 SQ. FT.

20' BSL

63.8'
6' CHAIN LINK FENCE



10' ALLEY

Z2012125 CD

Legal Description:
Lots 18, 21 & N. 4.61' of Lot 22, Blk. 50, NCG 8806 - 0.257 Acres
Address: 1208 West Avenue



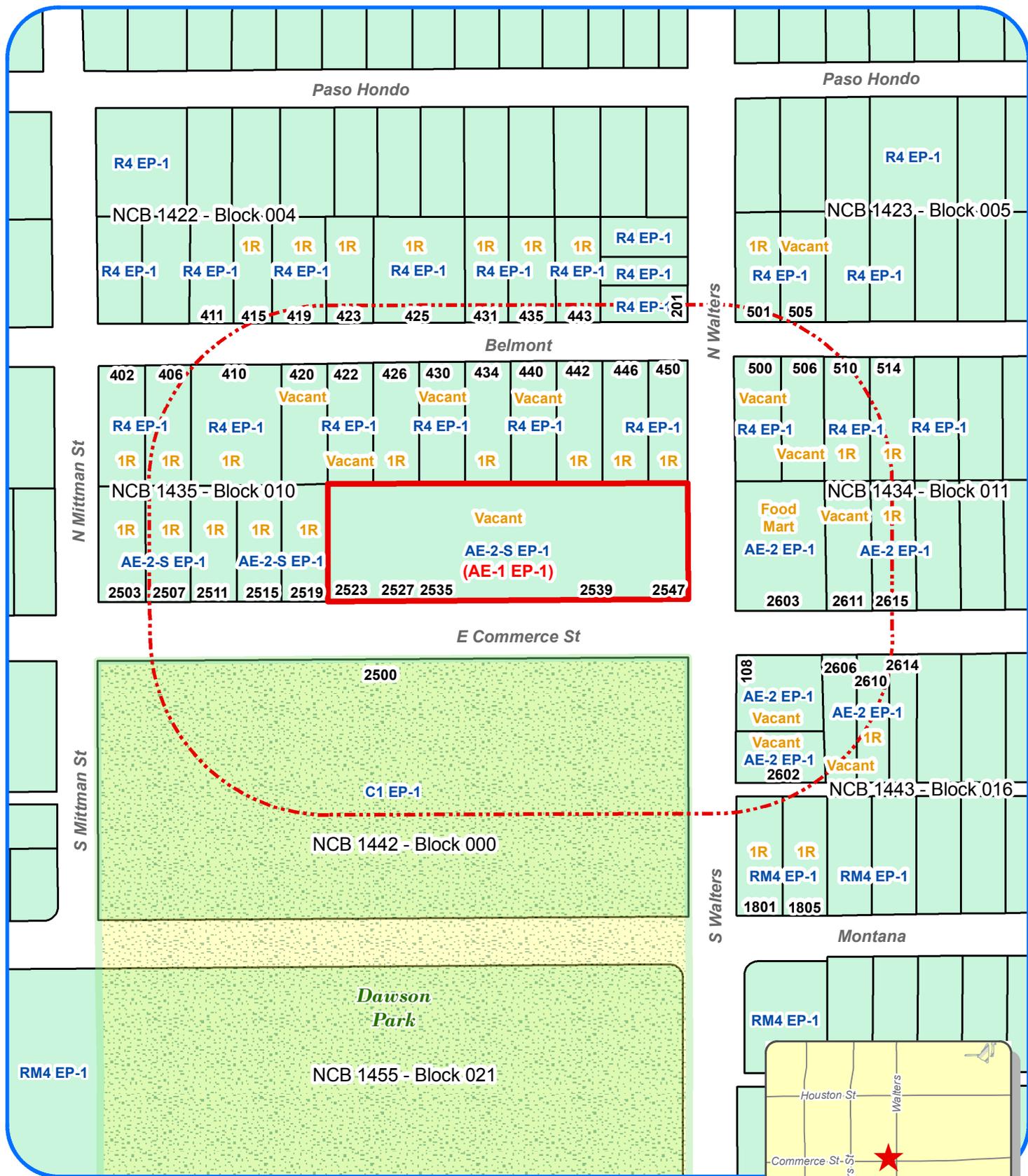
SITE PLAN

SACRAMENTO ST.

(R-4)

RESIDENCE

Note: Building and pavement are existing. Landscape buffers and other requirements will only be triggered by new construction



Zoning Case Notification Plan

Case Z-2012-126

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 1435 - Block 010 - LOT 27 EAST END ADDITION

Legend

- Subject Properties ——— (1,200 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 #: Z2012126

Hearing Date: June 19, 2012

Property Owner: University of the Incarnate Word (Douglas B. Endsley, VP, Finance and Technology)

Applicant: Emil Moncivais

Representative: Emil Moncivais

Location: 2527 East Commerce Street

Legal Description: Lot 27, Block 10, NCB 1435

Total Acreage: 1.202

City Council District: 2

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request. The case has been expedited to City Council for consideration on June 21, 2012.

Proposed Zoning Change

Current Zoning: "AE-2 S EP-1 AHOD" Arts and Entertainment-2 Facility Parking/Traffic Control Airport Hazard Overlay District with a Specific Use Authorization for a School - Private University or College

Requested Zoning: "AE-1 EP-1 AHOD" Arts and Entertainment-1 Facility Parking/Traffic Control 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 6, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 31, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 43

Neighborhood Associations: Jefferson Heights Association

Planning Team Members: 25 (Arena District/Eastside Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "F" Local Retail District. Upon adoption of the Unified Development Code, the previous base zoning district converted to "C-2" Commercial District. The "EP-1" Facility Parking/Traffic Control District was applied as an overlay district in 2002. In a 2008, City-initiated rezoning case (Z2009010 S), the subject property was rezoned to "AE-2 S" Arts and Entertainment-2 District with a Specific Use Authorization for a School - Private University or College. The property is currently undeveloped.

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

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: "AE-2" Arts and Entertainment-2 District

Current Land Uses: Single-Family Dwellings

Direction: North

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

Current Land Uses: Single-Family Dwellings and Vacant Lots

Direction: South across East Commerce Street

Current Base Zoning: "C-1" Light Commercial District

Current Land Uses: Dawson Park

Direction: East across North Walters Street

Current Base Zoning: "AE-2" Arts and Entertainment-2 District

Current Land Uses: Food Mart, Vacant Lot and Single-Family Dwelling

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

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: East Commerce Street

Existing Character: Primary Arterial "Type B" Street; two lanes in each direction with sidewalks

Proposed Changes: None known.

Thoroughfare: North Walters Street

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

Proposed Changes: None known.

Public Transit: The VIA number 25, 26 and 225 bus lines operate along East Commerce Street and North Walters Street

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

Parking Information: Optometry and Health Service Clinic-Minimum Parking Requirement: 1 space per 400 square feet of GFA. Maximum Parking Requirement: 1 space per 100 square feet of GFA.

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 Arena District/Eastside Community Plan and is currently designated as “Medium Density Residential” and “Neighborhood Commercial” in the future land use component of the plan. The requested zoning district is inconsistent with the plan. The applicant has submitted a Master Plan Amendment requesting “Mixed Use”. Planning and Community Development Department Staff and the Planning Commission both recommend approval of the request.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "AE-2" and the proposed "AE-1" are both appropriate for the area. However, the allowable building size and other development requirements of the current “AE-2” district limit new construction to small-scale facilities. The requested “AE-1” district allows larger structures and more flexibility in other development standards.

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 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.

The Arena District/Eastside Community Plan indicates a need for medical, dental and related services in this area.

6. Size of Tract:

The subject property is of sufficient size (1.202 acres) to accommodate the proposed development, as well as required parking.

7. Other Factors:

Staff finds the request for this site to be appropriate given the subject property's location along a major arterial, East Commerce Street (a Primary Arterial "Type B" Street) coupled with its proximity to Downtown. Commerce Street provides a direct link to the Central Business District. Further, the base zoning district for the subject property will remain “AE” Arts and Entertainment District. The AE-1 district offers incentives to encourage a mix of uses, and allows for reduced minimum off-street parking requirements and additional building height without increasing setbacks. The AE-2 district accommodates smaller scale arts and entertainment venues and supporting uses.

The development proposed for the 1.202 acre site consists of a four story, potentially 40,000 square feet building to be located at the northwest corner of East Commerce and North Walters Street. The surface parking will be to the west of the building.



Zoning Case Notification Plan

Case Z-2012-127

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 3128 - Block 009 - LOT 23 & 24

Legend

- Subject Properties (0.157 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(05/25/2012 - 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 #: Z2012127
Hearing Date: June 19, 2012
Property Owner: Gerardo Torres
Applicant: Maria E. Ortega
Representative: Maria E. Ortega
Location: 2501 South Presa Street
Legal Description: Lots 23 and 24, Block 9, NCB 3128
Total Acreage: 0.1573
City Council District: 5
Case Manager: Brenda V. Martinez
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-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: Roosevelt Park Neighborhood Association

Planning Team Members: 15 (South Central San Antonio Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a commercial structure measuring 5,456 square feet. According to the Bexar County Appraisal District, the commercial structure was built in 1956.

The property is located within the City Limits as they were recognized in 1938, 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 property owner was issued a certificate of occupancy in error and is rezoning the subject property to allow a grocery store. A grocery store is a use that is not permitted by-right in the "I-1" zoning 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, South and East

Current Base Zoning: "I-1"

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

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: South Presa Street

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

Proposed Changes: None known

Thoroughfare: Baity Court

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 36 line and 242 line, which operate along South Presa Street.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements; however, limited parking is available on the subject property.

Grocery Store - Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 200 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan area, and is identified as Mixed Use in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Denial of the request could allow intense industrial uses on the subject property.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The industrial zoning is the result of outdated zoning practices that were once common. Current zoning practices would not place industrial zoning in or near established residential neighborhoods. Further, medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

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 property 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 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 0.157 acres and appears to be of sufficient size to accommodate the proposed use with the flexibility offered by the "IDZ" district.

7. Other Factors:

The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements.



Zoning Case Notification Plan

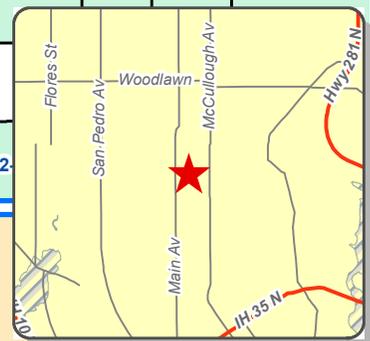
Case Z-2012-128

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 1727 - Block 005 - LOT 13,14,15,16,17,18

- Legend**
- Subject Properties (0.384 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
(06/05/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012128

Hearing Date: June 19, 2012

Property Owner: SA Triple B One, Ltd. (William Brown, President)

Applicant: Terramark (Charles H. Turner, CEO)

Representative: Charles H. Turner

Location: 119, 121 and 123 East Dewey Place and 911, 913 and 915 Ogden Street

Legal Description: Lots 13, 14, 15, 16, 17 and 18, Block 5, NCB 1727

Total Acreage: 0.3839 of an acre

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: "MF-33 IDZ AHOD" Multi-Family Infill Development Zone Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential and Live/Work uses at a density not to exceed 40 units per acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 13 – Tobin Hill Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "D" Apartment District. Between 1995 and 2006, the property has been rezoned multiple times, typically ranging from "R-3" Single-Family Residential to "MF-33" Multi-Family District. In 2006, the property was rezoned to its current zoning "MF-33 IDZ AHOD" Multi-Family Infill Development Zone Airport Hazard Overlay

District. The property was platted into its current configuration in 2006 (volume 9573, page 202-203 of the Deed and Plat Records of Bexar County, Texas) and the subject property is undeveloped.

The applicant requests the zoning change to allow development of eleven single-family residences (with the possibility of live-work units) on individually platted lots.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33" Multi-Family District and "C-2" Commercial District

Current Land Uses: Single-family residences, vacant single-family residences, triplex, undeveloped land, apartments and commercial uses

Direction: South

Current Base Zoning: "MF-33" Multi-Family District and "C-3" General Commercial District

Current Land Uses: Music store, vacant commercial, single-family residence, vacant single-family residence, apartments

Direction: East

Current Base Zoning: "C-1" Light Commercial District and "MF-33" Multi-Family District

Current Land Uses: Single-family residences, parking lot and undeveloped land

Direction: West

Current Base Zoning: "C-2" Commercial, "C-3" General Commercial

Current Land Uses: Parking lot, book store, restaurant and office

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 Courtland Place, East Dewey Place and Ogden Street

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

Proposed Changes: None known

Thoroughfare: North Main Avenue and McCullough Avenue

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

Proposed Changes: None known

Public Transit: VIA bus line 90 operates along Main Avenue and lines 5 and 204 operate along McCullough Avenue. There are multiple bus stops within a block 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: Single-family residences are typically required to have at least one parking space (no maximum allowance). 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 subject property is located within the Tobin Hill Neighborhood Plan and is designated as High Density Mixed Use in the future land use component of the plan. The zoning request and proposed residential density is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts on neighboring lands in relation to the zoning change request. The increase in residential and live work uses could potentially revitalize this neighborhood.

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 evidence that the zoning change request would affect negatively the health, safety and welfare of the public.

5. Public Policy:

Within the Tobin Hill Neighborhood Plan area, the subject property is located within the McCullough Avenue and North Main Avenue Corridor, which is a sub-area identified in the plan. The plan includes individualized guidelines for future development of each sub-area. For the McCullough/Main Corridor, the plan encourages a transition from the higher intensity and density development along Main Avenue (including San Antonio College) and the lower density residential neighborhoods west of McCullough.

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 0.3839 of an acre in size. The "IDZ" zoning district does not carry any minimum lot size requirements allowing the applicant to have additional flexibility when it comes to developing the site.

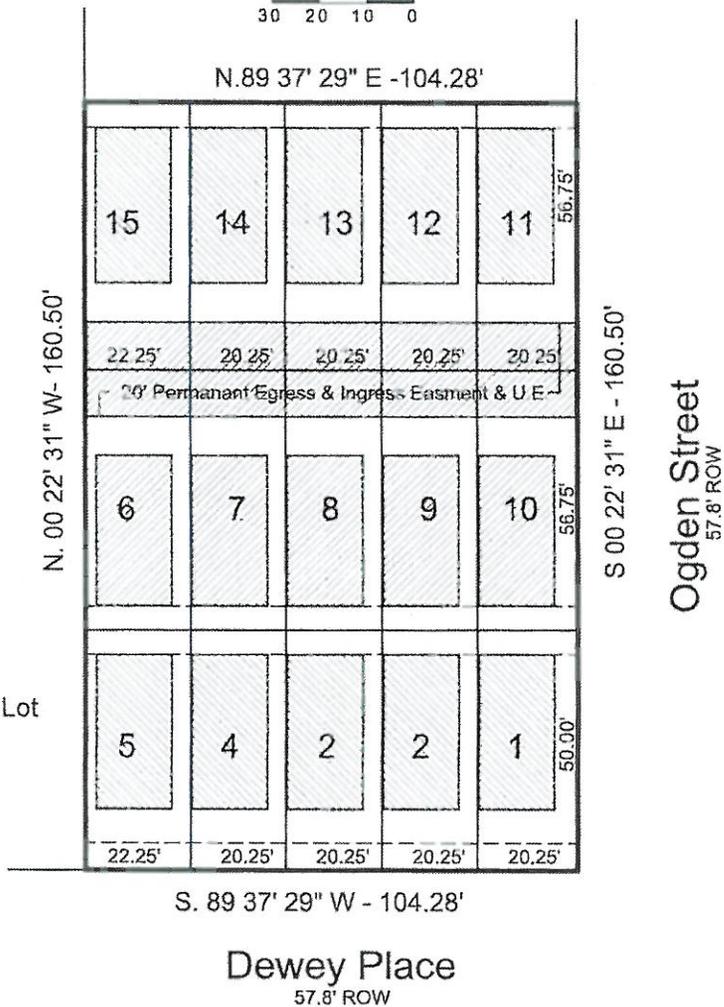
7. Other Factors:

None



NORTH

SCALE



Dewey modern

Tobin Hill Addition, San Antonio, Texas

General Site Plan

May 15, 2012

Legal Description:

Approximately 0.384 Acres
being Lots 13, thru 18
Block 5, NCB 1727,
Tobin Hill Addition,
San Antonio, Texas

Current Zoning: MF 33, IDZ

Proposed Zoning:
IDZ - Infill Development Zone
with single family lots, with live
work uses, having a density not
to exceed 40 units per acre.

General NOTES:

- 1 This project is planned as a low impact development
- 2 On-site driveways to be constructed of pervious materials
- 3 A 20 foot wide permanent egress & ingress easement and utility easement shall be established by plat for the common use of lots 6 thru 15

SITE DATA

Total Land Area	0.3842 Ac.
Total Proposed Lots	15
Units/Acre	40
Typical Lot Size	1,475 SF
Average Home Size	1,200 SF

SA Triple B One Ltd., Owner of the property, acknowledges that this site plan submitted for purposes of rezoning this property is in accordance with all applicable provisions of the Unifide Development Code. Additionally, Owner, understands that the City Council approval of a site plan in conjunction with a rezoning case does not relieve Owner from adherence to any and all City adopted Codes at the time of plan submittal for building permits.

Developer



TERRAMARK

Urban Homes



Zoning Case Notification Plan

Case Z-2012-129

Council District 5

Scale: 1" approx. = 120 Feet

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

Legend

- Subject Properties (0.140 Acres)
- 200' Notification Area
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential (1R)



Development Services Dept
City of San Antonio
(05/29/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012129
Hearing Date: June 19, 2012
Property Owner: Payam & Gol Laleh Heidari
Applicant: Mansaur Heidari
Representative: Mansaur Heidari
Location: 1838 Culebra Road
Legal Description: 0.14 of an acre out of Lots 10 and 11, Block, 17, NCB 3775
Total Acreage: 0.14
City Council District: 5
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

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

Planning Team Members: None

Applicable Agencies: None

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: North

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

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

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Auto Repair Facility/Tire Shop

Direction: West

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

Current Land Uses: Commercial Use and Single-Family Residences

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

Transportation

Thoroughfare: Culebra Road

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

Proposed Changes: None known.

Thoroughfare: NW 22nd Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

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

Traffic Impact: A Traffic Impact Analysis is not required.

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

Staff Analysis and Recommendation: Denial

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

The proposed use may be accomplished through approval of a conditional use. Should the applicant choose to amend the rezoning request, staff would reconsider the current recommendation.



Zoning Case Notification Plan

Case Z-2012-130

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB A-16 - Block 000 - LOT 12 & 13

Legend

- Subject Properties (0.667 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

(0.667 Acres)

TEXT

TEXT

1R



Development Services Dept
City of San Antonio
(05/29/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012130

Hearing Date: June 19, 2012

Property Owner: Laborde & Associates PC, (Frank X. Laborde, President)

Applicant: Laborde & Associates PC, (Frank X. Laborde, President)

Representative: Andrew C. Guerrero

Location: 1518 South Flores Street and 116 Clay Street

Legal Description: Lots 12 and 13, NCB A-16

Total Acreage: 0.6696

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Storage - Outside (Under Roof and Screened)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 1, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: Lone Star Neighborhood Association

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

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. According to the Bexar County Appraisal District, the subject site is currently developed with two commercial structures measuring 2,875 square feet built in 1880 and 3,360 square feet built in 1930.

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: “I-1”, “IDZ” and “R-4”

Current Land Uses: Offices, restaurant, retail uses, tavern, church and school

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Vacant property and commercial uses

Direction: East

Current Base Zoning: “R-6”, “RM-4”, “IDZ” and “I-2”

Current Land Uses: Single-family residences and undeveloped property

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

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

Transportation

Thoroughfare: South Flores Street

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

Proposed Changes: None known.

Thoroughfare: Clay Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The number 43, 44 and 243 VIA bus lines operate along South Flores Street.

Traffic Impact: A Traffic Impact Analysis is waived. “IDZ” zoning is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District eliminates off-street parking requirements. Parking requirements for office uses typically require a minimum of one (1) space per 300 square feet and a maximum of one (1) space per 140 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 located within the South Central San Antonio Community Plan and is currently designated as “Mixed Used” in the future land use plan. This classification provides for a concentrated blend of residential, retail, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented development. The base zoning request is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts related to the zoning request. The "IDZ" Infill Development District with uses permitted in the "C-2" Commercial District is consistent with the established pattern of uses adjacent to the subject property.

3. Suitability as Presently Zoned:

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The current "I-1" district is not appropriate for the area. The requested "IDZ" district with uses permitted in "C-2" will be consistent with the current uses along South Flores Street.

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:

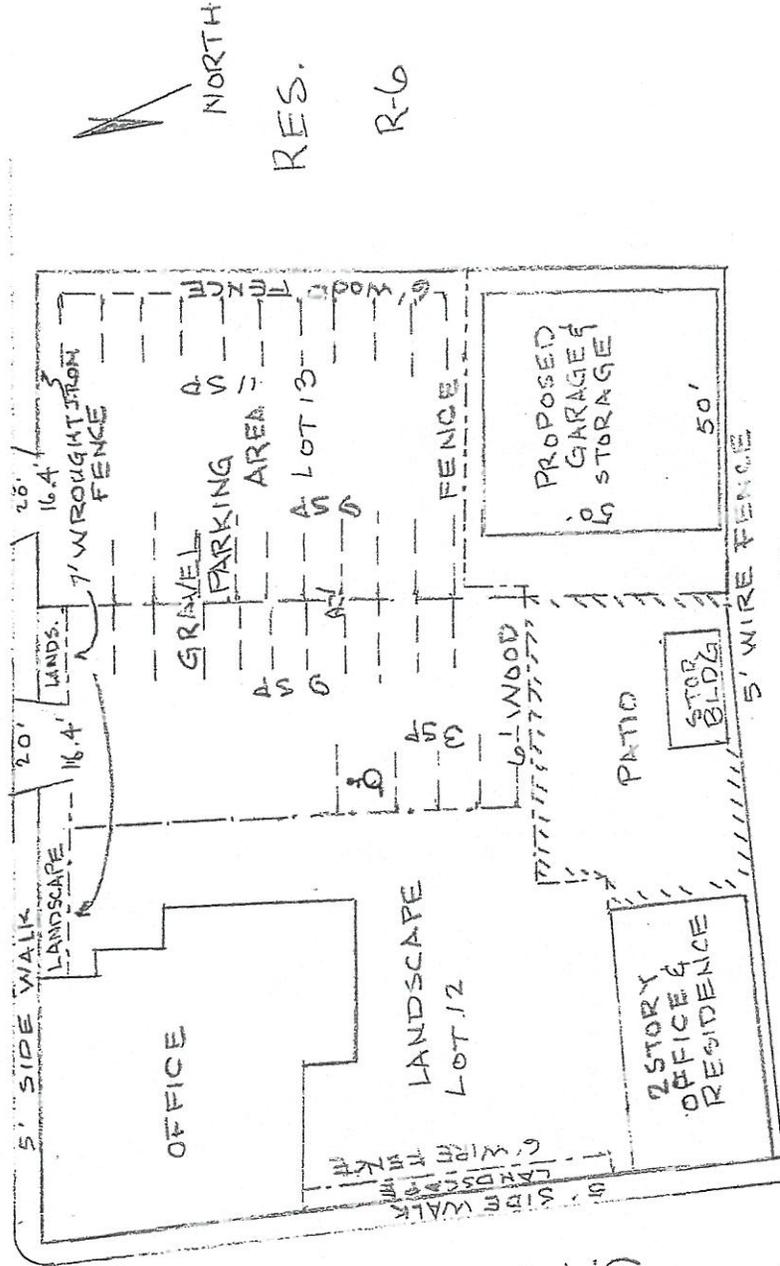
The subject property is 0.6696 acres and appears to be of sufficient size to accommodate the proposed request with the flexibility offered by the "IDZ" district.

7. Other Factors:

None

22012130

CLAY STREET



0' 10' 20' 30' 40'
SCALE 1" = 40'

Legal Description:
Lots 12 & 13, NCB A-16 - 0.6586 Acres
Address: 1518 S. Flores & 116 Clay Street.

PATIO AND GRAVEL AREA: 13282 SQ. FT.
EXISTING BUILDING AREA: 5544 SQ. FT.
PROPOSED BUILDING AREA: 2500 SQ. FT.
LANDSCAPE AREA: 7842 SQ. FT.

The following statement: "I, Frank X. Laborde, 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."

D. FLORES



Zoning Case Notification Plan

Case Z-2012-131

Council District 1
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 374 - Block 024 - LOT 15

Legend

- Subject Properties (Red outline)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Blue hatched pattern)
- Single Family Residential (1R)

Development Services Dept
 City of San Antonio
 (05/30/2012 - 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 #: Z2012131
Hearing Date: June 19, 2012
Property Owner: Craig C. Jaakkola
Applicant: Terramark (Charles H. Turner, CEO)
Representative: Charles H. Turner
Location: 225 West Laurel Street
Legal Description: Lot 15, Block 24, NCB 374
Total Acreage: 0.383
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: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential and Live/Work uses at a density not to exceed 40 units per acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 13 (Tobin Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "E" Office District. In a 1995 case, the property was rezoned to "B-1" Business District (Ordinance 83331). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1" Light Commercial District. The property was platted into its current configuration in 2011 (volume 9624, page 58 of the Deed and Plat Records of Bexar County, Texas). The property is undeveloped.

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 and Northeast

Current Base Zoning: "C-1", "IDZ"

Current Land Uses: medical facility, undeveloped lot, and parking

Direction: South and Southeast

Current Base Zoning: "C-2", "MF-33"

Current Land Uses: Office, parking, and apartments

Direction: East

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

Current Land Uses: Single-family residence, office, and parking

Direction: West and Southwest

Current Base Zoning: "C-1", "MF-33"

Current Land Uses: Office, apartments, medical facility, and undeveloped 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: West Laurel Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Lewis Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 90, which operates east of the subject property along Main Avenue.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Infill Development Zone waives off-street parking requirements. Single-Family Dwellings (Detached) – Minimum Parking Requirement: 1 space 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 Tobin Hill Neighborhood Plan area, and is designated as High Density Mixed Use in the future land use component of the plan. The zoning request is consistent with the adopted land use designation which allows residential density up to 40 units per acre as well as mixed use development. Within the Tobin Hill Neighborhood Plan Area, the subject property is located within the Crocket Park District (a sub-area identified in the plan). The plan promotes mixed-use infill development for the Crocket Park District.

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:

Both the existing and requested zoning districts are appropriate for the subject property and are consistent with the adopted land use designation.

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 approximately 0.383 acres in size. The "IDZ" zoning district provides the opportunity for live-work units and carries no minimum lot size when used as a base zoning district. The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels.

7. Other Factors:

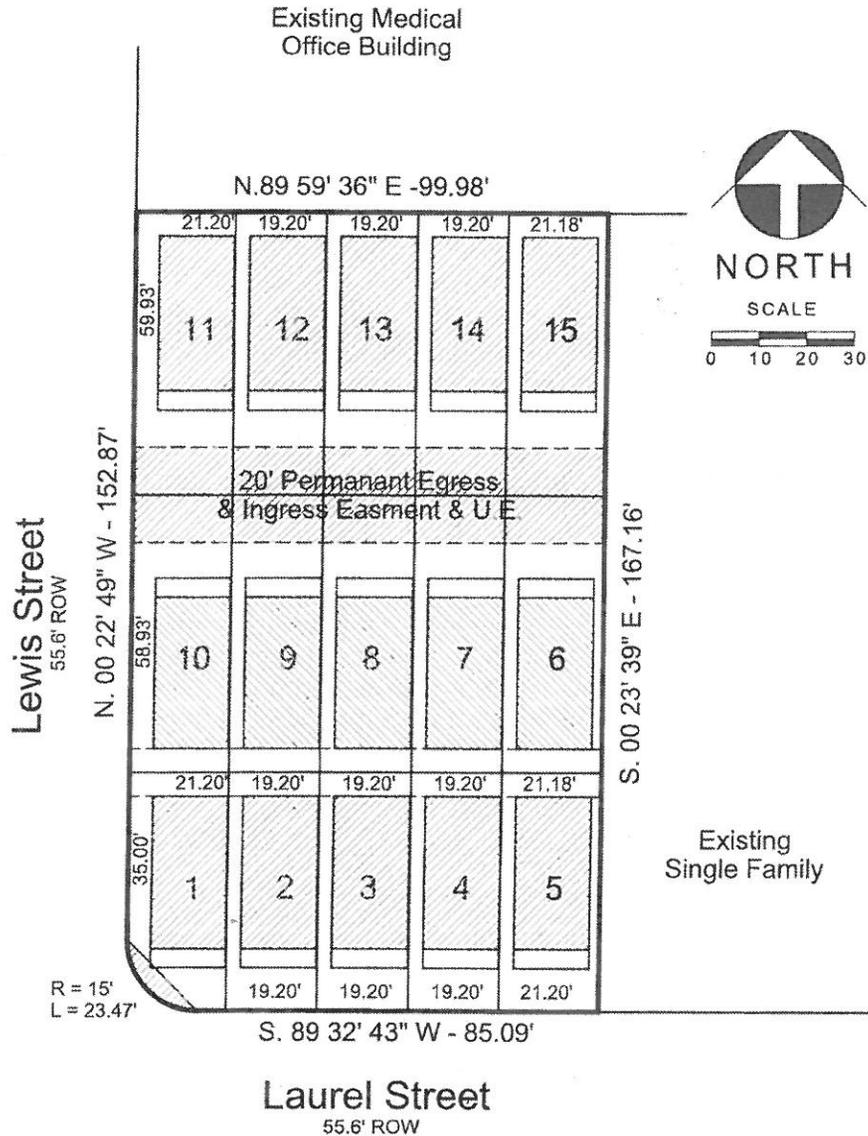
Within the "IDZ" district, any new buildings must be compatible in massing to buildings on abutting lots and abutting block faces. At the time of applying for building permits, the applicant will be required to meet two of the five design criteria specified in Section 35-343 of the UDC.

22012131

Laurel modern

Tobin Hill Addition, San Antonio, Texas

Site Plan
May 15, 2012



Legal Description:

Approximatly 0.384 Acres being Lot 15, Block 24, NCB 374, Tobin Hill Addition, San Antonio, Texas

Current Zoning: C -1

Proposed Zoning:
IDZ - Infill Development Zone with single family lots with live work uses, having a density not to exceed 40 units per acre.

General NOTES:

- 1 This project is planned as a low impact development
- 2 On-site driveways to be constructed of pervious materials
- 3 A 20 foot wide permanent egress & ingress easement and and utility easement shall be established by plat for the common use of lots 6 thru 15

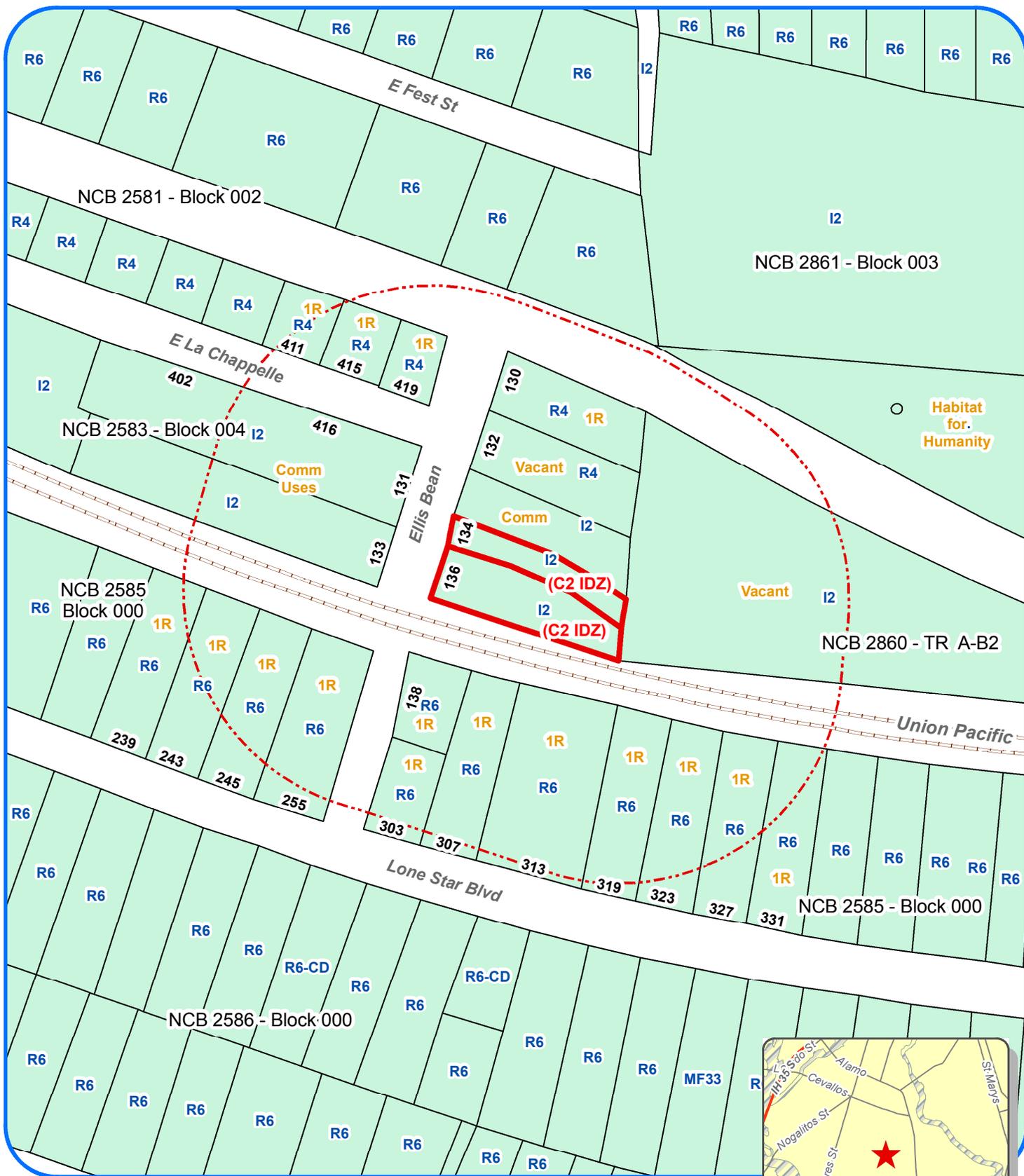
SITE DATA

Total Land Area	0.384 Ac.
Total Proposed Lots	15
Units/Acre	40
Average Lot Size	1,115 SF
Average Home Size	1,025 SF

Craig C. Jaakkola, Owner of the property, acknowledges that this site plan submitted for purposes of rezoning this property is in accordance with all applicable provisions of the Unifide Development Code. Additionally, Owner, understands that the City Council approval of a site plan in conjunction with a rezoning case does not relieve Owner from adherence to any and all City adpoted Codes at the time of plan submittal for building permits.

Developer





Zoning Case Notification Plan

Case Z-2012-132

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 2584 - Block 005 - LOT 4 & 5

Legend

- Subject Properties (0.290 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

TEXT
(TEXT)
1R



Development Services Dept
City of San Antonio
(06/01/2012 - 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 #: Z2012132
Hearing Date: June 19, 2012
Property Owner: George Paz, Jr. / Edna Denise Paz
Applicant: Jesse Garza, AIA
Representative: Jesse Garza, AIA
Location: 134 and 136 Ellis Bean
Legal Description: .29 acres out of Lots 4 and 5, Block 5, NCB 2584
Total Acreage: 0.29
City Council District: 5
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: Lone Star Neighborhood Association

Planning Team Members: 16 (South Central San Antonio Community Plan)

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial zoning district. The property is currently developed as an approximately 8,000 square foot warehouse that was constructed in 1942.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "I-2", "R-4"

Current Land Uses: Industrial uses, vacant lots, single-family residences

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-family residences

Direction: East

Current Base Zoning: "I-2"

Current Land Uses: Vacant lots

Direction: West

Current Base Zoning: "I-2", "R-4"

Current Land Uses: Warehousing and single-family residences

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

Transportation

Thoroughfare: Ellis Bean

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 43, 44, and 46, which operate along Flores Street and Probandt Street.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Infill Development Zone waives off-street parking requirements. Artist Studio – Minimum Parking Requirement: 1 per 300 square feet GFA. Maximum Parking Requirement: 1 per 200 square feet 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 South Central San Antonio Community Plan, and is currently designated as Mixed Use. The Mixed Use designation calls for a concentrated blend of residential, retail, professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. The requested zoning of the subject property is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested “C-2 IDZ” zoning district on neighboring properties.

3. Suitability as Presently Zoned:

Staff supports rezoning the property. Although the property’s current “I-2” zoning is consistent with zoning in the surrounding area, the requested “C-2 IDZ” district would be more compatible with the designated Future Land Use and would allow uses more in character with surrounding development than the existing industrial district.

4. Health, Safety and Welfare:

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

5. Public Policy:

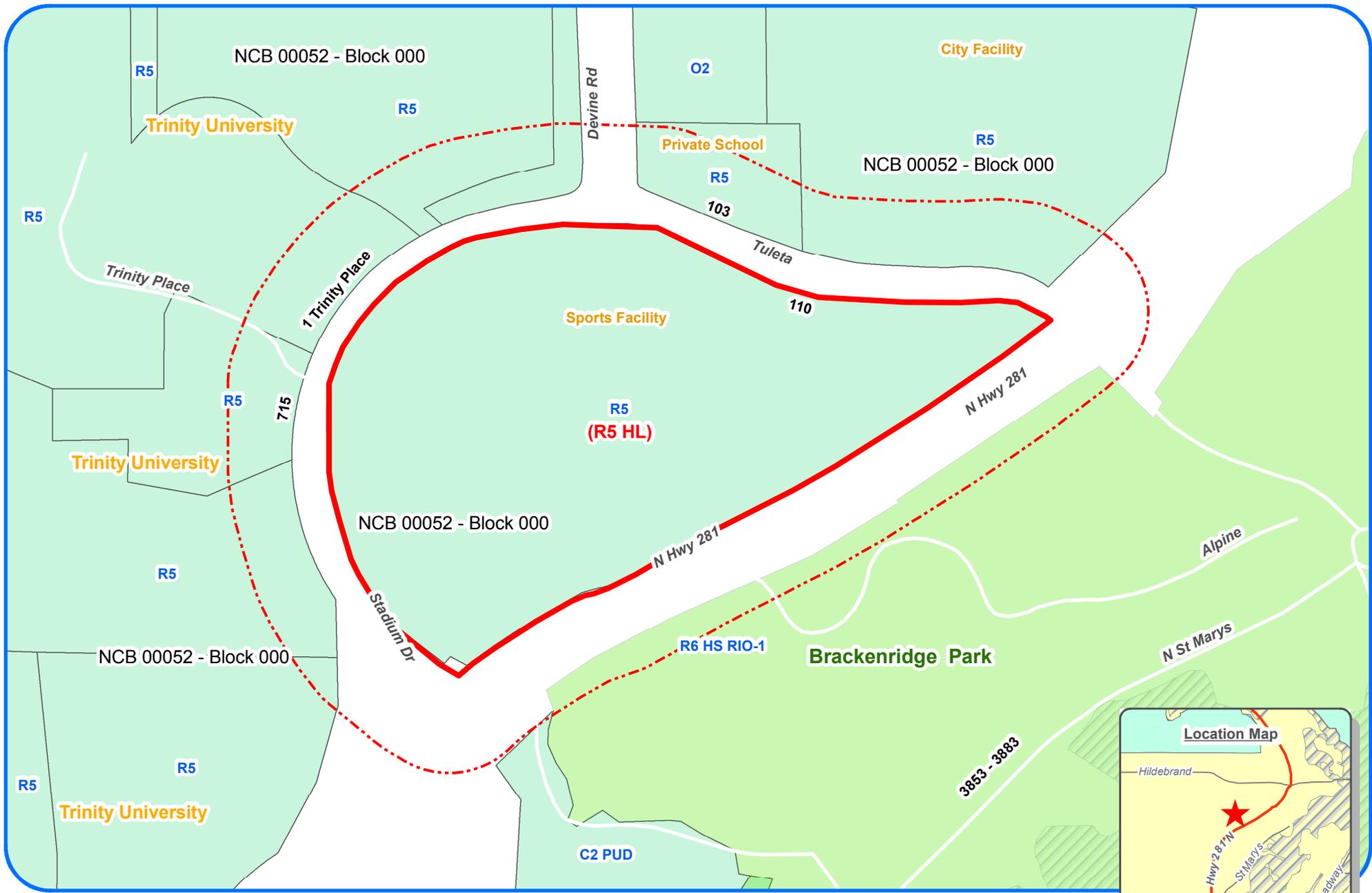
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property is 0.29 acres, which is of sufficient size to accommodate the “C-2 IDZ” zoning request.

7. Other Factors:

The requested zoning will allow appropriate reuse of an existing industrial structure in an area that is transitioning from industrial/residential mixed uses to a commercial/residential mixed use area.



Zoning Case Notification Plan

Case Z-2012-135

Scale: 1" approx. = 300 Feet
 Council District 1
 Subject Property Legal Description(s): NCB A52 - Block 000 - Lot 37 (ALAMO STADIUM SUBD)

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

Legend

- Subject Properties (21.030 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
 (06/05/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012135 HL

Hearing Date: June 19, 2012

Property Owner: San Antonio Independent School District (Ed Garza, President, SAISD Board of Trustees)

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 110 Tuleta Drive

Legal Description: Lot 37, NCB A-52

Total Acreage: 21.03

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-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "HL R-5 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 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938 and was originally zoned "A" Residential Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The property is developed as a football stadium which is owned and used by SAISD. In September 2011 the site was added to the National Register of Historic Places. Additionally, the subject property went before the San Antonio Historic and Design Review Commission and was issued a Certificate of Appropriateness on March 21, 2012.

Topography: The property does include a significant slope, but it will not have an affect regarding the zoning change request. The property is not in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5" Single-Family Residential District

Current Land Uses: University, private school and city facility

Direction: West

Current Base Zoning: "R-5" Single-Family Residential District

Current Land Uses: University

Direction: South

Current Base Zoning: "R-5" Single-Family Residential District, "R-6" Single-Family Residential District, "C-2" Commercial District

Current Land Uses: University, park

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

Transportation

Thoroughfare: Devine Road, Stadium Drive, Tuleta Drive

Existing Character: Local streets; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: North US Highway 281

Existing Character: Expressway; 3 lanes in each direction

Proposed Changes: None known

Public Transit: VIA bus lines 7 and 8 operate along Stadium Drive and Tuleta Drive.

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

Parking Information: The subject property is currently developed and used as a school stadium and convocation center. The zoning change request will not affect the range of allowable uses and there is no proposed change in use; therefore there is no change in the parking requirement.

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 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-5" base zoning district. Approval of the "HL" designation will require an additional review process for future exterior rehabilitation.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

7. Other Factors:

On March 21, 2012, 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 seven criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The subject property is currently owned by the San Antonio Independent School District, who is in support of the Historic Landmark designation.



CITY OF SAN ANTONIO

Z2012135

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

March 21, 2012

HDRC CASE NO: 2012-053
ADDRESS: 110 Tuleta
LEGAL DESCRIPTION: NCB A52 LOT 37
PUBLIC PROPERTY: YES
APPLICANT: San Antonio Conservation Society 107 King William
OWNER: San Antonio Independent School District
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a finding of historic significance for the Alamo Stadium and Gymnasium at 110 Tuleta Drive. The site was added to the National Register of Historic Places in September, 2011.

RECOMMENDATION:

Alamo Stadium (1940) and Gymnasium (1949) are part of an Art Modern sports complex within the San Antonio Independent School District. The facility is located at a former limestone quarry west of Brackenridge Park, and the stadium is integrated into the site. The stadium seats 23,000 and the gymnasium (now the Alamo Convocation Center) seats 5,000. The complex is constructed of native limestone.

The initial idea for a public stadium within the rock quarry surfaced in 1921, but with San Antonio's growing population and an increasing number of high schools, the concept for a public stadium gave way to the need for a high school sports stadium. The San Antonio Board of Education and Congressman Maury Maverick secured WPA funding in the 1930s, and the stadium was completed and dedicated in 1940. It was designed by San Antonio architects Phelps, Dewees, and Simmons with W.P. Simpson and Company as consulting engineers. The stadium was affectionately referred to as The Rockpile for its location within the former quarry. Four tile murals at the stadium entrance, by artists Henry Wedemeyer and Leonora Feiler, were fired by locally by renowned artist Ethel Wilson Harris, supervisor of the WPA arts and crafts division in San Antonio. The four 60-square-foot murals depict a century of sports in San Antonio (1840-1940) and are the largest WPA tile works in San Antonio.

The adjacent gymnasium, also designed by Phelps, Dewees, and Simmons, was constructed in 1949. The gymnasium originally contained locker and dressing rooms, offices, storerooms, bathrooms, concession stands, a clinic, and a 48-bed dormitory. Both buildings have remained within the San Antonio Independent School District and are still utilized for sports events today.

The main entrance to the stadium is on the west and is approached via a wide concrete walk lined with raised limestone planters with palm trees. A panoramic view of the city is available at this highest point on the site. The entrance features curved corners at the canopy and four entry bays with large stone columns housing the ticket booths. Over the canopy are four round windows with a press box at the upper level. The tile murals are located above each entry bay. The stadium is a bowl design with an eight lane track encircling the football field. The existing seating was added in 1965 and covered with fiberglass in 1978. A bond-funded renovation of the stadium took place in 1991.

2012-053
3/21/12

In 2011, Alamo Stadium and Gymnasium were listed in the National Register of Historic Places under Criterion A for Entertainment/Recreation at the local level for its role in local and regional sports. It was also nominated under Criterion C in the area of Architecture at the state level as an outstanding example of rustic Art Moderne institutional design of the New Deal Era, as an excellent example of a high school football stadium, and for its design, which is dependent on its siting in an abandoned rock quarry. It is also nominated at the state level in the area of Art for its large tile murals by artisans of the WPA Arts and Crafts Division.

Alamo Stadium and Gymnasium have been recommended eligible for historic landmark designation and for a finding of historic significance by Office of Historic Preservation staff under the following criteria:

Its identification with the work of a master builder, designer, or architect whose individual work has influenced the development of the community, county, state, or nation [35-607(b)3]; designed by the local architectural firm of Phelps, Dewees, and Simmons.

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction [35-607(b)5]; an example of rustic Art Moderne style applied to a stadium.

Its historical, architectural, or cultural character as a particularly fine example of a utilitarian structure [35-607(b)6]; a 1940 sports stadium reflecting the Art Moderne style whose design is carefully integrated into the site of a former rock quarry.

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]; a familiar icon near Brackenridge Park that has been utilized by SAISD since its opening in 1940.

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

It is distinctive in character, interest, or value; strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; has played a continuous role in SAISD sports since its opening.

It is an important example of a particular architectural type or specimen [35-607(b)12]. reflects the WPA era of Art Moderne design utilizing local limestone.

This recommendation is consistent with UDC Section 35-607.

COMMISSION ACTION:

Approval of a Finding of Historic Significance for the Alamo Stadium and Gymnasium at 110 Tuleta Drive and a recommendation to City Council for designation as a Historic Landmark (HL). Local HL designation applies only to the exterior of the structures.



Shanon Peterson
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2012-138 S

Council District 4

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 13372 - Block 001 - Lots 1, 2, 3, AND NCB 07973, Block 108, Lots 13-16, 21-24 and parts of Lenard & Ella St.

Legend

- Subject Properties (7.662 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
(06/04/2012 - 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 #: Z2012138 S

Hearing Date: June 19, 2012

Property Owner: Methodist Healthcare Ministries of South Texas Inc, Gilbert R & Sylvia Ann Ovalle, and Pedro A & Martha K Quinones

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 1201 Lenard (also known as 1406 and 1418 Fitch), 419, 323, 319, 311, 307 and 303 Berlin Avenue, and portions of Lenard and Ella Street

Legal Description: 7.662 acres out of Lots 13, 14, 15, 16, 21, 22, 23 and 24, Block 108, NCB 7973 and Lots 1, 2 and 3, Block 1, NCB 13372 and portions of Lenard and Ella Street

Total Acreage: 7.662

City Council District: 4

Case Manager: Micah Diaz, Senior Planner

Case History: This is the first public hearing for this zoning case. The request has been expedited to City Council for consideration on June 21, 2012.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2" AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center (on 2.312 acres) and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District (on 5.35 acres)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 6, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 15, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 107

Neighborhood Associations: None

Planning Team Members: 26 - Nogalitos/South Zarzamora Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property consists of seven separate parcels and two sections of right-of-way. The properties were annexed in 1944 (Ordinance 1391) and were originally zoned "E" Office District. In a 1957 City-initiated case, all the properties were rezoned "B" Two Family Residence District. In 1961, two of the properties were rezoned to "C" Apartment District. In 1970, another of the properties was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous "B", "C", and "B-2" base zoning districts converted to the current "R-4" Residential Single-Family District, "MF-33" Multi-Family District, and "C-2" Commercial District, respectively. The subject property is not platted in its current configuration; however all of the parcels have been previously platted through multiple recorded plats. The property is developed as a medical clinic and recreation/fitness center; the property previously included a daycare center which was demolished in 2009-2010. The proposed rezoning is meant to accommodate reconstruction of the daycare center and expansion of the existing medical and recreation facilities.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Single-family residences and a convenience store

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Columbia Heights Elementary School and Learning Center

Direction: South

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

Current Land Uses: Single-family residences

Direction: East

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: Lenard, Berlin Avenue, Fitch Street, Milvid Avenue, Ella and Lardner Street

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

Proposed Changes: A small portion of Lenard and a closed portion of Ella are included in this rezoning case. If the abandonment and transfer of ownership are approved for the included portion of Lenard, it will not be closed but will continue to serve as improved ingress/egress for the subject property.

Thoroughfare: West Southcross Boulevard

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

Proposed Changes: None known.

Public Transit: VIA bus line 515 operates south of the subject property, along West Southcross Boulevard. VIA bus line 46 operates east of the subject property, along Huron Street. The two bus lines provide six stops within a one-block radius 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: Off-street vehicle parking requirements are typically determined by the type of use and size of the development.

Daycare Facility

Minimum requirement: 1 space per 375 square feet of Gross Floor Area (GFA)

Maximum allowance: 1.5 spaces per 375 square feet of GFA

Medical Clinic

Minimum requirement: 1 space per 400 square feet of GFA

Maximum allowance: 1 space per 100 square feet of GFA

Recreation Center

Minimum requirement: 1.5 spaces per 1,000 square feet of GFA

Maximum allowance: 10 spaces per 1,000 square feet of GFA

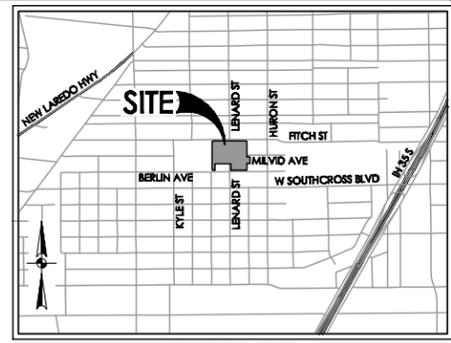
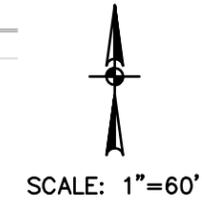
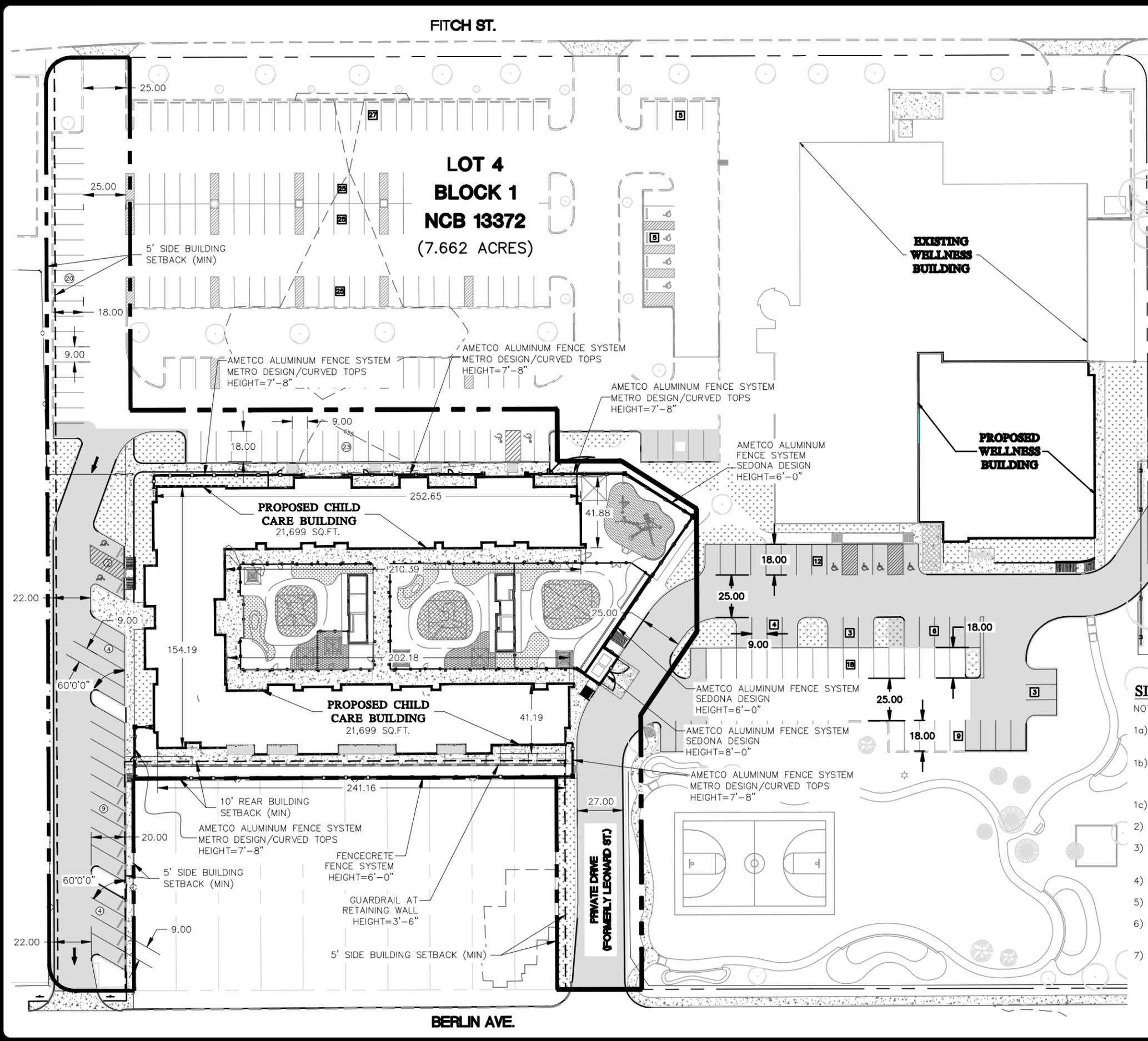
The Specific Use Authorization site plan shows 62 parking spaces for the daycare facility area, with 268 total parking spaces for the entire subject property area.

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

- 1. Consistency:** The subject property is located within the Nogalitos/South Zarzamora Community Plan and is identified as Low Density Residential in the future land use component of the plan. The proposed zoning changes are not consistent with the adopted future land use designation. A plan amendment request has been initiated, proposing a Public/Institutional land use designation for the property. Staff and Planning Commission both recommend approval of the plan amendment request.
- 2. Adverse Impacts on Neighboring Lands:** Staff has found no evidence of likely adverse impacts on neighboring properties. The existing uses have been in place for many years, providing services to the immediate neighborhood and surrounding community.
- 3. Suitability as Presently Zoned:** A majority of the subject property currently has “MF-33” zoning, which is not consistent with the adopted land use plan or with the surrounding single-family residential neighborhood, and deems the existing development as a legal nonconforming use.
- 4. Health, Safety and Welfare:** Staff has concerns about the range of uses permitted in the proposed “C-2NA” zoning district. Should the existing medical facility cease operations, the commercial zoning could allow a number of retail and services uses that may not be appropriate for the surrounding neighborhood. However, staff does support the continued use and proposed expansion of the existing medical and fitness facilities as well as the reconstruction of the daycare center.
- 5. Public Policy:** The existing and proposed uses support Goal 9 of the Nogalitos/South Zarzamora Community Plan which encourages conveniently located clinics and healthcare as well as increased access to services that contribute to a healthy lifestyle.
- 6. Size of Tract:** The subject property is of sufficient size to accommodate the proposed expansion and redevelopment along with all required parking.
- 7. Other Factors:** Per Section 35-514(d)(2)D, the property owner requests approval of additional fence height around the proposed daycare facility. The specific location and heights are shown on the Specific Use Authorization site plan. Staff recommends approval of this request.

This zoning case and the associated plan amendment were initiated by City Council through Resolution 2012-06-07-0016R.



LEGEND

- REZONING LIMITS
- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- EXISTING CURB
- PROPOSED PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- CHILD DEVELOPMENT CENTER PARKING SPACES

SITE PLAN REQUIREMENTS

NOTE: NUMBERING CORRESPONDING TO COSA REQUIREMENTS LIST

- 1a) BUILDINGS = 21,699 SQ.FT.
(SEE PLAN GRAPHICS FOR BUILDING DIMENSIONS)
- 1b) BUILDINGS = 21,699 SQ.FT.
PARKING, DRIVES, SIDEWALKS = 71,762 SQ.FT.
TOTAL = 93,461 SQ.FT.
- 1c) PARKING, DRIVES, SIDEWALKS = 71,762 SQ.FT.
- 2) MF-33 ZONING SETBACKS REQUIRED.
- 3) SEE PLAN GRAPHIC. TOTAL 62 PARKING SPACES:
58 REGULAR AND 4 ADA SPACES (SUBJECT TO CHANGE).
- 4) SEE PLAN GRAPHIC. NO BUFFERS REQUIRED.
- 5) SEE PLAN GRAPHIC
- 6) INTENDED USE IS FOR A CHILD CARE DEVELOPMENT CENTER AND OFFICE USES RELATED TO A COMMUNITY HEALTH & WELLNESS CAMPUS.
- 7) I, KEVIN C. MORIARTY (CHIEF EXECUTIVE OFFICER, METHODIST HEALTHCARE MINISTRIES), 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.



565 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

WESLEY HEALTH AND WELLNESS CAMPUS
SAN ANTONIO, TEXAS
SPECIFIC USE AUTHORIZATION SITE PLAN

JOB NO. 7070-20
DATE JUNE 2012
DESIGNER JG
CHECKED WK
DRAWN JG
SHEET 1 of 1

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