

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, June 21, 2011

12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1

Dan Martinez – District 2

Andrew Anguiano – District 3

Orlando Salazar – District 4

Vacant – District 5

Christopher Martinez – District 6

David Christian – District 7

Rick McNealy – District 9

Milton R. McFarland – District 10

Brenna Nava– District Mayor

Billy J. Tiller – District 8

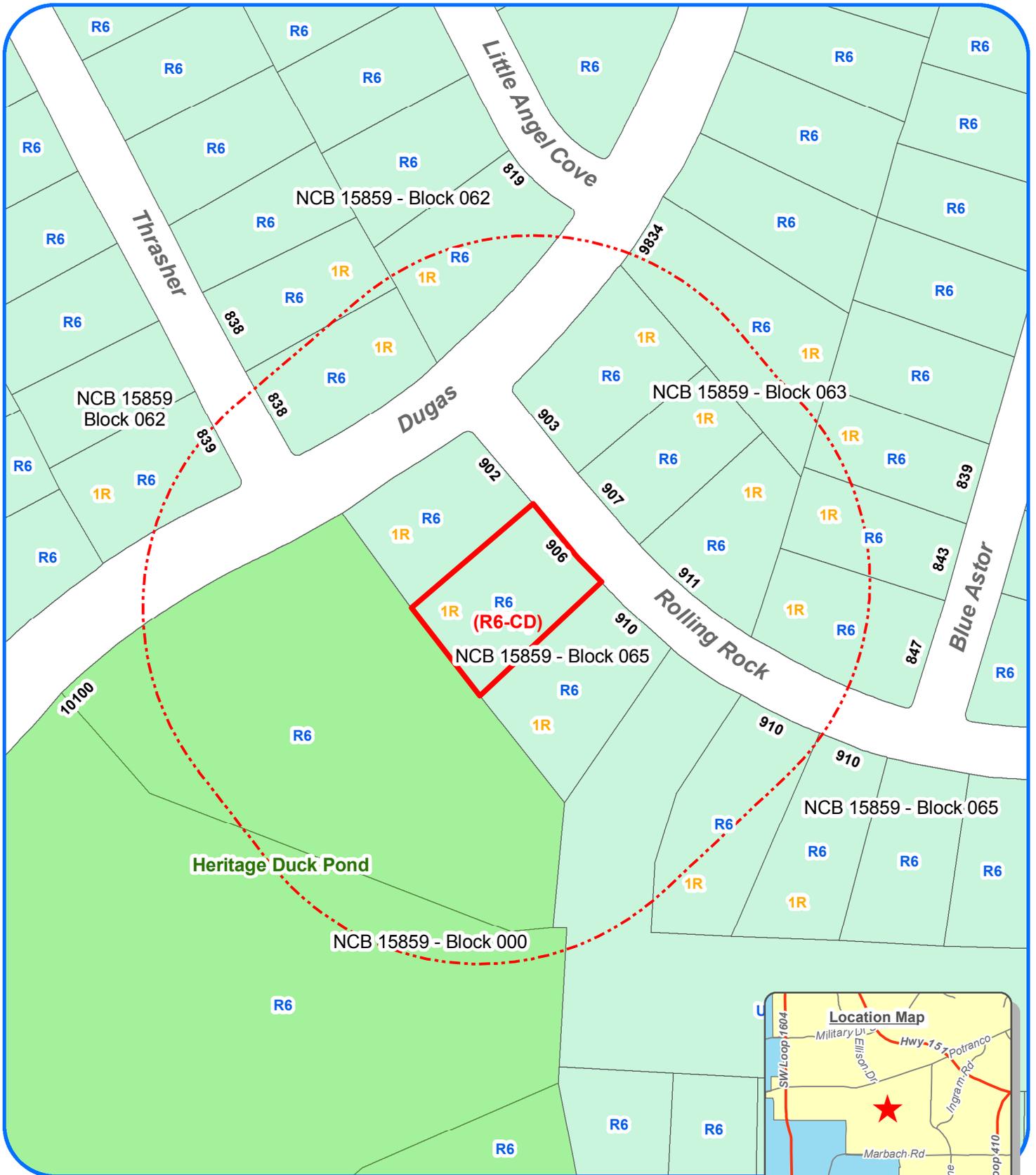
Chairman

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for June 21, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of May 17, 2011 and June 7, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011075 CD (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with six or more residents on Lot 29, Block 65, NCB 15859, 906 Rolling Rock.
7. **ZONING CASE NUMBER Z2011102 CD (Council District 6):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term on 4.393 acres of land out of Lot 9, NCB 18288, 8233 Potranco Road.
8. **ZONING CASE NUMBER Z2011114 (Council District 7):** A request for a change in zoning from “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for Townhomes at a Density of 11 units per acre with a Maximum of 33 Townhomes to “MF-25 AHOD” Multi-Family Airport Hazard Overlay District on Parcel 72C, NCB 18557, 7585 Mainland Drive.
9. **ZONING CASE NUMBER Z2011117 S (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD S” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Storage-Outside (Screening from Public ROWs and Adjacent Property Required) on Parcel 74D, NCB 15248, 8331 S. W. Loop 410.

10. **ZONING CASE NUMBER Z2011133 S (Council District 7):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-2 AHOD S” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on Lot 24, Block 8, NCB 9208, 2647 Culebra Road.
11. **ZONING CASE NUMBER Z2011136 (Council District 7):** A request for a change in zoning from “R-6 NCD-7 AHOD” Residential Single-Family Neighborhood Jefferson Conservation Airport Hazard Overlay District to “C-1 NCD-7 AHOD” Light Commercial Neighborhood Jefferson Conservation Airport Hazard Overlay District on Lot 73, Lot 74, Lot 75 and Lot 76, Block 19, NCB 7023, 1000 Block of Donaldson Avenue.
12. **ZONING CASE NUMBER Z2011141 HL (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “HL R-4 AHOD” Historic Landmark Residential Single Family Airport Hazard Overlay District on the south irregular 75.45 feet of Lot 12, Block 1, NCB 2275, 2103 West Houston Street.
13. **ZONING CASE NUMBER Z2011143 (Council District 8):** A request for a change in zoning from “R-4 MLOD-1” Residential Single-Family Military Lighting Overlay District, “R-4 MLOD-1 AHOD” Residential Single-Family Military Lighting Overlay Airport Hazard Overlay District and “C-3 MLOD-1” General Commercial Military Lighting Overlay District to “MF-18 MLOD-1” Limited Density Multi-Family Military Lighting Overlay District and “MF-18 MLOD-1 AHOD” Limited Density Multi-Family Military Lighting Overlay Airport Hazard Overlay District on 9.81 acres out of NCB 15825 located northeast of the intersection of UTSA Boulevard and Vance Jackson.
14. **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.
15. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2011-075

Council District 4

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15859 - Block 065 - Lot 29

Legend

- Subject Properties (0.223 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
(03/21/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011075 CD

Hearing Date: June 21, 2011

Property Owner: John Nlemadim

Applicant: John Nlemadim

Representative: Peter Uwakwe

Location: 906 Rolling Rock

Legal Description: Lot 29, Block 65, NCB 15859

Total Acreage: 0.2176

City Council District: 4

Case Manager: Micah Diaz, Planner

Case History: This is the fourth public hearing for this zoning case. The case was previously continued from the April 5th, April 19th and May 17th meetings.

Proposed Zoning Change

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with 6 or more residents

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 17, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 24, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 17, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Heritage Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
All directions	"R-6" Residential Single-Family District	Single-family residences and a public 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	Existing Character	Proposed Changes
Rolling Rock	Local street; one lane in each direction	None known.
Dugan Drive	Local street; one lane in each direction	None known.
Thrasher	Local street; one lane in each direction	None known.

Public Transit: VIA bus line 613 operates along Potranco Road to the north, along Dugas Drive to the west, and along South Ellison Drive and Hayloft Lane to the south 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: Parking requirements for assisted living facilities are determined as follows:

Minimum Parking Requirement: 0.3 of a space per room

Maximum Parking Requirement: 1 space per room

The existing facility provides two parking spaces in the driveway, including one ADA accessible space. The property may accommodate 8 rooms with the existing parking. The requisite site plan indicates the existing driveway being used as one ADA accessible parking space with loading area, a proposed second driveway leading to the back of the structure, and two additional parking spaces in the rear yard.

Staff Analysis and Recommendation: Approval

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

Property History: The subject property was annexed in 1995 (Ordinance 83136) and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The surrounding neighborhood, including the subject property, was platted in 1981. The single-family residence was originally constructed in 1982, but currently is being used as an assisted living facility.

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 area. The subject property is located within the “Suburban Tier” in the future land use component of the sector plan. Both the current and requested zoning are consistent with the land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on the surrounding neighborhood. The proposed additional parking in the rear yard will minimize on-street parking while also maintaining the residential character of the property and neighborhood.

3. Suitability as Presently Zoned:

The existing single-family zoning district permits assisted living facilities and community homes with five or fewer residents, such as the one currently operated on the subject property. The purpose of the requested zoning change is to allow six or more residents in the existing facility. Approval of the requested conditional use may allow a small increase in the possible number of residents that may be accommodated in the existing structure. The actual number of permitted residents will be determined by the State of Texas, through the licensing and inspection process.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Staff supports continued use of the subject property as an assisted living facility. Staff also does not object to allowing the facility to increase the number of residents; however, such an increase should be permitted in a way that does not upset the character of the surrounding neighborhood. The request of a conditional use allows the City to place a limit on the number of possible residents allowable at the facility. This ensures the character of the facility remains compatible with the surrounding neighborhood.

5. Public Policy:

None.

6. Size of Tract:

Regardless of the base zoning district, if the facility is permitted to house six or more residents it will be obligated to meet international building code requirements for larger congregated living facilities. Ultimately, the number of residents will be limited by the improvements made (including available parking) and the State of Texas licensing requirements.

7. Other Factors:

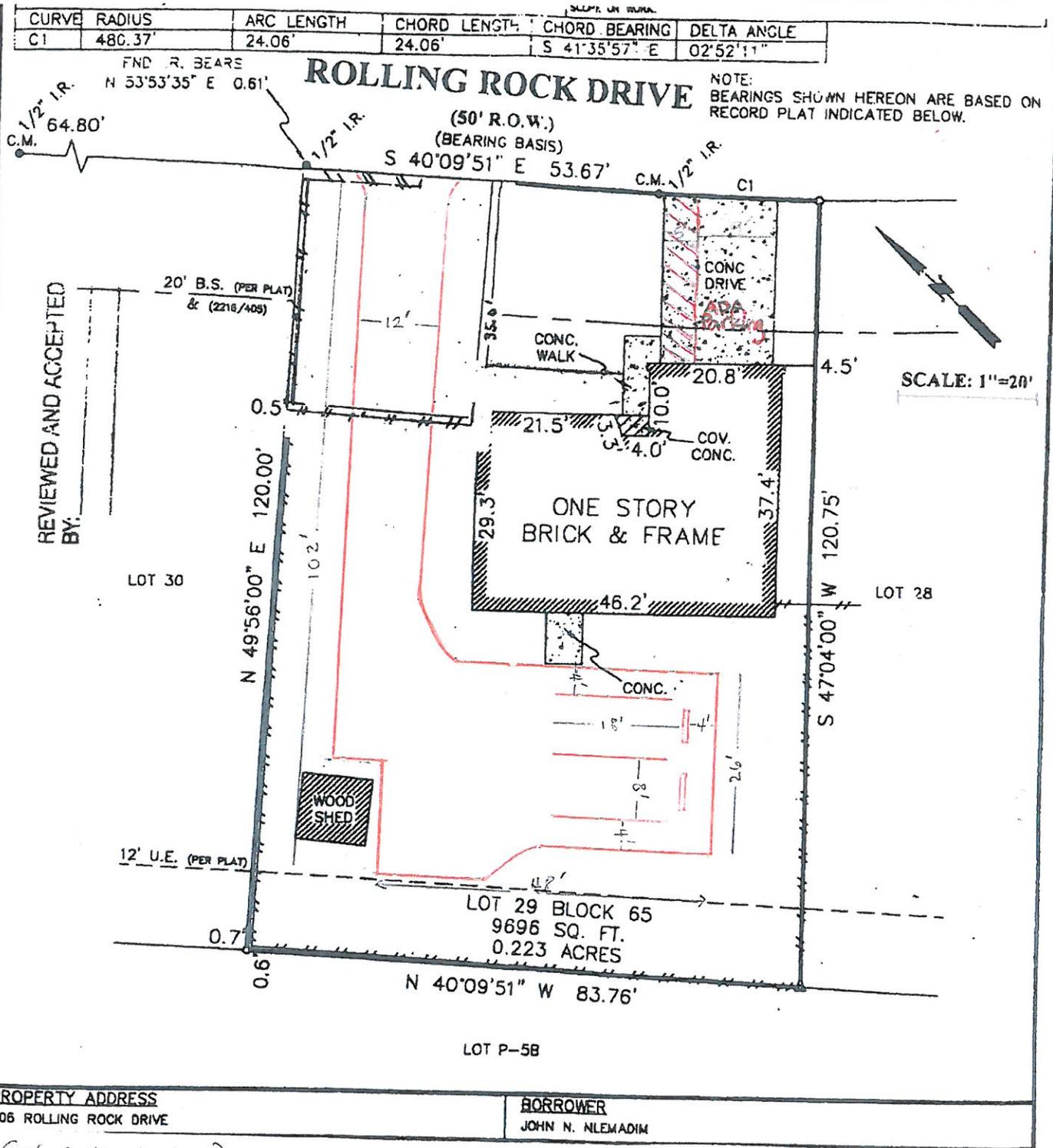
Per Section 35-422 of the Unified Development Code, the following conditions apply to all conditional use requests in residential zoning districts:

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

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

- 1. The facility shall be limited to a maximum of eight residents.

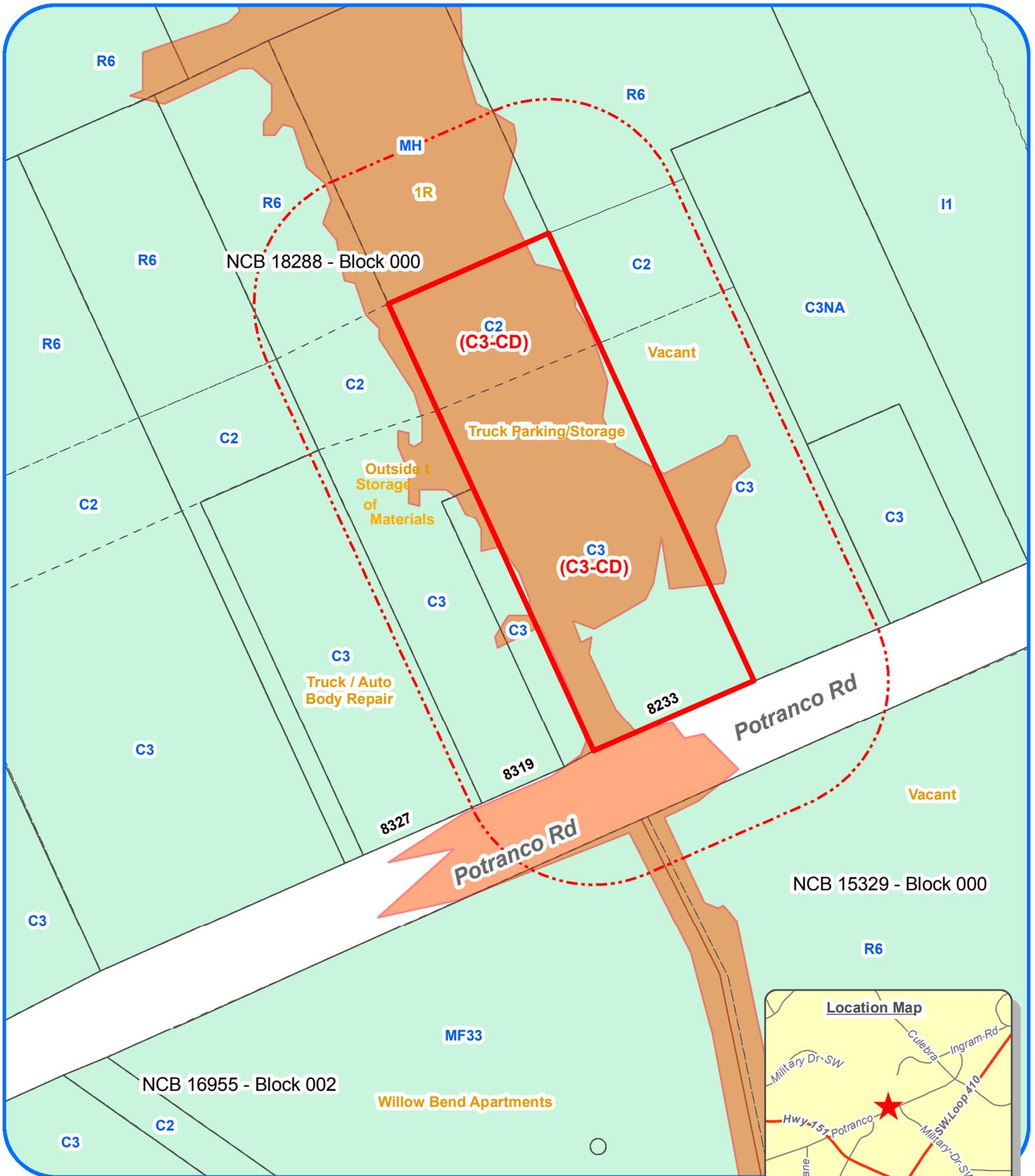
22011075



906 Rolling Rock Dr.
San Antonio, TEXAS 78245

CONDITIONAL USE FOR ASSISTED
LIVING FACILITY

I, John N. Nlemadim, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with the all applicable provision of the Unified Development Code. Additionally, we understand that Council approval of a Site plan in conjunction with a rezoning case does not relieve us from adherence to any/all City adopted Code.
Note: The only addition to current existing structure is a 2 car parking at the back end drive through.



Zoning Case Notification Plan

Case Z-2011-102 CD

Council District 6

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): A Portion of NCB 18288 - Block 000 - Lot 9

Legend

- Subject Properties ——— (4.393 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
(03/30/2011 - E Hart)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011102 CD
Hearing Date: June 21, 2011
Property Owner: Filiberto and Arnulfo Gonzalez
Applicant: Beatriz Gonzalez
Representative: Beatriz Gonzalez
Location: 8233 Potranco Road
Legal Description: Being 4.393 acres of land out of Lot 9, NCB 18288
Total Acreage: 4.393
City Council District: 6
Case Manager: Pedro Vega, Planner
Case History: This is the second public hearing for this zoning request. Continuance (Applicant's request) from May 17, 2011

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Parking And/Or Storage - Long Term

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 April 6, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 31, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The property was annexed in December of 1994. The property was zoned Temporary "R-1" Single-Family Residence District upon annexation. In June of 1996, the 4.393 acre site was part of a large-area rezoning and was granted a zoning change from Temporary "R-1" Single Family Residence District to "B-3" Business District and "B-2" Business District. Upon adoption of the 2001 Unified Upon adoption of the 2001 Unified

Development Code, the previous zoning districts converted to the current "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District.

Topography: The subject property is relatively flat and has physical characteristics that are likely to affect development. The overall scale of any development will be somewhat limited due to the presence of Ranch Creek and the resulting flood plain. According to the most recent 100-year FEMA flood map, the subject property is located within the floodplain.

Adjacent Zoning and Land Uses

Direction: Northeast

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

Current Land Uses: Vacant

Direction: Southwest

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

Current Land Uses: Outside Storage of Materials

Direction: Northwest

Current Base Zoning: "MH AHOD"

Current Land Uses: Single-Family Dwelling

Direction: Southeast across Potranco Road

Current Base Zoning: "R-6 AHOD"

Current Land Uses: 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: Potranco Road

Existing Character: Secondary arterial two lanes in each direction with median

Proposed Changes: None known.

Public Transit: VIA bus line 620 operates along Potranco Road, with multiple bus stops in the vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: Minimum Parking Requirement: None. Maximum Parking Requirement: None.

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 adopted April 21, 2011. The zoning application was submitted before adoption of the Sector Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the Conditional Use will not have an adverse impact on the neighborhood because the development pattern along Potranco Road supports intensive commercial uses. The nearest residential neighborhood is more than 1500 feet away; while access to the nearest residential neighborhood is almost 2600 feet away, along Potranco Road.

3. Suitability as Presently Zoned:

The current "C-3 AHOD" and "C-2 AHOD" zoning and proposed "C-3 CD AHOD" zoning are both appropriate for the area. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance (Parking And/Or Storage - Long Term) approving the conditional zoning district.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The 4.393 acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed Parking And/Or Storage - Long Term use. The applicant has submitted a site plan to comply with the Conditional Use requirements.

7. Other Factors:

Staff finds the requested Conditional Use for Parking And/Or Storage - Long Term to be appropriate for the subject property due to its position within the floodplain and surrounding uses. The applicant is seeking a zoning change to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Parking And/Or Storage - Long Term to bring existing use into compliance with the UDC. Further, the current base zoning is not changing.

REMAINING PORTION OF
LOT 9
POTRANCO ROAD SUBDIVISION
(9534/191)

N66°17'08"E
260.86'



PATIO

Re-zoning for C3 CD AHOV
Conditional use for Parking
and/or Storage - long term

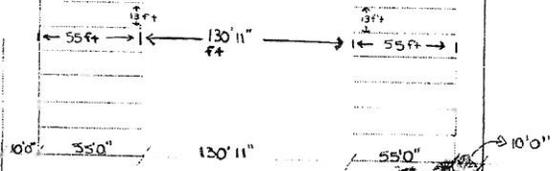
4.393
ACRES

I, Eliberto Gonzalez & Arnulfo Gonzalez, the property owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

733'-6"

77 PARKING SPACES

Each Parking Space
is 13ft wide
and 55ft in length



RE-ZONING SURVEY

BEING 4.393 acres of land, more or less, out of the Elizabeth Plumett Survey No. 72, Abstract 576, County Block 4433, City of San Antonio, Bexar County, Texas and also being out of a 6.902 acre tract described as Lot 9, N. C. B. 18288, Potranco Road Subdivision as recorded in Volume 9534, Page 191 of the Deed and Plat Records of Bexar County, Texas.

POTRANCO ROAD
(70' R.O.W.)

MR AND MRS GONZALEZ
LOT 9 BLOCK NCB 18288



Zoning Case Notification Plan

Case Z-2011-114

Council District 7

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 18557 - Block 000 - Parcel P-72C

Legend

- Subject Properties (3.121 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(04/11/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011114

Hearing Date: June 21, 2011

Property Owner: Virginia & Robert Broll

Applicant: Cassandra C. Ortiz

Representative: Robert J. Perez

Location: 7585 Mainland Drive

Legal Description: Parcel 72C, NCB 18557

Total Acreage: 3.121 acres

City Council District: 7

Case Manager: Micah Diaz, Planner

Case History: This is the third public hearing for this zoning case. The case was continued from the May 3rd Zoning Commission hearing, due to a delay in the Northwest Community Plan update process; and was continued from the June 7th Zoning Commission hearing at the applicant's request.

Proposed Zoning Change

Current Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Townhomes at a Density of 11 units per acre with a Maximum of 33 Townhomes

Requested Zoning: "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 17, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: None registered

Planning Team Members: 29 – Northwest Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1992 (Ordinance 76896), and was originally zoned "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning

district converted to “R-6” Residential Single-Family District. In a 2007 case, the property was rezoned to the current “R-6 CD” Residential Single-Family District with a Conditional Use for Townhomes at a density of 11 units per acre with a maximum of 33 townhomes. The property is undeveloped and unplatted.

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: “PUD R-5” Planned Unit Development Residential Single-Family District

Current Land Uses: Single-family residences, access/drainage easement

Direction: West

Current Base Zoning: “R-6” Residential Single-Family District

Current Land Uses: Single-family residence

Direction: South and East

Current Base Zoning: “C-3” General Commercial District and “I-1” General Industrial District

Current Land Uses: Northside ISD maintenance facility and child nutrition program

Direction: East

Current Base Zoning: “C-3NA” General Commercial Nonalcoholic Sales District and “PUD R-4” Planned Unit Development Residential Single-Family District

Current Land Uses: Undeveloped parcel 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: Mainland Drive

Existing Character: Collector; two lanes each direction; partial side walk

Proposed Changes: None known. Turn lanes may be required due to limited sight distance.

Thoroughfare: Coral Springs

Existing Character: Collector; one lane each direction; partial sidewalks

Proposed Changes: None known

Thoroughfare: Mainland Square and East Melrose Drive

Existing Character: Local streets

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. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements for multi-family uses are determined by the number of dwelling units.

Minimum Parking Requirement: 1.5 spaces per unit

Maximum Parking Requirement: 2 paces per unit

Staff Analysis and Recommendation: Approval, pending plan update.

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

1. Consistency: The subject property is located within the Northwest Community Plan area, and is currently designated as Low Density Residential in the Future Land Use component of the Community Plan. However, the Planning and Community Development staff is completing the 5-year update process for the entire Northwest Community Plan document, including the Future Land Use plan.

Within the proposed update, staff recommends amending the subject property's land use designation to High Density Residential, which is consistent with the zoning change request. The Planning Commission recommended approval of staff's proposal at their May 25, 2011 public hearing.

2. Adverse Impacts on Neighboring Lands: The subject property is an undeveloped parcel, immediately surrounded to the west by additional undeveloped property and to the north by a drainage/access easement and the Mainland Square residential subdivision. The existing platted easement provides a significant buffer between the proposed multi-family uses and the existing single-family neighborhood.

Traffic on Mainland Drive is hazardous due to considerable curves in the roadway that create areas of limited-sight. This situation will be a hurdle for any type of development on the subject property and neighboring parcel. However, improvements to the thoroughfare are unlikely without future development.

3. Suitability as Presently Zoned: The existing zoning on the subject property allows residential development of single-family uses or townhomes up to a density of 11 units per acre, along with limited nonresidential uses such as a church, school, or assisted living facility with five or fewer residents.

Although the existing zoning and conditional use may be appropriate for the subject property, staff finds the property's location to also be well-suited for higher-density multi-family development. Multi-family developments should be located in a manner that does not route traffic through other lower-density residential areas; and therefore, are appropriately located along arterial or collector thoroughfares. Additionally, high density residential uses are appropriately located along the periphery of low density residential subdivisions, creating a suitable transition between single-family development and commercial uses.

4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy: None.

6. Size of Tract: The subject property is approximately 3 acres in size. Should the requested zoning be approved, the property may accommodate multi-family development with as many as 75 total dwelling units.

The current zoning and conditional use allows the development of townhomes with as many as 33 total dwelling units.

7. Other Factors: The Unified Development Code includes the following definitions:

Dwelling, multi-family. A dwelling or group of dwellings on one (1) lot containing separate living units for five (5) or more families, but which may have joint services or facilities.

Townhouse. A building that has one-family dwelling units erected in a row as a single building on adjoining lots, each being separated from the adjoining unit or units by a fire wall (to be constructed in accordance with city codes and ordinances), along the dividing lot line, and each such building being separated from any other building by space on all sides.

The main differences between the two uses are based on platting and building code regulations – not on permitted density, owner occupation, or occupant income/lease value. Additionally, townhomes and other types of single-family structures are permitted uses in the "MF-25" Multi-Family District.



Zoning Case Notification Plan

Case Z-2011-117 S

Council District 4

Scale: 1" approx. = 250 Feet

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

Legend

- Subject Properties ——— (9.066 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(04/26/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011117 S

Hearing Date: June 21, 2011

Property Owner: Swinerton Incorporated

Applicant: Linda Schowalter CFO/SVP

Representative: Brown & Ortiz, P. C.

Location: 8331 S. W. Loop 410

Legal Description: Parcel 74D, NCB 15248

Total Acreage: 9.0660

City Council District: 4

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 4, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 13, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: People Active In Community Efforts (PACE)

Planning Team Members: 30 (United Southwest Communities Plan)

Applicable Agencies: None

Property Details

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

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

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6 AHOD"

Current Land Uses: Vacant Land

Direction: South

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

Current Land Uses: Vacant Land and Church

Direction: East

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

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

Direction: West

Current Base Zoning: "R-6 AHOD"

Current Land Uses: Single-Family Dwellings

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

Transportation

Thoroughfare: S. W. Loop 410 Access Road

Existing Character: Expressway

Proposed Changes: None known.

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

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

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

Staff Analysis and Recommendation: Denial. Pending Master Plan Amendment.

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

1. Consistency:

The subject property is located within the United Southwest Communities Plan and is currently designated as "Community Commercial" in the Future Land Use Plan. The zoning request is inconsistent with the Future Land Use designation. The applicant has submitted a Master Plan Amendment that was considered and continued by the Planning Commission on May 11, 2011. Planning and Community Development Department Staff recommends Denial of the Master Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will have an adverse impact on the neighborhood.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

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

DEVELOPER:

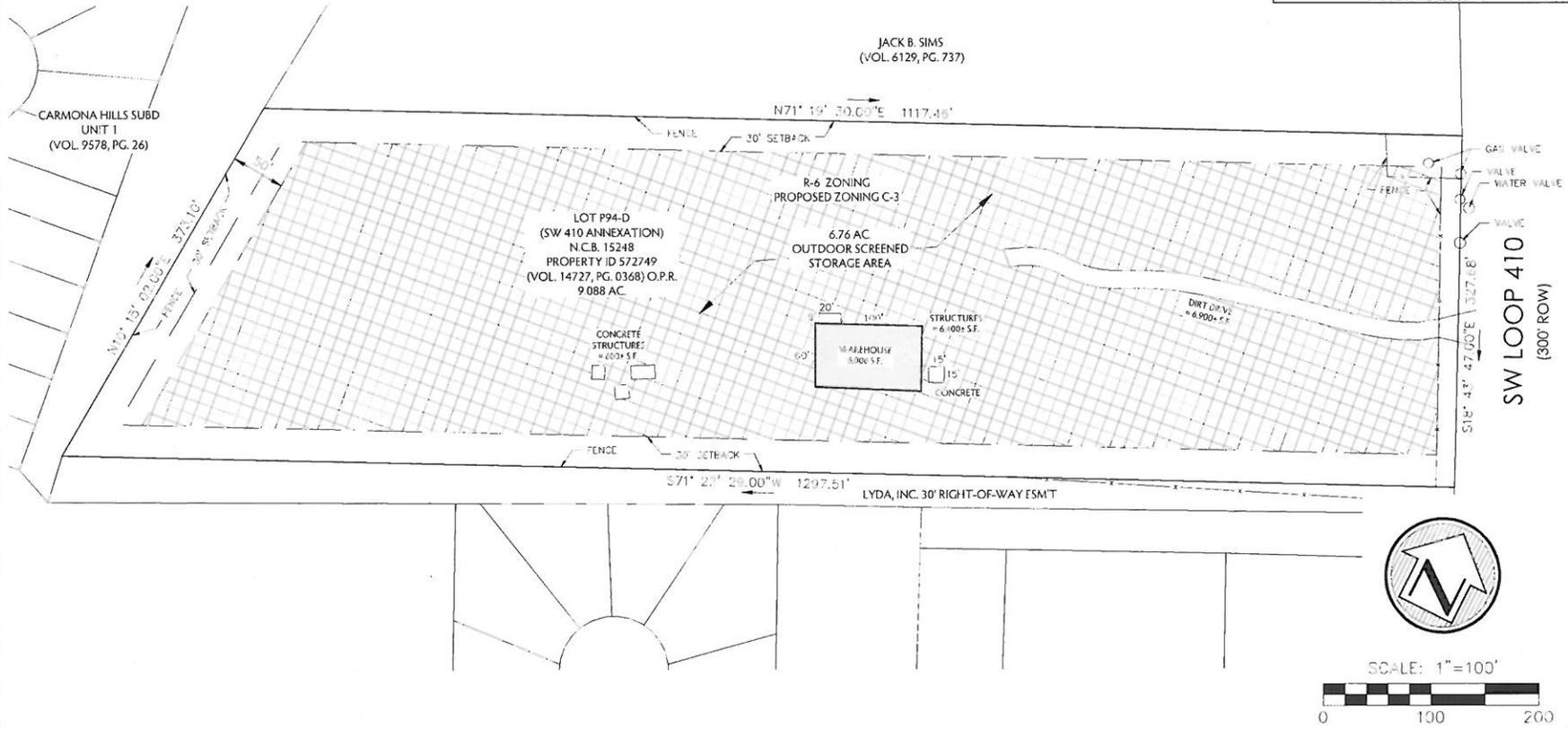
SWINERTON INCORPORATED
 260 TOWNSEND STREET
 SAN FRANCISCO, CA 94107
 CONTACT: LINDA SCHOWALTER

ENGINEER:

M.W. CUDE ENGINEERS, LLC
 ATTN: CHRISTOPHER R. DICE, P.E.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 PHONE: (210) 681-2951
 FAX: (210) 523-7112
 EMAIL: cdice@mwcude.com

I, SWINERTON INCORPORATED, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY / ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS

# OF LOTS	ACREAGE
1	9.088



8331 SW LOOP 410
 SITE PLAN EXHIBIT

CUDE ENGINEERS
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 TEL 210.681.2951 • FAX 210.523.7112
 WWW.MWCUDE.COM
 TBP REGISTERED ENGINEERING
 FIRM #455



2012 10:25:20 AM C:\p\projects\8331\8331.dwg 23/11/2012 Page 6

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

JOB NO. 102172903

DATE: 20110510



Zoning Case Notification Plan

Case Z-2011-133 S

Council District 7

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 09208 - Block 008 - Lot 24

Legend

- Subject Properties (0.31 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
(06/06/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011133 S
Hearing Date: June 21, 2011
Property Owner: Shaver and Harris Trust, (Robby Frank)
Applicant: Integrated Ventures, L. L. C., (Waylon Longino)
Representative: Robert Grant
Location: 2647 Culebra Road
Legal Description: Lot 24, Block 8, NCB 9208
Total Acreage: 0.3133
City Council District: 7
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution.

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 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 17, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Woodlawn Lake Community Association

Planning Team Members: 22 (Near Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a one story structure. According to the Bexar County Appraisal District, the structure was constructed in 1982. The subject property was annexed in December of 1946 and totals approximately 0.3133 acres. The property was zoned "B" Residence District upon annexation. In October of 1973, the 0.3133 acre site was granted a zoning change from "B" Residence District to "B-3" Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-3 AHOD" General Commercial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4 AHOD"

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: "C-3 AHOD"

Current Land Uses: Commercial Use

Direction: South across Culebra Road

Current Base Zoning: "C-2 AHOD"

Current Land Uses: Parking and Commercial Use

Direction: West across North General McMullen Drive

Current Base Zoning: "C-2 AHOD"

Current Land Uses: Restaurant

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

Transportation

Thoroughfare: Culebra Road

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

Proposed Changes: None known.

Thoroughfare: North General McMullen Drive

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the numbers 82 and 282 line which operate along Culebra Road and 524 which operates along North General McMullen Drive.

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

Parking Information: Minimum Parking Requirement: 1 per 1,000 square feet of GFA. Maximum Parking Requirement: 1 per 200 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 Near Northwest Community Plan and is currently designated as "Low Density Residential" in the Future Land Use Plan. The zoning request is inconsistent with the Future Land Use designation. The applicant has submitted a Master Plan Amendment that was considered and Approved by the Planning Commission on June 8, 2011. Planning and Community Development Department Staff recommends Approval of the Master Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. The alley to the north serves as an additional buffer between the Single-Family Dwellings and the 0.3133 acre site.

3. Suitability as Presently Zoned:

The current "C-3 AHOD" General Commercial Airport Hazard Overlay District and proposed "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution are both appropriate for the area. The "C-2 AHOD S" Commercial Airport Hazard Overlay District for the subject property would facilitate business growth in the area that is consistent with the established commercial corridor along Culebra Road and North General McMullen Drive.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. No outdoor storage or display of goods shall be permitted except for outdoor dining.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.3133 acres, which should be able to reasonably accommodate the proposed commercial use. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

7. Other Factors:

The applicant is requesting this zoning change and plan amendment to construct a Specified Financial Institution on the 0.3133 acre site. The structure will be approximately 3,820 square feet and will provide for on-site parking and landscape buffering as required. The purpose of the specific use criterion of Specified Financial Institutions is to ensure that these uses do not become overly prevalent in any one general area. Currently, there are no existing Specified Financial Institutions in the general area.

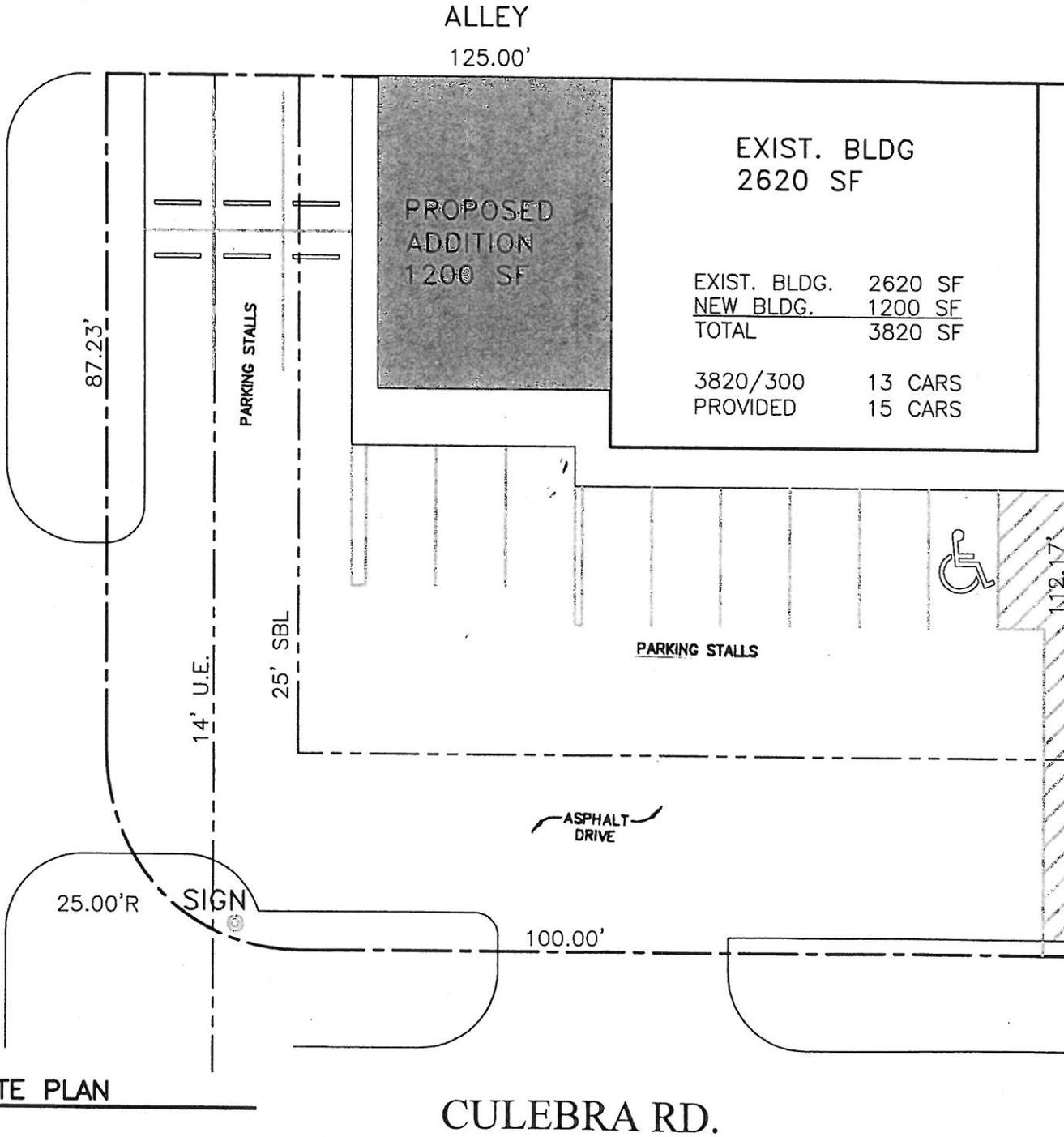
The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and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

Z201188 S

GEN. McMULLEN DR.

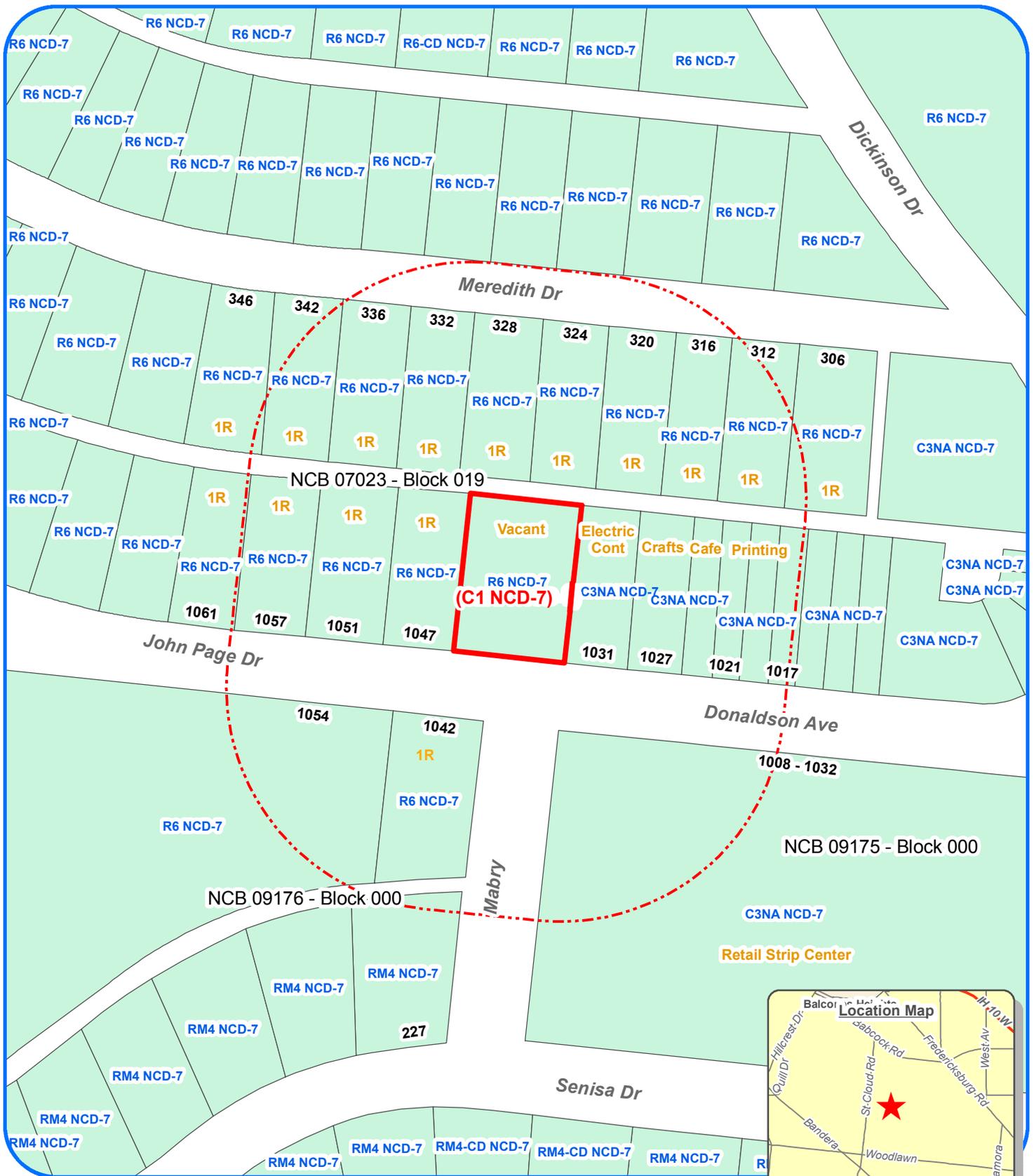


PRELIM SITE PLAN
1" = 20'-0"



I, Robert Grant, authorized agent for property owner, acknowledge that this site plan submitted for the purpose of rezoning the property is accordance with all applicable provisions of teh Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me (or owner) from adherence to any/all City adopted Codes at the time of plan submittal for building permits.





Zoning Case Notification Plan

Case Z-2011-136

Council District 7

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 07023 - Block 019 - Lots 73 thru 76

Legend

- Subject Properties ——— (0.326 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
(05/11/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011136
Hearing Date: June 21, 2011
Property Owner: Armando and Maria Rodriguez
Applicant: Jose Gallegos
Representative: Jose Gallegos
Location: 1000 Block of Donaldson Avenue
Legal Description: Lot 73, Lot 74, Lot 75 and Lot 76, Block 19, NCB 7023
Total Acreage: 0.326
City Council District: 7
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood Conservation Airport Hazard Overlay District.

Requested Zoning: "C-1 NCD-7 AHOD" Light Commercial Jefferson Neighborhood Conservation Airport Hazard Overlay District.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 17, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Jefferson Neighborhood Association and Woodlawn Lake Community Association

Planning Team Members: 22 (Near Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The subject property was annexed in 1940 and was originally zoned "B" Residence District. In November of 1986, the 0.326 acre site was part of a rezoning that changed the zoning to "R-1" Single-Family Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood

Conservation Airport Hazard Overlay District. The Jefferson Neighborhood Conservation District was adopted April 16, 2009.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6 NCD-7 AHOD"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "R-6 NCD-7 AHOD" and "C-3NA NCD-7 AHOD"

Current Land Uses: Retail Strip Center and Single-Family Dwelling

Direction: East

Current Base Zoning: "R-6 NCD-7 AHOD"

Current Land Uses: Commercial Uses

Direction: West

Current Base Zoning: "C-3NA NCD-7 AHOD"

Current Land Uses: Single-Family Dwellings

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

The Jefferson Neighborhood Conservation District (NCD-7) is an overlay zoning district that contains design guidelines for new development. Property owners, together with Planning staff, develop the design guidelines. These guidelines can address building height, size, massing, signage, building orientation, sidewalk location, etc.

Transportation

Thoroughfare: Donaldson Avenue

Existing Character: Collector Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the numbers 506 line which operate along Donaldson Avenue.

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

Parking Information: Minimum Parking Requirement: 1 per 300 square feet of GFA. Maximum Parking Requirement: 1 per 200 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 Near Northwest Community Plan and is currently designated as "Urban Low Density Residential" in the Future Land Use Plan. The zoning request is inconsistent with the Future Land Use designation. The applicant has submitted a Master Plan Amendment that was considered and

Approved by the Planning Commission on June 8, 2011. Planning and Community Development Department Staff recommends Approval of the Master Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. The "C-1" Light Commercial land use category includes uses that are compatible with neighboring uses and may be placed in close proximity to residential uses. The alley to the north serves as an additional buffer between the Single-Family Dwellings and the 0.326 acre site.

3. Suitability as Presently Zoned:

The current "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood Conservation Airport Hazard Overlay District and proposed "C-1 NCD-7 AHOD" Light Commercial Jefferson Neighborhood Conservation Airport Hazard Overlay District are both appropriate for the area. The proximity of established commercial uses on the east and south side of the 0.326 acre site make it appropriate for Light Commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. No external sound systems or live music shall be allowed. No outdoor storage or display of goods shall be permitted, except for outdoor dining.

5. Public Policy:

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

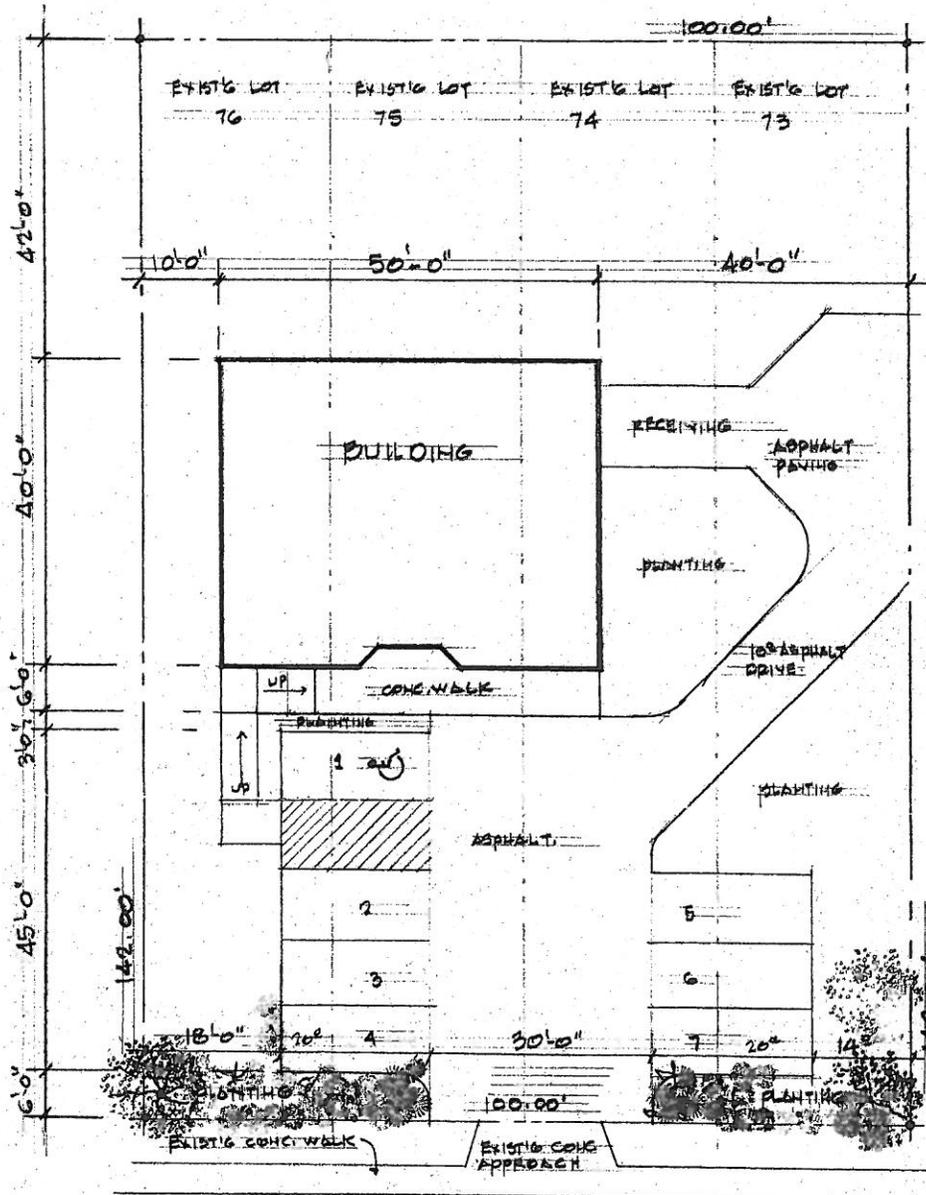
6. Size of Tract:

The subject property is 0.326 acres, which should be able to reasonably accommodate the proposed commercial use.

7. Other Factors:

The applicant is requesting this zoning change and plan amendment to construct a Flower Shop on the 0.326 acre site. The structure will be approximately 2,000 square feet and will provide for on-site parking and landscape buffering as required.

The request for Neighborhood Commercial land use expands the existing Commercial node already established at the corners of Donaldson Avenue and Mabry Place and will allow for continued development of this existing commercial area in accordance with the desires of the community as outline in Objective 2.2 of the Near Northwest Community Plan.



LEGAL SUMMARY
 JEFFERSON PLAZER SUBD
 VOL. 980 PAGE 325 DEED RECORDS
 DONALDSON AVE
 LOTS 73, 74, 75, 76
 BLOCK 19
 NCB 1023

DONALDSON AVE.

PLOT PLAN

60' 116 1/2" 150"

BUILDING PROPOSAL
 FLOWER SHOP - MAX. 2,000 S.F.
 6 PARKING SPACE - 9' X 20' EA.
 1 VAN ACCESSIBLE PARKING SPACE

PROPOSED FLOWER SHOP

HARDY & ASSOCIATES
 TEL/FAX - 210-294-9462





Zoning Case Notification Plan

Case Z-2011-141 HL

Council District 1

Scale: 1" approx. = 100 ft.

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

Legend

- Subject Properties (0.1148 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(05/31/2011 - E Hart)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011141 HL
Hearing Date: June 21, 2011
Property Owner: Robert Enriquez
Applicant: City of San Antonio, Office of Historic Preservation
Representative: City of San Antonio, Office of Historic Preservation
Location: 2103 West Houston Street; Located northwest of the intersection of West Houston Street and North Trinity.
Legal Description: The south irregular 75.45 feet of Lot 12, Block 1, NCB 2275
Total Acreage: 0.1148
City Council District: 1
Case Manager: Brenda Valadez, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

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

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

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

The property is located within the City Limits as they were recognized in 1936, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Single-Family Residential District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Church

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: West Houston Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: North Trinity

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

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

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

Parking Information: Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: 2 per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

On April 6, 2011, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

2103 W. Houston Statement of Significance

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

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

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

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

22011141



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

April 06, 2011

HDRC CASE NO: 2011-071

ADDRESS: 2103 W Houston St

LEGAL DESCRIPTION: NCB 2275 BLK 1 LOT S IRR 75.45 FT OF 12

APPLICANT: City of San Antonio, Historic Preservation P.O. Box 839966

OWNER: Robert Enriquez

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance.

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

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

RECOMMENDATION:

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

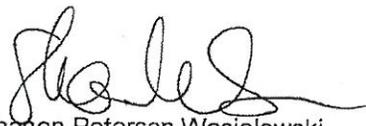
- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5]: an intact example of an early 20th century Queen Anne style residence;
- Its unique location or singular physical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

2011-071

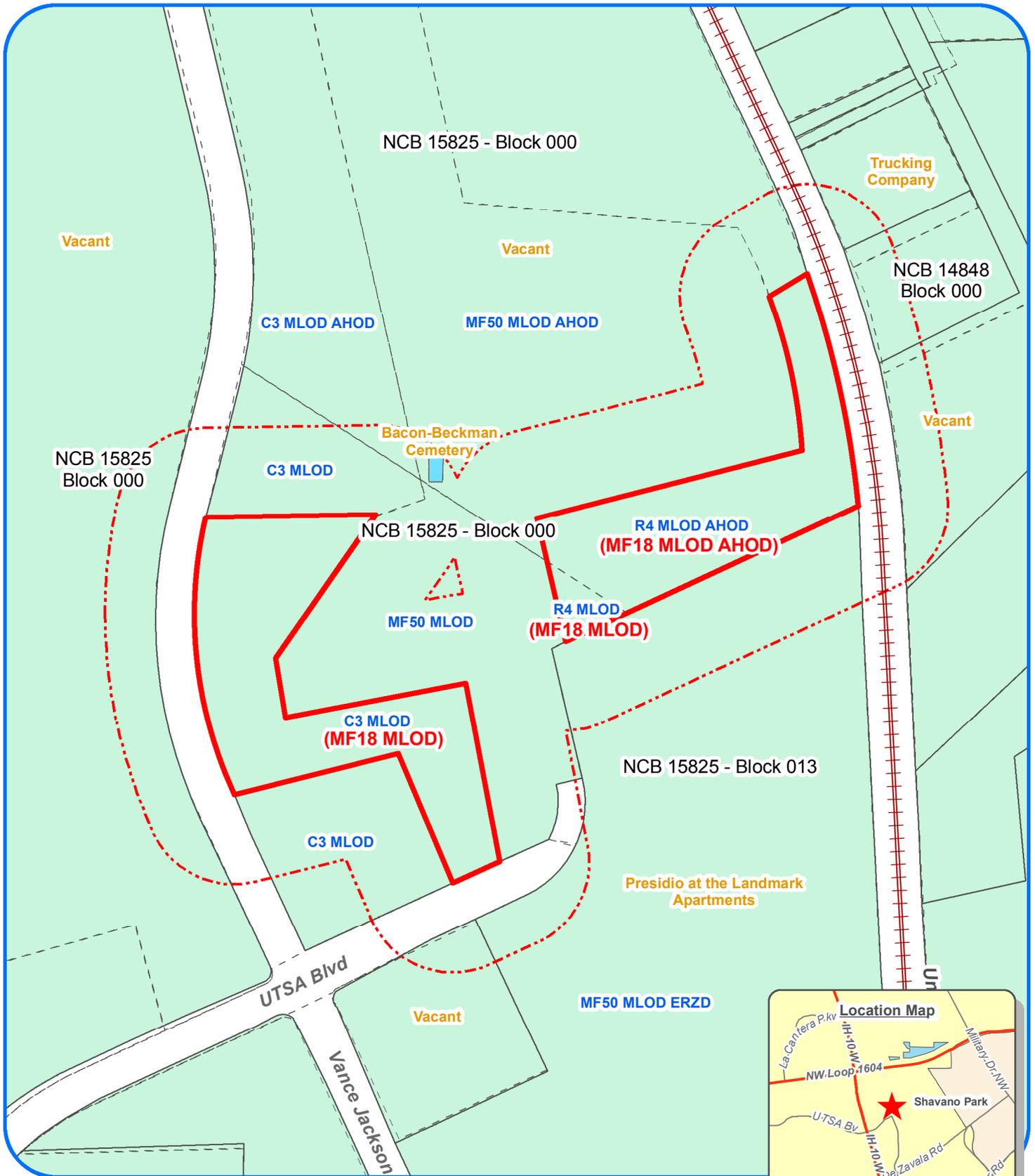
2011-071
4/6/11

COMMISSION ACTION:

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



Sharon Peterson Wasielewski
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2011-143

Council District 8

Scale: 1" approx. = 300 ft.

Subject Property Legal Description(s): 9.81 acres out of NCB 15825

Legend

- Subject Properties (9.81 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
(06/14/2011 - E Hart)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011143
Hearing Date: June 21, 2011
Property Owner: Galleria Ventures, Ltd.
Applicant: Koontz McCombs, LLC (Gilbert Troves, Jr., CFO)
Representative: Brown & Ortiz, P. C.
Location: Located northeast of the intersection of UTSA Boulevard and Vance Jackson.
Legal Description: 9.81 acres out of NCB 15825
Total Acreage: 9.81
City Council District: 8
Case Manager: Brenda Valadez, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "MF-18 MLOD-1" Limited Density Multi-Family Military Lighting Overlay District and "MF-18 MLOD-1 AHOD" Limited Density Multi-Family Military Lighting Overlay Airport Hazard Overlay District

Procedural Requirements

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

Notices Mailed

Owners of Property within 200 feet: 7
Neighborhood Associations: None
Planning Team Members: 42 (North Sector Plan)
Applicable Agencies: None.

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1974 zoning case, the property was rezoned to "I-1" General Industrial District. In a 2006 zoning case, the property was rezoned to "R-4" Residential Single-Family District and "C-3" General Commercial District.

Topography: The property is relatively flat with a slight slope, and an abundance of grasses and shrubs.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: C-3 and MF-50

Current Land Uses: Vacant Land and a Cemetery

Direction: South

Current Base Zoning: MF-50

Current Land Uses: Apartments and Vacant Land

Direction: East

Current Base Zoning: I-1 and C-3

Current Land Uses: Trucking Company and Vacant Land

Direction: West

Current Base Zoning: C-3 and MF-50

Current Land Uses: 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.

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

Transportation

Thoroughfare: Vance Jackson

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

Proposed Changes: None known.

Thoroughfare: UTSA Boulevard

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

Proposed Changes: None known.

Public Transit: There is no mass transit service currently available to the subject property.

Traffic Impact: A Traffic Impact Analysis is required.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing R-4 zoning is not appropriate for the subject property as it is not likely to be used for a single-family development. The property abuts a railway line and an industrial park to the east and is bound by high density multi-family zoning. The proposed multi-family development is appropriate and in character with the current zoning and development pattern along Vance Jackson and UTSA Boulevard.

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 9.81 acres; however the entire tract of land that will accommodate the multi-family development measures 19.81 acres. Should the requested rezoning be approved, the subject property may accommodate a multi-family development with up to 177 dwelling units. The applicant is proposing a total of 322 dwelling units for the entire site, which includes a portion of property zoned MF-50.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is smaller than 10 acres and is south of Loop 1604 and not immediately adjacent to Camp Bullis.