

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, June 4, 2013**  
**12:45 PM**

### ZONING COMMISSIONERS

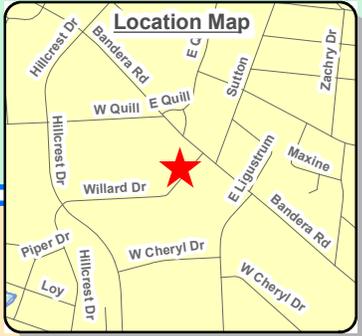
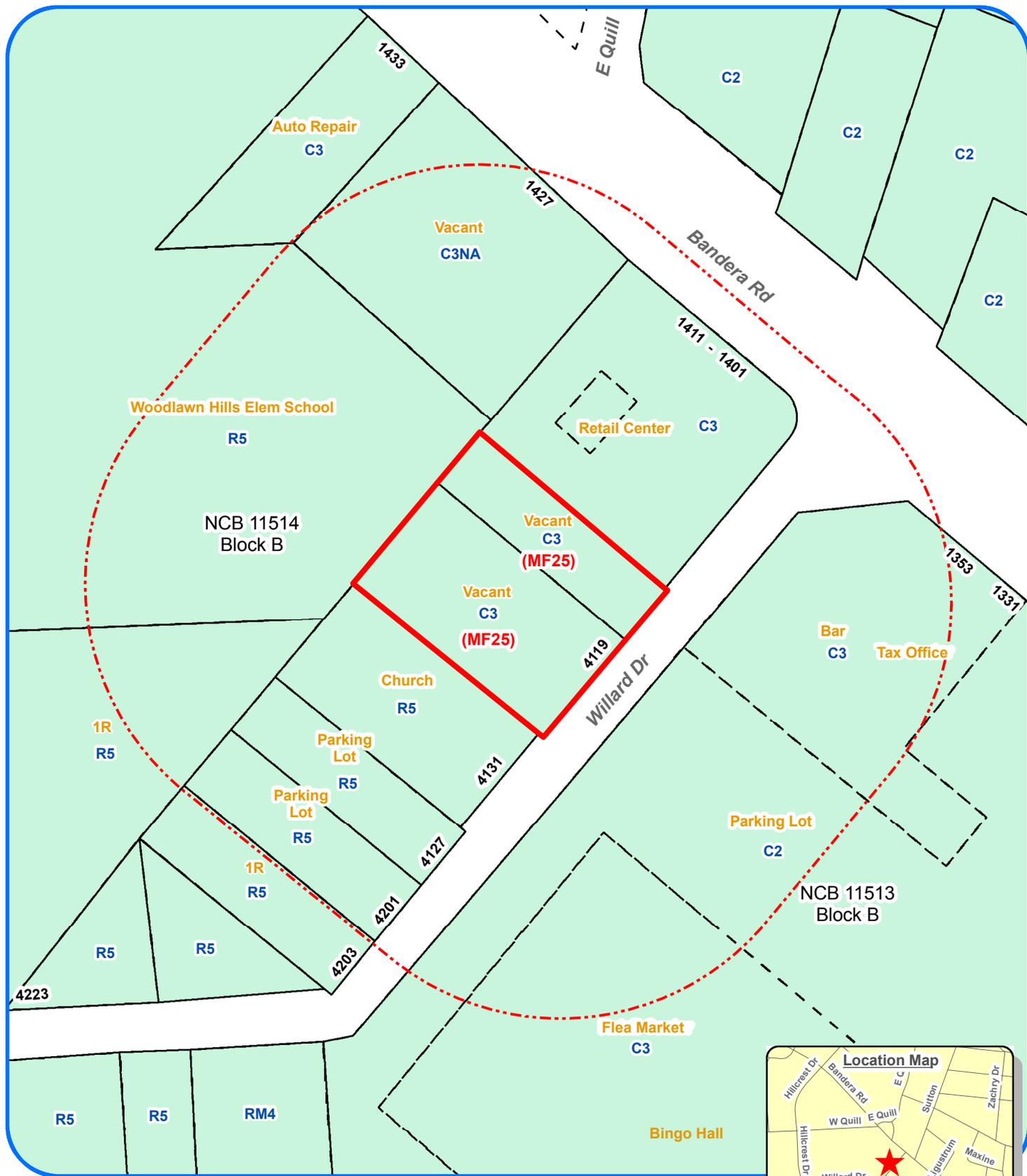
Mariana Ornelas – District 1	Santos Villarreal – District 7
Dan Martinez – District 2	Billy J. Tiller – District 8
Terry Boyd – District 3	Rick McNealy – District 9
Thomas Lopez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4	
Chairman	

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for June 4, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the May 21, 2013 Zoning Commission Minutes and amended January 15, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013101 (Council District 1) – WITHDRAWN:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 14, 15, 16, 17 and 18, Block 1, NCB 1924; 135, 139, 141, 143, 147, 155 Carter and 1614 North Elmendorf.
7. **ZONING CASE NUMBER Z2013109 (Council District 7):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District on the southwest 51 feet of the northeast 221.6 feet of Lot 33 and the southwest 94 feet of the northeast 315.6 feet of Lot 33, Block B, NCB 11514 on a portion of the 4100 Block of Willard Drive.
8. **ZONING CASE NUMBER Z2013105 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 11, Block 11, NCB 8990; 826 Southwest 38th Street.
9. **ZONING CASE NUMBER Z2013119 (Council District 1):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “MF-40 AHOD” Multi-Family Airport Hazard Overlay District on Lots 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42, Block 1, NCB 9001; 1515 West Contour Drive.

10. **ZONING CASE NUMBER Z2013127 (Council District 1):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 11 and 12, Block 3, NCB 3029; 234 West Grayson Street.
11. **ZONING CASE NUMBER Z2013133 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 14, 15, 16, 17, 18, 19, 20 and 21, Block 1, NCB 1924; 125, 127, 131, 135, 139, 141, 143, 147, 155 Carter and 1614 North Elmendorf.
12. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
13. **ADJOURNMENT.**

**Accessibility Statement**

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



# Zoning Case Notification Plan

## Case Z-2013-109

Council District: 7  
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): The SW 51 feet of the NE 221.6 feet of Lot 33 & the SW 94 feet of the NE 315.6 feet of Lot 33, Blk B, NCB 11514

- Legend**
- Subject Properties ——— (0.598 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  
 (04/17/2013 - 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 #: Z2013109

Hearing Date: June 4, 2013

Property Owner: TCL Construction Enterprises, Inc. (by Carlos Abelar, Director & Vice President)

Applicant: Carlos Abelar

Representative: Carlos Abelar

Location: A portion of the 4100 Block of Willard Drive

Legal Description: The southwest 51 feet of the northeast 221.6 feet of Lot 33 and the southwest 94 feet of the northeast 315.6 feet of Lot 33, Block B, NCB 11514

Total Acreage: 0.598

City Council District: 7

Case Manager: Brenda V. Martinez, Planner

Case History: This is the third public hearing for this zoning case. The rezoning request was continued from the May 7 and 21, 2013 Zoning Commission public hearings.

### **Proposed Zoning Change**

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

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 31, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 12

**Neighborhood Associations:** None

**Planning Team Members:** 35 (West/Southwest Sector Plan)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is currently undeveloped. The property was annexed in 1952 and was originally zoned "A" Single-Family Residence District. In a 1973 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 "C-3" General Commercial District. 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:** North

**Current Base Zoning:** "C-3"

**Current Land Uses:** Auto Repair, Vacant Land and Retail Shopping Center

**Direction:** South

**Current Base Zoning:** "R-5" and "C-3"

**Current Land Uses:** Church, Parking Lot, Flea Market and a Bingo Hall

**Direction:** East

**Current Base Zoning:** "R-5" and "C-3"

**Current Land Uses:** Parking Lot, Bar and Tax Office

**Direction:** West

**Current Base Zoning:** "R-5"

**Current Land Uses:** Elementary School

**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:** Bandera Road

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

**Proposed Changes:** None known

**Thoroughfare:** Willard Dr.

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the number 88 line and the 288 line, which operate along Bandera Road with stops adjacent to the subject property.

**Traffic Impact:** A Traffic Impact Analysis is not required.

**Parking Information:** Multi-Family Dwellings - Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The zoning request is consistent with the adopted future 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. The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where such uses can support existing and planned commercial development. The site is located in an area with existing single-family and commercial uses as well as appropriate traffic circulation to major thoroughfares (Bandera Road). The proposed use will be compatible with the surrounding land uses and overall character of the community.

### **3. Suitability as Presently Zoned:**

The existing zoning is not appropriate for the subject property. The current intense commercial zoning is the result of out-dated zoning practices that were once common. The “C-3” zoning district typically allows Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of highways and major arterials.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

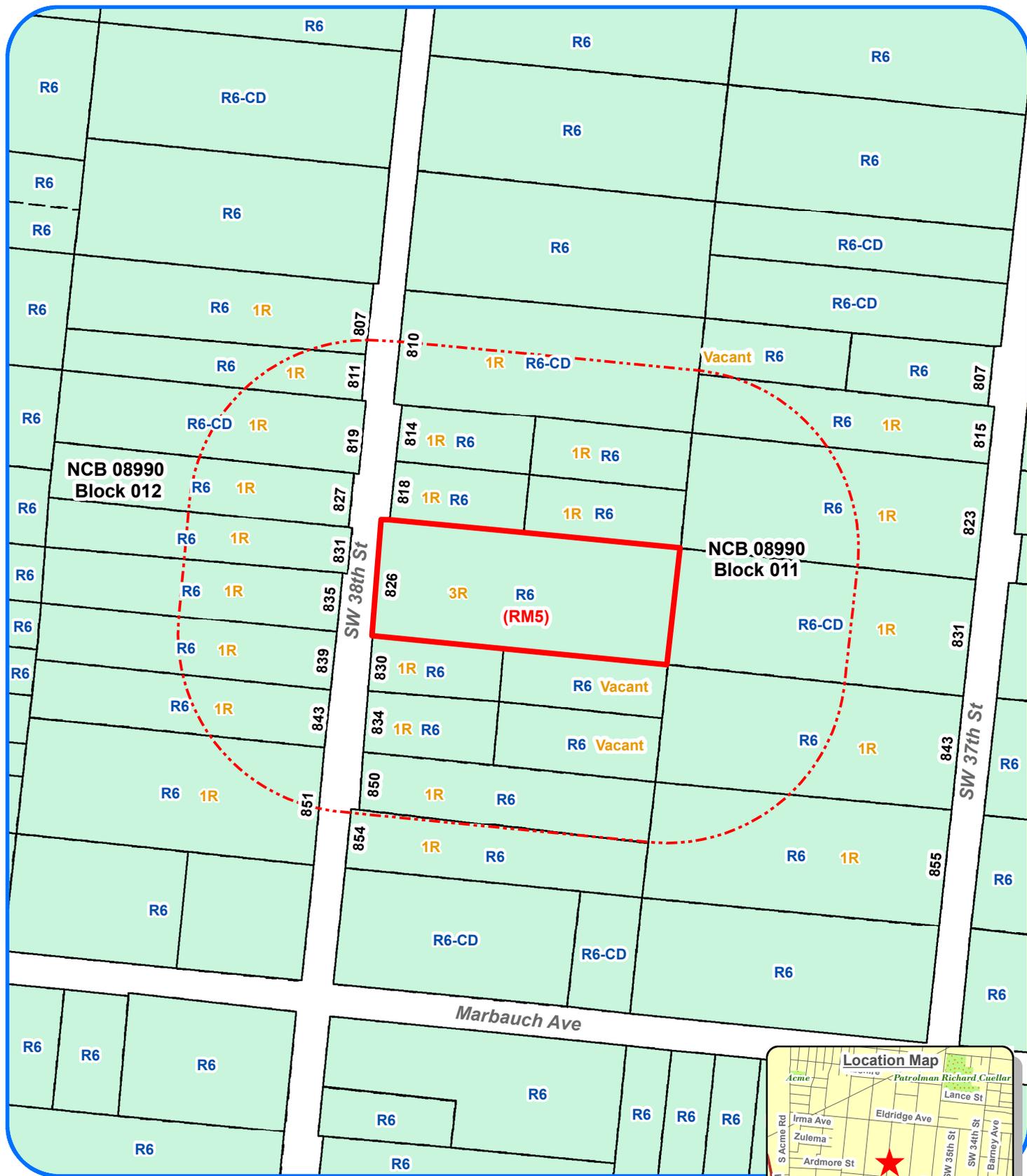
The request does not appear to conflict with any public policy objective. The request is consistent with the West/Southwest Sector Plan. The existing “C-3” zoning is not consistent with the adopted “General Urban Tier” land use designation.

### **6. Size of Tract:**

The subject property measures 0.598 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 14 dwelling units.

### **7. Other Factors:**

None.



**Zoning Case Notification Plan**

**Case Z-2013-105**

Council District: 6  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 08990 - BLK 011 - LOT 011

- Legend**
- Subject Properties (1.001 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  
 (04/16/2013 - 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 #: Z2013105  
Hearing Date: June 4, 2013  
Property Owner: Ricardo M. Sanchez  
Applicant: Ricardo M. Sanchez  
Representative: Ricardo M. Sanchez  
Location: 826 Southwest 38th Street  
Legal Description: Lot 11, Block 11, NCB 8990  
Total Acreage: 1.0014  
City Council District: 6  
Case Manager: Osniel Leon, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "RM-5 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 17, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 22, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 31, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 27

**Neighborhood Associations:** Community Workers Council

**Planning Team Members:** 35 - West/Southwest Sector Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1944, and was originally zoned "C" Apartment District. In a 1988 City-initiated case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property is currently developed with multiple detached residential structures measuring between 476 square feet and 1,420 square feet. The property was platted into its current configuration in 1914 (volume 368, page 143 of the Plat Records of Bexar County, Texas).

**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:** All

**Current Base Zoning:** "R-6", "R-6 CD"

**Current Land Uses:** Undeveloped land, single-family residences

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

## **Transportation**

**Thoroughfare:** Southwest 38<sup>th</sup> Street

**Existing Character:** Local Street; 1 way in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines is the 75, which operates along Southwest 36<sup>th</sup> Street east of the subject property.

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

**Parking Information:** Dwelling – 3 Family: Minimum vehicle spaces - 1.5 per unit. Maximum vehicle spaces - 2 per unit.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located in the West/Southwest Sector Plan, and is designated General Urban Tier in the future land use component of the plan. The requested zoning is consistent with the adopted land use designation. The General Urban Tier land use designation encourages medium to high density residential uses, including small-lot single-family residences, duplexes, triplexes, and quadplexes.

### **2. Adverse Impacts on Neighboring Lands:**

The subject property is located in an area primarily composed of single-family residential development. The residential mixed districts are typically intended for areas with a mixture of single-family, two-family, and multi-family development patterns. The requested zoning would allow an increase in density that is not typical of the immediate surrounding properties; however, there are multiple properties within the surrounding blocks that are developed as 2-, 3-, or 4-family dwellings.

### **3. Suitability as Presently Zoned:**

Both the existing and requested zoning districts are appropriate for the subject property. However, the existing "R-6" base zoning district is not consistent with the adopted land use designation.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

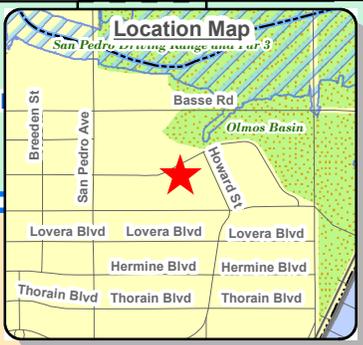
The request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property is 1.001 acres, which is of sufficient size to accommodate the uses permitted in the "RM-5" district.

### **7. Other Factors:**

None.



# Zoning Case Notification Plan

## Case Z-2013-119

Council District: 1  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 09001 - BLK 001 - LOT 33 thru 42

**Legend**

- Subject Properties ——— (1.663 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  
 (05/20/2013 - 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 #: Z2013119

Hearing Date: June 4, 2013

Property Owner: REBA Group, LLC (by Lahav Gabay, Director, Lev Investments, Inc., Manager)

Applicant: REBA Group, LLC (by Lahav Gabay, Director, Lev Investments, Inc., Manager)

Representative: Trey Jacobson (Golden Steves Cohen & Gordon LP)

Location: 1515 West Contour Drive

Legal Description: Lots 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42, Block 1, NCB 9001

Total Acreage: 1.6637

City Council District: 1

Case Manager: Trenton Robertson, Planner

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

#### **Proposed Zoning Change**

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

**Requested Zoning:** "MF-40 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 17, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 22, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 31, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 23

**Neighborhood Associations:** Olmos Park Terrace Neighborhood Association

**Planning Team Members:** 47- North Central Community Plan

**Applicable Agencies:** City of San Antonio Parks and Recreation (Olmos Basin)

## **Property Details**

**Property History:** The subject property was annexed by the city in 1940, and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property was platted into its current configuration in 1931 (volume 980, pages 282-285 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with an apartment complex structure measuring 15,400 square feet in size that was built in 1949.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "RP", "R-5", "C-3", and "C-2"

**Current Land Uses:** Olmos Basin Park, access easement, furniture restoration, multi-family residences, offices and a business park

**Direction:** South and east

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-family residences

**Direction:** West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Multi-family residences

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

## **Transportation**

**Thoroughfare:** West Contour Drive, El Monte Boulevard and Howard Street

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

**Proposed Changes:** None known

**Public Transit:** There are no public transit lines in the immediate vicinity of the subject property; however, the 3, 4, 5, 204, and 505 bus lines operate along San Pedro Avenue, Basse Road, and McCullough Avenue surrounding 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 off-street vehicle parking requirements for multi-family uses are determined by the number of dwelling units.

### **Multi-Family Dwellings**

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The property is located within the North Central Community Plan and is currently designated as High Density Residential in the future land use component of the plan. The requested "MF-40" base zoning district is consistent with the adopted land use designation. The future land use plan encourages high density residential uses as transitions between single-family residences and commercial areas, located in a manner that does not route traffic through low-density residential neighborhoods.

### **2. Adverse Impacts on Neighboring Lands:**

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

### **3. Suitability as Presently Zoned:**

Both the current and requested zoning districts are appropriate for the subject property and are consistent with the adopted land use designation. There are a variety of different base zoning districts adjacent to the subject property, ranging from "RP" Resource Protection District to "C-3" General Commercial District. The surrounding properties are mostly developed with multi-family dwellings and commercial uses to the north and west, single-family residences to the south and east, and a public park with athletic fields to the northeast.

### **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 1.6637 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

### **7. Other Factors:**

The subject property's "C-2" zoning is the result of the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code. The property was zoned "F" Local Retail District prior to the zoning district conversion. Section 35-D101 of the UDC allows multi-family dwellings, not to exceed 33 units per acre, as a use permitted by-right on properties previously zoned "F". Under current regulations, the subject property may be redeveloped with a maximum of 54 dwelling units. The requested zoning change may allow an additional 12 units on the property.



## Zoning Case Notification Plan

### Case Z-2013-127

Council District: 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 03029 - BLK 003 - LOT 11 AND 12

#### Legend

- Subject Properties (0.106 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  
(05/20/2013 - 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 #: Z2013127  
Hearing Date: June 4, 2013  
Property Owner: Daniel Reynero  
Applicant: Daniel Reynero  
Representative: Daniel Reynero  
Location: 234 West Grayson Street  
Legal Description: Lots 11 and 12, Block 3, NCB 3029  
Total Acreage: 0.1065  
City Council District: 1  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning case.

## **Proposed Zoning Change**

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

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

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 17, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 22, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 31, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 23

**Neighborhood Associations:** The Tobin Hill Community Association

**Planning Team Members:** 13-Tobin Hill Neighborhood Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938, and was originally zoned "J" Commercial District. In a 1995 City-initiated large-area case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The subject property is developed with a residential structure measuring 942 square feet in size that was built in 1920.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1"

**Current Land Uses:** Stone materials showroom and warehouse

**Direction:** Northwest, West, and East

**Current Base Zoning:** "I-1"

**Current Land Uses:** Single-family residences and vacant lots

**Direction:** South

**Current Base Zoning:** "I-1", "R-6" and "C-3NA"

**Current Land Uses:** Heavy equipment rental company, parking lot, single-family residences, vacant and medical supply 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:** West Grayson Street, Archer and East Locust

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 8 operates along North St. Mary's Street, west of the subject property and VIA bus line 20 operates along West Josephine Street, north 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:** Dwelling: Single-family detached - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: 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 property is located within the Tobin Hill Neighborhood Plan and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested "R-4" 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. The area is developed with a mix of residential and industrial uses; however, many of the industrial properties are beginning to transition to mixed-use development including commercial and residential uses.

### **3. Suitability as Presently Zoned:**

The current "I-1" district is not appropriate for the subject property due to the small size of the lot and the strenuous development standards of the industrial zoning district. Although much of the surrounding area carries industrial zoning, many of the small lots are developed as single-family residences. The Tobin Hill Neighborhood Plan encourages adaptive reuse of the existing industrial properties for retail, service, and residential 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:**

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

### **6. Size of Tract:**

The subject property is 0.1065 of an acre in size, which should be able to reasonably accommodate the proposed single-family dwelling.

### **7. Other Factors:**

None



**Zoning Case Notification Plan**

**Case Z-2013-133**

Council District 1  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 01924 - BLK 001 - LOTS 14 thru 21

**Legend**

- Subject Properties (1.230 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain ▨▨▨▨
- Single Family Residential **1R**

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



Development Services Dept  
 City of San Antonio  
 (05/21/2013 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013133

Hearing Date: June 4, 2013

Property Owner: GFR Development Services, LLC (by Mark Granados, Member)

Applicant: GFR Development Services, LLC (by Mark Granados, Member)

Representative: Kaufman & Killen, Inc.

Location: 125, 127, 131, 135, 139, 141, 143, 147, 155 Carter and 1614 North Elmendorf

Legal Description: Lots 14, 15, 16, 17, 18, 19, 20 and 21, Block 1, NCB 1924

Total Acreage: 1.2304

City Council District: 1

Case Manager: Osniel Leon, Planner

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

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#### **Proposed Zoning Change**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 17, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 22, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 31, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 45

**Neighborhood Associations:** Gardendale Neighborhood Association; Woodlawn Lake Community Association is located within 200 feet.

**Planning Team Members:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject properties are located within the City Limits as recognized in 1938, and were originally zoned "C" Apartment District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. According to the Bexar County Appraisal District, the properties are developed with single- and multi-family residential structures measuring between 748 square feet and 1560 square feet. The properties were platted into their current configuration in 1891 (volume 105, page 11 of the Bexar County Plat Records).

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

## **Adjacent Zoning and Land Uses**

**Direction:** Northwest, North and East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant lots, hair salon, pet grooming, flower shop, single-family residences, and a drug store

**Direction:** Southeast, South, and West

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

**Current Land Uses:** Vacant lots, single-family residences, and a duplex

**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:** Carter and West Laurel

**Existing Character:** Local Streets; 1 lane in each direction with no curbs or sidewalks.

**Proposed Changes:** None known

**Thoroughfare:** North Elmendorf

**Existing Character:** Local Street; 1 lane in each direction with sidewalks.

**Proposed Changes:** None known

**Thoroughfare:** Culebra Road

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

**Proposed Changes:** None known

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

**Traffic Impact:** A Traffic Impact Analysis study has been deferred until platting or permitting process. A traffic engineer familiar with the project will need to be present at the zoning commission meeting.

**Parking Information:** Off-street vehicle parking requirements are typically determined by type and size of use. As the zoning change application does not specify a proposed use, parking requirements cannot be calculated 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 a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required.

### **2. Adverse Impacts on Neighboring Lands:**

Granting of the "C-2" Commercial District is not likely to have an adverse impact on the neighboring properties. The subject properties are located in a block surrounded by commercial zoning designations.

The "C-2" district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

The subject properties are meant to be redeveloped in conjunction with the abutting lots to the north that have frontage along Culebra Road. The recent widening of Culebra Road reduced the available parking areas of many small commercial properties fronting the arterial thoroughfare. The requested rezoning would allow comprehensive redevelopment of an entire block fronting Culebra Road. Such a commercial development will likely include right-of-way dedication and improvements along Carter, including sidewalks, curbs, and fencing that would benefit the residential properties located on the south side of, and with frontage on Carter.

### **3. Suitability as Presently Zoned:**

The existing "MF-33" Multi-Family District is not appropriate for the subject property or the surrounding neighborhood because the existing uses are predominantly single-family residences. However, single-family development is permitted by-right within multi-family 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:**

The request does not appear to conflict with any public policy objective. 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 property is 1.2304 acres in size and appears to be of sufficient size to accommodate a wide range of commercial uses along with required parking.

### **7. Other Factors:**

None.