

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, June 3, 2014
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
William Shaw III – District 2	Francine Romero – District 8
Terry Boyd – District 3	John J. Middleton, II – District 9
Ricardo Briones – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4	
Chairman	

1. **12:45 PM** - Work Session – Lone Star Room – Briefing on Annexation and Flex District related large area rezoning case, discussion of policies and administrative procedures and any items for consideration on the agenda for June 3, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of May 20, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014059 (Council District 1):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 IDZ AHOD” Commercial Infill Development Zone Airport Hazard Overlay District on 0.18 of an acre and “MF-25 IDZ AHOD” Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.32 of an acre on 0.5 of an acre out of Lots A7 and 11, NCB 989 on portions of 811 and 815 South Flores Street and of 118 and 120 Guadalupe Street.
7. **ZONING CASE NUMBER Z2014147 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 5, the east part of Block 4, NCB 844; 617 East Euclid Avenue.
8. **ZONING CASE NUMBER Z2013110 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “R-6 UC-3 AHOD” Residential Single-Family Fredericksburg Road Urban Corridor Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “O-1” Office District and Multi-Family Residences not to exceed 27 units an acre and “IDZ UC-3 AHOD” Infill Development Zone Fredericksburg Road Urban Corridor Airport Hazard Overlay District with uses permitted in “O-1” Office District and Multi-Family Residences not to exceed 27 units an acre on Lot 6, Block 5, NCB 6484; 1402 West Huisache Avenue.

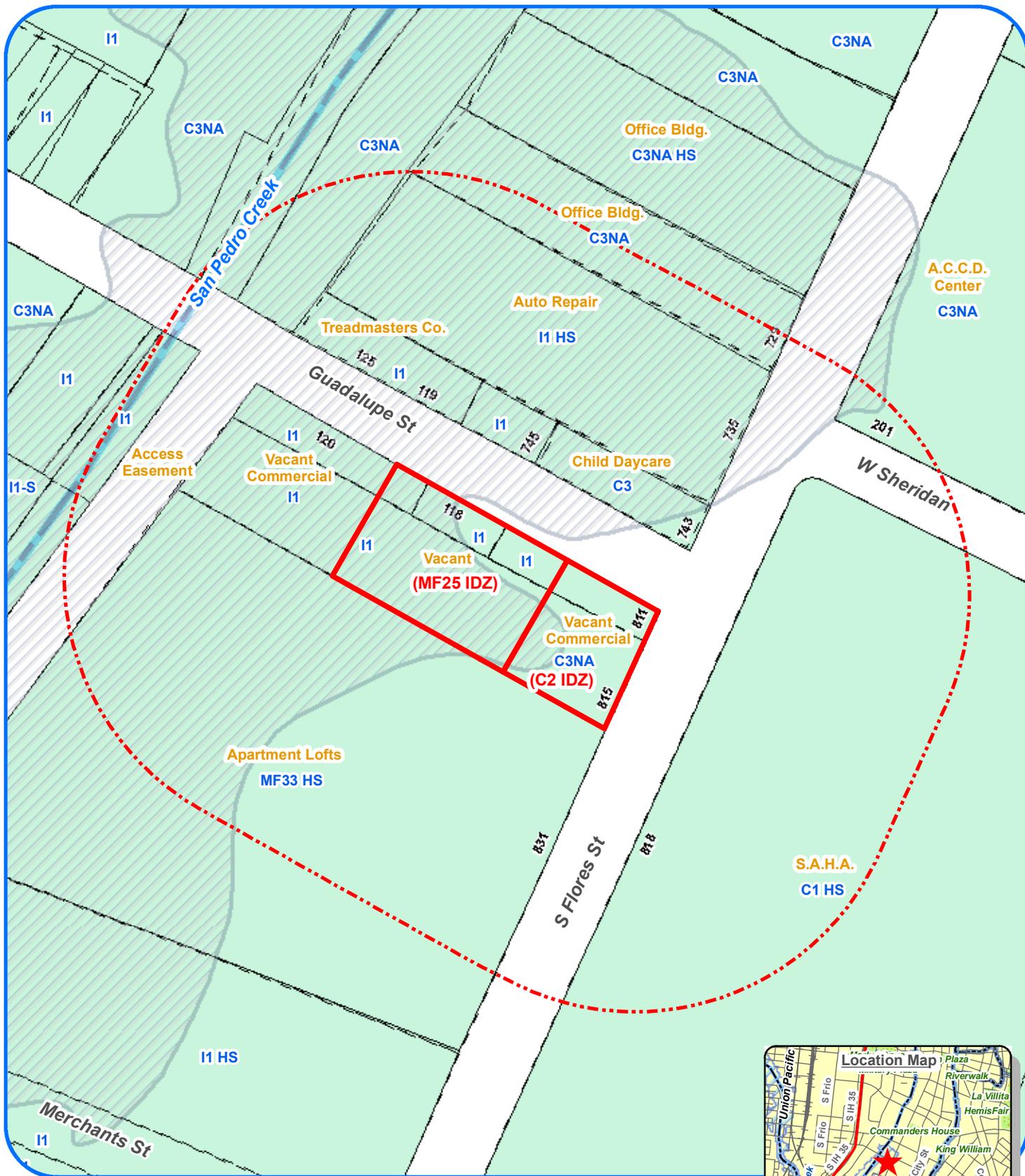
9. **ZONING CASE NUMBER Z2013131 S (Council District 2):** A request for a change in zoning from “C-3NA S AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery to “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing on 6.25 acres out of NCB 12867 on a portion of the 5600 Block of East Houston Street (FM 1346).
10. **ZONING CASE NUMBER Z2014136 (Council District 3):** A request for a change in zoning from “R-6 H RIO-5 AHOD” Residential Single-Family Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and “R-6 H RIO-5 MC-1 AHOD” Residential Single-Family Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to “MHP H RIO-5 AHOD” Manufactured Housing Park Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and “MHP H RIO-5 MC-1 AHOD” Manufactured Housing Park Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District on 11.132 acres out of NCB 7456; 2327 and 2343 Roosevelt Avenue.
11. **ZONING CASE NUMBER Z2014162 (Council District 2):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lots 8 and 9, Block 1, NCB 16374; 5835 and 5911 Rittiman Plaza.
12. **ZONING CASE NUMBER Z2014164 (Council District 1):** A request for a change in zoning from “C-3NA NCD-1 AHOD” General Commercial Nonalcoholic Sales South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and “C-2 NCD-1 AHOD” Commercial South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-1 AHOD” Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-2” Commercial District on 1.065 acres out of Block 4, NCB 782; 812 South Alamo Street, 611 South Presa Street, and 910 South St. Mary's Street.
13. **ZONING CASE NUMBER Z2014165 (Council District 2):** A request for a change in zoning from “MH AHOD” Manufactured Housing Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 3.653 acres out of Lot 23 and 1.85 acres out of Lot 25, NCB 13811; 5315, 5319 & 5331 Sherri Ann Road.
14. **ZONING CASE NUMBER Z2014166 (Council District 10):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lot 32, NCB 12097; 2523 Mac Arthur View.
15. **ZONING CASE NUMBER Z2014167 (Council District 6):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi Family Airport Hazard Overlay District on Lots 9 through 16, NCB 8595; 5534 San Fernando Street, 116, 118, 124, 128 and 132 Don Jose.
16. **ZONING CASE NUMBER Z2014171 CD S (Council Districts 3 & 4):** A request for a change in zoning from “UD” Urban Development District, “UD S” Urban Development District with a Specific Use Authorization for a bar/tavern, “RD” Rural Development District, “FR” Farm and Ranch District, “RP” Resource Protection District, “C-3NA” General Commercial Nonalcoholic Sales District, “BP” Business Park District, “C-2” Commercial District, “DR” Development Reserve District, “RE” Residential Estate District, “MI-1” Mixed Light Industrial District, “R-20” Residential Single-Family District, and “C-3 CD” General Commercial District with a Conditional Use for Long Term Parking & Storage to “C-2” Commercial District, “C-3 CD” General Commercial District with a Conditional Use for a Truck Stop or Laundry – Tire Repair Permitted, “I-2 S” Heavy Industrial District with a Specific

Use Authorization for a Bulk Plant or Terminal, “MI-1” Mixed Light Industrial District, “NP-8” Neighborhood Preservation District, “R-6” Residential Single-Family District, “BP” Business Park District, “C-1” Light Commercial District, “C-2 CD” Commercial District with a Conditional Use for Parking and Transient Vehicle Storage –Related to a Delivery, “R-20” Residential Single-Family District, “R-4” Residential Single-Family District, “RE” Residential Estate District, “RP” Resource Protection District, “RP S” Resource Protection District with a Specific Use Authorization for a Cemetery, “FR” Farm and Ranch District, “C-2 CD” Commercial District with a Conditional Use for Truck Repair and Maintenance, “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair, “L” Light Industrial District, “C-3” General Commercial District, “O-1 S” Office District with a Specific Use Authorization for Athletic Fields-Commercial, “RM-6” Residential Mixed District, “C-2 CD” Commercial District with a Conditional Use for Self Service Storage, “C-2 CD” Commercial District with a Conditional Use for Construction Trades Contractors, “C-2 S” Commercial District with a Specific Use Authorization for a Hotel, “C-2 P” Commercial Pedestrian District, “MF-18” Limited Density Multi-Family District, “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “MF-40” Multi-Family District, “O-1.5” Mid-Rise Office District, “MI-1 S” Mixed Light Industrial District with a Specific Use Authorization for Rifle and Pistol Range-Outdoor Permitted, “R-3” Residential Single-Family District for approximately 6,125 acres generally located east of IH-35, south of Loop 410, west of IH-37, north of Loop 1604, portions of the 4200, 4300, and 4400 blocks of South Flores Road, and 2.5 acres out of NCB 11165 located in the in the 12000 Block of Southeast Loop 410; all overlay districts remaining unchanged.

17. **ZONING CASE NUMBER Z2014172 S (Council District 1):** A request for a change in zoning from “D H HE RIO-3 AHOD” Historic Exceptional Downtown Auditorium Circle/Veterans Memorial Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District to “D S H HE RIO-3 AHOD” Historic Exceptional Downtown Auditorium Circle/Veterans Memorial Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District with a Specific Use Authorization for Performing Art Center - Digital Display Monitor on Lot 16, NCB 180; 100 and 115 Auditorium Circle.
18. Consideration and recommendation regarding proposed amendments to Chapter 35 of the Municipal Code, the Unified Development Code, Articles 2 and 3, related to the Office or Institutional Campus use pattern , the “BP” Business Park District, and the “NP-8, -10, -15” Neighborhood Preservation Districts.
19. **Director’s Report** – Current status of large area wide rezoning cases.
20. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
21. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7268 Voice/TTY.



Zoning Case Notification Plan

Case Z-2014-059

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00989 - BLK 000 - LOT: 0.50 acres out of Lots A7 & 11

- Legend**
- Subject Properties (0.500 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
 (12/19/2013 - 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 #: Z2014059

Hearing Date: June 3, 2014

Property Owner: ADM Investment, Co. (by Alfredo Flores, Jr., Partner), Alfredo L. Flores Jr., Maria Teresa Flores and Diana Flores Boffa

Applicant: Salah Diab

Representative: Salah Diab

Location: Portions of 811 and 815 South Flores Street and of 118 and 120 Guadalupe Street

Legal Description: 0.5 of an acre out of Lots A7 and 11, NCB 989

Total Acreage: 0.5

City Council District: 1

Case Manager: Ernest Brown, Planner

Case History: This is the second public hearing for this zoning case. The case was postponed by the applicant during the April 15, 2014 public hearing.

Proposed Zoning Change

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.18 of an acre and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.32 of an 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 May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: King William Association

Planning Team: Lone Star 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 "L" First Manufacturing District. In a 1991 City-initiated large-area case, the subject property was rezoned to "I-1" Light Industry District and "B-3NA" Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District and "C-3NA" General Commercial Nonalcoholic Sales District. The property is not platted in its current configuration. The subject property was developed in multiple phases between 1937 and 1950, with a 2,225-square foot retail structure, a detached carport and a 3,185 square foot storage warehouse.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3NA", "I-1", "C-3"

Current Land Uses: Transmission Company, Child Daycare, Offices

Direction: East

Current Base Zoning: "C-1"

Current Land Uses: San Antonio Housing Authority Offices

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Lofts

Direction: West

Current Base Zoning: "I-1", "C-3NA"

Current Land Uses: Automotive, Vacant Commercial Structures

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: Guadalupe Street

Existing Character: Local Type A; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Thoroughfare: Flores Street

Existing Character: Secondary Arterial Type B; two lanes each direction with sidewalks on both sides.

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 43, 44, 51, 54, 62, 243, and 251, which operate along S. Flores with a bus stop immediately near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development Zone (IDZ) is waived from TIA requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type use and building size. The rezoning application refers to a proposed restaurant and apartment uses.

Restaurant: Minimum of 1 parking space per 100 square feet of Gross Floor Area (GFA); Maximum of 1 space per 40 square feet of GFA.

Dwellings Multi-Family: Minimum of 1.5 spaces per unit; Maximum of 2 spaces per unit.

"IDZ" Infill Development Zone is exempt from vehicle parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Lone Star Community Plan and is currently designated as High Density Mixed Use in the future land use component of the plan. The requested “MF-25” and “C-2” base zoning districts, and the requested “IDZ” overlay district are all consistent with the adopted land use designation. The proposed uses are consistent with the surrounding pattern of development and adaptive re-use of former industrial warehouses.

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 existing zoning is not appropriate for the subject property. The “I-1” district is meant to accommodate manufacturing and industrial uses. The surrounding area is transitioning away from previous industrial uses to a mixed use corridor with retail and multi-family uses.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts 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 subject property measures 0.5 of an acre in size, which should reasonably accommodate the proposed uses with the flexibility provided by the “IDZ” district. The size of the subject property will serve to limit the scale of any future development.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-147

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00844 - BLOCK E PT 4 LOT 005

Legend

- Subject Properties (0.191 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R 1R



Development Services Dept
 City of San Antonio
 (05/05/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014147

Hearing Date: June 3, 2014

Property Owner: Archangelos, Inc. (by Viviana Frank, President)

Applicant: Julian Rotnofsky

Representative: Julian Rotnofsky

Location: 617 East Euclid Avenue

Legal Description: Lot 5, the east part of Block 4, NCB 844

Total Acreage: 0.1917

City Council District: 1

Case Manager: Trenton Robertson, Planner

Case History: This is the second public hearing for this zoning change request. The case was continued from the May 20, 2014 Zoning Commission public hearing.

Proposed Zoning Change

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

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 2, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association

Planning Team: Tobin Hill Neighborhood Plan - 13

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "E" Office District. In a 1995 City-initiated large-area 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. The lot is not platted, but may be eligible for a plat deferral. The property is not developed.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6" and "RM-4"

Current Land Uses: Single-family residences, multi-family residences and vacant lots

Direction: South

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

Current Land Uses: Professional offices and single-family residences

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Single-family residences and vacant lots

Direction: East

Current Base Zoning: "RM-4" and "R-6"

Current Land Uses: Single-family residences and duplexes

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

Transportation

Thoroughfare: East Euclid Avenue, Atlanta Avenue, Erie and East Laurel

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

Proposed Changes: None known

Public Transit: There are no public transit stops immediately adjacent to the subject property; however, the larger neighborhood is served by multiple transit lines that operate along McCullough Avenue, North Main Avenue and West Cypress Street to the west of the subject property and along North St. Mary's Street to the east of the subject property.

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

Parking Information: The on-site vehicle parking requirements for multi-family uses are determined by the number of dwelling units.

Four-Family Dwellings

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

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 property is located within the Tobin Hill Neighborhood Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "RM-4" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to change the future land use designation to Medium Density Residential. Staff and Planning Commission recommend approval.

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 zoning request is consistent with the existing zoning on surrounding residential properties.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property; however, single-family residential development may be unlikely due to the property's configuration and location on East Euclid Avenue. The existing and ongoing pattern of development along East Euclid Avenue encourages commercial and multi-family residential uses, but the property's long narrow shape and surrounding residential zoning will not accommodate commercial development standards such as building setbacks and landscape buffers. Current planning practices encourage more intense uses such as the proposed four-family residence to be located at the periphery of lower-density neighborhoods where they can serve as an appropriate transition from more intense 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:

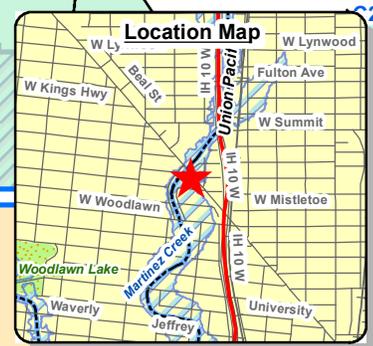
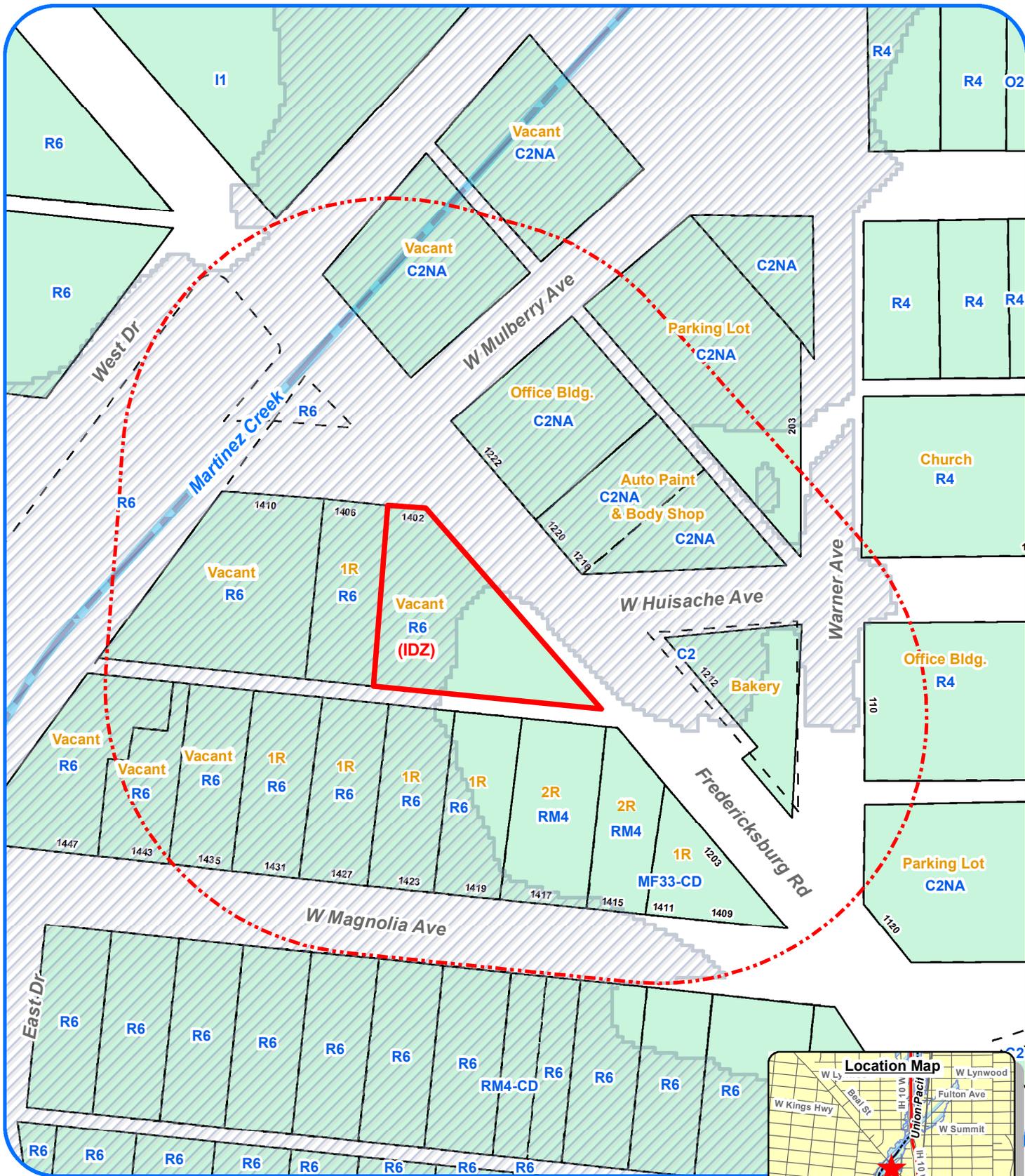
Should the requested plan amendment be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1917 of an acre in size, which should be able to reasonably accommodate the four proposed dwelling units and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-110

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 06484 - BLOCK 005 - LOT 6

Legend

- Subject Properties ——— (0.305 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
 (05/16/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013110
Hearing Date: June 3, 2014
Property Owner: Francisca Bautista & Jorge Ladrón De Guevara
Applicant: Francisca Bautista
Representative: Francisca Bautista
Location: 1402 West Huisache Avenue
Legal Description: Lot 6, Block 5, NCB 6484
Total Acreage: 0.3053
City Council District: 1
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 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-3 AHOD" Residential Single-Family Fredericksburg Road Urban Corridor Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an acre and "IDZ UC-3 AHOD" Infill Development Zone Fredericksburg Road Urban Corridor Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an 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 May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Jefferson Neighborhood Association; Keystone Neighborhood Association is located within 200 feet.

Planning Team: Near Northwest Community Plan - 17

Applicable Agencies: None

Property Details

Property History: The subject property is currently vacant. The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1986 large-area 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.

The property owner is proposing to construct an eight unit multi-family development with office uses.

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 Martinez Creek and the resulting flood plain. According to the most recent 100-year FEMA flood map, a large majority of the subject property is located within the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North and East

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

Current Land Uses: Vacant Land, Office Auto Paint and Body Shop and a Bakery

Direction: South

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

Current Land Uses: Single-Family Residences and Two-Family Dwellings

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residence 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.

A portion of the property is located in the "UC-3" Fredericksburg Road Urban Corridor Overlay District. Properties within 200 feet of the Fredericksburg Road right-of-way between Martinez Creek and Santa Barbara Street carry the "UC-3" Fredericksburg Road Urban Corridor District. The Fredericksburg Road Urban Corridor regulates setbacks, screening and signage.

Transportation

Thoroughfare: Fredericksburg Road

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

Proposed Changes: None known

Thoroughfare: West Huisache Avenue, West Mulberry Avenue, and West Magnolia Avenue

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 95, 96, 97, 100 and 296 lines which operate along Fredericksburg Road.

Traffic Impact: A Traffic Impact Analysis (TIA) has been waived for the following reasons: IDZ zoning is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements for multi-family residential uses are determined by the total number of dwelling units; requirements for office uses are determined by building size.

Multi-family Minimum Requirement: 1.5 spaces per unit. Maximum Requirement: 2 spaces per unit.

Office Minimum Requirement: 1 space per 300 square feet of Gross Floor Area (GFA). Maximum Requirement: 1 space per 140 square feet of GFA.

The "IDZ" Infill Development Zone District eliminates off-street vehicle parking requirements.

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 Near Northwest Community Plan and is currently designated as “Medium Density Residential” in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to “Mixed Use”. 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. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development.

3. Suitability as Presently Zoned:

Staff supports rezoning the property to allow both multi-family and office uses. The property’s current “R-6” Single-Family Residential District is not appropriate as the property is not likely to be used for residential development due to its location on an arterial thoroughfare. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request. The “IDZ” district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

The City’s Public Works Department will examine adverse storm water impacts on the surrounding properties when construction plans are submitted for building permits.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.3053 of an acre and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

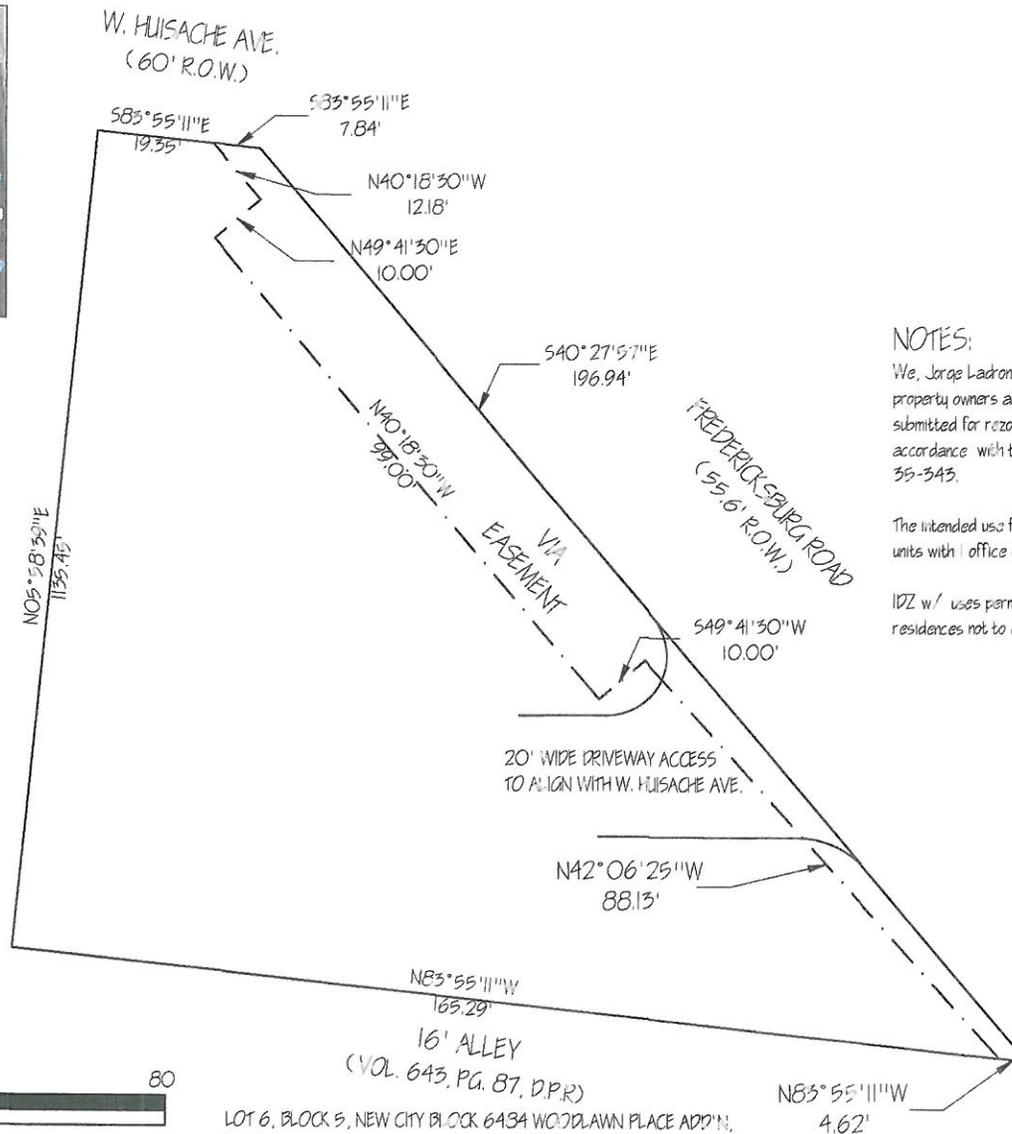
A significant portion of the subject property falls within the 100 year flood plain; therefore, flood plain development permits will be required by the City’s Public Works Department.

Existing flood plains, topography and a VIA bus stop located directly in front of the subject site create a number of development hurdles for the property. Single-family development is not likely. Mixed use development that includes multi-family and office uses may be the most reasonable uses for this location.

Z2013110



SITE
LOCATION MAP
NOT TO SCALE

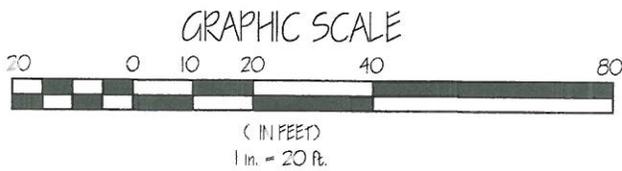


NOTES:

We, Jorge Ladrón Dequevara & Francisca Bautista, the property owners acknowledge that this site plan is submitted for rezoning this property. This property is in accordance with the Infill Development Zone Sec. 55-345.

The intended use for this property is for 8 multi-family units with 1 office unit and 8 parking spaces

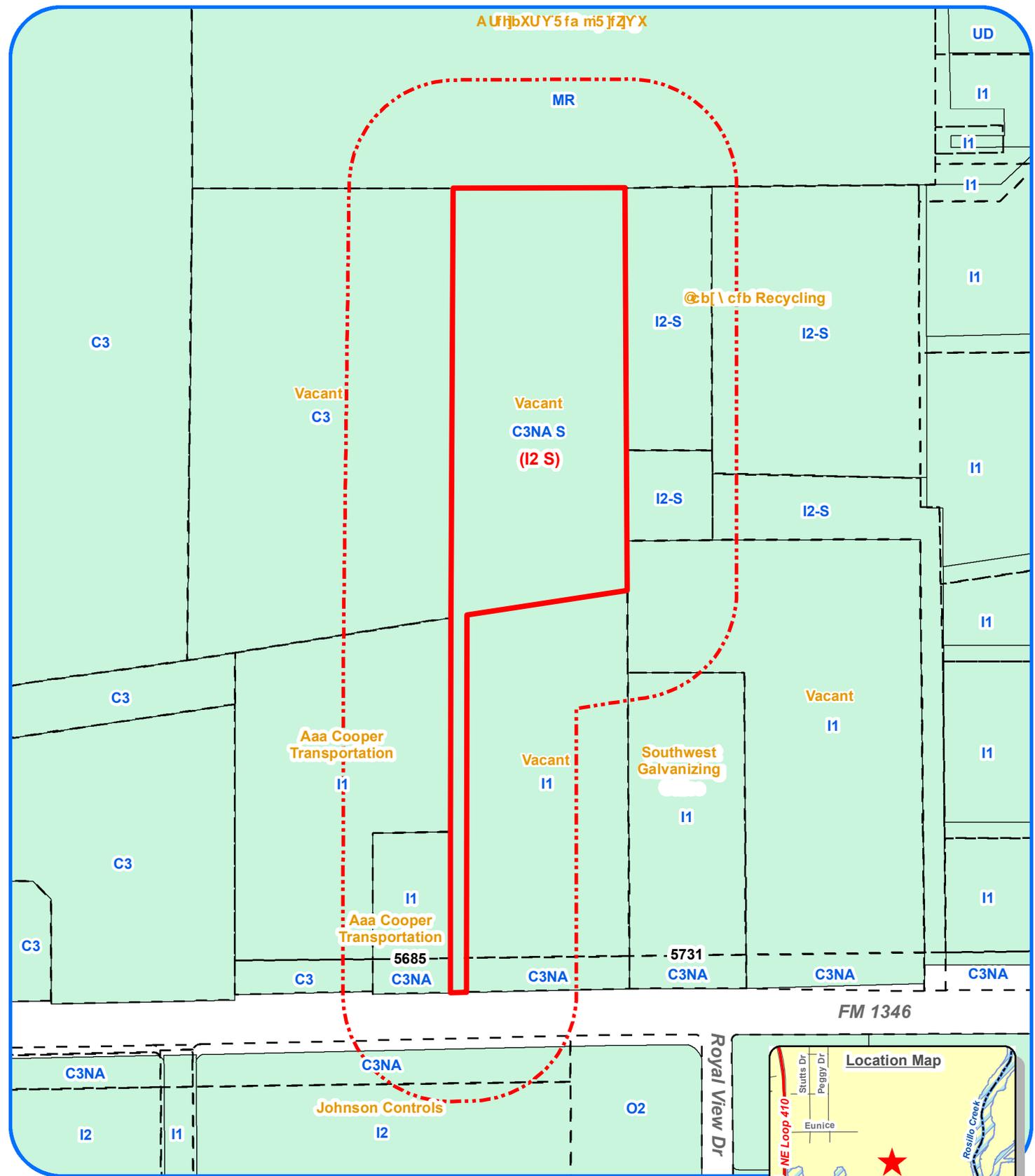
10Z w/ uses permitted in "O-1" & multi-family residences not to exceed 27 units per acre.



LOT 6, BLOCK 5, NEW CITY BLOCK 6434 WOODLAWN PLACE ADD'N,
CITY OF SAN ANTONIO, RECORDED IN VOLUME 642, PAGE 87, DEED
AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

Revisions	
REV	
SCALE	1" = 20'
DATE UPDATED	4-7-2014
Project Number	
drawn by	JOSEPH M.

Sheet:
01



Zoning Case Notification Plan

Case Z-2013-131 S

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): 6.25 acres out of NCB 12867

Legend	
Subject Properties	(6.250 Acres)
200' Notification Area	(Dashed Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Hatched Box)
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (03/27/2014 - 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 #: Z2013131 S

Hearing Date: June 3, 2014

Property Owner: Longhorn Recycling, L.P. (by John "Johnny" T. Triesch, President, Longhorn Metal Brokerage Company, General Partner)

Applicant: Longhorn Recycling, L.P. (by John "Johnny" T. Triesch, President, Longhorn Metal Brokerage Company, General Partner)

Representative: Robert Snell

Location: A portion of the 5600 Block of East Houston Street (FM 1346)

Legal Description: 6.25 acres out of NCB 12867

Total Acreage: 6.25

City Council District: 2

Case Manager: Brenda V. Martinez, Planner

Case History: This is the second public hearing for this zoning case. This case was previously heard and approved by the Zoning Commission on April 15, 2014. This case has been brought back for Zoning Commission consideration due to a legal description discrepancy and advertising error.

Proposed Zoning Change

Current Zoning: "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery

Requested Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Planning Team: IH-10 East Corridor Perimeter Plan (29)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1986 and in a 1989 large area case was rezoned to "B-3" Business District. In a 1993 case, the property was rezoned to "B-3NA CC" Business Nonalcoholic Sales District with City Council approval for a Cemetery. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA S" General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Cemetery.

The applicant is requesting a zoning change in order to allow the expansion of the Longhorn Recycling Facility located to the east of the subject site.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MR"

Current Land Uses: Martindale Army Airfield

Direction: East

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

Current Land Uses: Vacant Land, Longhorn Recycling Facility and Southwest Galvanizing Inc.

Direction: South

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

Current Land Uses: Johnson Controls Inc.

Direction: West

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

Current Land Uses: Vacant Land and a Transportation Company

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 Houston Street (FM 1346)

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 25 line, which operates along East Houston Street (FM 1346) and Royal View 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: Off-street vehicle parking requirements are typically determined by the type of use and building size.

Metal Recycling Entity with Outside Storage and/or Processing - Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 300 square feet of GFA.

The Specific Use Authorization site plan shows 18,400 square feet of building area, with 28 parking spaces (including 2 ADA-compliant spaces with loading 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 IH-10 East Corridor Perimeter Plan and is identified as Industrial in the future land use component of the plan. The "I-2" base zoning district 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. Staff finds the proposed use to be appropriate as the property is situated along an arterial thoroughfare, surrounded by other properties of similar use and/or zoning district.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

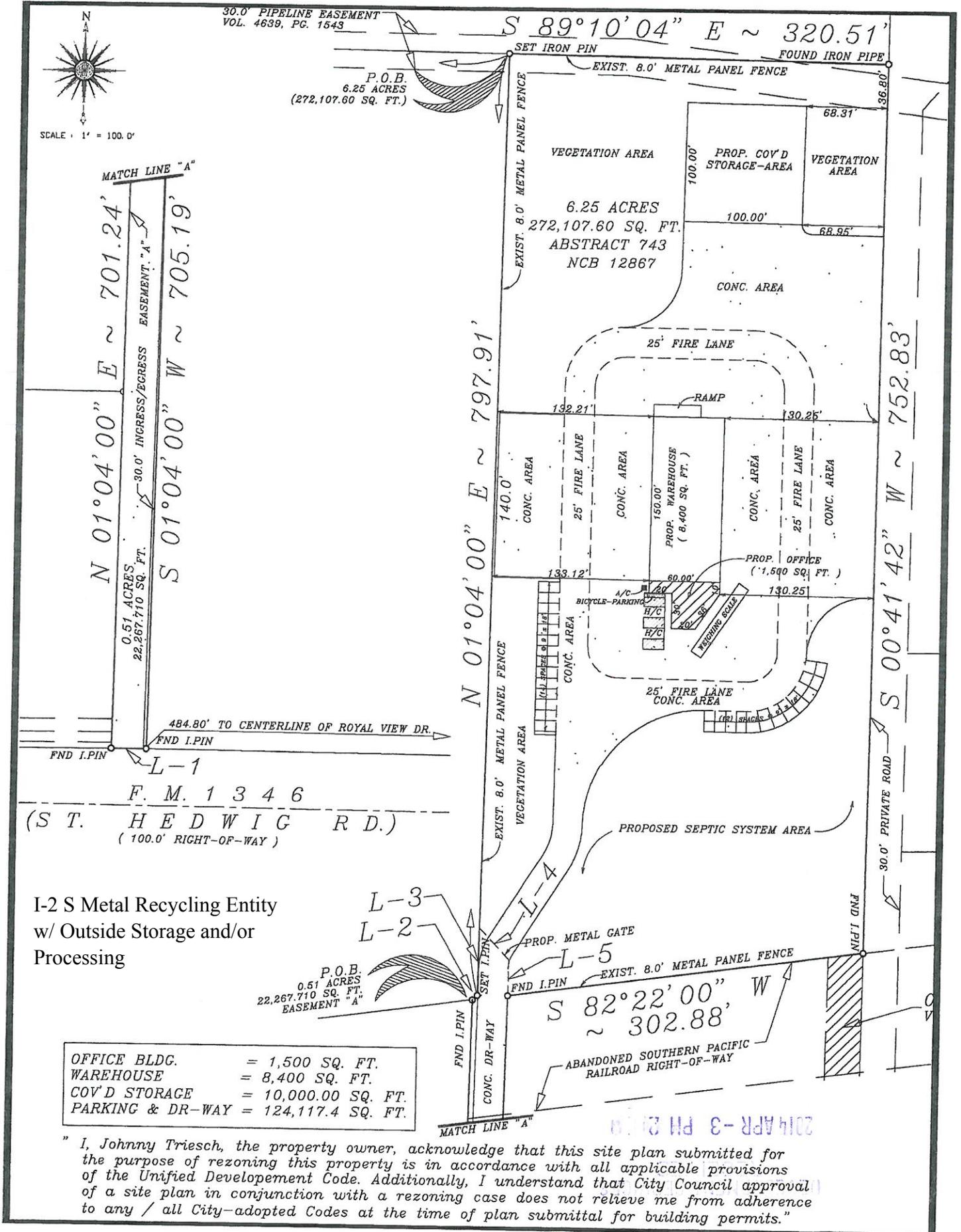
The request does not appear to conflict with any public policy objective. The requested base zoning is consistent with the adopted land use plan.

6. Size of Tract:

The 6.25-acre tract is of sufficient size to accommodate the proposed use, as shown on the requisite site plan.

7. Other Factors:

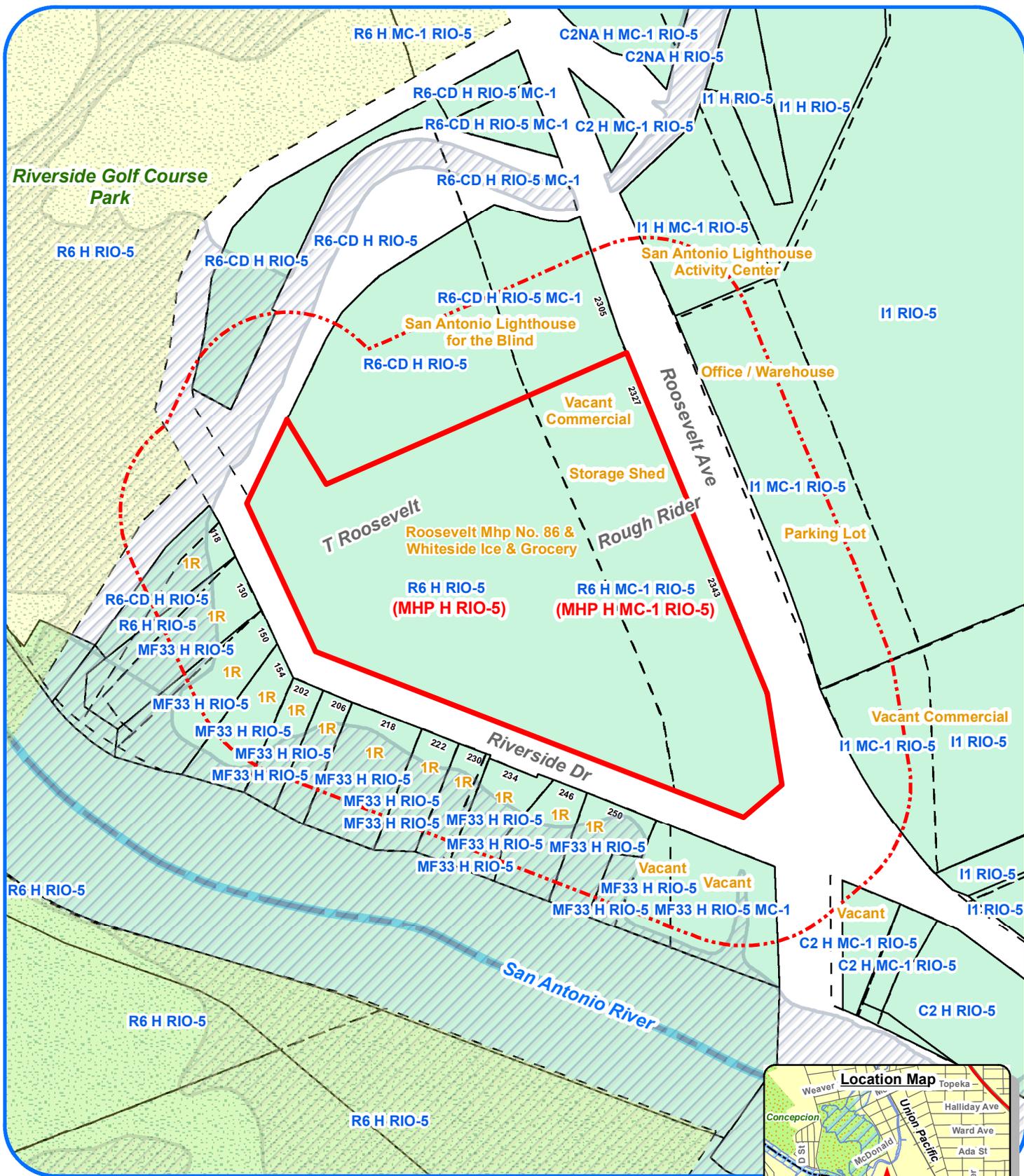
The property will be subject to all regulations under Chapter 16 regarding Metal Recycling Entities.



OFFICE BLDG.	= 1,500 SQ. FT.
WAREHOUSE	= 8,400 SQ. FT.
COV'D STORAGE	= 10,000.00 SQ. FT.
PARKING & DR-WAY	= 124,117.4 SQ. FT.

" I, Johnny Triesch, 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."

2014 APR -3 PM 2:00



Zoning Case Notification Plan

Case Z-2014-136

Council District: 3

School District: San Antonio I.S.D.

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 07456 - BLOCK 000 - LOT 7, part of Lot 8 and Parcel 100

Legend

- Subject Properties ——— (11.132 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
(04/22/2014 - 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 #: Z2014136
Hearing Date: June 3, 2014
Property Owner: Charles & Kathleen Seymour
Applicant: Kathleen M. Seymour
Representative: Kathleen M. Seymour
Location: 2327 and 2343 Roosevelt Avenue
Legal Description: 11.132 acres out of NCB 7456
Total Acreage: 11.132
City Council District: 3
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning change request. This case has been expedited for City Council consideration on June 19, 2014.

Proposed Zoning Change

Current Zoning: "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "MHP H RIO-5 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "MHP H RIO-5 MC-1 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor 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 May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Planning Team: South Central San Antonio Community Plan - 15

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “J” Commercial District. In 1985, the property was rezoned to “B-3” Business District and “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-3” General Commercial District and “C-2” Commercial District, respectively. In 2009, the subject property was rezoned to the current “R-6” Residential Single-Family District.

Portions of the lot are currently platted, while other portions are not. The property is currently developed as an 88-unit Mobile Home Park, for which the property has registered non-conforming use rights.

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

Adjacent Zoning and Land Uses

Direction: North, South, West

Current Base Zoning: “R-6”, “MF-33”

Current Land Uses: Community Center, Single-Family Residences, Golf Course

Direction: East

Current Base Zoning: “I-1”, “C-2”

Current Land Uses: Office, Warehouses, Vacant Property

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

The subject property and all surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

A portion of the subject property and portions of surrounding properties are within the “MC-1” Roosevelt Avenue Metropolitan Corridor, which provides site and building design standards for properties located along Roosevelt Avenue between St. Mary’s Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial, Type B; two lanes in each direction, without sidewalks

Proposed Changes: None known

Thoroughfare: Riverside Drive

Existing Character: Local Street; one lane in each direction, without sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 42 and 242 operate along Roosevelt Avenue in the vicinity 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 for residential uses are typically determined by the number of units. The zoning application refers to the existing Mobile Home Park. The UDC does not have a specific

listing for Mobile Home Park, but does refer to HUD-Code Manufactured Homes, which require a minimum of 1 space per unit with no maximum.

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 South Central San Antonio Community Plan and is designated as Low Density Residential in the future land use component of the plan. The applicant has requested a plan amendment to Medium Density Residential, as well as a text amendment to add “MHP” as a consistent zoning district for the Medium Density Residential land use designation. Staff and the Planning Commission recommend approval of the requested changes.

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 area around the property is a mix of commercial, industrial, and single-family uses. The location of the mobile home park along a Primary Arterial street is consistent with other multi-family designations and would provide an appropriate buffer between commercial activity along Roosevelt Avenue and single-family uses along Riverside Drive.

3. Suitability as Presently Zoned:

The current zoning designation is not consistent with the adopted future land use plan. The requested “MHP” zoning designation is consistent with the proposed plan amendments. Additionally, the property’s location along Roosevelt Avenue, a Primary Arterial Street, is not appropriate for single-family residences.

4. Health, Safety and Welfare:

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

5. Public Policy:

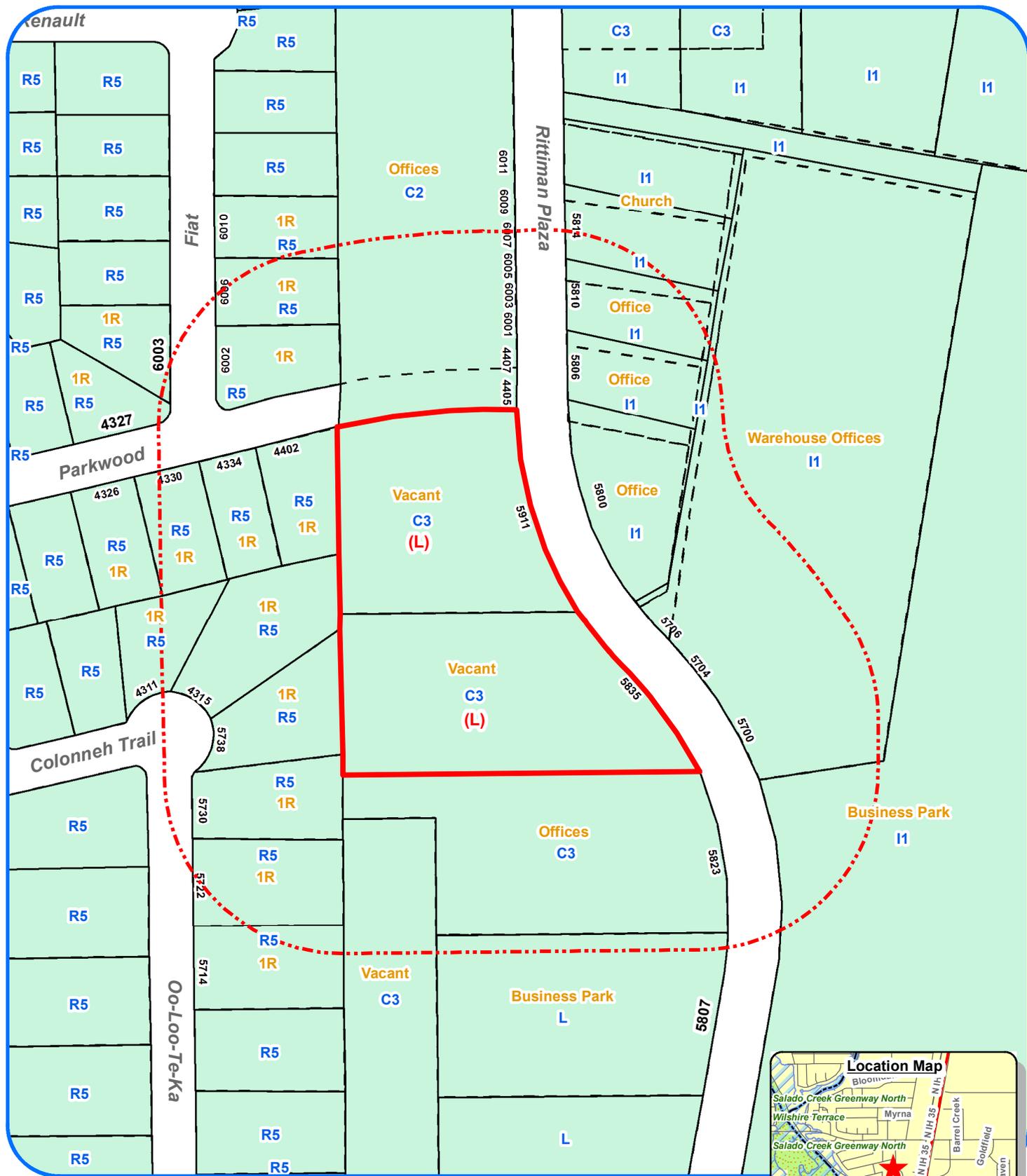
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 11.132 acres in size, which should reasonably accommodate the uses permitted in the “MHP” base zoning district and required parking.

7. Other Factors:

The mobile home park on the subject property is existing, and has been granted legal non-conforming use rights. The purpose of the rezoning is to bring the existing legal non-conforming use into compliance with the current zoning code.



Zoning Case Notification Plan

Case Z-2014-162

Council District: 2
 School District: Northeast I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 16374 - BLOCK 001 - LOT 08 & 09

Legend

- Subject Properties (2.500 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
 (05/15/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014162
Hearing Date: June 3, 2014
Property Owner: Hun Woo Cho & Seung Kwan Oh
Applicant: Hun Woo Cho & Seung Kwan Oh
Representative: P.W. Christensen, PC (Patrick Christensen)
Location: 5835 and 5911 Rittiman Plaza
Legal Description: Lots 8 and 9, Block 1, NCB 16374
Total Acreage: 2.5
City Council District: 2
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Land Use Plan - 0

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "B" Residence District. In a 1972 case, the property was rezoned to "R-2" Two Family Residence District and "R-3" Multi-Family Residence District. Then, in a 1983 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The property was platted into its current configuration in 2003 (volume 9557, page 178 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1", "C-2" and "R-5"

Current Land Uses: Professional offices, church and single-family residential

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Warehouse, professional office and business park

Direction: South

Current Base Zoning: "L", "I-1", "C-3" and "R-5"

Current Land Uses: Professional office, business park and single-family residential

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-family residential

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: Rittiman Plaza, Parkwood, Colonneh Trail and Oo-Loo-Te-Ka

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

Proposed Changes: None known

Public Transit: VIA bus line 8 operates along Rittiman Road, north of the subject property.

Traffic Impact: A TIA report 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 and size of use. The zoning application refers to a warehouse.

Warehousing – Minimum Parking Requirement: 1 space per 5,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 350 square feet of GFA.

Office Warehouse (Flex Space) outside storage not permitted – Minimum Parking Requirement: 1 space per 2,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet of GFA.

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 property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "L" Light Industrial District is not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Light Industrial. The Light Industrial designation is meant to accommodate light industrial development located between commercial and general industrial uses. 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. The abutting properties are zoned for and developed as industrial and business park uses.

3. Suitability as Presently Zoned:

The current "C-3" General Commercial zoning district is suitable for the subject property. However, the subject property is surrounded by a mix of industrial and commercial uses. The requested "L" Light Industrial zoning district is consistent with the surrounding uses and zoning districts.

4. Health, Safety and Welfare:

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

5. Public Policy:

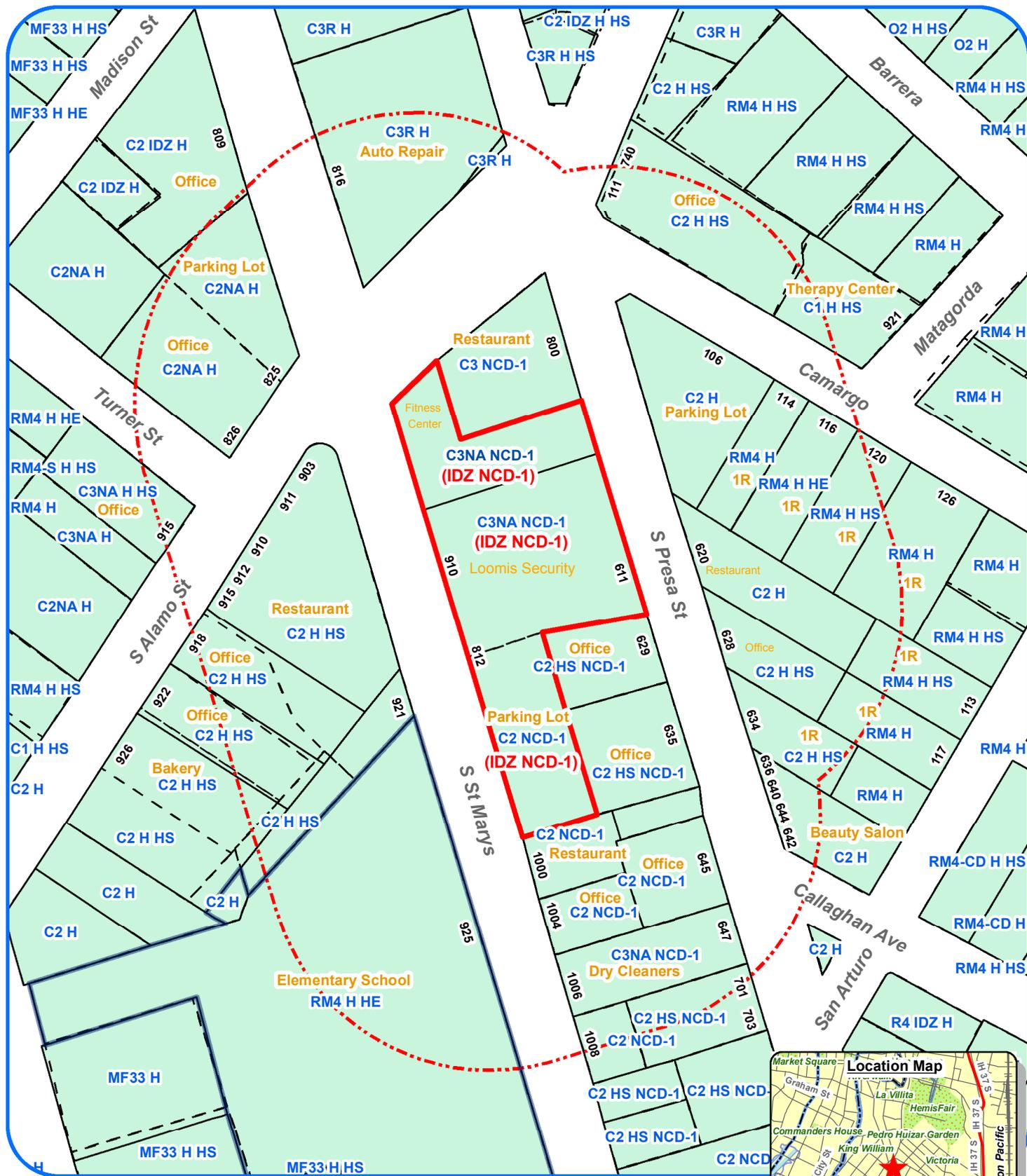
Should the requested plan amendment be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 2.5 acres in size, which should be able to reasonably accommodate the uses permitted in the "L" district, as well as the required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-164

Council District: 1

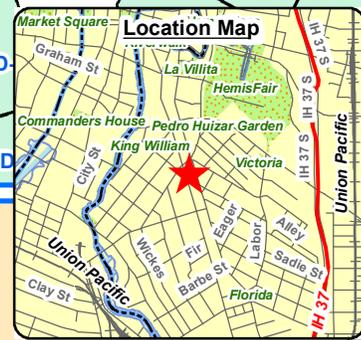
School District: San Antonio I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00782 - BLOCK 004 - LOT 4, 17 & S Irr. 44.4 ft of 3, W Irr. 56.1 FT OF 1, S Irr. 60 ft of 2, & N 10 ft of 3

Legend

- Subject Properties (1.065 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
(05/05/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014164

Hearing Date: June 3, 2014

Property Owner: Gray Street, LLC (by Kevin Covey, Manager)

Applicant: Kevin Covey

Representative: Brown & Ortiz, P.C. (Daniel Ortiz)

Location: 812 South Alamo Street, 611 South Presa Street, and 910 South St. Mary's Street

Legal Description: 1.065 acres out of Block 4, NCB 782

Total Acreage: 1.065

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: "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District.

Requested Zoning: "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial 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 May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association; the King William Association is located within 200 feet.

Planning Team: 12-Lavaca Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "J" Commercial District. In a 1991 City-initiated large-area case, the property was rezoned to "B-3NA" Non-Alcoholic Sales District and "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3NA" General Commercial Nonalcoholic Sales District and "C-2" Commercial District. The property is developed with a commercial structure measuring approximately 5,976 square feet that was built in 1952. The property is not platted in its current configuration.

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: Northwest, Southeast

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

Current Land Uses: Restaurants, Offices and Dry Cleaners

Direction: Southwest across South St. Mary's Street

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

Current Land Uses: Restaurant, Offices, Bakery and Elementary School

Direction: Northeast across South Presa Street

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

Current Land Uses: Restaurant, Offices, Parking Lot, Beauty Salon and 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 South Presa/South St. Mary's Streets Neighborhood Conservation District (NCD-1) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: South St. Mary's Street

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

Proposed Changes: None known

Thoroughfare: South Presa Street

Existing Character: Secondary Arterial; 1 lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: The VIA bus line numbers 42 and 34 operate along South St. Mary's Street, and VIA bus line number 36 operates along South Presa Street, with multiple stops near the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by type and size of the use. The rezoning application refers to a proposed drugstore use.

Drugstore-apothecary -Minimum Parking Requirement: 1 space per 300 square feet of Gross Floor Area (GFA).
Maximum Parking Requirement: 1 space per 200 square feet of Gross Floor Area GFA.

"IDZ" waives all off-street vehicle 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 Lavaca Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested "IDZ" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The site is located in an area with a mix of commercial, offices and single-family dwellings.

3. Suitability as Presently Zoned:

The current "C-3NA" and "C-2" districts are both appropriate for the 1.065 acre site. The existing "C-3NA" is consistent with surrounding zoning and development, but is not consistent with the Mixed Use land use designation. The requested base zoning district change is meant to allow a Mixed Use Development. The requested "IDZ" district is meant to waive the off-street parking requirements for the 1.065 acre site.

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. Although the "IDZ" district waives off-street parking requirements, the property is located in an area well-served by public transit. Pedestrian-friendly, walk-able development is encouraged in the Lavaca area.

5. Public Policy:

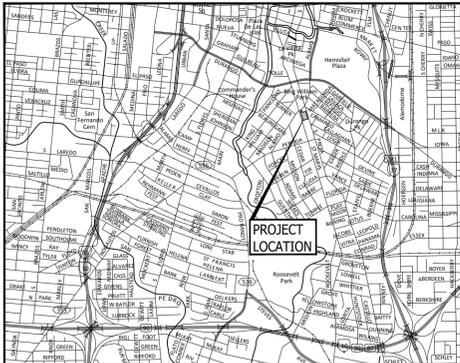
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.065 acres in size and appears to be of sufficient size to accommodate the proposed use with the flexibility offered by the "IDZ" district.

7. Other Factors:

The applicant requests the zoning change in order to allow development of a pharmacy, retail and residential uses with the flexibility offered by the "IDZ" district. The proposed pharmacy intends to sell beer and wine, but is located within 300 feet of Bonham Academy, and will require approval of a variance from the distance requirement in Section 4-6 of the City Code.



SITE MAP

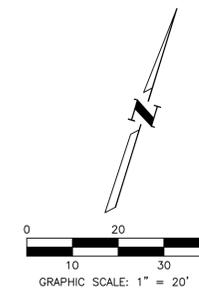
IDZ ZONING STATEMENT

I, KEVIN COVEY, THE DEVELOPER, 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.

Site & Building Data

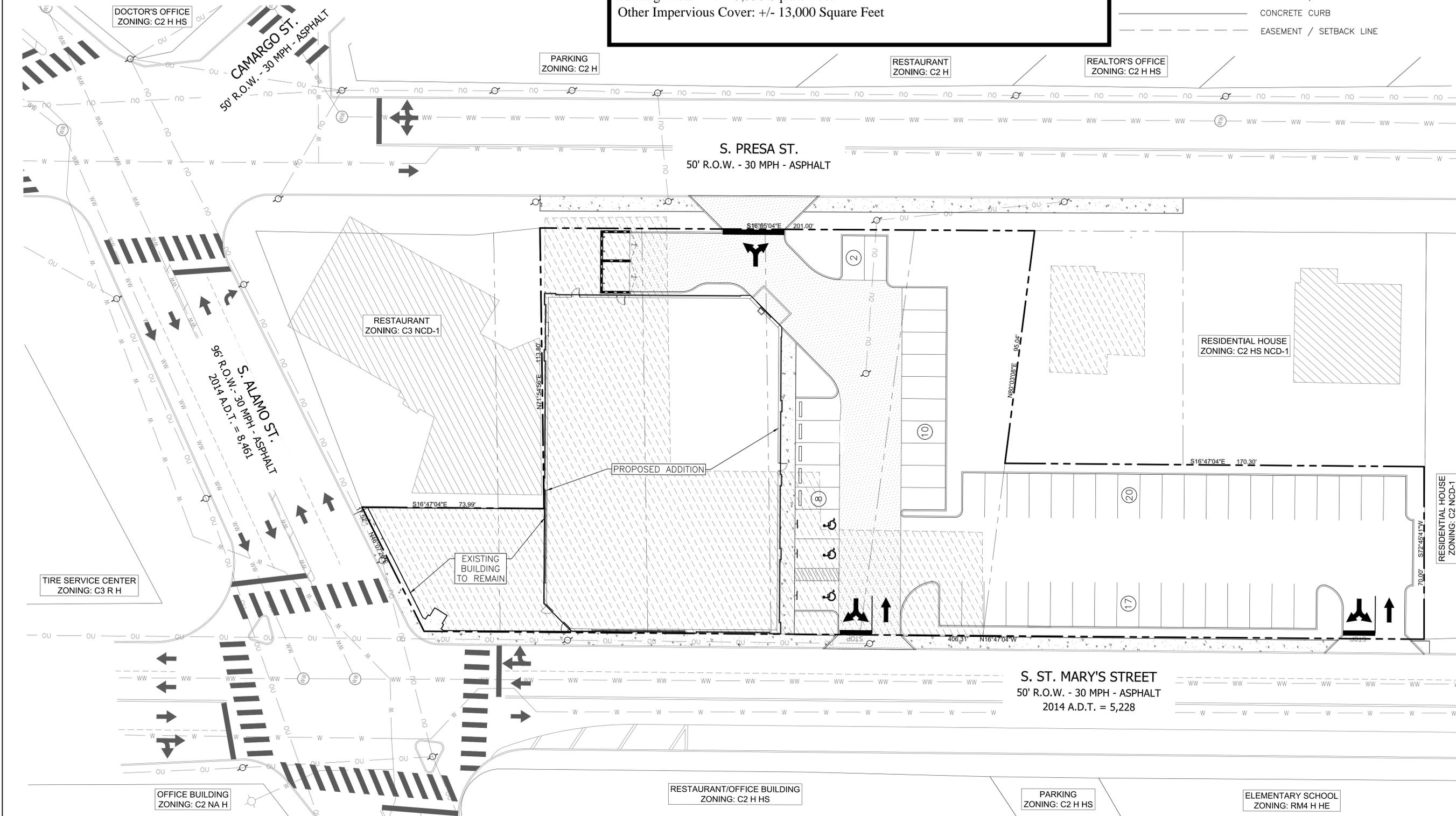
Lots: 1
Area: 1.065 acres (per deed)
Legal Description: 1.065 acres out of Blk 4, NCB 782
Address(es): 812 South Alamo Street, 611 South Presa, and 910 South St. Mary's Street
Current Zoning: "C-3 NA NCD-1 AHOD" and "C-2 NCD-1 AHOD"
Proposed Zoning and Uses: "IDZ (base zoning) NCD-1 AHOD" with all uses permitted in "C-2"
Comprehensive Land Use Categories: Residential (as permitted in "C-2"), Office, Community Commercial/Retail, & Mixed Use
Residential Gross Density: Up to 10 Units per acre (as permitted in "C-2")
Parking Area: +/- 23,350 Square Feet
Other Impervious Cover: +/- 13,000 Square Feet

Z2014164



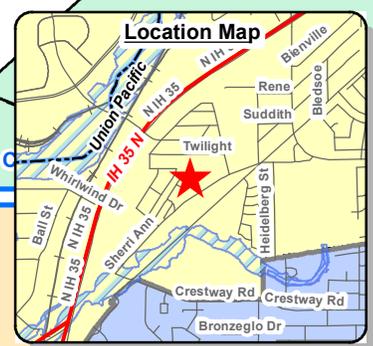
LEGEND

- BOUNDARY / RIGHT OF WAY LINE
CONCRETE CURB
EASEMENT / SETBACK LINE



Vertical sidebar containing project details, client information (Gray Street Partners), designer information (Big Red Dog Engineering), and sheet title (EXHIBIT).

078.001 IDZ SITE PLAN 5/6/2014 4:19 PM
Client: GRAY STREET PARTNERS
Drawn By: WFF
Designer: WFF
Reviewer: C.A.W.
B.R.D. PROJECT:



Zoning Case Notification Plan

Case Z-2014-165

Council District: 2
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 13811 - BLOCK 000 - LOT 3.653 acres out of Lot 23 & 1.850 acres out of Lot 25

Legend	
Subject Properties	(5.503 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
 (05/15/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014165
Hearing Date: June 3, 2014
Property Owner: Pompa Capital, LLC (by Phillip Pompa, Director and Managing Member)
Applicant: Rey Gonzalez, P. E.
Representative: Rey Gonzalez, P. E.
Location: 5315, 5319 & 5331 Sherri Ann Road
Legal Description: 3.653 acres out of Lot 23 and 1.85 acres out of Lot 25, NCB 13811
Total Acreage: 3.653
City Council District: 2
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "MH AHOD" Manufactured Housing Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1965 and was originally zoned "A" Single Family Residence District. In a 1968 case, a portion of the property was rezoned to "R-3" Multiple Family Residence District. In a 1984 case, the entire property was rezoned to "R-4" Manufactured Home Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MH" Manufactured Housing District. The property is currently undeveloped.

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, West

Current Base Zoning: "R-5", "R-6", "RM-4"

Current Land Uses: Single-Family Residences, Apartments, Office Building

Direction: South, East

Current Base Zoning: "R-5", "C-3", "C-3R", "C-3NA"

Current Land Uses: Single-Family Residences, Vacant Land, Nursery, Offices, Building Equipment Sales

Overlay and Special District Information: The subject property and 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: Sherri Ann Road

Existing Character: Local Street; one lane in each direction, no sidewalks

Proposed Changes: None known

Thoroughfare: Rhinestone Street, Moonstone Street

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

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity 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 for commercial uses are typically determined by the type of use and building size. The zoning application refers to proposed commercial uses; therefore, staff cannot calculate the required parking at this time.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within an area with a future land use plan. There are a variety of zoning districts and land uses currently existing along Sherri Ann Road, with the predominant land use being commercial land uses. As such, the requested "C-2" zoning designation is not out of character or inappropriate for the area.

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 area around the property is a mix of commercial, multi-family, and single-family uses.

3. Suitability as Presently Zoned:

The current "MH" zoning district does not conform with the development patterns of the area, and the requested "C-2" zoning district is consistent with the existing land uses along Sherri Ann Road.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. As the property is currently undeveloped, any new development would need to comply with the buffer yard requirements of the UDC.

5. Public Policy:

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

6. Size of Tract:

The subject property is 3.653 acres in size, which should reasonably accommodate the uses permitted in the "C-2" base zoning district and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-166

Council District: 10
 School District: Northeast I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 12097 - BLOCK 000 - LOT 032

Legend	
Subject Properties	(1.362 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
 (05/16/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014166
Hearing Date: June 3, 2014
Property Owner: Jeff Bonner R & D, Inc. (by Jeff Bonner, President)
Applicant: Bendicion Engineering, LLC (Sal Flores, P. E.)
Representative: Sal Flores
Location: 2523 MacArthur View
Legal Description: Lot 32, NCB 12097
Total Acreage: 1.362
City Council District: 10
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 and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

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

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "B" Residence District. In a 1979 case, a portion of the property was rezoned to "B-2" Business District. In a 1994 case, another portion of the property was rezoned to "B-3NA" Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District. The subject property is currently developed with a commercial structure measuring 22,600 square feet. The property is platted in its current configuration.

The applicant is requesting a zoning change in order to allow a showroom/warehouse for private aircraft furnishings. The owner eventually would like to convert the site into an assembly facility to construct aircraft furnishings.

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

Adjacent Base Zoning and Land Uses

Direction: North and South

Current Base Zoning: "I-1"

Current Land Uses: Offices, Office Warehouse and Multi-Unit Business Center

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: AC Sales and Service and Offices

Direction: West

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

Current Land Uses: Plumbing Supplies

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: MacArthur View

Existing Character: Collector Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Mopac and Kotzebue

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 9 line, which operates along MacArthur View and Broadway east and south of the subject property.

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

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size. The rezoning application refers to an aviation showroom/warehouse for private aircraft furnishings.

Warehousing - Minimum Parking Requirement: 1 space per 5,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 350 square feet of GFA.

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is designated as Public Institutional and Business Park in the future land use component of the plan. A plan amendment has been initiated to change the land use designation on the subject property to “Light Industrial”. 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. The surrounding properties located along MacArthur View are developed with a wide range of commercial and industrial uses.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

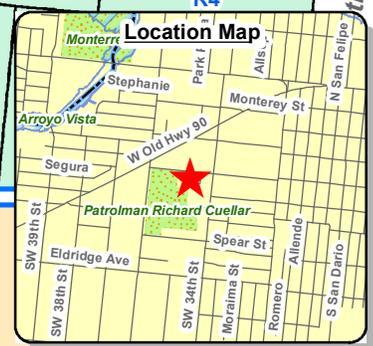
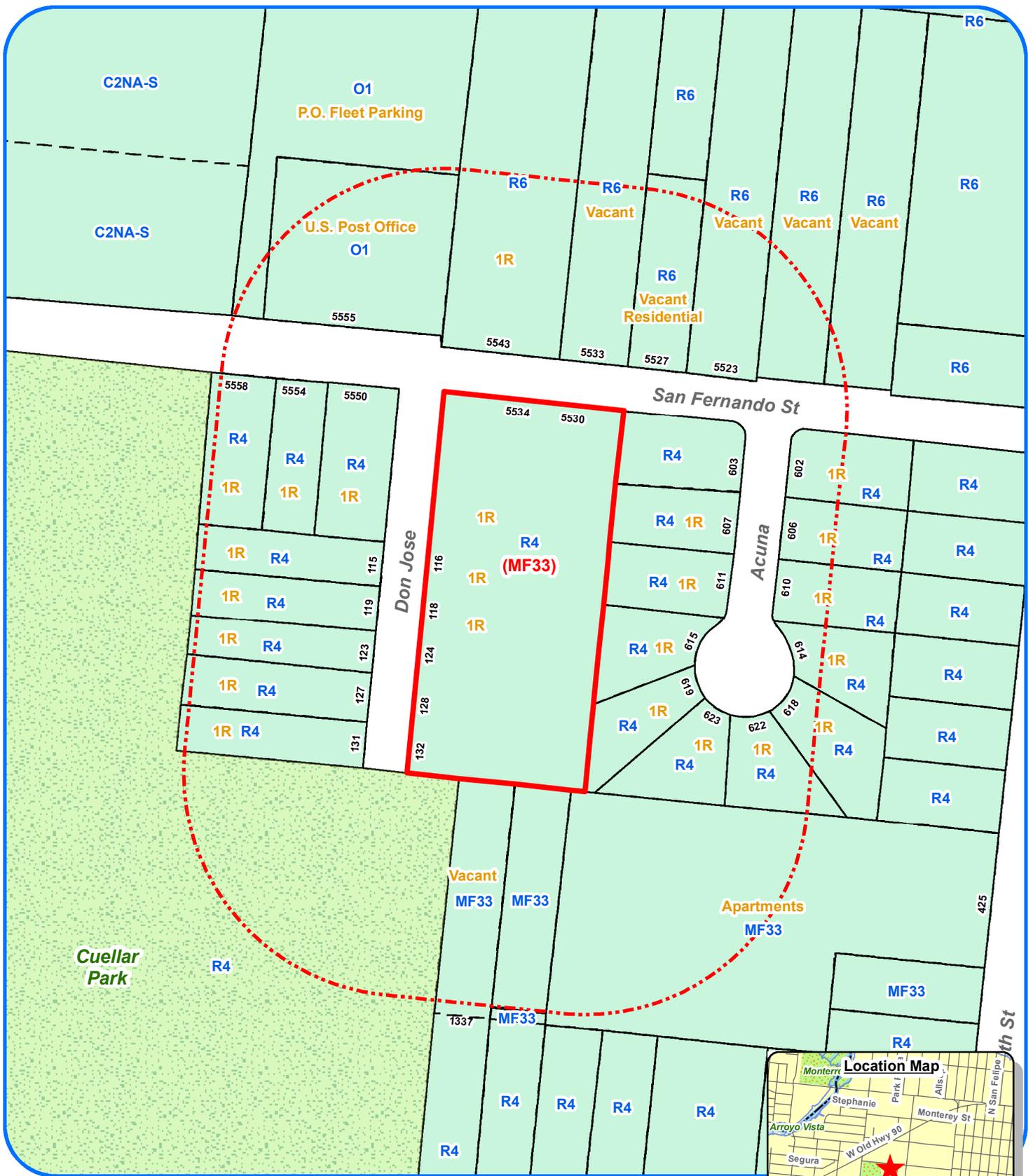
Should the plan amendment request be approved, the zoning change request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.362 acres in size, which should reasonably accommodate the uses permitted in the “L” base zoning district and required parking.

7. Other Factors:

This property is located within the San Antonio International Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. No comments have been received.



Zoning Case Notification Plan

Case Z-2014-167

Council District: 6
 School District: Edgewood I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 08595 - BLOCK 000 - LOT 9 thru 16

Legend	
Subject Properties	(1.153 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
 (05/16/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014167
Hearing Date: June 3, 2014
Property Owner: Brenner Maintenance (Dennis L. Saldana)
Applicant: Dennis L. Saldana
Representative: Dennis L. Saldana
Location: 5534 San Fernando Street, 116, 118, 124, 128 and 132 Don Jose
Legal Description: Lots 9 through 16, NCB 8595
Total Acreage: 1.1536
City Council District: 6
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
Requested Zoning: "MF-33 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 May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 32
Registered Neighborhood Associations within 200 feet: None
Planning Team: West/Southwest Sector Plan-35
Applicable Agencies: City of San Antonio Parks and Recreation Department

Property Details

Property History: The subject property was annexed in August of 1944 and was originally zoned "C" Apartment District. In 1990, the 1.1536-acre site was part of a large-area case that changed the base zoning district to "R-7" Small Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property consists of 8 platted lots with three existing single-family dwellings. According to the Bexar County Appraisal District, the existing structures were built in 1950s.

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

Adjacent Base Zoning and Land Uses

Direction: North across San Fernando Street

Current Base Zoning: "O-1" and "R-6"

Current Land Uses: United States Post Office, Single-Family Dwelling, Vacant Lot, Vacant Single-Family Dwelling

Direction: West across Don Jose

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: East and South

Current Base Zoning: "R-4" and "MF-33"

Current Land Uses: Single-Family Dwellings, Apartments and City 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: San Fernando Street

Existing Character: Local Street; one lane in each direction without sidewalks

Proposed Changes: None known

Thoroughfare: Don Jose (deadends at Richard Cuellar Community Center Park to the south)

Existing Character: Local; one lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line 76 which operate north of the subject property along Old U.S. Highway 90 West.

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

Parking Information: The on-site vehicle parking requirements for multi-family uses are determined by the number of dwelling units.

Multi-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 spaces per unit

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 property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "MF-33" base zoning district is consistent with the General Urban Tier land use designations. The General Urban Tier includes a wide range of residential densities and commercial uses.

2. Adverse Impacts on Neighboring Lands:

Approval of the requested "MF-33" Multi-Family District will likely increase in traffic and on-street parking on a dead-end local street designed for single-family residential uses and traffic. Multi-family zoning districts may provide an appropriate transition between low-density residential uses and major arterial thoroughfares, but multi-family uses should not encroach into single-family neighborhoods.

3. Suitability as Presently Zoned:

The existing "R-4" base zoning district is appropriate for the 1.1536-acre site. The site was platted for single-family development. The surrounding blocks include a mix of vacant lots, single-family dwellings, multi-family dwellings, city park and office uses.

4. Health, Safety and Welfare:

Staff finds possible negative effects on the health, safety and welfare of the surrounding neighborhood due to the proposed increased density on the subject property. Staff is concerned that the on-street parking situation will worsen if the overall density of the neighborhood increases. A multi-family zoning district that would allow 33 units per acre would not be appropriate at this location.

5. Public Policy:

The request does not appear to conflict with any public policy objective. Housing Goals and Strategies: Housing is well maintained to help ensure the long-term viability of neighborhoods. Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure.

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.

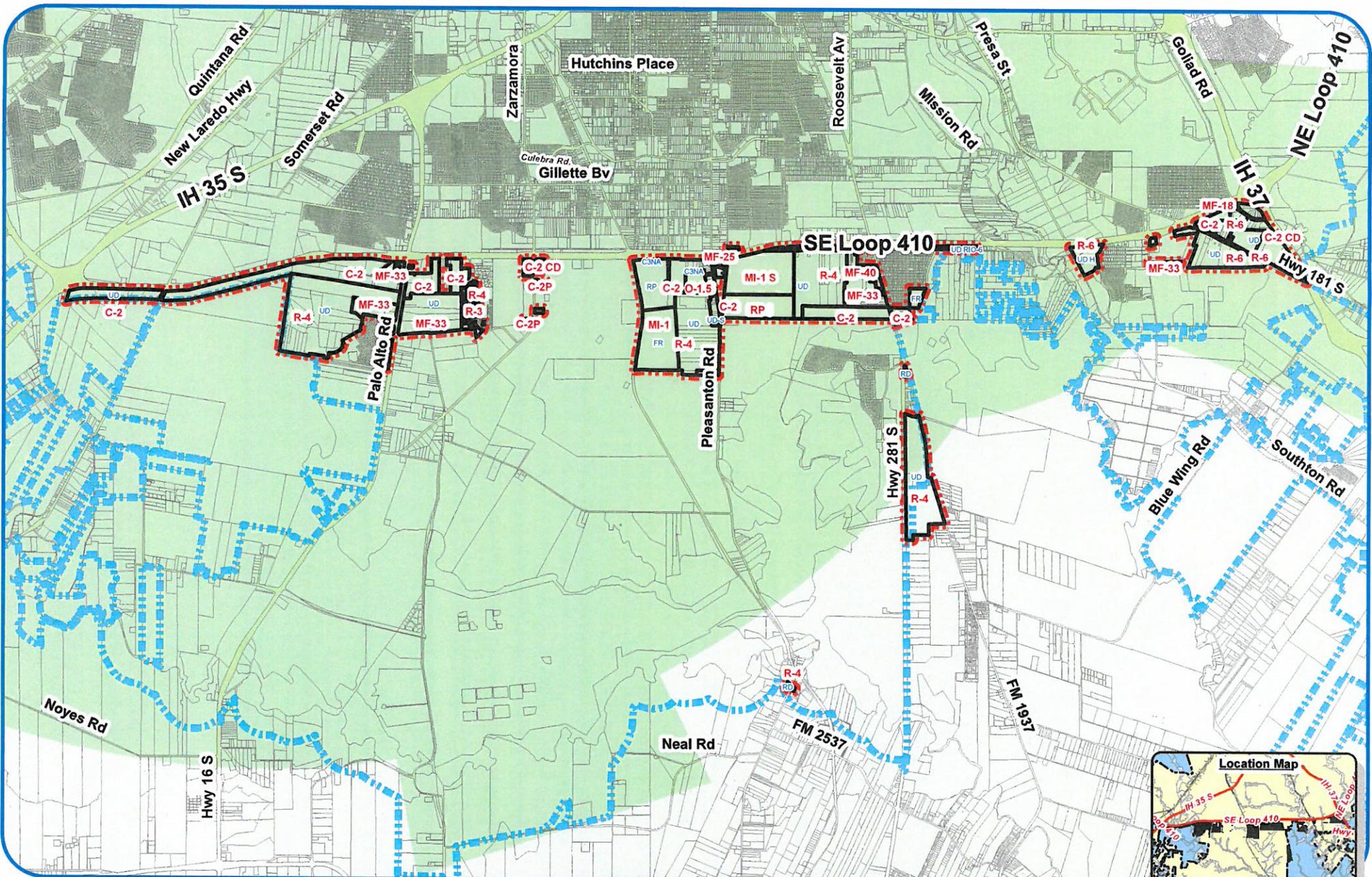
6. Size of Tract:

The 1.1536-acre site should be able to reasonably accommodate the proposed "MF-33" district and required parking. Should the rezoning request be approved, the property could accommodate a maximum of 38 dwelling units.

The proposed development consists of fourplexes, which may be permitted in the "RM-4" Residential Mixed District. However, the "RM-4" district allows 4 dwelling units on 4,000 square foot lots, which if platted and built to the maximum capacity could allow as many as 50 dwelling units on the subject property.

7. Other Factors:

Multi-family developments are most appropriate along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Although the 1.1536-acre site is in somewhat close proximity to these services, it is located in an area where low density residential uses are most prevalent.



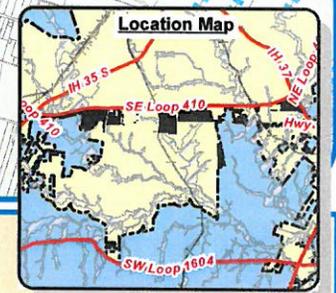
Zoning Case Notification Plan

Case Z-2014-171 CD S

Council District 3 & 4
 School District: San Antonio I.S.D., Southwest I.S.D., Southside I.S.D., East Central I.S.D.
 Scale: 1" approx. = 6726 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

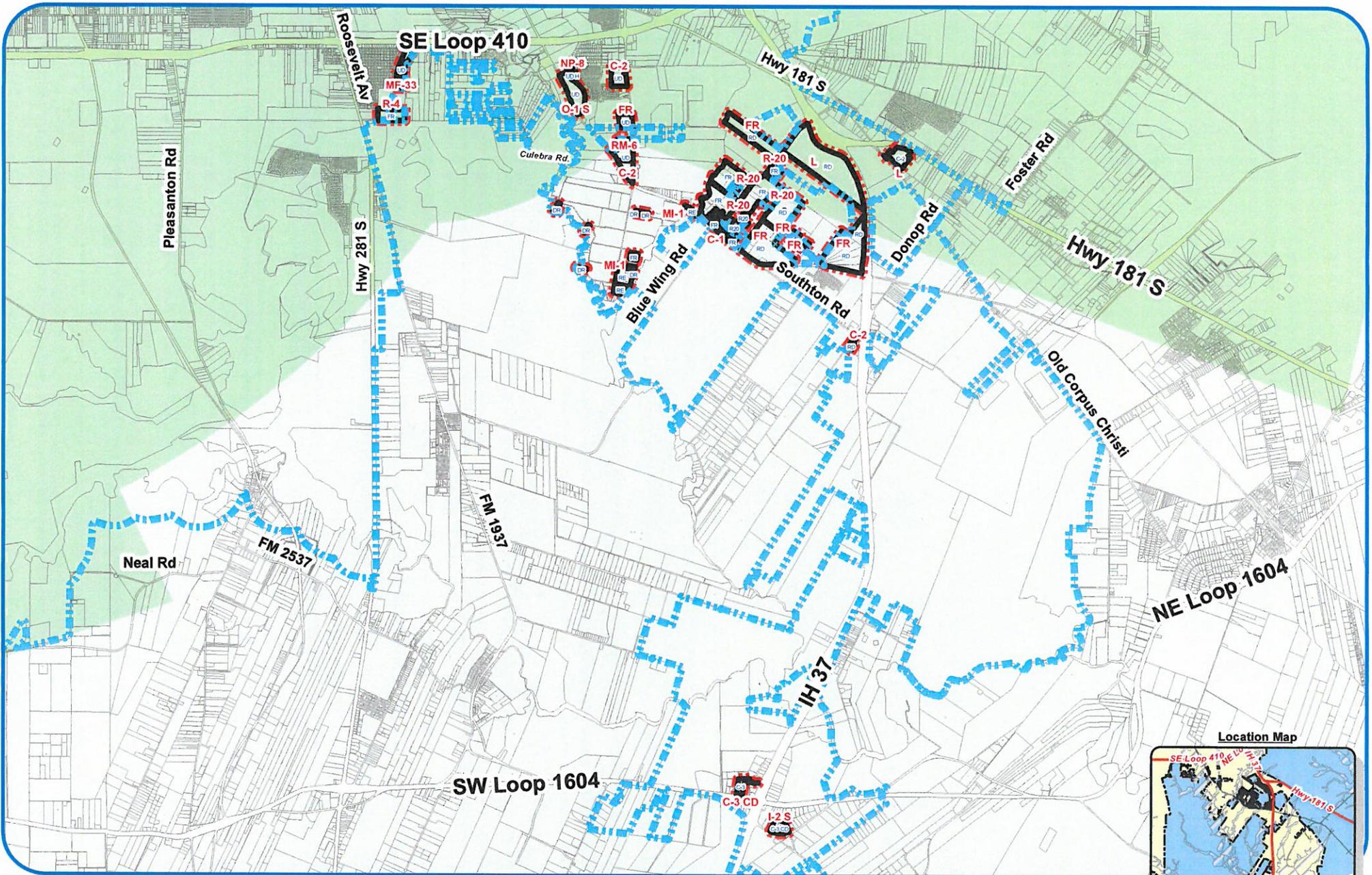
Legend

- Subject Properties (2740.242 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain ▨▨▨▨▨
- Single Family Residential **1R**
- San Antonio City Limits - - - - -
- Airport Hazard Overlay District ▨▨▨▨▨



Development Services Dept
 City of San Antonio
 (05/21/2014 - R Martinez)





Zoning Case Notification Plan

Case Z-2014-171 CD S (Annexed Area 3 & 4)

Council District 3
 School District: Southside I.S.D., East Central I.S.D., San Antonio I.S.D.
 Scale: 1" approx. = 6465.50 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

Legend

- Subject Properties (740.170 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain ▨▨▨▨
- San Antonio City Limits - - - - -
- Airport Hazard Overlay District ▨▨▨▨



Development Services Dept
 City of San Antonio
 (05/21/2014 - R Martinez)



City of San Antonio

Department of Planning & Community Development

Staff Report

To: Zoning Commission

Zoning Case #: Z2014171 CD S

Hearing Date: June 3, 2014

Property Owner: Multiple Owners

Applicant: City of San Antonio, Department of Planning & Community Development

Representative: Jacob Floyd, AICP, Senior Planner

Location: Approximately 6,016 acres of land generally located east of IH-35, south of Loop 410, west of IH-37, north of Loop 1604, portions of the 4200, 4300, and 4400 blocks of South Flores Road, and 2.5 acres out of NCB 11165 located in the in the 12000 Block of Southeast Loop 410

Legal Description: Multiple Properties

Total Acreage: Approximately 6,016

City Council District: 3, 4

Case Manager: Jacob Floyd, AICP, Senior Planner

Case History: This is the first hearing of this case.

Proposed Zoning Change

Current Zoning: "UD" Urban Development District, "UD S" Urban Development District with a Specific Use Authorization for a bar/tavern, "RD" Rural Development District, "FR" Farm and Ranch District, "RP" Resource Protection District, "C-3NA" General Commercial Nonalcoholic Sales District, "BP" Business Park District, "C-2" Commercial District, "DR" Development Reserve District, "RE" Residential Estate District, "MI-1" Mixed Light Industrial District, "R-20" Residential Single-Family District, and "C-3 CD" General Commercial District with a Conditional Use for Long Term Parking & Storage

Requested Zoning: "C-2" Commercial District, "C-3 CD" General Commercial District with a Conditional Use for a Truck Stop or Laundry – Tire Repair Permitted, "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal, "MI-1" Mixed Light Industrial District, "NP-8" Neighborhood Preservation District, "R-6" Residential Single-Family District, "BP" Business Park District, "C-1" Light Commercial District, "C-2 CD" Commercial District with a Conditional Use for Parking and Transient Vehicle Storage –Related to a Delivery, "R-20" Residential Single-Family District, "R-4" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "RP S" Resource Protection District with a Specific Use Authorization for a Cemetery, "FR" Farm and Ranch District, "C-2 CD" Commercial District with a Conditional Use for Truck Repair and Maintenance, "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair, "L" Light Industrial District, "C-3" General Commercial District, "O-1 S" Office District with a Specific Use Authorization for Athletic Fields-Commercial, "RM-6" Residential Mixed District, "C-2 CD" Commercial District with a Conditional Use for Self Service Storage, "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors, "C-2 S" Commercial District with a Specific Use Authorization for a Hotel, "C-2 P" Commercial Pedestrian District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "MF-33" Multi-Family District, "MF-40" Multi-Family District, "O-1.5" Mid-Rise Office District, "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for Rifle and Pistol Range-Outdoor Permitted, "R-3" Residential Single-Family 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 May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 1,397

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Planning Team: 38 (Heritage South Sector Plan)

Applicable Agencies: Joint Base San Antonio – Lackland, Southwest ISD, Somerset ISD, Southside ISD, East Central ISD

Property Details

Property History: Portions of areas 1, 2, and 3 are within the former jurisdiction of the City South Management Authority (CSMA), which was created in 2005 and subsequently dissolved on January 9, 2014. In accordance with the implementation of the *City South Management Authority Effectiveness Study and Economic Strategic Plan, Option #2*, staff proposes these zoning changes in order to facilitate economic development.

The majority of the subject properties are currently zoned "UD" Urban Development District or "RD" Rural Development District. The proposal to rezone the properties is based, to a great extent, on the node and center pattern on which the flex-districts are structured, with conventional commercial districts applied to correspond with locations where commercial uses are permitted under the flex-districts.

Topography: The area is generally comprised of gently rolling prairie land, with the San Antonio and Medina Rivers, as well as several creeks including Salado Creek and Leon Creek, meandering through the south side.

Adjacent Base Zoning and Land Uses

Direction: North, East, West

Current Base Zoning: Various residential single-family, multi-family, commercial, and industrial districts

Current Land Uses: Single-family, multi-family, commercial, and open-space

Direction: South

Current Base Zoning: Outside City Limits (No Zoning)

Current Land Uses: Rural residential, agriculture, open-space

Overlay and Special District Information: Many 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: IH-35

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: IH-37

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Loop 410

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Somerset Road

Existing Character: Enhance Secondary Arterial; one lane each direction

Proposed Changes: None

Thoroughfare: State Highway 16 South

Existing Character: Super Arterial Type B; two lanes each direction, divided highway

Proposed Changes: None

Thoroughfare: Applewhite Road
Existing Character: Enhance Secondary Arterial;
two lanes each direction
Proposed Changes: None

Thoroughfare: Watson Road
Existing Character: Enhanced Secondary Arterial;
two lanes each direction
Proposed Changes: None

Thoroughfare: U.S. Highway 281
Existing Character: Super Arterial Type B; two
lanes each direction, divided highway
Proposed Changes: None

Thoroughfare: Loop 1604
Existing Character: Freeway; one lane each
direction

Proposed Changes: None

Thoroughfare: Southton Road
Existing Character: Enhanced Secondary Arterial;
one lane each direction
Proposed Changes: None

Thoroughfare: Old Corpus Christi Road
Existing Character: Secondary Arterial Type A;
one lane each direction
Proposed Changes: None

Thoroughfare: U.S. Highway 181 South
Existing Character: Secondary Arterial Type A;
two lanes each direction, divided highway
Proposed Changes: None

Public Transit: There are several VIA bus routes in the area along U.S. Highway 281, South Presa Street, State Highway 16 South.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: N/A

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 areas are located within the Heritage South Sector Plan and have various future land use classifications. Several of the proposed zoning districts are not consistent with the plans as currently adopted; however, amendments to the sector plan are proposed to change the future land use plan to more appropriate classifications in order to support economic growth. Staff is recommending approval of these amendments. The Planning Commission will consider this proposal on May 28, 2014.

2. Adverse Impacts on Neighboring Lands:

The proposal to rezone the subject properties is based, to a great extent, on the node and center pattern on which the flex-districts are structured, with conventional commercial districts applied to correspond with locations where commercial uses are permitted under the flex-districts. Where possible, conditional uses and specific use authorizations are proposed to ensure that non-conformities will be minimal. Further, this recommendation is intended to create a framework for future development that provides opportunities for economic growth. If successful, the implementation of the zoning proposal will not create new adverse impacts on the subject area or neighboring lands.

3. Suitability as Presently Zoned:

In accordance with the implementation of the *City South Management Authority Effectiveness Study and Economic Strategic Plan*, Option #2, staff proposes these zoning changes in order to spur development. The present zoning districts have proven to be needlessly confusing, and are widely viewed as adding unbearable costs to some development projects. However, the present zoning is consistent with the land use plan and has allowed some residential development to occur or to be planned.

4. Health, Safety and Welfare:

The implementation of this zoning proposal would not create new adverse impacts on the subject area or neighboring lands.

5. Public Policy:

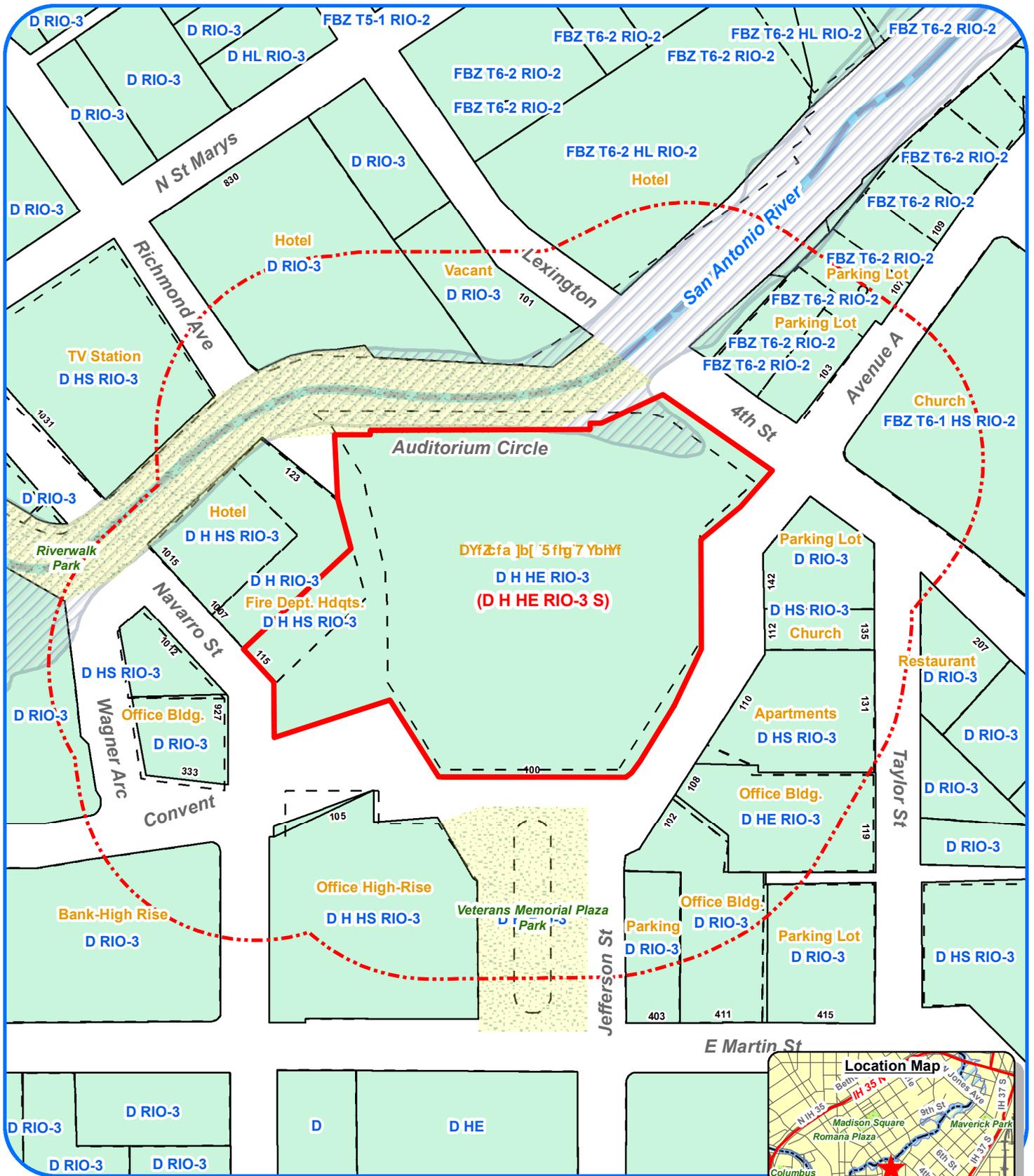
The proposal implements established public policy and City Council directive (Ordinance No. 2014-01-09-0001).

6. Size of Tract:

In total, 991 parcels are subject to this request which totals approximately 6,016 acres.

7. Other Factors:

This comprehensive rezoning proposal was initiated by City Council via ordinance no. 2014-01-09-0001, which annexed approximately 18,729 acres of land, and was known as the South San Antonio Limited Purpose Annexation. Pursuant to the Local Government Code, a regulatory plan for said area was also adopted. The regulatory plan directed the review of the zoning in the area in cooperation with an implementation task force, comprised of public and private sector stakeholders. This request implements the recommendations of this task force and removes much of the overly-cumbersome zoning districts on the South side in order to facilitate economic development.



Zoning Case Notification Plan

Case Z-2014-172

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 00180 - BLOCK 000 - LOT 16 (Bexar County Performing Arts Center)

Legend

- Subject Properties (3.814 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
 (05/16/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014172 S

Hearing Date: June 3, 2014

Property Owner: Bexar County Performing Arts Foundation/DBA Tobin Center for the Performing Arts

Applicant: Michael Fresher, President and CEO - Bexar County Performing Arts Foundation/DBA Tobin Center for the Performing Arts

Representative: Michael Fresher, President and CEO - Bexar County Performing Arts Foundation/DBA Tobin Center for the Performing Arts

Location: 100 and 115 Auditorium Circle

Legal Description: Lot 16, NCB 180

Total Acreage: 3.814

City Council District: 1

Case Manager: Trenton Robertson, Planner

Case History: This is the first public hearing for this zoning change request. The case has been expedited to City Council for consideration on June 19, 2014.

Proposed Zoning Change

Current Zoning: "D H HE RIO-3 AHOD" Historic Exceptional Downtown Auditorium Circle/Veterans Memorial Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District

Requested Zoning: "D S H HE RIO-3 AHOD" Historic Exceptional Downtown Auditorium Circle/Veterans Memorial Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District with a Specific Use Authorization for Performing Art Center - Digital Display Monitor

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 30, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Downtown Residents Association

Planning Team: Downtown Neighborhood Plan - 67

Applicable Agencies: The Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "I" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In a 2003 City-initiated large-area case, the property was rezoned to "D" Downtown District. The subject property was platted into its current configuration in 2012 (volume 9643, page 172 of the Deed and Plat Records of Bexar County, Texas). The site was previously the Municipal Auditorium, and is currently being redeveloped as the Tobin Center For The Performing Arts. The purpose of the rezoning request is to allow an outdoor digital screen.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain; however, the subject property abuts the San Antonio River to the north.

Adjacent Base Zoning and Land Uses

Direction: All

Current Base Zoning: "D"

Current Land Uses: Hotel, television station, fire departments, professional office, bank, park, parking lot, multi-family dwelling, church, restaurant and vacant

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

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: Richmond Avenue, Avenue A, Taylor Street, Jefferson Street, Convent, Wagner Arc, Navarro Street and Auditorium Circle

Existing Character: Local; one to two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Lexington and 4th Street

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

Proposed Changes: None known

Thoroughfare: East Martin Street

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

Proposed Changes: None known

Public Transit: VIA bus lines 3, 4, 5, 8, 90, 95, 96, 97, 204, 289 and 296 operate along North St. Mary's (north of the subject property); and VIA bus line 305 operates along Lexington Avenue and 4th Street.

Traffic Impact: A Traffic Impact Analysis is not required. The "D" Downtown District is exempt from TIA requirements.

Parking Information: Theater (indoor with 2 or less screens and/or stages) - Minimum Parking Requirement: 1 per 6 seats. Maximum Parking Requirement: 1 per 4 seats.

The "D" Downtown District is exempt from the off-street parking facilities provisions.

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 Downtown Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested "D" zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no adverse impacts on neighboring lands. The requested Specific Use Authorization will allow an outdoor digital screen that will be used to project the performances that occur inside the performing art center. There is no request to change the base zoning district.

3. Suitability as Presently Zoned:

The subject property is well suited for the existing zoning. The Downtown District provides concentrated retail, service, office and mixed uses in the existing central business districts.

4. Health, Safety and Welfare:

Staff has found no indication of 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 3.814 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:

None.

AN ORDINANCE

AMENDING CHAPTER 35, ARTICLE III, SECTION 35-205, SECTION 35-353, SECTION 35-347, UNIFIED DEVELOPMENT CODE OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT DEVELOPMENT STANDARDS.

* * * * *

WHEREAS, the City seeks to preserve and enhance the Office or Institutional Campus, Neighborhood Preservation, Business Park districts;

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Unified Development Code; and

WHEREAS, the City Council has carefully reviewed and desires to adopt provisions to modify these district regulations; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Article III, Section 35-205, Office or Institutional Campus is amended as follows:

~~(c) **Uses and Density within the "BP" Business Park District.** Within the business park district no building, structure, or land shall be used for any purpose other than the following, or any combination thereof, providing that such uses take place within a completely enclosed building in such a manner that no nuisance factor is created outside of the park district boundaries as described in the performance standards set forth in subsection (o) of this section:~~

~~(1) **Uses Permitted by Right.** Uses permitted in the "L" light industrial district (See Table 311-2 Nonresidential Use Matrix).~~

~~(2) **Accessory Uses.** Accessory uses, whether located within a plant facility for its sole use or within a separate facility to be shared in common by occupants of the business park district, shall be demonstrably related to the permitted principal uses and provided primarily for the convenience, use, and service of occupants of the business park and their visitors.~~

~~Authorized accessory uses include the following:~~

~~A. Personal services such as cafeteria, restaurant, barber/beauty shop, newsstand, laundry/dry cleaning pickup station, sundries store, or child day care center, provided that such facilities shall have no advertising display other than directional or informational signs.~~

~~B. Retail incidental to or in support of any of the principal permitted uses.~~

~~C. Recreational facilities, industrial health clinics and first aid stations, technical libraries, auditoriums, employee training facilities, meeting and display rooms.~~

~~D. Outdoor storage provided that the requirements for screening are met, and that not more than ten (10) percent of each lot is so used.~~

~~E. Temporary buildings, trailers and vehicles for uses incidental to construction work.~~

~~F. Other accessory uses and structures customarily incidental to any permitted principal use.~~

~~Any permitted uses involving the handling or sale of food or food products shall comply with the requirements set forth in chapter 13 of the City Code (food and food handlers).~~

~~(d)~~ (c) **Traffic Impact Analysis.** A campus shall comply with the traffic impact analysis standards of this chapter.

~~(e)~~ (d) **Lot Layout.** A campus shall comply with the lot layout standards of this chapter and the following:

(1) **Area.** The ground level square footage of all buildings and improvements ~~other than streets and parking areas within a business park district~~ shall not exceed fifty (50) percent of the total area of each lot.

(2) **Setbacks.** No building, parking garage, covered parking or other structure, except streets, walks, and parking lots, shall be erected within the following setbacks ~~lines measured along the perimeter of a business park district:~~

A. Forty-five (45) feet from any perimeter abutting a residential use; and

B. Twenty-five (25) feet from any perimeter abutting a nonresidential use.

~~Setback lines shall be defined as the linear horizontal distance measured at a right angle from the business park district boundary line and running parallel with the boundary line for its entire length.~~

(3) **Height.** The height of buildings and other improvements shall not exceed thirty (30) feet within a distance of one hundred (100) feet from any perimeter abutting a residential use. The height of buildings and other improvements may be increased two (2) feet for each one (1) foot they are set back beyond the one hundred-foot distance.

- ~~(f)~~ (e) **Transportation.** A campus shall comply with the transportation standards of this chapter and the following:
- (1) **Access.**
 - A. Vehicular access to a business park district shall be permitted only from major thoroughfares. The classification of any street as a major thoroughfare shall be determined by the major thoroughfare plan.
 - B. Pedestrian access. Sidewalks shall be provided on public and private streets in accordance with the transportation standards of this chapter.
 - (2) **Streets.**
 - ~~A.~~

~~Streets within a business park district may be public and/or private. The planning commission may, however, require dedication of right of way and construction of paving for a public street(s) through or into a business park district as the commission deems necessary. Private streets shall comply with the specifications and design standards set forth in the transportation standards of this chapter.~~
 - ~~B.~~ A. Vehicle access points shall be located so as to provide a minimum of conflict between internal traffic and the traffic on adjacent streets. Parking shall be prohibited on any private street less than thirty (30) feet in width.
 - ~~C.~~ B. Sidewalks shall be provided on public and private streets in accordance with the design specifications of the transportation standards of this chapter.
- ~~(g)~~ (f) **Stormwater Management.** A campus shall comply with the stormwater management standards, section 35-504 of this chapter. Landscaped areas, buffer areas, or areas where trees are preserved, as required by sections 35-510, 35-511, or 35-523 of this chapter, may be used to comply with the stormwater management standards. Low Impact Development (LID) features may be incorporated into the design as an option in accordance with section 35-504 of this chapter.
- ~~(h)~~ (g) **Utilities.** See utilities standards, section 35-507 of this chapter.
- ~~(i)~~ (h) **Parks and Open Space.** A campus shall comply with the parks and open space standards (section 35-503) of this chapter. In lieu of the requirements of Table 503-

1, parks and open space shall be provided at a rate of one hundred ninety (190) square feet per equivalent dwelling unit. The equivalent dwelling units shall be calculated in accordance with the SAWS Utility Service Agreement for "EDUs". The following provisions of the parks and open space standards shall not apply to an office or institutional campus: subsections 35-503(c) (park and open space characteristics), and 35-503(d) (suitability). Parks and open space provided pursuant to this subsection shall be maintained in private ownership, unless the applicant chooses to dedicate a greenway to the city with the city's acceptance.

~~(i)~~ (i) **Natural Resource Protection.** A campus shall comply with the natural resource protection standards of this chapter.

~~(j)~~ (j) **Buffers, Landscaping, Streetscape Planting and Tree Preservation.** A campus shall comply with the buffer (section 35-510), landscaping (section 35-511), streetscape planting (section 35-512) and tree preservation (section 35-513) standards of this chapter and the following:

(1) **Screening.** Structures other than buildings which are visible from view ~~outside of the business park district~~ shall be screened by plantings, landscaping, and/or a solid wall/fence at least six (6) feet in height. The use of a wall or fence is in addition to, and does not replace, the requirements for landscaping or trees as set forth in sections 35-510 and 35-511 of this chapter.

(2) **Buffers.**

- A. A bufferyard, as defined in Table 510-1, shall be installed and maintained along the perimeters ~~of a business park district~~ abutting developed residential areas.
- B. Along the perimeters ~~of a business park district~~ abutting undeveloped or nonresidential areas, a class B bufferyard shall be installed and maintained.
- C. Utility and drainage easements/rights-of-way may be considered as part of a bufferyard provided all other requirements of this section are met.
- D. Bufferyards shall comply with the landscaping standards of this chapter. In addition to trees and shrubs, bufferyards shall be planted with lawn, native grasses, or evergreen ground cover.

- E. Plant requirements shall be applied proportionally to bufferyard lengths of less than one hundred (100) feet. Existing land and/or plants which otherwise meet the requirements above may be counted toward satisfying bufferyard requirements.
- F. The landscape plan required by Appendix "B" of this chapter shall also include the landscaping and bufferyard areas required by this section.
- G. In addition to perimeter bufferyards, not less than ten (10) percent of each lot within ~~a business park district~~ shall be maintained as landscaped areas.
- H. The landscaping requirements above are not intended to limit or prevent the optional design for Low Impact Development (LID). LID features may be incorporated into the landscaping, buffer and building screening requirements.

(k) Parking. A campus shall comply with the parking standards of this chapter and the following:

- (1) Off-street parking areas shall be landscaped with a minimum two (2) canopy trees, one (1) understory tree, and four (4) shrubs per twenty-four (24) automobile spaces. Existing plant materials may be counted as contributing to the total required landscaping. These requirements shall be applied proportionally to any number of spaces other than twenty-four (24).
- (2) No parking shall be permitted on any street, drive, alley, or any place other than paved parking areas. Space for off-street parking and storage of vehicles shall be provided in accordance with the minimum requirements of this chapter. All parking areas shall have proper drainage, be curbed and paved, with individual spaces clearly marked, and directional arrows and directional arrows and traffic signs provided as necessary for traffic control. All parking areas visible from outside the boundary ~~of the business park district~~ shall be architecturally screened to a minimum height of four (4) feet with berms and/or landscaping.
- (3) Off-street loading shall be provided in accordance with this chapter. All loading areas shall be paved and, where visible from outside the boundaries of the business park district, shall be screened to a minimum of six (6) feet in height with berms, walls, fences, and/or landscaping.

~~(m)~~(l) **Outdoor Storage.** A campus shall comply with the outdoor storage standards of this chapter and the following:

- (1) Outdoor storage shall be enclosed within a solid masonry wall or solid heavy timber fence (two (2) inches thick or greater) or landscaping consistent with the requirements of subsection 35-511(c)(7) of this chapter, so as to completely screen all operations conducted within such wall ~~from observation outside the business park district.~~
- (2) The wall shall be at least six (6) feet, but not more than ten (10) feet in height. All outdoor storage shall be completely shielded from public view.

~~(n)~~(m) **Lighting and Signs.**

- (1) **Lighting.** Lights illuminating off-street parking or loading areas shall comply with the following standards as a protection against excessive glare and light spilling over to adjacent properties:
 - A. When a light source has elements such as shields, reflectors, or refractor panels which direct and cut off the light at a cutoff angle that is less than ninety (90) degrees, the maximum permitted height shall be thirty (30) feet.
 - B. When a light source has a cutoff angle of ninety (90) degrees or greater, the maximum permitted height shall be fifteen (15) feet.
- (2) **Signs.** The use of signs in a business park shall conform to chapter 28 of the City Code.

~~(o)~~(n) **Performance Standards.** It is the intent of these regulations to prevent any use or operation, including those permitted by right, from creating any dangerous, injurious, noxious, or unreasonably objectionable condition so as to adversely affect the surrounding area. Specifically, all uses shall operate in conformance with the standards set forth in each subsection below.

- **Air pollution.** All uses within a business park district shall operate in compliance with the most current revision of the regulations of the Texas Air Control Board pertaining to the control of air pollution. The city hereby adopts by reference these regulations, a copy of which is on file in the offices of the city clerk and the department of planning and development.
- **Noise.** All uses shall comply with the provisions of chapter 21, article III of the City Code, Noise, and shall not create a noise nuisance as defined in said article III of chapter 21.

- **Glare and heat.** No direct or sky-reflected glare so as to be visible at the lot line shall be permitted. These regulations shall not apply to signs or floodlighting of parking areas otherwise permitted by this chapter. There shall be no emission or transmission of heat or heated air so as to be discernible at the boundary of the lot line.
- **Vibration.** All machines shall be so mounted as to minimize vibration and no vibration shall be produced which is discernible without the aid of instruments at the boundary of the business park district.
- **Noxious odors.** The emission of any odors which are discernible without the aid of instruments shall be prohibited beyond the boundaries of the business park district.
- **Toxic and liquid wastes.** The discharge of any toxic or liquid waste material into any outdoor water course or drainageway shall be prohibited.
- **Fire and explosion.** All activities and all storage of flammable and explosive materials shall be provided with adequate safety and firefighting devices in accordance with the Uniform Fire Code as adopted by the city. The storage of petroleum and other flammable products is permitted only as an incidental use and is prohibited in aboveground tanks.
- **Radioactivity.** No operation shall cause radioactivity at any lot line in violation of the regulations of the Nuclear Regulatory Commission as set forth in [Title 10](#), Chapter 1, Part 20 of the Code of Federal Regulations, and all applicable regulations of the State of Texas.
- **Electromagnetic radiation.** No operation shall be conducted which shall adversely affect the performance of electromagnetic radiators or receptors other than those of the creator of the radiation.

SECTION 2. Chapter 35, Unified Development Code, Section 35-304, Table 310-1 is amended by adding Neighborhood Preservation District development standards as follows:

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
LOT DIMENSIONS							BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) * * *	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/#of stories)	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
R-20	20,000		2	65	90	—	10	—	5	30	35/2-½	—	—
<u>NP-15</u>	<u>15,000</u>		<u>3</u>	<u>55</u>	<u>75</u>	<u>—</u>	<u>20</u>	<u>—</u>	<u>5</u>	<u>30</u>	<u>35ft/2½ stories</u>	<u>—</u>	<u>—</u>
<u>NP-10</u>	<u>10,000</u>		<u>4</u>	<u>45</u>	<u>65</u>	<u>—</u>	<u>20</u>	<u>—</u>	<u>5</u>	<u>20</u>	<u>35ft/2½ stories</u>	<u>—</u>	<u>—</u>
<u>NP-8</u>	<u>8,000</u>		<u>5</u>	<u>40</u>	<u>60</u>	<u>150</u>	<u>20</u>	<u>—</u>	<u>5</u>	<u>20</u>	<u>35ft/2½ stories</u>	<u>—</u>	<u>—</u>
R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2-½	—	—

SECTION 3. Chapter 35, Article III, Section 35-353, Neighborhood Preservation Districts is amended as follows:

STATEMENT OF PURPOSE

The neighborhood preservation districts are designed to protect properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 and existing platted subdivisions which are substantially developed with single-family detached dwelling units. It is the policy of the city that

~~these districts will be applied only to properties zoned "R A," "R 1a," "R 1b," or "R 1c" prior to June 4, 2001 or platted subdivisions which are recorded as of the effective date of this chapter, in order~~ The Neighborhood Preservation Districts are intended to encourage the development of neighborhoods and rural large-lot neighborhoods that set aside significant natural vistas and landscape features for conservation. Further, these districts are also intended to prevent ~~such~~ subdivisions from being further subdivided ~~in a manner~~ in order to avoid vehicular congestion ~~in the streets~~, prevent safety hazards, protect the health and general welfare of subdivision residents, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, and facilitate the adequate provision of public facilities. ~~The "NP" districts are not appropriate for the down zoning of unsubdivided parcels or tracts.~~

(a) **Establishment.** The following "NP" districts are hereby established and referred to collectively herein as "NP" districts:

"NP-8"

"NP-10"

"NP-15"

(b) **Permitted Uses.** The uses permitted within an "NP" district are the same as the uses permitted within an "R-6" district.

~~(c) **Dimensional Regulations.** The setback and height regulations for uses and structures within an "NP" district shall be as follows:~~

(A) Zoning District	(B) Minimum Lot Size Conventional	(C) Maximum Density	(D) Minimum Frontage	(E) Minimum Lot Width	(F) Maximum Lot Width	(G) Maximum Building Height	(H) Minimum Front Setback	(I) Maximum Front Setback	(J) Minimum Side Setback	(K) Minimum Rear Setback
NP-15	15,000	3	55	75	—	35ft/2½ stories	20	—	5	30
NP-10	10,000	4	45	65	—	35ft/2½ stories	20	—	5	20
NP-8	8,000	5	40	60	150	35ft/2½ stories	20	—	5	20

~~(c)~~ ~~(d)~~ **Nonconforming Lots.** The rezoning of an existing subdivision to an "NP" district may at times result in lots which do not conform to the new zoning district lot sizes. In such cases, a single-family detached dwelling, and any uses accessory thereto, shall be permitted as provided in subsection 35-702(c) of this chapter.

~~(d)~~ ~~(e)~~ **Properties Zoned Prior to June 4, 2001.** Properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 whether platted or remaining undeveloped will be converted to new zoning districts as indicated in Appendix "D" - zoning district conversion matrix.

(Ord. No. 95326 § 7 and 8) (Ord. No. 2009-01-15-0001, § 2, 1-15-09)

SECTION 4. Chapter 35, Article III, Section 35-347, Business Park District is amended as follows:

- ~~(a)~~ **Locational Criteria.** ~~A business park district may be located adjacent to any freeway, arterial, principal arterial or nonresidential collector street.~~
- ~~(b)~~ **Development Standards.** ~~All uses and development activities within a business park district shall conform to the regulations for an office or institutional campus, section 35-205, excluding subsection 35-205(i) (parks and open space standards). (Applicants electing to seek approval of an office or institutional campus use pattern shall be subject to subsection 35-205(i).)~~

(Ord. No. 2010-11-18-0985, § 2, 11-18-10)

STATEMENT OF PURPOSE

The Business Park District is intended to encourage the creation of significant employment centers that accommodate a diverse mix of light industrial and office uses. The Business Park district should be applied to large sites that can be redeveloped to provide a diversity of jobs, higher development densities, and higher quality site and architectural design. Office, office-showroom-warehousing, research and development services, light and high-tech manufacturing and assembly, and medical laboratories are typical uses that are appropriate in this district. Some service uses may be allowed as accessory uses to principal light industrial and office uses due to the recommended employment center

ambiance. The BP district is intended to offer an array of options to mitigate challenging site planning conditions.

(a) **Permitted uses.** Uses permitted in the “L” Light Industrial District and “I-1” General Industrial District (See Table 311-2: Non-Residential Use Matrix).

(b) **Accessory Uses and Regulations in the BP district.** Accessory uses, whether located within a facility for its sole use or within a separate facility to be shared in common by other occupants of the business park district, shall be related to the permitted principal uses and provided primarily for the convenience, use, and service of occupants of the business park and their visitors.

Authorized accessory uses include the following:

1. Personal services such as food service, barber/beauty shop, newsstand, laundry/dry cleaning pickup station, or child day care center, provided that such facilities shall have no advertising display other than directional or informational signs.
2. Retail incidental to the principal permitted uses.
3. Recreational facilities, industrial health clinics and first aid stations, technical libraries, auditoriums, employee training facilities, meeting and display rooms.
4. Outdoor storage (screening requirements in Section 35-525 shall be met and not more than ten (10) percent of each lot may be utilized for outdoor storage).
5. Temporary buildings, trailers and vehicles for uses incidental to construction work.
6. Other accessory uses and structures customarily incidental to any permitted principal use.

Supplemental Regulations for Certain Uses:

(a) Day care. The conditions are as follows:

- a. The use must have a minimum of 150 square feet of dedicated outdoor activity area per child/adult under care or be within ¼ mile of a municipal park.

(b) Catering. The conditions are as follows:

- a. Any exhaust system venting to the outdoors shall not be located facing a residentially zoned property or use.
- b. Outside storage of catering vehicles or associated equipment shall comply with Section 347(b)(4).

(c) Wireless Communication Systems. The conditions are as follows:

a. Antennas must be attached to an existing structure.

(d) Food Service Establishments, Retail or other Service. The conditions are as follows:

a. The use may not exceed of 25% of the gross floor area of a multi-use building or 50% of the ground floor area in a multi-story building, whichever is greater.

b. The use must be so located as to be visible and easily accessible to pedestrians from the public right-of-way.

(c) Business Park (BP) district restrictions and performance standards. No structure or premises within any BP district shall be used for any use allowed as permitted unless it complies with the following regulations:

(1) All activities conducted in a BP district shall be conducted wholly within an enclosed structure, except as specifically permitted elsewhere in this section. Outdoor storage is prohibited in the BP district with the exception of company vehicles, which shall be screened from public view at a height of six (6) foot. The six (6) foot solid screen requirement may be reduced to four (4) feet if utilizing an earthen berm.

(2) All delivery/service entrances to a building in the BP district shall be from a public alley, service alley, or off-street parking lot and shall be located on the side or rear of the structure.

(3) No vehicular curb-cuts shall be permitted within a distance of fifty (50) feet from any intersection, unless the Development Services Department determines that such a curb-cut is necessary and can be accommodated in a safe manner for pedestrians or bicyclists using nearby roadways, sidewalks, sidewalks, or trails.

(4) Structures shall not generate significant traffic on local residential streets. Where possible, structures shall be accessed from a roadway identified in the Major Thoroughfare Plan as a collector, arterial or super arterial roadway.

(5) Off-street parking shall not be located between a structure and residentially zoned property or use.

(6) Loading docks shall be screened to a height of six (6) feet. The six (6) foot solid screen requirement may be reduced to four (4) feet if utilizing an earthen berm.

(7) Large truck circulation shall be designed to minimize impacts to pedestrian and bicycle routes.

(8) The processes and equipment used to conduct the business of a principal use on any site in the BP district shall meet the following standards:

a. *Vibration.* All machines shall be so mounted as to minimize vibration and no vibration shall be produced which is discernible without the aid of instruments at the boundary of the business park district.

b. *Glare or heat.* Any operation producing intense glare or heat shall be performed within an enclosure so as not to be perceptible at the property line.

c. *Noise.* All uses shall comply with the provisions of chapter 21, article III of the City Code, Noise, and shall not create a noise nuisance as defined in said article III of chapter 21.

d. *Air pollution.* All emissions shall meet federal, state and local requirements, which may be amended from time to time.

e. *Noxious odors.* The emission of any odors which are discernible without the aid of instruments shall be prohibited beyond the boundaries of the business park district.

f. *Toxic and liquid wastes.* The discharge of any toxic or liquid waste material into any outdoor water course or drainage way shall be prohibited.

g. *Fire and explosion.* All activities and all storage of flammable and explosive materials shall be provided with adequate safety and firefighting devices in accordance with the Uniform Fire Code as adopted by the city. The storage of petroleum and other flammable products is permitted only as an incidental use and is prohibited in aboveground tanks.

h. *Radioactivity.* No operation shall cause radioactivity at any lot line in violation of the regulations of the Nuclear Regulatory Commission as set forth in Title 10, Chapter 1, Part 20 of the Code of Federal Regulations, and all applicable regulations of the State of Texas.

i. *Electromagnetic radiation.* No operation shall be conducted which shall adversely affect the performance of electromagnetic radiators or receptors other than those of the creator of the radiation.

(9) Uses located on parcels located within one-thousand (1,000) feet of a residentially zoned property or use may operate only between the hours of 7:00 AM and 9:00 PM.

(10) Sidewalks shall be at least six feet in width and shall be provided along all sides of a lot that abuts a public street. The eight (8) foot width may be reduced to six (6) feet when a two (2) foot, tree-lined planting strip is provided between the sidewalk and roadway.

(d) **Dimensional standards.** The dimensional standards are as follows:

1 The ground level square footage of all buildings and improvements other than streets and parking areas within a business park district shall not exceed fifty (50) percent of the total area of each lot.

(2) The height of structures or buildings on sites within the BP zoning district shall be limited as follows:

a. Sites located immediately adjacent to a residentially zoned property or use shall be limited to the lesser of four (4) stories or 55 feet in height.

b. Sites separated by a public right-of-way or not immediately adjacent to a residentially zoned property or use shall be limited to the lesser of eight (8) stories or 110 feet in height.

3 No structure, including parking garages and covered parking, shall be erected within the following setback lines as measured along the perimeter of a business park district:

Required building setbacks shall be restricted by the following standards:

a. No building shall be located closer than twenty-five (25) feet from any perimeter abutting a nonresidential use.

b. No building shall be located closer than forty five (45) feet to a property line of a residentially zoned property or use.

(e) Building and Screening standards. The building standards are as follows:

(1) The structure's primary entrance shall be oriented toward the street of highest roadway classification in the Major Thoroughfare Plan or the main internal vehicular drive.

(2) Doors and windows shall make up fifty (50) percent of the principal façade.

(3) The principal façade shall be constructed utilizing thirty (30) percent brick, stone, masonry or painted and textured tilt slab. The adjacent two (2) facades shall be constructed of twenty five (25) percent masonry. The twenty five (25) percent adjacent masonry façade requirement may be reduced to fifteen (15) percent when a green wall, or vertical garden wall, is utilized as a façade treatment.

(4) Structures other than buildings that are visible from view outside of the business park district shall be screened by plantings, landscaping, and/or a solid wall/fence at least six (6) feet in height. The use of a wall or fence is in addition to, and does not replace, the requirements for landscaping or trees as set forth in sections 35-510 and 35-511 of this chapter.

(f) Sign standards. The building standards are as follows:

- (1) Pole signs are prohibited. Monument signs shall be no taller than six (6) feet and shall be an integral part of the development’s architectural design.
- (2) A maximum of two (2) signs may be erected to advertise a single business or activity except for directional signs that do not exceed two (2) square feet in sign area and are limited to such text as “Office,” “Entrance,” “Exit,” “Parking,” and “No Parking.”
- (3) No sign or portion thereof shall contain or consist of any banner, pennant, ribbon, streamer, spinner or other similar moving, fluttering, or revolving device. Such devices, as well as strings of lights, shall not be used for advertising or attracting attention whether or not they are part of any sign. No sign or part thereof may rotate or move back and forth.
- (4) All other signs shall comply with Chapter 28 of City Code.

SECTION 5. This ordinance shall become effective immediately on passage by eight or more votes otherwise this ordinance shall take effect on June 29, 2014.

PASSED AND APPROVED this 19th day of June 2014.

M A Y O R
Julián Castro

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Robert F. Greenblum, City Attorney