

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, June 5, 2012
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	David Christian – District 7
Gerard P. Clancy – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Rachel Flores – District 5	Brenna Nava– District Mayor
Billy J. Tiller – District 8 Chairman	

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, and any items for consideration on the agenda for June 5, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the May 15, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012101 CD (Council District 1) – POSTPONED:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on Lots 8 and 10, NCB 3599, 644 and 648 West Elmira Street.
7. **ZONING CASE NUMBER Z2012088 CD (Council District 6):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.5 acres out of Lot 160, NCB 8237, 555 Old US Highway 90.
8. **ZONING CASE NUMBER Z2012106 (Council District 1):** A request for a change in zoning from “C-3 RIO-2 AHOD” General Commercial River Improvement Overlay Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District on Lots 9 and 10, Block 18, NCB 975, 302 E. Josephine Street.
9. **ZONING CASE NUMBER Z2011076-C CD (Council District 3):** A request for a change in zoning from “C-3 H MC-2 AHOD” General Commercial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 H AHOD” General Industrial Mission Historic Airport

Hazard Overlay District and “NP-10 H AHOD” Neighborhood Preservation Mission Historic Airport Hazard Overlay District to “R-5 H CD MC-2 AHOD” Residential Single-Family Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Grocery Store and “R-5 H CD AHOD” Residential Single-Family Mission Historic Airport Hazard Overlay District with a Conditional Use for a Grocery Store on Parcel 7B, NCB 10918, 9077 South Presa Street.

10. **ZONING CASE NUMBER Z2012111 (Council District 2):** A request for a change in zoning from “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for Manufacturing - Plastic Extrusion to “L AHOD” Light Industrial Airport Hazard Overlay District on Lots 5 and 6, Block 1, NCB 16374, 5731 and 5807 Rittiman Plaza.
11. **ZONING CASE NUMBER Z2012112 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 19A and Parcel 19B, NCB 18049, 8500 Block of Culebra Road.
12. **ZONING CASE NUMBER Z2012113 (Council District 6):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 86, 87, 88 and 89, NCB 8239, Southwest corner of South San Joaquin and Monterey Street.
13. **ZONING CASE NUMBER Z2012116 (Council District 1):** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 23, Block 4, NCB 8410, 1304 Gardina Street.
14. **ZONING CASE NUMBER Z2012117 (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses on Lot 6, Block 2, NCB 6112, 1916 Guadalupe Street.
15. **ZONING CASE NUMBER Z2012118 (Council District 7):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 2.00 acres of land out of Lot 9, NCB 17946, 8682 Bandera Road.
16. **ZONING CASE NUMBER Z2012119 (Council District 3):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 2 acres out of Lots 1, 2, 3, and 33, Block 1, NCB 7586, 2002 East Southcross Boulevard.
17. **ZONING CASE NUMBER Z2012120 (Council District 2):** A request for a change in zoning from “I-2” Heavy Industrial District to “MF-33” Multi-Family District on Lot 6, Block 1, NCB 17487, 3644 Binz-Engleman Road.
18. **ZONING CASE NUMBER Z2012081 (Council District 3):** A request for a change in zoning from “MF-33” Multi-Family District to “G” Golf Course District on 59.216 acres out of Block 1, NCB 13485 and 42.011 acres out of Block 2, NCB 13486, 3600 East Southcross Boulevard (also known as 4700 Pecan Valley Drive).

19. **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.
20. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2012-088 CD

Council District 6
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): 0.5 acres out of Lot 160, NCB 8237

- Legend**
- Subject Properties (Red solid line)
 - 200' Notification Area (Red dashed line)
 - Current Zoning (Blue text)
 - Requested Zoning Change (Red text)
 - 100-Year DFIRM Floodplain (Orange text)
 - Single Family Residential (1R text)
 - (0.50 Acres)



Development Services Dept
 City of San Antonio
 (05/02/2012 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012088 CD

Hearing Date: June 5, 2012

Property Owner: SULALA, LLC (c/o Nawash I. Alakhras and Wael A. Suleiman)

Applicant: Robert C. Watts

Representative: Robert C. Watts

Location: 555 Old US Highway 90

Legal Description: 0.5 acres out of Lot 160, NCB 8237

Total Acreage: 0.5

City Council District: 6

Case Manager: Brenda V. Martinez

Case History: This is the second public hearing for this zoning request. The case was continued from the May 1, 2012 meeting.

Proposed Zoning Change

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

Requested Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

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 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: Community Workers Council

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

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1944 and in a 1990 case was rezoned to "B-3R" Restrictive Business District.

- Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3 R" General Commercial Restrictive Alcohol Sales District.
- In a 2011 large-area, City-initiated rezoning case (2011088 CD S), the subject property was rezoned from "C-3 R" General Commercial Restrictive Alcohol Sales District to "C-2 NA" Commercial Nonalcoholic Sales District

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Commercial Uses

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Contractor Facility

Direction: West

Current Base Zoning: "R-5" and "C-2"

Current Land Uses: Single-Family Residences and a Gas Station

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: Old Highway 90 West

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

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 76 line and 276 line, which operate along Old Highway 90 West and SW 36th Street.

Traffic Impact: A Traffic Impact Analysis is not required.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the Future Land Use Plan. The base zoning district request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested conditional use on neighboring properties. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate as the subject property is located on a major arterial. The proposed auto sales use is compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request is consistent with the adopted Sector Plan and does not appear to conflict with any other public policy objective.

6. Size of Tract:

The subject property is 0.5 acres, which should be able to reasonably accommodate the proposed use as shown on the requisite site plan.

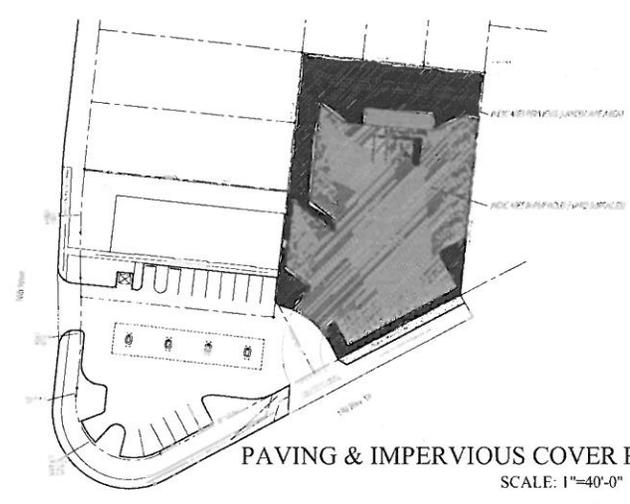
7. Other Factors:

The subject property abuts “R-5” zoning to the north and west. A Type B (15 foot) landscape buffer will be required to screen and separate the requested zoning district from the adjoining single-family residential zoning districts.

Z 2012088 CD



405 N. ST. MARY'S ST. # 105
 SAN ANTONIO, TEXAS 78205
 (210) 824-1435 FAX 826-7454



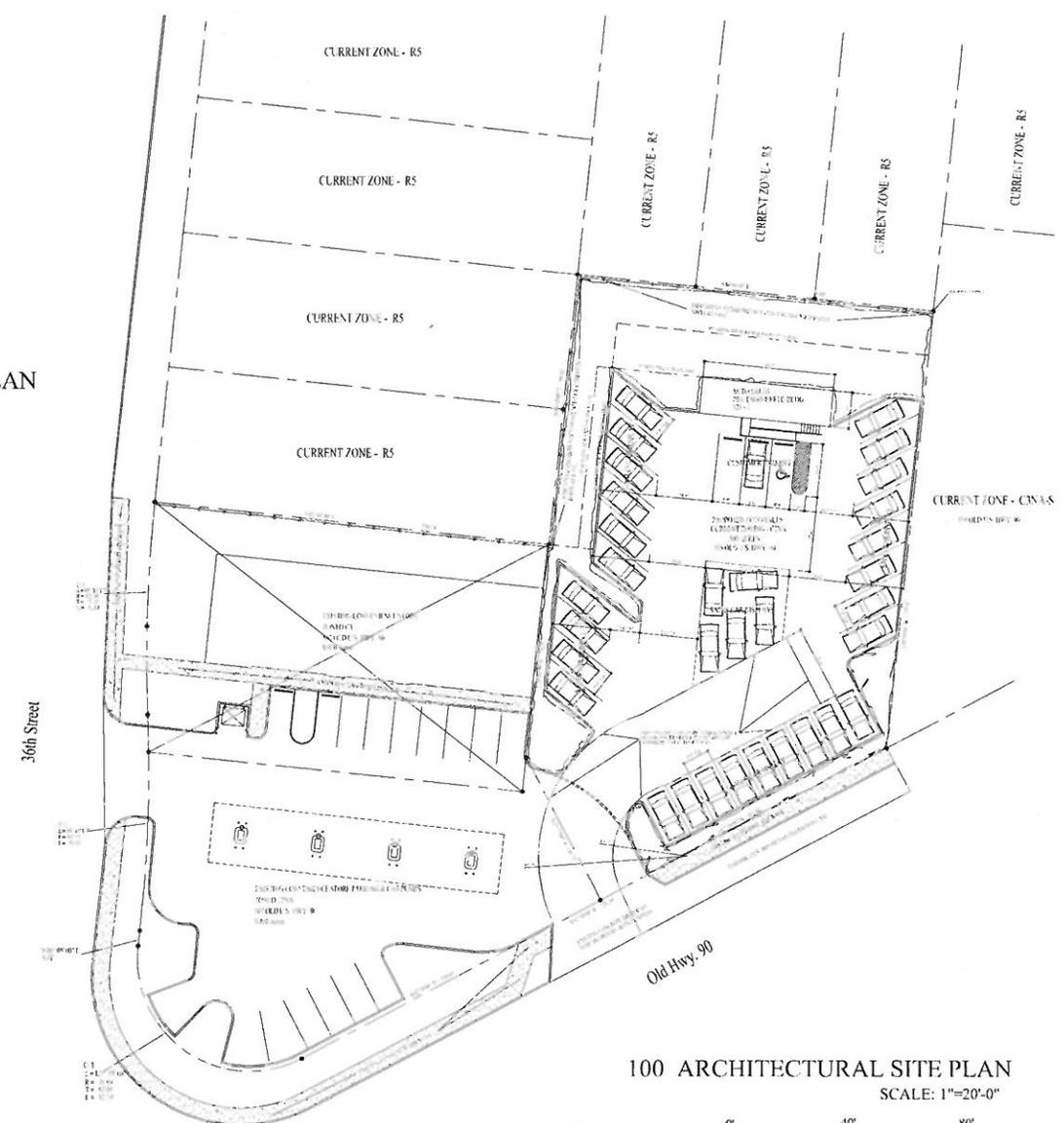
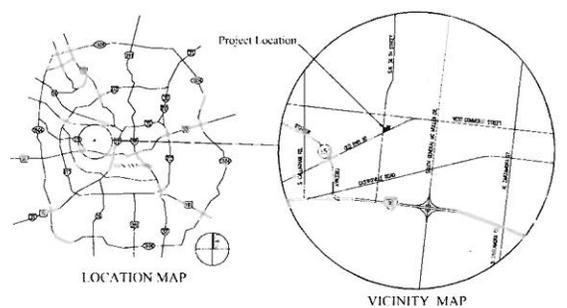
PAVING & IMPERVIOUS COVER PLAN
 SCALE: 1"=40'-0"

- LEGEND:**
- PROPERTY LINES
 - - - LANDSCAPE BUFFER
 - - - BUILDING SETBACK
 - - - PRIVACY FENCE
 - [Pattern] IMPERVIOUS COVER
 - [Pattern] IMPERVIOUS COVER
 - [Pattern] BUILDING

SITE DATA SUMMARY

SUBDIVISION NAME:	OLD HWY 90
ADDRESS:	555 OLD HWY 90
DATE PREPARED:	MARCH 16, 2012
PERIOD'S COVER:	14,048 SF
IMPERVIOUS COVER:	9,432 SF
INTENDED PROPERTY USE:	AUTO SALES

"I, SUBMITTER AL AKHRAS, 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 UNIFORM DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IS CONSIDERED WITH A REZONING APPLICATION AND RELIES UPON FROM THE REFERENCE TO ALL CITY ADOPTED CODES AT THE SUBMITTER'S SUBMITTAL FOR BUILDING PERMITS.

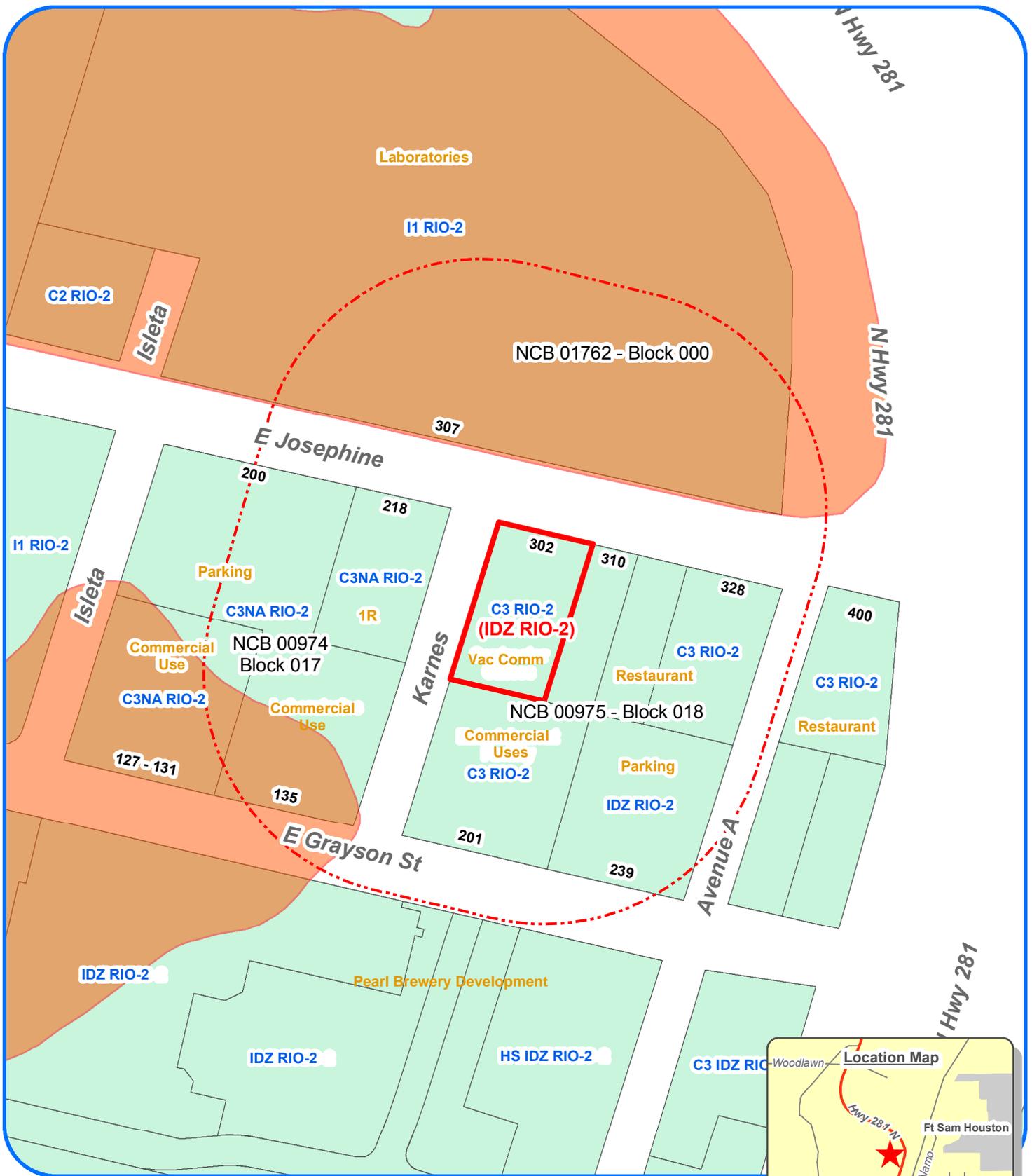


100 ARCHITECTURAL SITE PLAN
 SCALE: 1"=20'-0"

Project: **REZONING OF CURRENT PLATED PROPERTY - PLAT NO. 080204**
OWNER: NAWASH I. ALAKHRAS
 PROPERTY ADDRESS: 555 OLD U.S. HWY. 69
 SAN ANTONIO, TEXAS

Date: MARCH 16, 2012

Sheet No.
Z-1
 of 1



Zoning Case Notification Plan

Case Z-2012-106

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00975 - Block 018 - Lots 9 and 10

Legend

- Subject Properties (0.293 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
City of San Antonio
(04/17/2012 - E Hart)

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 #: Z2012106

Hearing Date: June 5, 2012

Property Owner: 302 Josephine Ltd.

Applicant: Tracy Hammer

Representative: Golden, Steves, Cohen & Gordon LLP (Trey Jacobson)

Location: 302 E. Josephine Street

Legal Description: Lots 9 and 10, Block 18, NCB 975

Total Acreage: 0.293

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

Case History: This is the second public hearing for this zoning request. The case was continued from the May 15, 2012 meeting.

Proposed Zoning Change

Current Zoning: "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay-2 Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-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 April 26, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 2, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 11, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 11 (Tobin Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a commercial structure measuring 2,550 square feet. According to the Bexar County Appraisal District, the commercial structure was built in 1921.

The property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. In a 1995 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.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: DPT Laboratories

Direction: South

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

Current Land Uses: Commercial Uses and the Pearl Brewery Development

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Restaurant and Parking lot

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Single-Family Residence and Parking Lot

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

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: East Josephine

Existing Character: Collector Street; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Karnes

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 20 line, which operates along East Josephine Street.

Traffic Impact: A Traffic Impact Analysis is not required.

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

The zoning request generally refers to proposed retail, office, service and residential uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property.

Professional Office - Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 140 square feet of GFA

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan area, and is identified as High Density Mixed Use in the Future Land Use component of the Plan. The “IDZ” base zoning district and proposed land use categories are 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 “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.

The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. There is a mix of uses surrounding the subject property. This development pattern is desired along this block of East Josephine, as described in the Tobin Hill Neighborhood Plan.

3. Suitability as Presently Zoned:

The “C-3” General Commercial zoning district is designed to provide for more intense uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, hospitals and wholesalers, among others. The “C-3” General Commercial base zoning district is best located on large-acreage lots at intersections of highways and major arterials; and therefore, is not appropriate for the subject property.

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.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.293 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

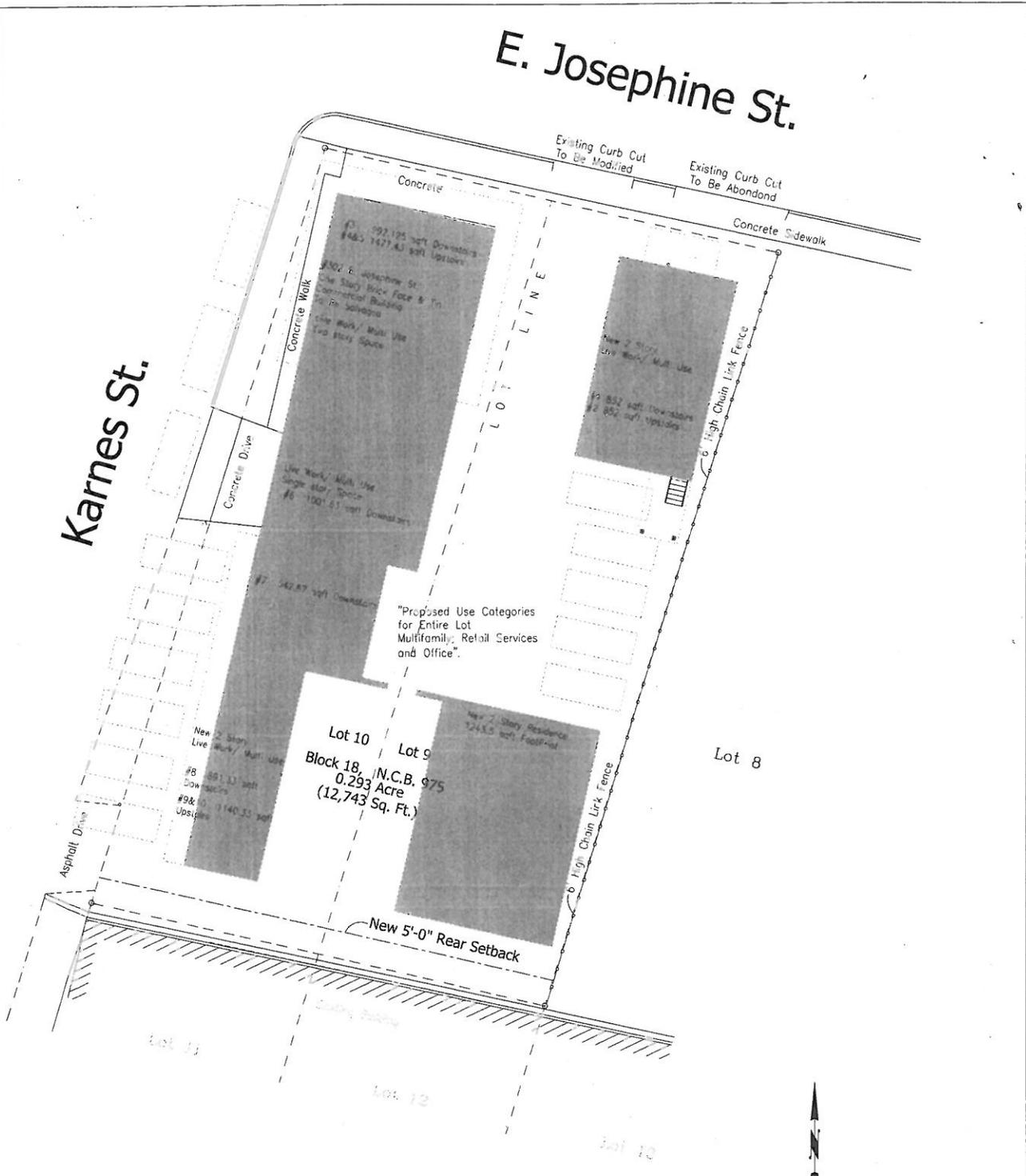
7. Other Factors:

Goal 5 of the Tobin Hill Neighborhood Plan encourages development that is compatible with the existing commercial and residential areas of the neighborhood. It also has the objective to “promote development and businesses that are diverse, neighborhood-oriented and meet the needs of the neighborhood”.

72012108

E. Josephine St.

Karnes St.



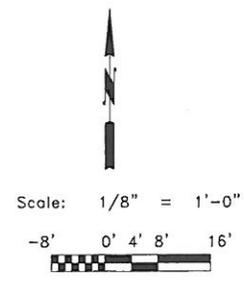
"Proposed Use Categories for Entire Lot Multifamily, Retail Services and Office".

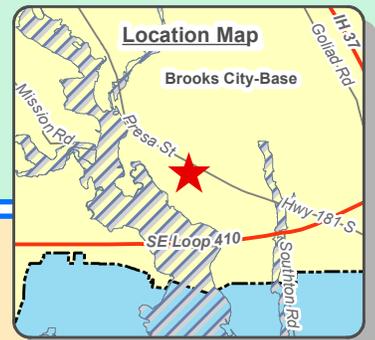
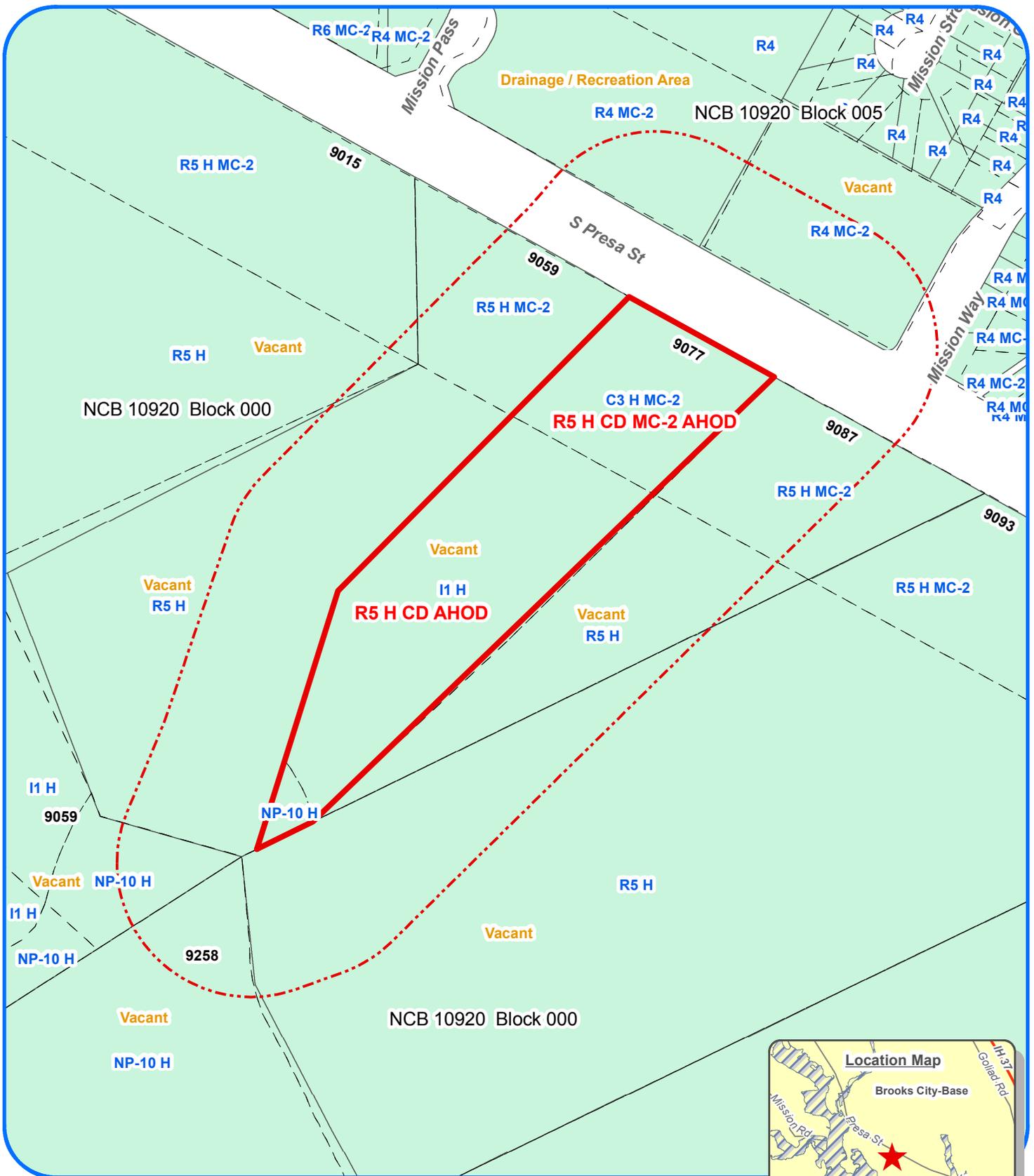
Lot 10
Block 18, N.C.B. 975
0.293 Acre
(12,743 Sq. Ft.)

"I, 302 Josephine Ltd, 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.

Legal Description:

NCB 975 BLK 18 LOT 9 & 10





Zoning Case Notification Plan

Case Z-2011-076-C

Council District 6

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 10918 - Block 000 - LOT P-7B

Legend

- Subject Properties (4.790 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
(05/16/2012 - R Martinez)

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



City of San Antonio

Department of Planning and Community Development

Staff Report

To: Zoning Commission

Zoning Case #: Z2011076-C CD

Hearing Date: June 5, 2012

Property Owner: Jose Antonio Guerrero

Applicant: City of San Antonio

Representative: Rebecca Paskos, AICP, City of San Antonio

Location: 9077 South Presa

Legal Description: Lot P-7B NCB 10918

Total Acreage: 4.79

City Council District: 3

Case Manager: Rebecca Paskos, AICP, Senior Planner

Case History: This is the first public hearing for this zoning request. This property was previously included in zoning requests Z2011076 and Z2011076-B. City Council directed staff to develop an alternate recommendation.

Proposed Zoning Change

Current Zoning: "C-3 H MC-2 AHOD" General Commercial Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District, "I-1 H AHOD" Industrial Mission Historic Airport Hazard Overlay District, and "NP-10 H AHOD" Neighborhood Preservation Mission Historic Airport Hazard Overlay District

Requested Zoning: "R-5 H CD MC-2 AHOD" Residential Single Family Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for a Grocery Store and "R-5 H CD AHOD" Residential Single Family Mission Historic Airport Hazard Overlay District with a Conditional Use for a Grocery Store, without changing any of the overlay district boundaries

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 18, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Neighborhood Associations: None.

Planning Team Members: None.

Applicable Agencies: Stinson Airport Vicinity stakeholders and Aviation Department

Property Details

Property History: The subject property was annexed in 1952. In a 1986 zoning case, the property was rezoned from 1938 zoning districts to Historic "R-A" Residence-Agriculture District, Historic "B-3" Business District, and Historic "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "NP-10 H" Neighborhood Preservation Mission Historic District, "C-3 H" General Commercial Mission Historic District and "I-1 H" General Industrial Mission Historic District. In a 2011 zoning case the "MC-2" South Presa Metropolitan Corridor Overlay District was applied to the subject property.

Topography: The subject property is relatively flat with less than a two percent incline from the San Juan Acequia located at the southwestern edge of the property to the southeastern edge that fronts South Presa. Any drainage flow should be directed away from the acequia which would be contrary to the natural topography of the site. Drainage flows will be addressed at the time of site and building development.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4 MC-2 AHOD"

Current Land Uses: Vacant and a recreation area

Direction: East

Current Base Zoning: "R-5 H MC-2 AHOD" and "R-5 H AHOD"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "R-5 H AHOD" and "NP-10 H AHOD"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "R-5 H MC-2 AHOD" and "R-5 H AHOD"

Current Land Uses: 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 are also within the "H" Mission Historic District.

Properties within three hundred feet of the centerline of South Presa are within the "MC-2" South Presa Metropolitan Corridor Overlay District. The purpose of the corridor overlay district is to preserve, protect, and enhance the appearance and economic vitality of the South Presa Metropolitan Corridor.

Transportation

Thoroughfare: South Presa

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

Proposed Changes: None known

Public Transit: VIA bus line 36 runs along South Presa Street with multiple bus stops along the corridor.

Traffic Impact: TIA requirement is waived for City Council initiated cases.

Parking Information: Grocery Store – Minimum parking requirement is 1 vehicle space per 300 square foot Gross Floor Area (GFA); Maximum parking requirement is 1 vehicle space per 200 square foot GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is classified as Low Density Residential in the Stinson Airport Vicinity Land Use Plan. The requested "R-5" zoning is consistent with the adopted Future Land Use classification.

2. Adverse Impacts on Neighboring Lands:

Denial of the zoning request could lead to future development that is inconsistent and/or too intense for the surrounding uses and zoning districts. Staff supports this request in order to further protect adjacent uses and promote more neighborhood and community serving uses that could facilitate the overall redevelopment of the South Presa Corridor.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The current industrial and intense commercial zoning is the result of out-dated zoning practices that were once very common, and that continue to affect the entire surrounding area. Current zoning practices would not place intense industrial and commercial zoning in or near residential neighborhoods.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Staff believes that the removal of the industrial and intense commercial zoning adjacent to low density residential zoning would advance public safety in this area, as this type of zoning allows heavy vehicles, noise and potential noxious odors to be adjacent to future single family residential developments.

5. Public Policy:

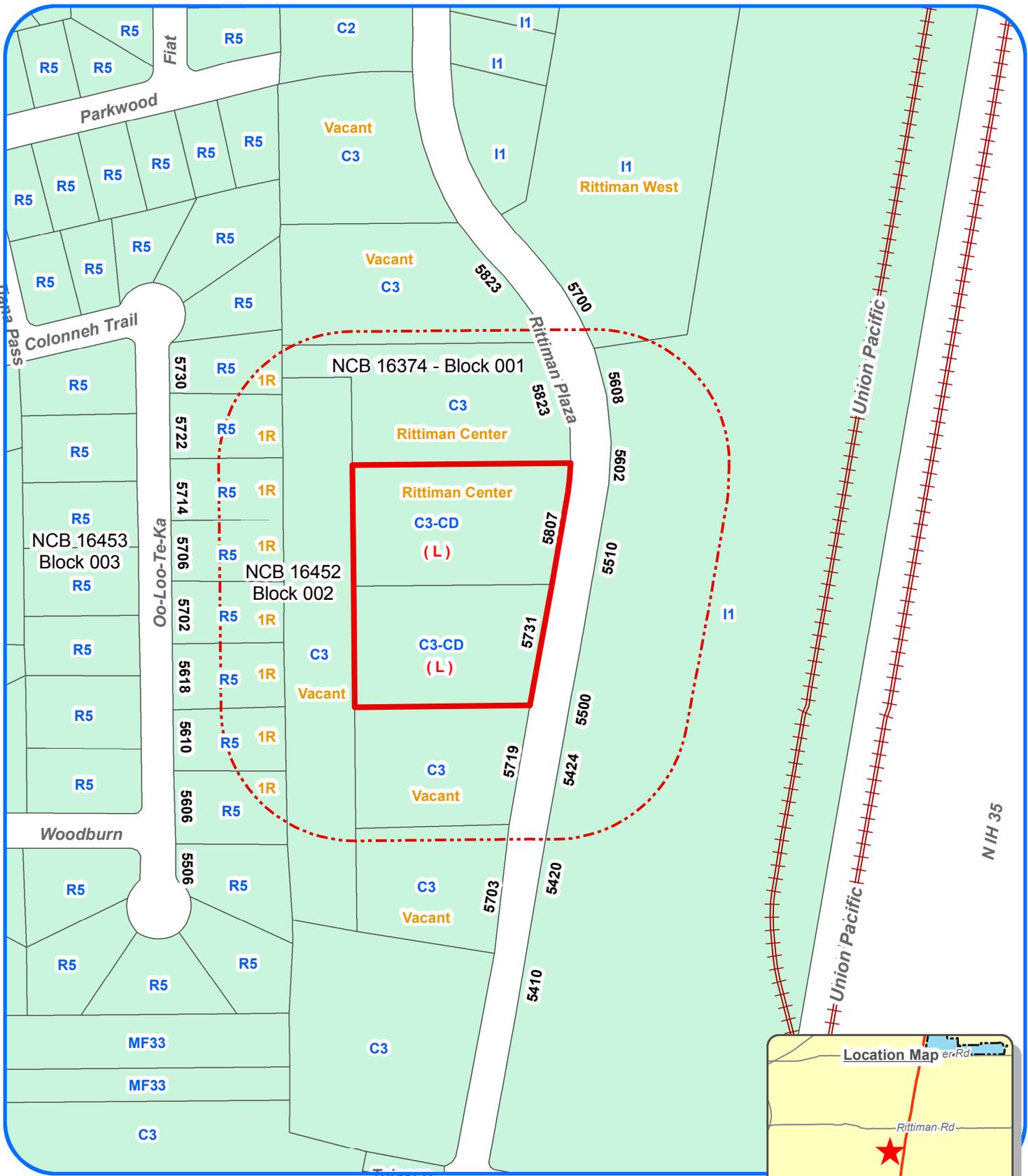
The Stinson Airport Vicinity Land Use Plan was adopted in 2009 as a component of the City's Comprehensive Master Plan.

6. Size of Tract:

The subject property is 4.79 acres in size which is adequate to accommodate a future grocery store on the site and allow for any buffering between adjacent properties and the San Juan Acequia.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2012-111

Council District 2
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 16374 - Block 001- Lots 5 and 6 (RITTIMAN CENTER SUBD)

Legend

- Subject Properties (2.462 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain ———
- Single Family Residential **1R**

Development Services Dept
 City of San Antonio
 (05/15/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012111
Hearing Date: June 5, 2012
Property Owner: JM Property Holdings, LLC
Applicant: JM Property Holdings, LLC (James Smyrles)
Representative: Brown & Ortiz, P.C. (James McKnight)
Location: 5731 and 5807 Rittiman Plaza
Legal Description: Lots 5 and 6, Block 1, NCB 16374
Total Acreage: 2.47
City Council District: 2
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Manufacturing – Plastic Extrusion

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 17, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: None

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (This Land Use Plan does not include a Planning Team)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject properties were annexed in 1952 and were zoned "R-2" Two Family Residence District and "R-3" Multi-Family Residence District. In a 1983 case, the properties were 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. In a 2006 zoning case, properties were rezoned to the current "C-3 CD" General Commercial District with Conditional Use for Manufacturing – Plastic Extrusion. The properties were platted into

their current configuration in 2003 (volume 9557, page 178 of the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District records, the existing warehouse on the northern parcel was constructed in 2004 and measures approximately 16,812 square feet in size. The southern parcel is undeveloped.

Topography: The subject properties slope slightly to the east, are not located within a floodplain, and include no physical characteristics that are likely to affect development.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3"

Current Land Uses: Vacant Commercial Property

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Undeveloped Property

Direction: West

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

Current Land Uses: Undeveloped Property and Single-Family Residences

Direction: East

Current Base Zoning: "L-1"

Current Land Uses: Industrial 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: Rittiman Plaza

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA busline is the number 8 line, which operates along Rittiman Road.

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

Parking Information: The zoning request generally refers to proposed industrial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate a warehouse and parking.

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 properties are located within the San Antonio International Airport Vicinity Land Use Plan and are currently designated as "Community Commercial" in the Future Land Use Plan. The requested "L" Light Industrial District is not consistent with the San Antonio International Airport Vicinity Plan. An amendment from the current land use classification to the "Light Industrial" classification was considered by the Planning Commission at the May 23, 2012 public hearing. Both the Planning Commission and the Planning and Community Development Department staff recommend approval of the request.

2. Adverse Impacts on Neighboring Lands:

Approval of the zoning request is not likely to have an adverse impact on neighboring lands. A City of San Antonio drainage right-of-way provides one hundred feet of separation between the subject properties and neighboring residential development.

3. Suitability as Presently Zoned:

The current "C-3" General Commercial District is designed to provide uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, and hospitals. "C-3" zoning is most suitable when located on large acreage lots at intersections of highways and major arterials; and therefore, is not appropriate for the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

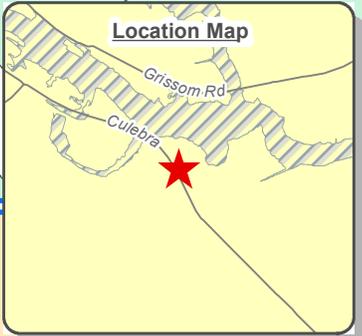
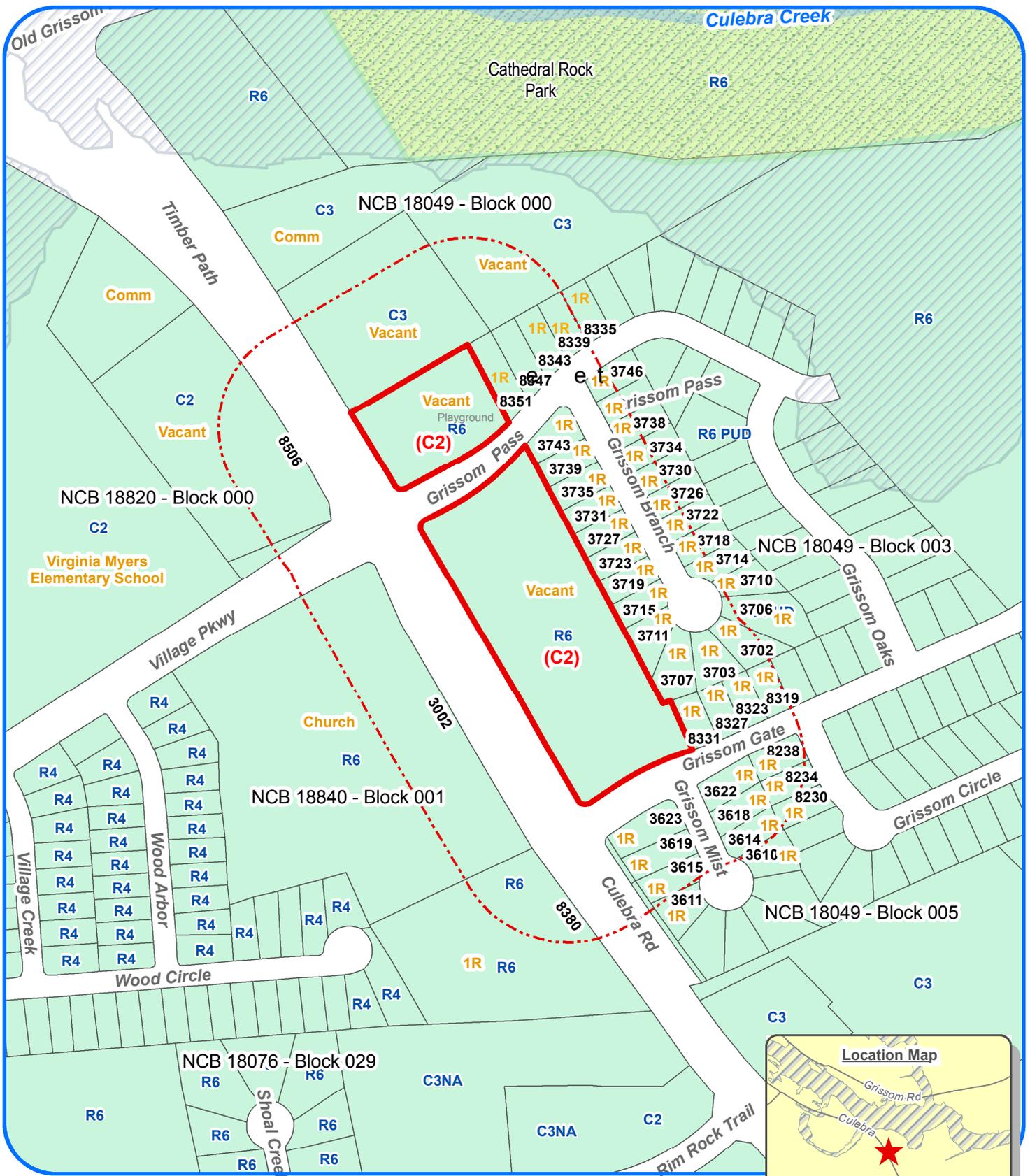
The request does not appear to conflict with any established public policy.

6. Size of Tract:

The subject properties consist of 2.47 total acres and appear to be of sufficient size to accommodate the proposed light industrial uses and required parking.

7. Other Factors:

The "L" district provides for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses with proper screening and buffering, all compatible with adjoining uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. The "L" district should be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses, and with convenient access for existing and future arterial thoroughfares and railway lines.



Zoning Case Notification Plan

Case Z-2012-112

Council District 6

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 18049 - Block 000 - P 19A & 19B (NON ADJACENT REMAINS)

Legend

- Subject Properties ——— (4.380 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(05/23/2012 - R Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012112
Hearing Date: June 5, 2012
Property Owner: New Leaf Homes, LLC
Applicant: Salah Diab, P. E.
Representative: Salah Diab, P. E.
Location: 8500 Block of Culebra Road
Legal Description: Parcel 19A and Parcel 19B, NCB 18049
Total Acreage: 4.380
City Council District: 6
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 17, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 55

Neighborhood Associations: Pipers Meadow Neighborhood Association

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1985 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: North and Northwest

Current Base Zoning: "C-2" General Commercial District and "C-3" General Commercial District

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "PUD R-6" Planned Unit Development Residential Single-Family District

Current Land Uses: Single-Family Dwellings

Direction: Southeast across Grissom Gate

Current Base Zoning: "PUD R-6" Planned Unit Development Residential Single-Family District

Current Land Uses: Single-Family Dwellings

Direction: West across Culebra Road

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

Current Land Uses: Church and Vacant Land

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

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial Type A; two lanes in each direction with left and right turn median.

Proposed Changes: None known.

Thoroughfare: Grissom Pass and Grissom Gate

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

Proposed Changes: None known.

Public Transit: There are no transit lines in the immediate vicinity of the subject property.

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

Parking Information: The zoning request generally refers to proposed light commercial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate light commercial uses and parking.

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 "Suburban Tier" in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation. "Suburban Tier" allows for detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

2. Adverse Impacts on Neighboring Lands:

The granting of the "C-2" Commercial District is not likely to have an adverse impact on the neighboring lands. When "C-2" Commercial District abuts "R-5" residential development, a 15-foot wide, Type "B"

landscape buffer is required and a minimum rear setback requirement of 30 feet will apply. Due to these factors, staff believes that the proposed "C-2" Commercial District is appropriate for the location.

3. Suitability as Presently Zoned:

The existing residential zoning is not appropriate for the subject property location on an arterial thoroughfare. Staff supports rezoning the property to a commercial designation, as residential development is unlikely.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning along this portion of Culebra Road. The purpose of landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the community.

5. Public Policy:

The "C-2" Commercial District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

6. Size of Tract:

The property is 4.380 acres, which should be able to accommodate a commercial development with adequate space for parking.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2012-113

Council District 6

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 8239 - Block 000 - Lot 86, 87, 88, 89

Legend

- Subject Properties (0.699 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

——— (0.699 Acres)
- - - - -
TEXT
TEXT

1R



Development Services Dept
 City of San Antonio
 (05/23/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012113
Hearing Date: June 5, 2012
Property Owner: San Antonio Affordable Housing, Inc.
Applicant: Mark J. Elward, RPLS - Westar Alamo Land Surveyors, LLC
Representative: Mark J. Elward, RPLS - Westar Alamo Land Surveyors, LLC
Location: Southwest corner of South San Joaquin and Monterey Street
Legal Description: Lots 86, 87, 88 and 89, NCB 8239
Total Acreage: 0.699
City Council District: 6
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial 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, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 41

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and were originally zoned "C" Apartment District. In a 1982 case, the properties were rezoned to "R-3" Multiple Family Residence District and "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "MF-33" Multi-Family District and "C-1" Light Commercial District, respectively. The lots were platted into their current configuration in 1984 (volume 9507, page 92 in the Deed and Plat Records of Bexar County, Texas). The subject properties are undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-1", "C-1 CD", "C-2NA", and "C-2NA CD"

Current Land Uses: Offices, undeveloped land, auto repair, and warehouse/distribution

Direction: South

Current Base Zoning: "MF-33" and "R-6"

Current Land Uses: Undeveloped land and single-family residences

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-family residence

Direction: West

Current Base Zoning: "C-1"

Current Land Uses: Single-family residence and a mortuary

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 Joaquin Avenue

Existing Character: Collector Street; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Monterey Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 76 line, which operates along Old US Highway 90.

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

Parking Information: Single-family residences are required to provide at least one parking space per dwelling unit; there is no maximum parking allowance for these uses.

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 properties are located within the West/Southwest Sector Plan area, and are identified as General Urban Tier in the Future Land Use component of the Plan. The requested "R-4" zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Approval of the requested residential zoning district is not likely to have any adverse impact on neighboring properties.

3. Suitability as Presently Zoned:

The existing commercial and multi-family zoning districts are not entirely appropriate for the subject properties. The properties located to the south, east and west are developed as single-family residences. The current zoning allows for more intense development that may not be conducive to preserving the character of the surrounding residential 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.

5. Public Policy:

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

6. Size of Tract:

The subject property consists of four individual lots that each meet the minimum lot size requirement for the "R-4" zoning district. The lots are of sufficient size to accommodate the proposed development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-116

Council District 1

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 8410 - Block 004 - LOT 23

Legend

- Subject Properties (0.457 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(05/11/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012116
Hearing Date: June 5, 2012
Property Owner: Momin H Ali
Applicant: Anthony John Lopez
Representative: Roger R. Jimenez
Location: 1304 Gardina Street
Legal Description: Lot 23, Block 4, NCB 8410
Total Acreage: 0.457
City Council District: 1
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District
Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 17, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 196
Neighborhood Associations: Los Angeles Heights Home Owners Association
Planning Team Members: 19 - Near Northwest Community Plan
Applicable Agencies: None

Property Details

Property History: The subject property was annexed in November of 1944, and was originally zoned "B" Two Family Residence District. In a 1973 case, the property was rezoned to "B-2" and "B-3" Business Districts. In a 1989 City-initiated large-area case, the property was rezoned to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales District. The property was platted into its current configuration in 1973 (volume 7000, page 237 of the Deed and Plat Records of Bexar County, Texas). According to the Bexar County

Appraisal District records, the existing commercial structure measures approximately 4,988 square feet in size, was built in 1975 and expanded in 2006.

The subject property is currently used as a restaurant and gas station. The applicant requests the zoning change to allow alcohol sales within the existing restaurant. Alcohol sales for off-premise consumption are permitted in the existing zoning district.

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

Adjacent Zoning and Land Uses

Direction: North and Northeast

Current Base Zoning: "MF-33"

Current Land Uses: Condominiums and Law Offices

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Car Wash and Parking Lot

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Apartment Complex

Direction: East and Southeast

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: Vance Jackson Road

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

Proposed Changes: None known

Thoroughfare: Gardina Street

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: The VIA number 96 and 296 bus lines operate along Vance Jackson Road.

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

Parking Information: Restaurant or Cafeteria – Minimum Parking Requirement: 1 space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Allowance: 1 space per 40 square feet of GFA. Convenience Store with gas sales – Minimum Parking Requirement: 6 spaces per 1,000 square feet of GFA. Maximum Parking Allowance: 10 spaces per 1,000 square feet GFA.

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The subject property is located within the boundaries of the Near Northwest Community Plan and is currently designated as "Community Commercial". The requested "C-2" 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. The subject property has historically been used for commercial purposes and provides adequate parking and traffic access. The Near Northwest Community Plan encourages medium-intensity commercial uses at the intersections of major arterials and local streets that function as collector streets.

3. Suitability as Presently Zoned:

The proposed "C-2" Commercial District allows less intense uses than the existing "C-3R" General Commercial Restrictive Alcoholic Sales District. The current zoning allows a more intense commercial development that is not compatible with the surrounding residential uses, and which does not conform to the Community Commercial land use designation in the Near Northwest Community Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

The zoning change request is consistent with the Near Northwest Community Plan, a component of the City's Master Plan.

6. Size of Tract:

The subject property is 0.4570 of an acre in size, which is of sufficient size to accommodate the uses permitted in the "C-2" district. The property is already developed, and no new construction is planned.

7. Other Factors:

Staff supports the rezoning request because of the property location, the historic use of the property, and the consistency of the request with the Near Northwest Community Plan.

The "C-2" Commercial District permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.



Zoning Case Notification Plan

Case Z-2012-117

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 6112 - Block 002 - LOT 6

Legend

- Subject Properties (0.043 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(05/14/2012 - R Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012117
Hearing Date: June 5, 2012
Property Owner: Altamisa Montoya
Applicant: City of San Antonio, Planning and Community Development, Housing Division (Dan Martinez)
Representative: City of San Antonio, Planning and Community Development, Housing Division (Dan Martinez)
Location: 1916 Guadalupe Street
Legal Description: Lot 6, Block 2, NCB 6112
Total Acreage: 0.043
City Council District: 5
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses

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, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 43

Neighborhood Associations: Avenida Guadalupe Association

Planning Team Members: 22 (Guadalupe Westside Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a residential structure measuring 606 square feet that was built in 1940.

The property is located within the City Limits as they were recognized in 1936 and was originally zoned under the 1938 zoning regulation. In a 1992 case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Single-Family Residences and Commercial Uses

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences and Vacant Land

Direction: East, West

Current Base Zoning: "C-2"

Current Land Uses: Commercial Uses and Vacant Land

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

Transportation

Thoroughfare: Guadalupe Street

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

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 68 line and the number 268 line, which operate along Guadalupe Street.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Single-family residential uses are generally required to provide at least one parking space per dwelling unit. However, the "IDZ" Infill Development Zone District eliminates off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Guadalupe Westside Community Plan, and is identified as Low Density Mixed Use in the Future Land Use component of the Plan. The “IDZ” base zoning district and proposed land use categories are consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts that may be caused by approval of the requested zoning. The request supports the adopted land use plan. While the down-zoning of this single property could impose buffer requirements on new development of the adjacent property, the surrounding properties are already developed. Existing properties are not required to conform to the buffer regulations unless new construction occurs.

3. Suitability as Presently Zoned:

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

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.

5. Public Policy:

The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The subject property is 0.043 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

The property owner is trying to renovate and expand the existing residential structure. The “C-2” zoning district does not permit single-family residences, deeming this use as non-conforming. The non-conforming status does not allow the proposed expansion, as one may not expand a non-conforming use as per Article VII of the UDC.

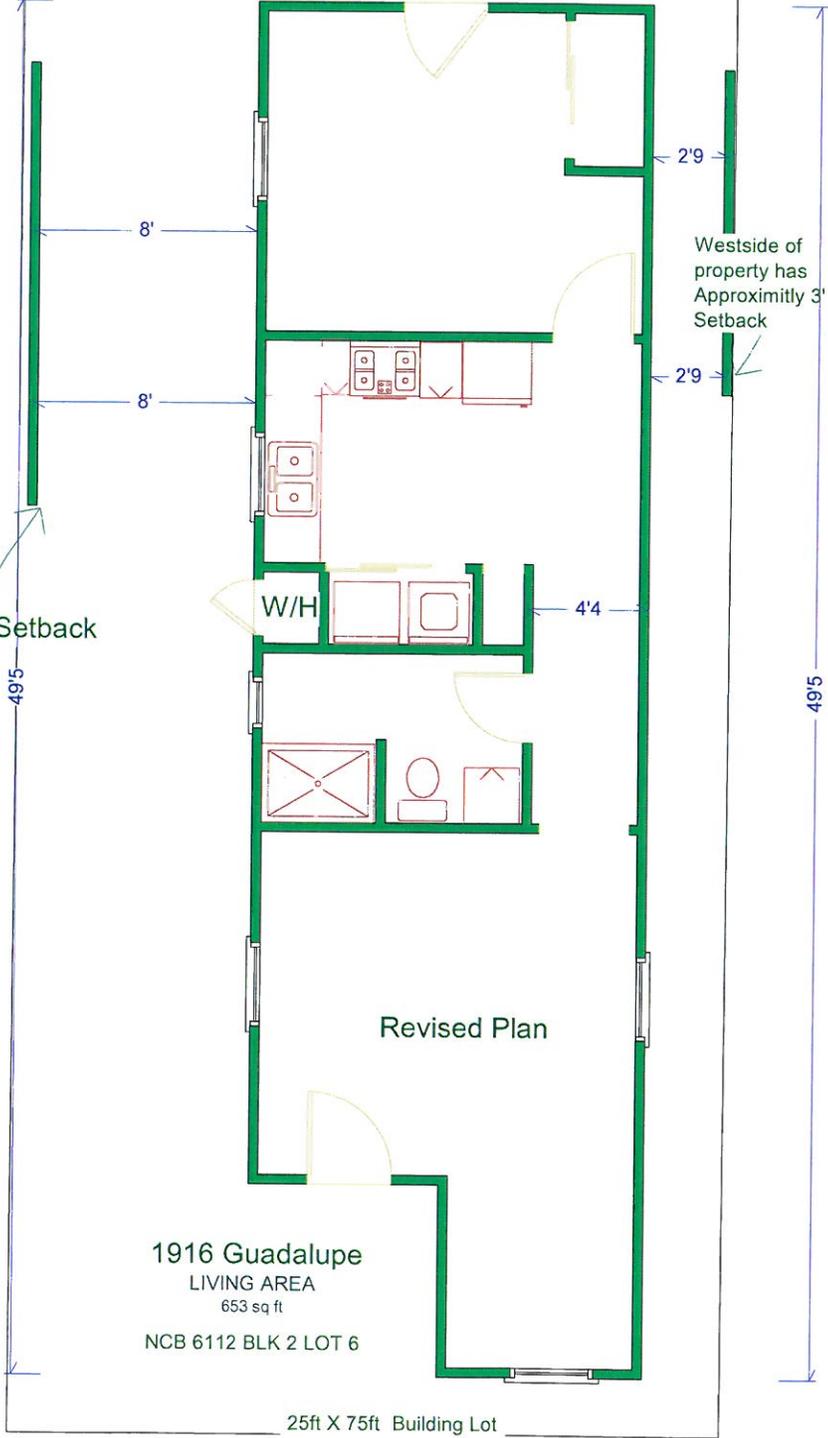
Z2012117

I Daniel Martinez (COSA), 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.

25ft to rear property line

Eastside 8' Setback

Westside of property has Approximately 3' Setback



1916 Guadalupe
LIVING AREA
653 sq ft
NCB 6112 BLK 2 LOT 6

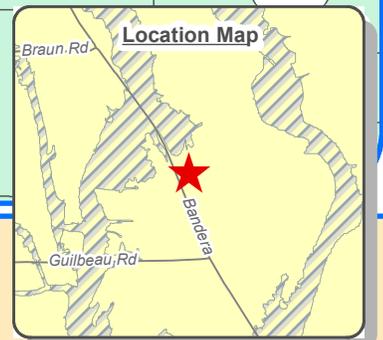
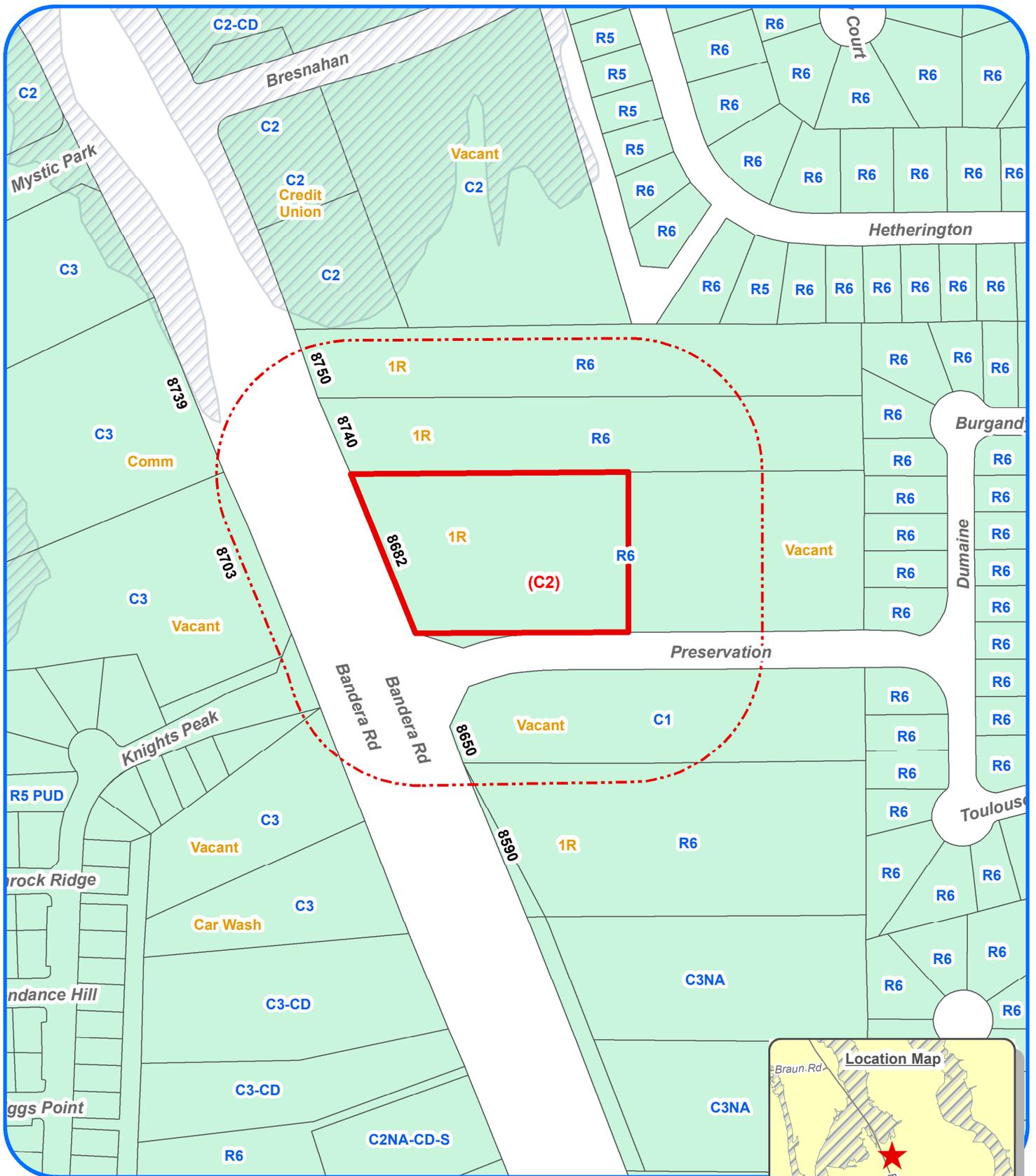
Revised Plan

Scale
1/8" = 1ft

Guadalupe St IDZ Single Family Uses

North





Zoning Case Notification Plan

Case Z-2012-118

Council District 7

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 6112 - Block 002 - LOT 6

Legend

- Subject Properties (Red solid line) (2,000 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year FEMA Floodplain (Blue hatched pattern)
- Single Family Residential 1R (Yellow text)



Development Services Dept
City of San Antonio
(05/23/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012118
Hearing Date: June 5, 2012
Property Owner: Peter Martino
Applicant: Peter Martino
Representative: Brown & Ortiz, P. C. (James Griffin)
Location: 8682 Bandera Road
Legal Description: Being 2 acres of land out of Lot 9, NCB 17946
Total Acreage: 2
City Council District: 7
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 17, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: None

Planning Team Members: 18 (Huebner/Leon Creeks Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1985 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Single-Family Dwellings

Direction: East

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

Current Land Uses: Vacant Land and Single-Family Dwellings

Direction: South across Preservation Street

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

Current Land Uses: Vacant Land and Single-Family Dwellings

Direction: West across Bandera Road

Current Base Zoning: "C-3" General Commercial District

Current Land Uses: Vacant Land

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

Transportation

Thoroughfare: Bandera Road

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

Proposed Changes: None known.

Thoroughfare: Preservation Street

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

Proposed Changes: None known.

Public Transit: There are no transit lines in the immediate vicinity of the subject property.

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

Parking Information: The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

Staff Analysis and Recommendation: Approval, Pending Master Plan Amendment

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

1. Consistency:

The subject property is located within the Huebner/Leon Creeks Community Plan and is currently designated as "Medium Density Residential" in the future land use plan. The requested "C-2" zoning district is inconsistent with the adopted land use plan. The applicant has submitted a Master Plan Amendment requesting a "Community Commercial" designation. Planning and Community Development Department staff and Planning Commission both recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The granting of the "C-2" Commercial District is not likely have an adverse impact on the neighboring lands. When "C-2" Commercial District abuts "R-5" Residential Single-Family District, a 15-foot wide, Type "B"

landscape buffer is required and a minimum rear setback requirement of 30 feet will apply. Due to these factors, staff believes that the proposed "C-2" Commercial District is appropriate for the location.

3. Suitability as Presently Zoned:

The existing "R-6" Residential Single-Family District is not appropriate for the subject property. The subject property is one of the few remaining residential properties on Bandera Road, a Primary Arterial Type A and a heavily traveled thoroughfare for the area. Residential development is not likely due to the property's location and surrounding pattern of development.

The "C-2" Commercial District would be appropriate at this location; therefore staff supports the request

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning along this portion of Bandera Road. The purpose of landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the community.

5. Public Policy:

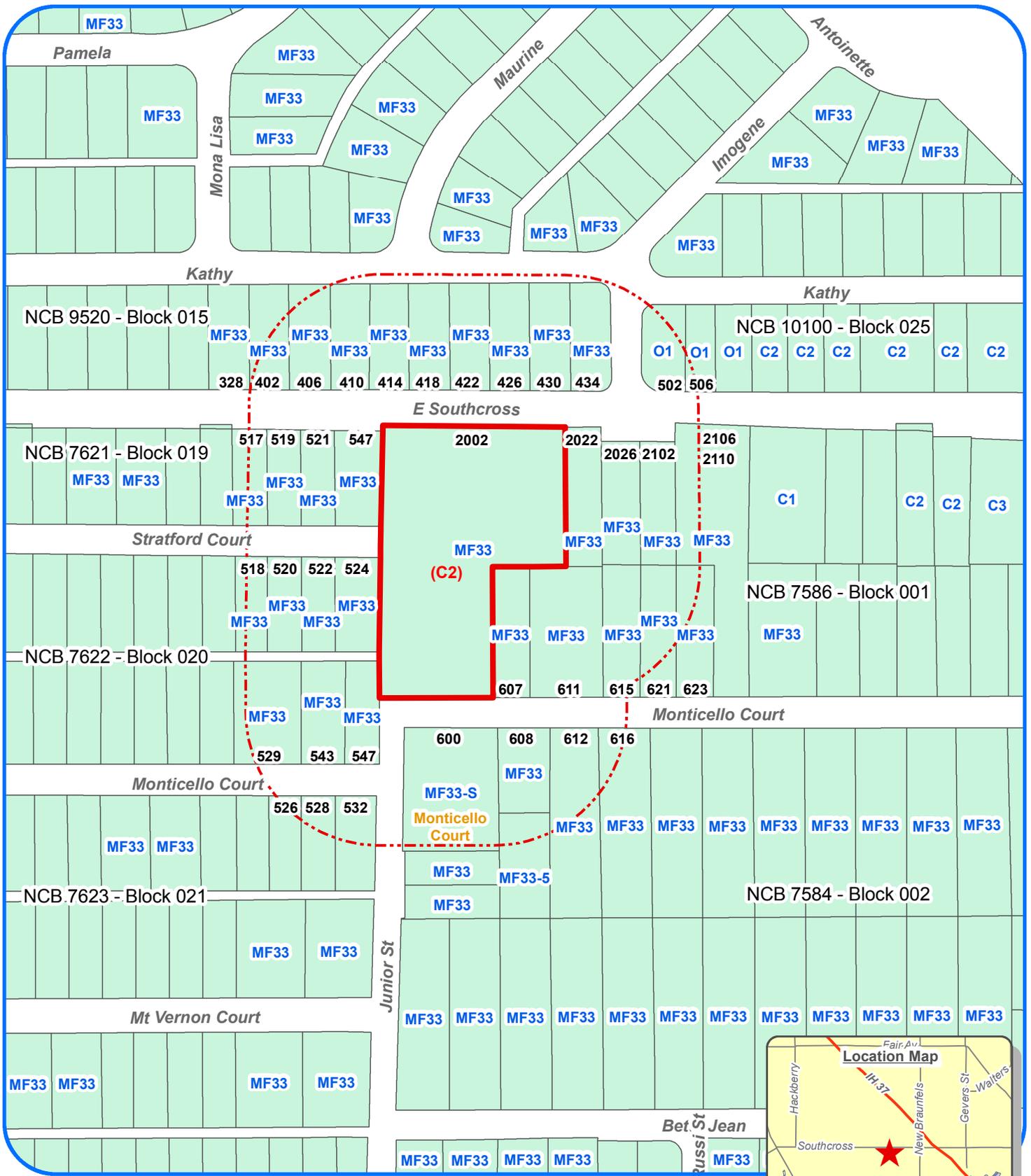
The "C-2" Commercial District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

6. Size of Tract:

The property is currently developed with a 1,787 square foot residential structure built in 1950 on a 3.98 acre tract. The 2 acre subject property is of sufficient size to accommodate the proposed use and required parking.

7. Other Factors:

Staff finds this request reasonable due to the location of the subject property and the existing similarly zoned properties in the immediate area. The 2 acre proposed commercial development is part of the larger 3.9800 acre tract. The remaining 1.98 acres will remain "R-6" Residential Single-Family District and provide a buffer to the existing residential neighborhood to the east.



Zoning Case Notification Plan

Case Z-2012-119

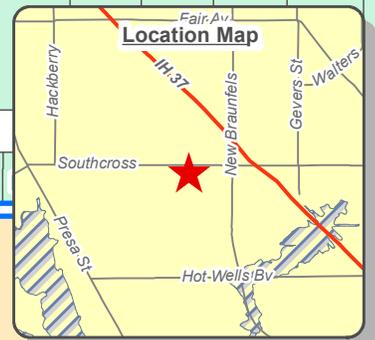
Council District 3

Scale: 1" approx. = 200 Feet

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

Legend

- Subject Properties (2,000 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(05/15/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012119
Hearing Date: June 5, 2012
Property Owner: Hasta La Vista, LLC
Applicant: Overland Properties, LLC
Representative: Brown & Ortiz, P.C. c/o James Griffin
Location: 2002 East Southcross Boulevard
Legal Description: 2 acres out of Lots 1, 2, 3, and 33, Block 1, NCB 7586
Total Acreage: 2
City Council District: 3
Case Manager: James A. Cramer, Planning Technician
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 17, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 40

Neighborhood Associations: Hot Wells Neighborhood Association

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

Applicable Agencies: None

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Apartments and Single-Family Residences

Transportation

Thoroughfare: East Southcross Boulevard

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

Proposed Changes: None known.

Thoroughfare: Stratford Court, Monticello Court, and Junior Street

Existing Character: Local streets with one lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is number 151, which operates along East Southcross Boulevard with stops adjacent to the subject property. The VIA bus line number 20 operates along South New Braunfels Avenue, east of the subject property.

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

Parking Information: The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate a commercial structure and parking. The requested zoning district does not carry specific locational requirements for parking.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

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

The applicant has submitted a request to amend the land use designation to Community Commercial. Planning staff recommends denial of this request. The Planning Commission heard the request at their May 23, 2012 public hearing, but voted to continue the case to the June 13, 2012 meeting. As the Planning Commission has not yet issued a recommendation for the plan amendment request, the zoning case will also be continued.

2. Adverse Impacts on Neighboring Lands:

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

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

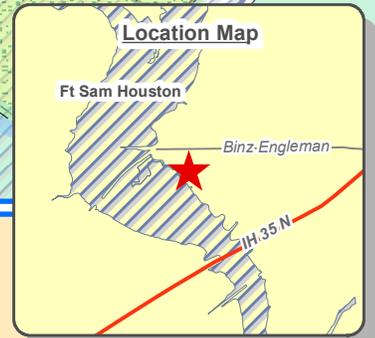
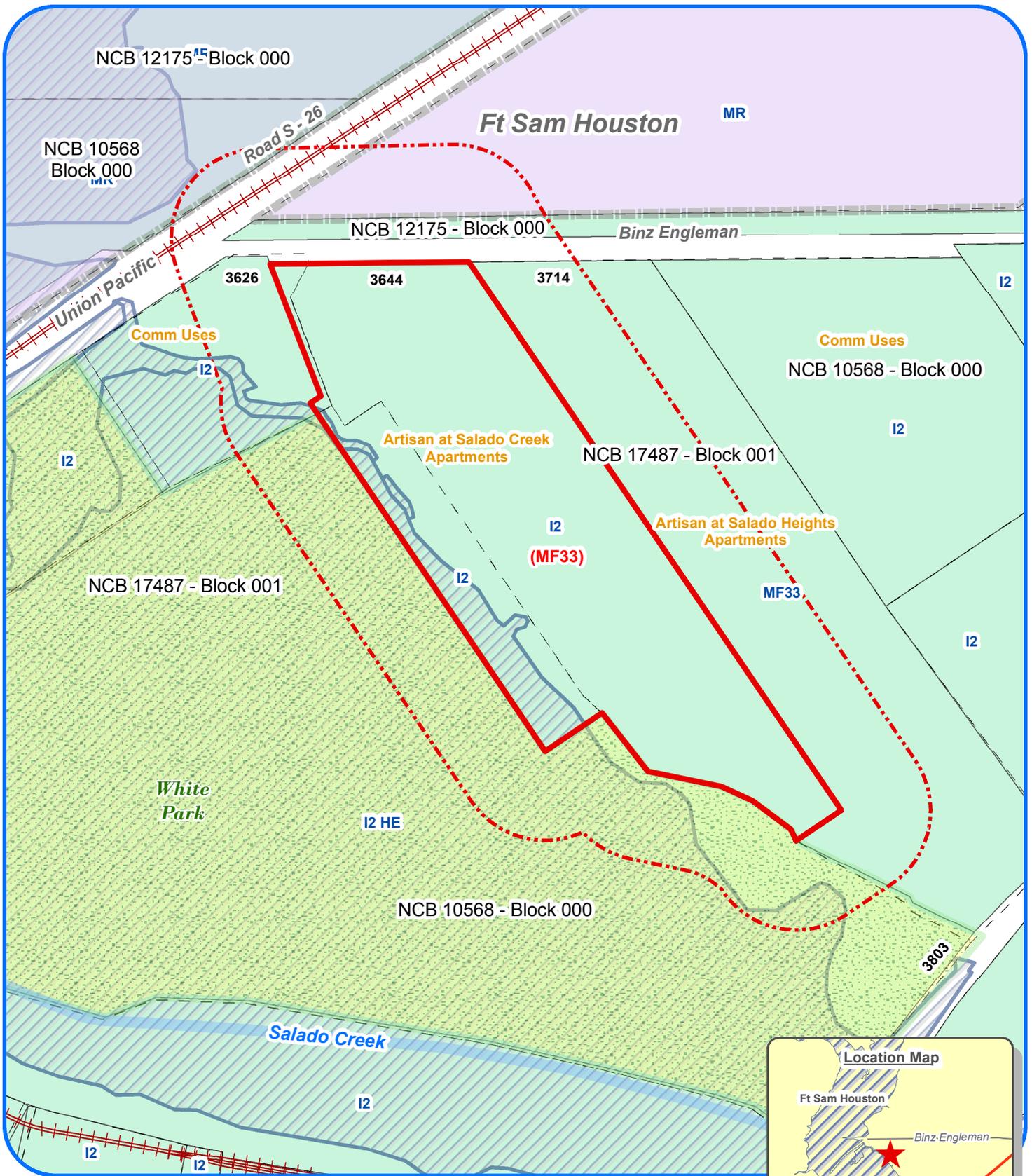
The request is not consistent with the adopted land use plan.

6. Size of Tract:

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

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-120

Council District 2

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 17487 - Block 001 - LOT 6 BINZ ENGLEMAN VILLAS

Legend

- Subject Properties ——— (14.403 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
(05/16/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012120

Hearing Date: June 5, 2012

Property Owner: FDCSA Binz Ltd.

Applicant: FDCSA Binz Ltd.

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

Location: 3644 Binz-Engleman Road

Legal Description: Lot 6, Block 1, NCB 17487

Total Acreage: 14.4037

City Council District: 2

Case Manager: Timothy Mulry, Planner

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

Proposed Zoning Change

Current Zoning: "I-2" Heavy Industrial District

Requested Zoning: "MF-33" Multi-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 17, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115) and was originally zoned "A" Temporary Residence District. In a 1957 case, the property was rezoned to "LL" First Manufactured District (Ordinance 24417). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The property was platted into its current configuration in 2004 (volume 9561, page 65 of the Deed and Plat Records of Bexar County, Texas) and the existing multi-family

development was constructed in 2005 according to the Bexar County Appraisal District records. The applicant requests a zoning change to bring the existing apartment complex into compliance.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “MR” Military Reservation District

Current Land Uses: Fort Sam Houston

Direction: South

Current Base Zoning: “I-2 HE” Heavy Industrial Historic Exceptional District

Current Land Uses: Jack White Park

Direction: East

Current Base Zoning: “MF-33” Multi-Family District

Current Land Uses: Apartments

Direction: West

Current Base Zoning: “I-2” Heavy Industrial District and “I-2 HE” Heavy Industrial Historic Exceptional District

Current Land Uses: Jack White Park, Construction Contractor

Overlay and Special District Information: The subject property is not located within any overlay or special zoning districts.

Transportation

Thoroughfare: Binz-Engleman Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 17 and the 21, which operate along Interstate Highway 35.

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 subject property is not located within any neighborhood or future land use plan. Although much of the zoning in the immediate vicinity is industrial, many of the existing uses are residential and commercial in nature. The site is currently being used for multi-family uses and therefore the zoning request is consistent with the current land use.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested “MF-33” zoning district on neighboring properties.

3. Suitability as Presently Zoned:

Staff supports rezoning the property to a multi-family district. The property’s current “I-2” district is not appropriate as the property is not likely to be used for industrial uses. The requested “MF-33” district would

be more compatible with the surrounding zoning and would allow uses more in character with surrounding development than the existing industrial district.

4. Health, Safety and Welfare:

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

5. Public Policy:

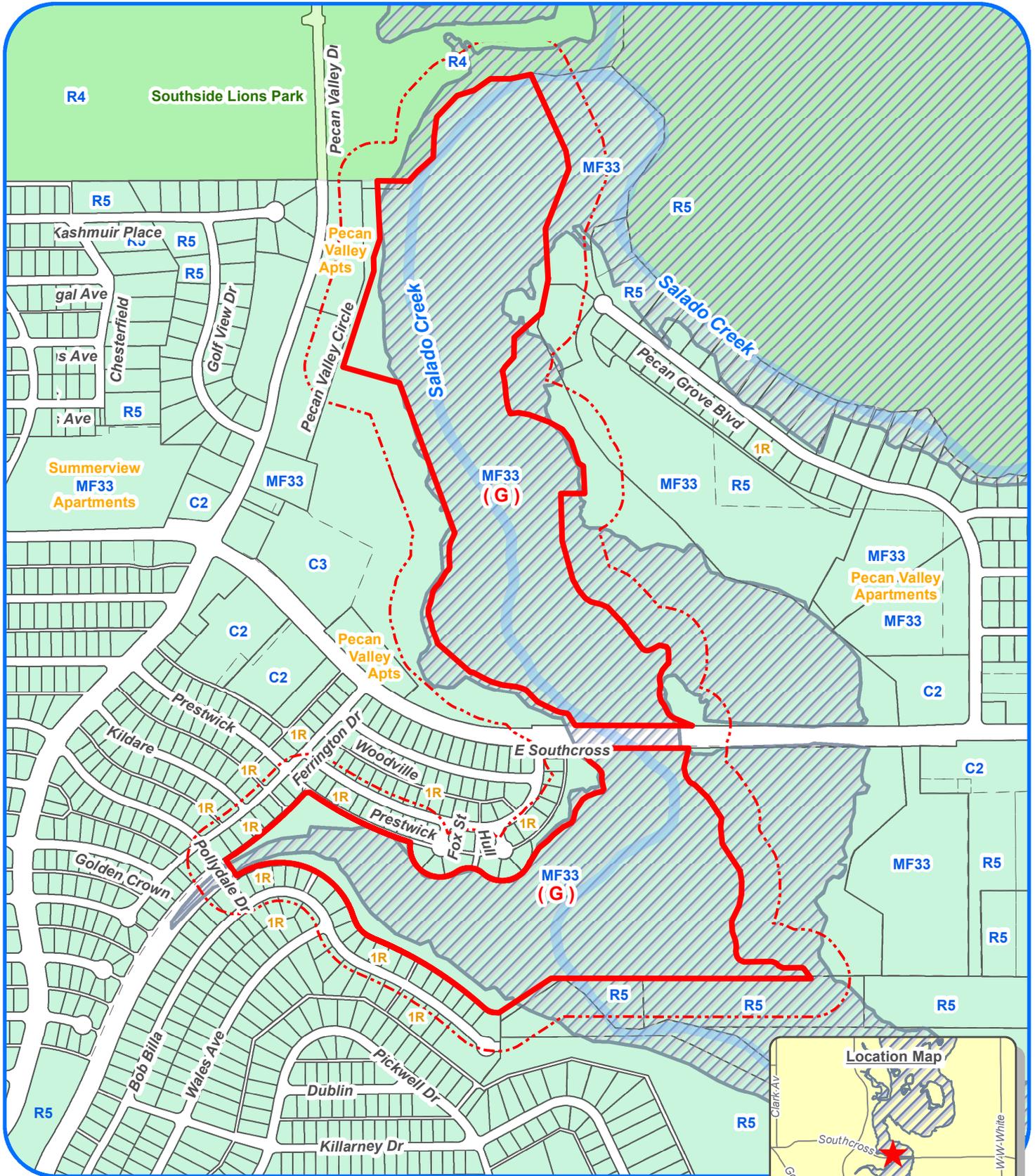
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 14.4 acres, which is of sufficient size to accommodate the multi-family use.

7. Other Factors:

The adjacent property to the east (3714 Binz-Engleman) is part of the same apartment complex as the subject property and was approved for a zoning request from "I-2" to "MF-33" by City Council on June 15, 2006 (Case Z2006124).



Zoning Case Notification Plan

Case Z2012081

Council District 3
 Scale: 1" approx. = 700 Feet
 Subject Property Legal Description(s): NCB 13486 - Block 002 - 42.011 acres out of Tract I and NCB 13485 - Block 001 - 59.216 acres out of Tract I

Legend

- Subject Properties ——— (101.227 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
 (05/17/2012 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012081

Hearing Date: June 5, 2012

Property Owner: PVG 2008, LLC

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 3600 East Southcross Boulevard (also known as 4700 Pecan Valley Drive)

Legal Description: 59.216 acres out of Block 1, NCB 13485 and 42.011 acres out of Block 2, NCB 13486

Total Acreage: 101.227

City Council District: 3

Case Manager: Micah Diaz, Senior Planner

Case History: This is the first public hearing for this zoning case. The case has been expedited for City Council consideration on June 7, 2012.

Proposed Zoning Change

Current Zoning: "MF-33" Multi-Family District

Requested Zoning: "G" Golf Course 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, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 23, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 1, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 110

Neighborhood Associations: Highland Hills Neighborhood Association and Pecan Valley Neighborhood Association

Planning Team Members: 33 – Highlands Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property consists of approximately 101 acres out of two tracts that are 180 acres in total size. The area was annexed in 1952 (Ordinance 18115), and was originally zoned "A" Single Family Residence District. In a 1962 case, the property was rezoned to "C" Apartment District. Upon adoption of the 2001 Unified

Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family District. The subject property area is a portion of two platted lots (Volume 4700, Page 238 of the Bexar County Plat Records). The 180-acre area was developed as the Pecan Valley Golf Course in the early 1960s.

Topography: The subject property includes significant changes in elevation and is primarily located within the floodplain.

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Southside Lions Park

Direction: East

Current Base Zoning: “MF-33” Multi-Family District, “R-5” Residential Single-Family District, and “C-2” Commercial District

Current Land Uses: Vacant land, golf course, single-family residences, apartments, and a nursing/rehabilitation center

Direction: South

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

Current Land Uses: Vacant land and single-family residences

Direction: West

Current Base Zoning: “MF-33” Multi-Family District, “R-5” Residential Single-Family District, “C-2” Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, and “C-3” General Commercial District

Current Land Uses: Golf course, single-family residences, apartments, gas station, and offices

Overlay and Special District Information: None.

Transportation

Thoroughfare: East Southcross Boulevard

Existing Character: Secondary Arterial Type A with two lanes in each direction, center median with turn lanes, and partial sidewalks

Proposed Changes: None known

Thoroughfare: Pecan Valley Drive

Existing Character: Secondary Arterial Type A with two lanes in each direction and partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 28 and 515 operate along Pecan Valley Drive and East Southcross Boulevard with multiple stops near 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: Golf courses do not carry minimum off-street vehicle parking requirements. The maximum parking allowance is six spaces per hole.

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 southwest portion of the subject property is located within the Highlands Community Plan, and is designated as “Parks/Open Space” in the future land use component of the plan. The proposed “G” Golf Course District is consistent with the Parks/Open Space land use designation.

The remaining portions of the subject property are not located within the boundaries of an adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties related to the proposed zoning change.

3. Suitability as Presently Zoned:

In May 2009, the Unified Development Code was amended creating the “G” Golf Course District and removing golf courses as a permitted use from other base zoning districts. Upon adoption of the 2009 ordinance, all existing golf courses became legal nonconforming uses. This proposed rezoning will bring a portion of the existing course into compliance with current zoning regulations.

The current “MF-33” zoning district is not appropriate for the subject property due to the property’s location within the federally recognized floodplain. Multi-family zoning and uses may create appropriate transitions between major thoroughfares with commercial development and lower-density single-family residential uses. Therefore, the surrounding multi-family zoning that is not located within the floodplain is likely appropriate given the property’s location along two major arterial roadways and at the periphery of existing single-family residential neighborhoods.

4. Health, Safety and Welfare:

Staff has found no likelihood of negative effects on the public health, safety or welfare of the community associated with the proposed “G” Golf Course District.

5. Public Policy:

The proposed rezoning is consistent with the adopted land use designation in the Highlands Community Plan.

6. Size of Tract:

The subject property consists of 101 acres out of two larger tracts. The property is of sufficient size to accommodate the uses permitted in the “G” Golf Course District.

7. Other Factors:

The rezoning request was initiated by City Council through Resolution 2012-02-16-0003R.