

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, March 19, 2013**  
**12:45 PM**

### ZONING COMMISSIONERS

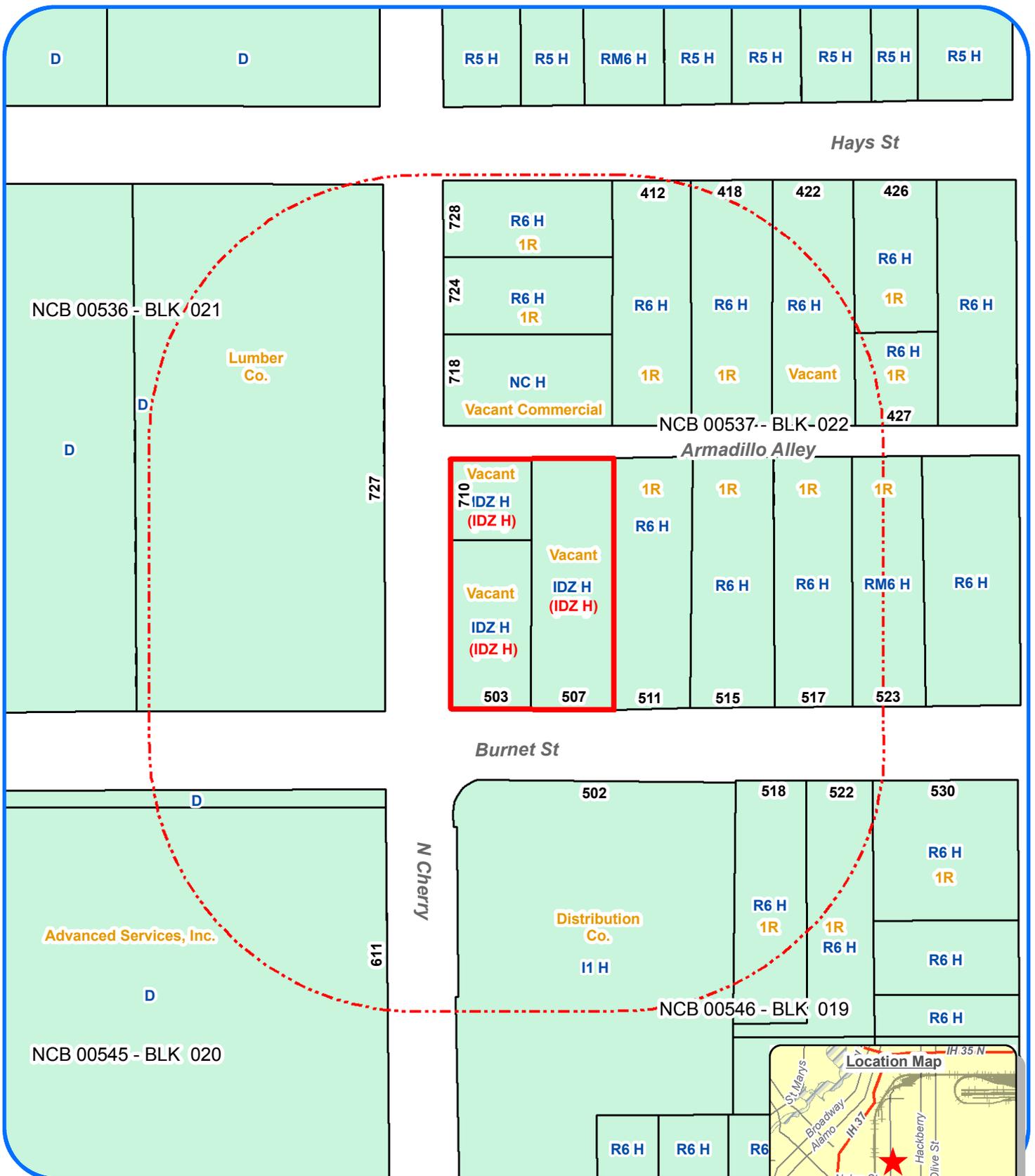
Mariana Ornelas – District 1	Santos Villarreal – District 7
Dan Martinez – District 2	Billy J. Tiller – District 8
Terry Boyd – District 3	Rick McNealy – District 9
Thomas Lopez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar –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

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for March 19, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the March 5, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012221 (Council District 2):** A request for a change in zoning from “IDZ H AHOD” Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in “NC” Neighborhood Commercial District and “RM-6” Residential Mixed District to “IDZ H AHOD” Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with single-family residential and live work uses, not to exceed 25 units per acre on Lots 8 and 9, Block 22, NCB 537, 503, 507 Burnet Street and 710 North Cherry Street.
7. **ZONING CASE NUMBER Z2013078 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “O-2” High-Rise Office Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 16 & 17, Block 1, NCB 15586, 2303 & 2307 Westward Drive.
8. **ZONING CASE NUMBER Z2013051 CD (Council District 8):** A request for a change in zoning from “MPCD GC-1 MLOD-1” Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to “C-2 CD GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 10.8 acres out of NCB 14858 on a portion of the 15000 Block of Interstate Highway 10 West.

9. **ZONING CASE NUMBER Z2013079 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “C3NA AHOD” General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on 0.0464 of an acre out of Lot 13, 0.0139 of an acre out of Lot 27, and all of Lots 14, 15, 28, 29 & 30, Block 3, NCB 6675; 371, 375 Hawthorne Street and 360 Teresa Street.
10. **ZONING CASE NUMBER Z2013080 (Council District 4):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District on Lot 7, Block 7, NCB 15416 on a portion of 500 Tomar Drive.
11. **ZONING CASE NUMBER Z2013082 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on the north 50 feet of Lot 168, Block 15, NCB 11111, 335 Moursund Boulevard.
12. **ZONING CASE NUMBER Z2013084 CD (Council District 8):** A request for a change in zoning from “RM-6 MLOD-1” Residential Mixed Camp Bullis Military Lighting Overlay District to “RM-6 CD MLOD” Residential Mixed Military Lighting Overlay District with a Conditional Use for a Professional Office on 0.6756 of an acre out of Lots 3 & 4, Block 16, NCB 14726, 12107 Orsinger Lane and 4023 Sleepy Hollow Drive.
13. **ZONING CASE NUMBER Z2013085 CD (Council District 9):** A request for a change in zoning from: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on the northeast 99.93 feet of Lot 7, NCB 11961 on a portion of the 8300 Block of Gault Lane.
14. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
15. **ADJOURNMENT.**

**Accessibility Statement**

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



# Zoning Case Notification Plan

## Case Z-2012-221

Council District 2

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00537 BLK 022 LOT S 122.21 FT OF 8, N 61.1 FT OF 8 and LOT 9

### Legend

- Subject Properties ——— (0.501 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  
(02/14/2012 - 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 #: Z2012221

Hearing Date: March 19, 2013

Property Owner: K/T TX Holdings, LLC

Applicant: K/T TX Holdings, LLC

Representative: Terramark Urban Homes (Charles H Turner)

Location: 503, 507 Burnet Street and 710 North Cherry Street

Legal Description: Lots 8 and 9, Block 22, NCB 537

Total Acreage: 0.5031

City Council District: 2

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the February 19, 2013 Zoning Commission public hearing.

### **Proposed Zoning Change**

**Current Zoning:** "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Residential Mixed District

**Requested Zoning:** "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with single-family residential and live work uses, not to exceed 25 units per acre

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 25

**Neighborhood Associations:** Dignowity Hill Neighborhood Association

**Planning Team Members:** 23 (Dignowity Hill Neighborhood Plan)

**Applicable Agencies:** Office of Historic Preservation

## **Property Details**

**Property History:** The subject property is located within the City Limits as they were recognized in 1938. The property was originally zoned "J" Commercial District. In a 1989 large-area case, the properties were rezoned to "B-2" Business District and "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2" Commercial District and "RM-4" Residential Mixed District. In a 2012 large area case, the properties were rezoned to "IDZ" Infill Development Zone District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Residential Mixed District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** East

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

**Current Land Uses:** Single-Family Dwellings

**Direction:** North across the Alley

**Current Base Zoning:** "NC" Neighborhood Commercial District and "R-6" Residential Single-Family District

**Current Land Uses:** Vacant Commercial Building and Single-Family Dwellings

**Direction:** South across Burnet Street

**Current Base Zoning:** "I-1" General Industrial District

**Current Land Uses:** Warehouse

**Direction:** West across North Cherry Street

**Current Base Zoning:** "D" Downtown District

**Current Land Uses:** Lumber Company

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

The subject properties and surrounding areas are located in the Dignowity Hill Historic District. Historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the master plan.

## **Transportation**

**Thoroughfare:** Burnet Street

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

**Proposed Changes:** None known.

**Thoroughfare:** North Cherry Street

**Existing Character:** Collector Street; one lane in each direction with sidewalks.

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus lines are the 22 and 222, which operate along Nolan Street, south of the subject property.

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

**Parking Information:** Dwelling - 1Family - Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A. Infill Development Zone waives off-street parking requirements.

**Staff Analysis and Recommendation: Approval.**

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

**1. Consistency:**

The subject properties are located within the Dignowity Hill Neighborhood Plan and are designated as Low Density Mixed Use in the future land use component of the plan. The Low Density Mixed Use includes mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. The requested "IDZ" base zoning district and proposed residential density are consistent with the adopted land use plan.

**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. This area is in the process of revitalization and rezoning this property to "IDZ" will encourage and promote the revitalization goals the Future Land Use Plan.

**3. Suitability as Presently Zoned:**

Both the current zoning districts are consistent with the Dignowity Hill Neighborhood Plan and adopted land use designations.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. The requested zoning would preserve the existing character of single-family uses in the neighborhood and promote redevelopment.

**5. Public Policy:**

The requested zoning change is consistent with the adopted land use designation, which is a component of the City's Master Plan. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

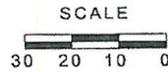
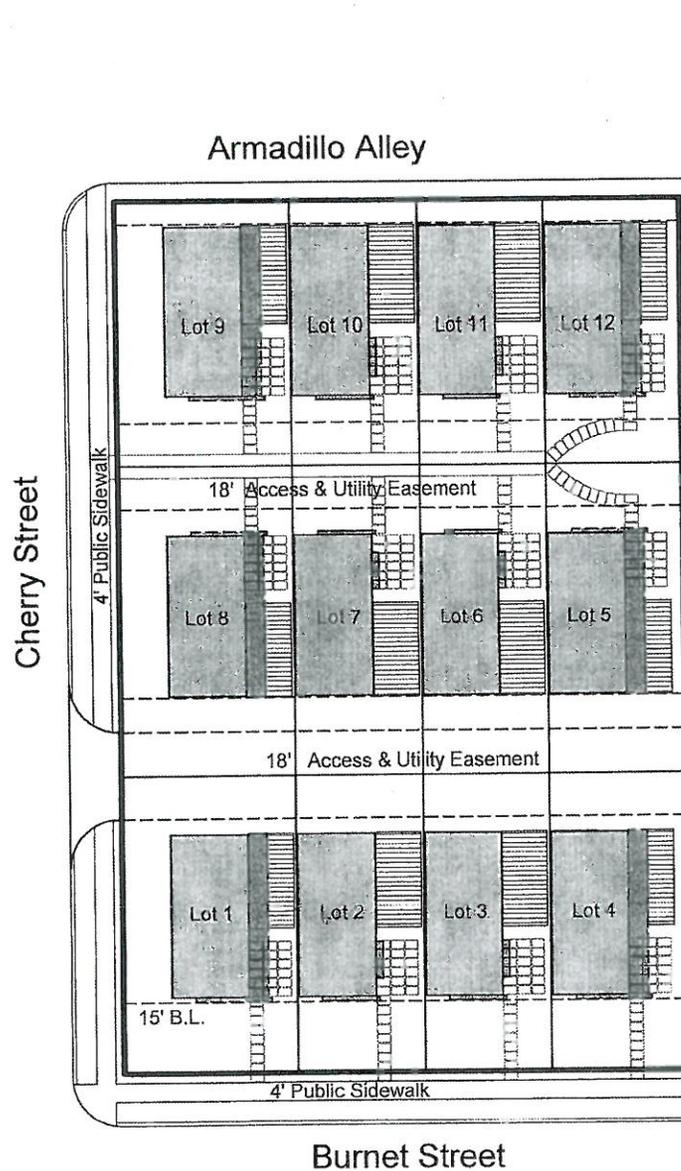
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

**6. Size of Tract:**

The subject property is 0.5031 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district, as shown on the "IDZ" site plan.

**7. Other Factors:**

One of the key issues for the Dignowity Hill neighborhood is the number of houses in disrepair and the amount of vacant lots scattered throughout the planning area. In order to improve the fabric and cohesion of the neighborhood, an infill strategy to build new housing on vacant lots. Infill housing must provide choices to appeal to all income ranges and household sizes. Rebuilding the neighborhood will bring new life and energy into the area.



# Cherry modern

Dignowity Hill Historic District

## General Site Plan

January 15, 2013

### Legal Description:

Approximately 0.5031 Acres  
 being Lots 8 & 9  
 Block 22, NCB 537,  
 San Antonio, Texas

### Current Zoning:

"IDZ H AHOD" Infill Development  
 Zone Dignowity Hill Historic Airport  
 Hazard Overlay District with uses  
 permitted in "NC" Neighborhood  
 Commercial District and "RM-6"  
 Residential Mixed District

### Proposed Zoning:

"IDZ H AHOD" Infill Development  
 Zone Dignowity Hill Historic Airport  
 Hazard Overlay District with single-  
 family residential and live work uses,  
 not to exceed 25 units per acre

### General NOTES:

- 1 This project is planned as a low impact development
- 2 A 18 foot wide access and utility easement shall be established by plat for the common use of all lots 5 -12
- 3 A 18 foot wide access and utility easement shall be established by plat for the common use of all lots 1-8

### SITE DATA

Total Land Area	0.5031 Acres
Total Proposed Lots	12
Units/Acre	24.0
Max. Units/Acre	25

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

Developer



**TERRAMARK**  
 Urban Homes



## Zoning Case Notification Plan

### Case Z-2013-078

Council District: 6

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15586 - BLK 001 - LOT 016 & 017

#### Legend

- Subject Properties ——— (0.476 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  
(02/19/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013078

Hearing Date: March 19, 2013

Property Owner: Reza Sehat

Applicant: Reza Sehat

Representative: Reza Sehat

Location: 2303 & 2307 Westward Drive

Legal Description: Lots 16 & 17, Block 1, NCB 15586

Total Acreage: 0.4793

City Council District: 6

Case Manager: Trenton Robertson, Planner

Case History: This is the second public hearing for this zoning change request. This case was continued from the March 5, 2013 Zoning Commission public hearing.

#### **Proposed Zoning Change**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "O-2" High-Rise Office Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 21

**Neighborhood Associations:** Lackland Terrace Neighborhood Association and Cable-Westwood Association

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject properties were annexed in 1972, and were originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1983 case, the property located at 2303 Westward Drive was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District and "O-2" High-Rise Office District. The properties were platted into their current configuration in 1960 (volume 4500, page 164 of the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District the existing residential structures were built in 1961.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-3", "C-2" and "R-6"

**Current Land Uses:** Retail Center, Bar, Single-Family Residences and Utility Easement

**Direction:** South

**Current Base Zoning:** "C-3", "C-2 NA" and "R-6"

**Current Land Uses:** Single-Family Residences, Restaurant and Tire Shop

**Direction:** East

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

**Current Land Uses:** Restaurants

**Direction:** West

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

**Current Land Uses:** Single-Family Residences and Utility Easement

**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:** Westward Drive and West Oak

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

**Proposed Changes:** None known

**Thoroughfare:** West Military Drive

**Existing Character:** Secondary Arterial Type A 86'; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 613 and 615 operate along West Military Drive, with multiple stops adjacent to the subject property.

**Traffic Impact:** A Traffic Impact Analysis study is required, but may be deferred to the platting and permitting stage of the project. A traffic engineer will need to be present at zoning commission.

**Parking Information:** Off-street vehicle parking requirements are typically determined by building size and use.

Service: Food - restaurant or cafeteria

Minimum requirement: 1 space per 100 square feet of Gross Floor Area

Maximum allowance: 1 space per 40 square feet of Gross Floor Area

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

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

### **1. Consistency:**

The property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

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

Approval of the zoning change request will likely result in the demolition of the existing residential structures on the subject properties. Although staff is concerned with the loss of housing stock and the potential for commercial encroachment into the residential neighborhood, the properties’ location at the intersection of an arterial thoroughfare and at the periphery of a residential subdivision is appropriate for low to medium intensity commercial development. The vast majority of properties located along Military Drive are zoned for and developed as commercial uses. Any nonresidential construction on the subject properties will require compliance with building setbacks, landscape buffers, and other development standards meant to mitigate the impact on neighboring residential uses

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

The existing “R-6” zoning at 2307 Westward Drive is appropriate for the existing use, location of the lot, and the surrounding neighborhood. However, the “O-2” district at 2303 Westward Drive is not appropriate. The “O-2” district is meant to accommodate large-scale office buildings with a wide range of accessory uses. The small size of the lot and the existing development standards severely limit the property’s functionality for any use permitted in the “O-2” district. Rezoning both lots and platting the two into a single lot will allow commercial development in scale with the surrounding uses, while also allowing compliance with landscape buffer and building setback requirements to protect neighboring residences.

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

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

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

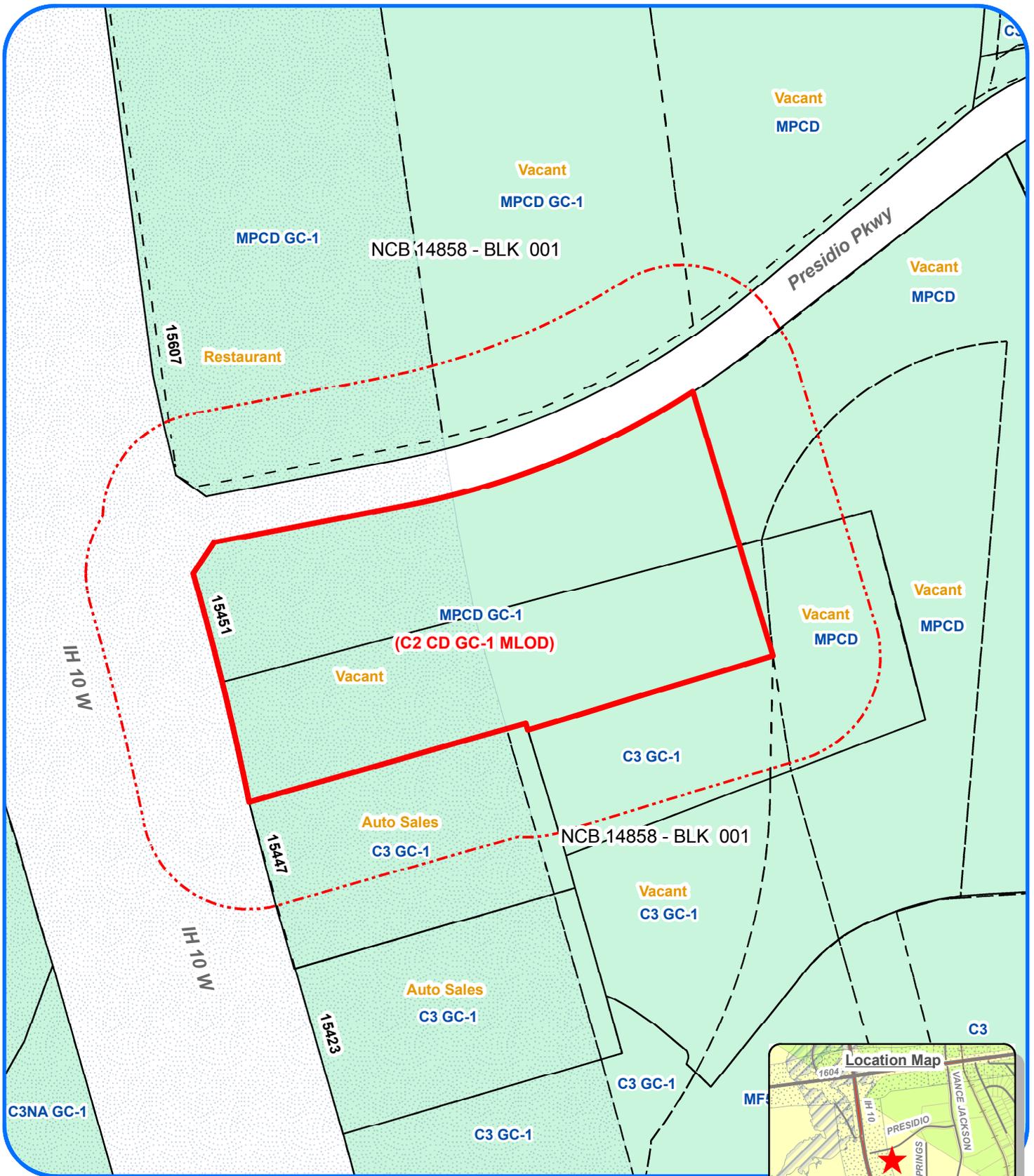
The request does not appear to conflict with any public policy objective.

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

The subject property is 0.4793 acres in size, which should be able to reasonably accommodate the uses permitted in the “C-2” district, along with required parking and landscaping.

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

The subject properties’ location abutting residential uses may be appropriate for the “C-1” Light Commercial District. However, the “C-1” district requires parking be located behind the primary structure which could impede on the abutting residential uses. Although the properties are currently addressed on Westward Drive, development of nonresidential uses would make Military Drive the “front” of the property. Having parking located behind the primary structure could draw vehicle traffic further into the neighborhood than would be necessary if parking were located in front of the structure. Therefore, staff supports the request for “C-2” on both subject properties.



# Zoning Case Notification Plan

## Case Z-2013-051

Council District: 8  
 Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 14858 - BLK 001 - LOT P9 & N IRR 215.10 FT OF 2 (FIESTA NORTHWEST CROSSING UNIT-1)

Legend	
Subject Properties	(10.800 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  
 (01/11/2013 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013051 CD

Hearing Date: March 19, 2013

Property Owner: Cumberland Serengeti IH 10 LP (by Chip Field, Manager)

Applicant: Cumberland Serengeti IH 10 LP (by Chip Field, Manager)

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

Location: A portion of the 15000 Block of Interstate Highway 10 West

Legal Description: 10.8 acres out of NCB 14858

Total Acreage: 10.8

City Council District: 8

Case Manager: Osniel Leon, Planner

Case History: This is the second public hearing for this zoning case. Zoning Commission recommended approval of this request in January; however, the case must be re-heard due to significant amendments were made to the Conditional Use site plan. This case has been expedited to City Council for consideration on Thursday, March 21, 2013.

### **Proposed Zoning Change**

**Current Zoning:** "MPCD GC-1 MLOD-1" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District

**Requested Zoning:** "C-2 CD GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

### **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 February 29, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 15, 2013, 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:** 41 – North Sector Plan

**Applicable Agencies:** Camp Bullis Military Installation

## **Property Details**

**Property History:** The subject site is currently undeveloped. The property was annexed in 1971 and was originally zoned "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 2012, the property was rezoned to "MPCD" Master Planned Community District. The property is not platted.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** "MPCD"

**Current Land Uses:** Restaurant, undeveloped land

**Direction:** South

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

**Current Land Uses:** Auto sales, undeveloped land

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

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

The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A Certificate of Compliance review is performed by the Planning & Community Development Department.

## **Transportation**

**Thoroughfare:** Interstate Highway 10 West

**Existing Character:** Expressway

**Proposed Changes:** None known

**Thoroughfare:** Presidio Parkway

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 93, 94, 97, 603, and 660, which operate from the University Park / Ride located at the intersection of Interstate Highway 10 West and Loop 1604 West.

**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:** 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 North Sector Plan and is currently designated as Mixed Use Center in the Future Land Use component of the Plan. The requested base zoning district is consistent with adopted land use designation.

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

The granting of the Conditional Use for a Motor Vehicle Sales will not have an adverse impact on the neighborhood. The majority of surrounding properties are zoned for intense commercial uses.

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

Both the existing and requested zoning are appropriate as the subject property is located on an expressway. 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 due to this request. There is an established pattern of commercial uses along this portion of Interstate Highway 10 West, including several other auto sales facilities.

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

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

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

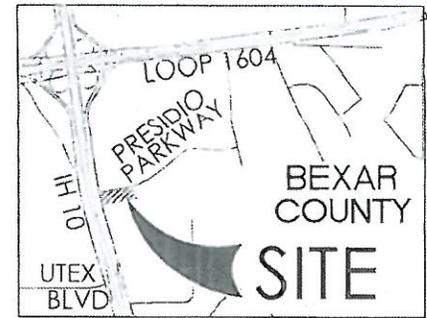
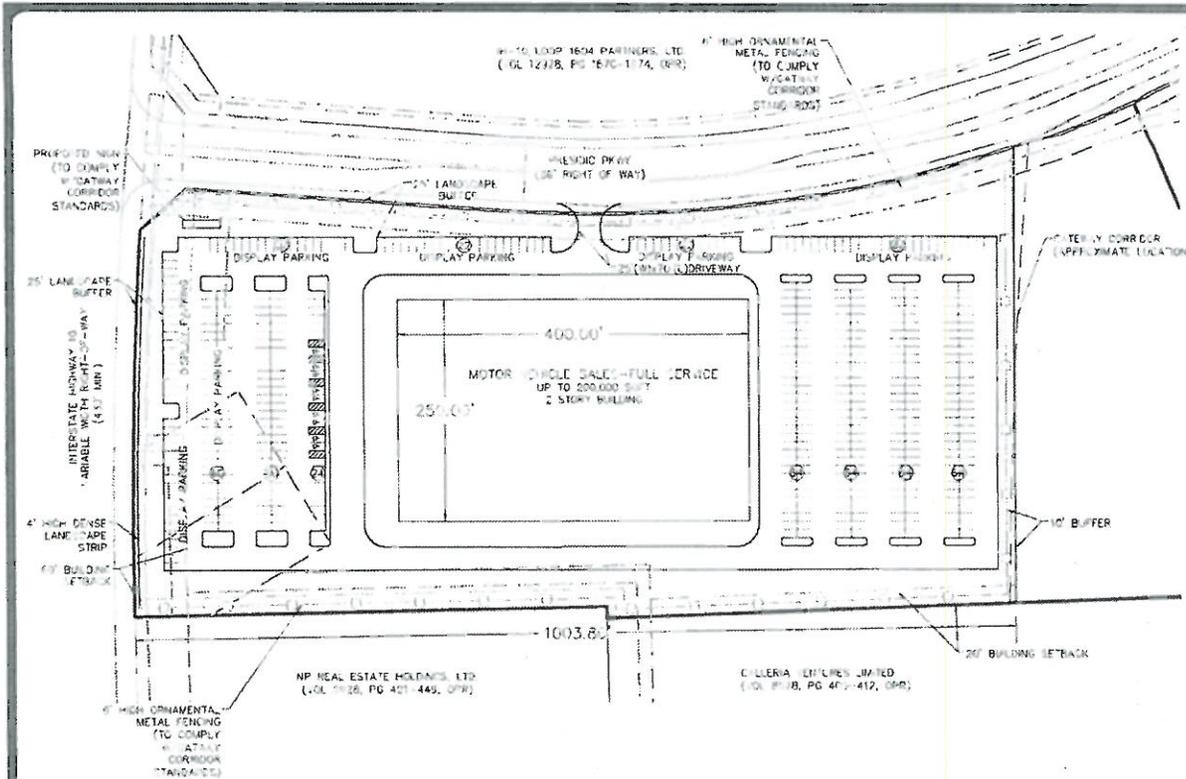
The subject property is of sufficient size (10.8 acres) to accommodate the proposed development. The applicant has submitted a site plan in order to comply with the Conditional Use requirements.

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

A portion of the subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is located south of Loop 1604.

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

22013051



MAPSCO MAP GRID: 514C7  
NOT-TO-SCALE

I, \_\_\_\_\_ (CUMBERLAND SERENGETI IH-10, LP)  
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.

**SITE DATA**

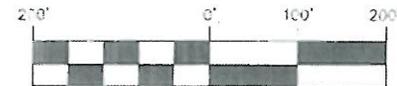
TOTAL LAND AREA	100%	10.80 ACRES(470448.00 SQFT.)
TOTAL BUILDING AREA	31.9%	UP TO 200,000 SQFT.
LANDSCAPE AREA	34.1%	1'0000 SQFT.
IMPERVIOUS AREA	65.9%	359000 SQFT.

**PARKING**

PARKING SPACE TYPE	9' 0" (11) X 18' 0" (11)
REQUIRED MINIMUM (EXCLUDING DISPLAY)	300
REQUIRED MAXIMUM (EXCLUDING DISPLAY)	400
ADA ASSESSABLE PARKING	9
DISPLAY PARKING	183
TOTAL (EXCLUDING DISPLAY)	340



SCALE: 1" = 200'



DATE: 2/28/2017  
 DATE: DECEMBER 2016  
 DESIGNER: EC  
 CHECKED: JD, DRAWN: EC  
 SHEET: 1 of 1

**DISTRICT NORTH BMW**  
 SAN ANTONIO, TEXAS  
 ZONING SITE PLAN



100 EAST SANITARY | 1405 NEUTRAL BAY | PH: 214.343.2200  
 FAX: 214.343.2201  
 WWW.PAPE-DAWSON.COM



# Zoning Case Notification Plan

## Case Z-2013-079

Council District: 5  
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06675 - BLK 003 - LOT 0.046 of an acre out of 13, 0.013 of 27 and all of 14, 15, 28, 29, & 30

- Legend**
- Subject Properties (0.419 Acres) ———
  - 200' Notification Area - - - - -
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (03/01/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013079

Hearing Date: February 5, 2013

Property Owner: Narciso R. Garcia

Applicant: Narciso R. Garcia

Representative: Narciso R. Garcia

Location: 371, 375 Hawthorne Street and 360 Teresa Street

Legal Description: 0.0464 of an acre out of Lot 13, 0.0139 of an acre out of Lot 27, and all of Lots 14, 15, 28, 29 & 30, Block 3, NCB 6675

Total Acreage: 0.4195

City Council District: 5

Case Manager: Ian Benavidez, Planning Technician

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

### **Proposed Zoning Change**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 29, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 31

**Neighborhood Associations:** None

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property is located within the City Limits as they were recognized in 1938, and was originally zoned "C" Apartment District. In a series of cases dating from 1977 to 1996, portions of the property were rezoned to "B-3" Business District (Ordinance 48829), "B-3R" Restrictive Business District (Ordinance 55159), "B-3NA" Non-Alcoholic Sales District (Ordinance 59839), and "R-7" Small Lot Residence District (Ordinance 85113). Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "C3NA" General Commercial Non-Alcoholic Sales District, and "R-4" Residential Single-Family, respectively. . , , andThe property is currently developed as a multi-tenant commercial structure including a restaurant, printing/silk screening shop, and apartments, measuring 6,051 square feet in size and that was constructed in 1950. The property consists of platted lots; however, it is not platted in its current configuration.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, East, South  
**Current Base Zoning:** "R-4", "R-6"  
**Current Land Uses:** Single-family residences

**Direction:** West  
**Current Base Zoning:** None  
**Current Land Uses:** Interstate 35

**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:** Teresa Street and Hawthorne Street  
**Existing Character:** Local Street; one lane in each direction with sidewalks  
**Proposed Changes:** None known

**Thoroughfare:** Rochambeau  
**Existing Character:** Local Street; one lane in each direction  
**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 46, which operates along West Malone.

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

**Parking Information:** The subject property includes approximately 25 parking spaces. No new construction is proposed or will be permitted due to building size limitations in the "C-1" district.

Silk Screening and Sign Shop - Minimum Parking Requirement: 1 space per 300 square feet of Gross Floor Area (GFA), Maximum Parking Allowance: 1 space per 200 square feet of GFA.

Restaurant – Minimum Parking Requirement: 1 space per 100 square feet of GFA, Maximum parking Allowance: 1 space per 40 square feet of GFA.

Dwelling attached apartments or condominiums with a maximum density of 6 dwellings per gross acre (1 square foot residential to 1 square foot non-residential) - Minimum Parking Requirement: 1 space per unit; Maximum Parking Allowance: 1.9 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 South Central Neighborhood Plan, and is currently designated as Neighborhood Commercial in the future land use component of the plan. The zoning request is consistent with the future land use designation. Neighborhood Commercial uses include low-intensity retail and service uses that serve residents of the immediate surrounding area. Neighborhood Commercial uses are most appropriately located along arterial thoroughfares, and along the periphery of residential neighborhoods.

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

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

The current variety of uses and configuration of the subject site has increased parking demands at certain times of the day which exceed the current number of provided parking spaces. This parking demand is currently being satisfied with parking on adjacent properties, and has the potential to encroach into the surrounding neighborhood.

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

The property's existing split zoning is not appropriate, and creates significant obstacles for any possible future redevelopment of the site. Approval of the requested "C-1" district will allow commercial uses that are in scale with the adjacent residential neighborhood.

### **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 property is 0.4195 acres, which is large enough to accommodate the uses permitted in the "C-1" district.

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

The existing sign shop and silk screen business will be made Legal Nonconforming Uses should the zoning change request be approved. Additionally, the existing structure will be made nonconforming due to the building size limits in the "C-1" district. The property will be subject to all regulations under sections 35-706 and 35-707 of the Unified Development Code regarding the expansion or destruction of the building as well as termination of use.



## Zoning Case Notification Plan

### Case Z-2013-080

Council District: 4

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15416 - BLK 007 - LOT 007

#### Legend

- Subject Properties (0.222 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(03/04/2013 - R.Martinez)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2013080  
Hearing Date: March 19, 2013  
Property Owner: Alamo Area Mutual Housing Association  
Applicant: Jennifer Gonzalez  
Representative: Jennifer Gonzalez  
Location: A portion of 500 Tomar Drive  
Legal Description: Lot 7, Block 7, NCB 15416  
Total Acreage: 0.2222  
City Council District: 4  
Case Manager: Brenda V. Martinez, Planner  
Case History: This is the first public hearing for this zoning case.

## **Proposed Zoning Change**

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

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

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 18

**Neighborhood Associations:** Rainbow Hills Area Neighborhood Association

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is undeveloped. The subject property was annexed in 1993 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1994 case, the property was rezoned to "R-2A" Three and Four Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and West

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

**Current Land Uses:** Playground and Apartments

**Direction:** South and East

**Current Base Zoning:** "MF-25"

**Current Land Uses:** Nursing Facility 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:** Tarasco and Bertetti Drive

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

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus line is the number 617 line that operates along Tarasco and Tomar. This bus line is located southwest of the subject property.

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

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

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

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

### **1. Consistency:**

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

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

Multi-family development is appropriate for this location, as the property is located on the periphery of a single-family residential neighborhood. Additionally, medium density residential uses provide a suitable transition between single-family uses and major thoroughfare corridors that are likely to include commercial and high density multi-family uses.

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

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

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

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

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

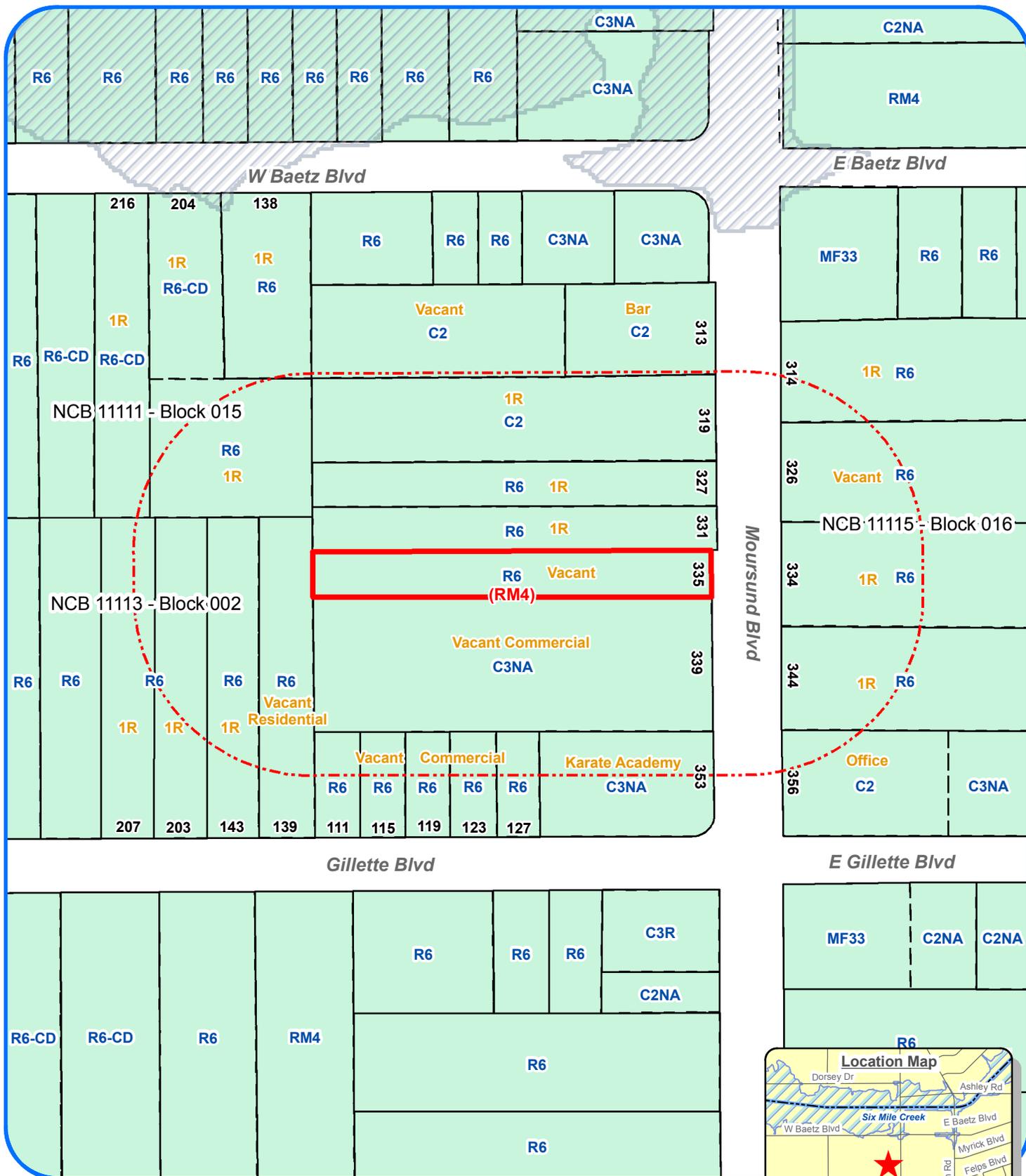
The request is consistent with the Sector Plan, which is a component of the City’s Master Plan.

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

The subject property is 0.2222 acres in size; however, the entire tract of land that will accommodate the proposed multi-family development measures 2.9248 acres. Should the requested rezoning be approved, the 2.9248 acre tract could accommodate a multi-family development with up to approximately 73 dwelling units.

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

None.



## Zoning Case Notification Plan

### Case Z-2013-082

Council District: 3

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11111 - BLK 015 - LOT N 50 FT OF 168

#### Legend

- Subject Properties ——— (0.499 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(03/04/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2013082  
Hearing Date: March 19, 2013  
Property Owner: Jorge Flores  
Applicant: Jorge Flores  
Representative: Andrew C. Guerrero  
Location: 335 Moursund Boulevard  
Legal Description: The north 50 feet of Lot 168, Block 15, NCB 11111  
Total Acreage: 0.4993  
City Council District: 3  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 25

**Neighborhood Associations:** None

**Planning Team Members:** 35-West/SouthwestSector Plan

**Applicable Agencies:** City of San Antonio Department of Aviation

## **Property Details**

**Property History:** The subject property was annexed by the city in 1982, and was originally zoned "B" Residence District. In a 1988 case, the property was rezoned to "R-1" One Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property was platted into its current configuration in 1928 (volume 980, pages 30-31 of the Deed and Plat Records of Bexar County, Texas). The subject property is currently undeveloped.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain. A floodplain is located to the north of the subject property outside of the 200' notification area.

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-6" and "C-2"

**Current Land Uses:** Single-family residences, bar, vacant land, vacant commercial and auto repair shop

**Direction:** South

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

**Current Land Uses:** Single-family residences, vacant commercial, vacant residential and karate academy

**Direction:** East

**Current Base Zoning:** "R-6" and "C-2"

**Current Land Uses:** Single-family residences, vacant residential, apartment complex and office

**Direction:** West

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

**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:** Moursund Boulevard

**Existing Character:** Secondary Arterial Type B 70'-86'; two lanes in each direction with sidewalks.

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 43, 44 and 243 operates along Moursund Boulevard, east of the subject property.

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

**Parking Information:**

Four-Family Dwellings

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

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

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

### **1. Consistency:**

The property is located within the West/Southwest Sector Land Use Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "RM-4" base zoning district is consistent with the adopted land use designation.

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

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

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

Both the current and requested zoning districts are appropriate for the subject property; however, single-family residential development may be unlikely due to the property's configuration and location on an arterial thoroughfare. The existing and ongoing pattern of development along Moursund Boulevard encourages commercial and multi-family residential uses, but the property's long narrow shape and surrounding residential zoning will not accommodate commercial development standards such as building setbacks and landscape buffers. Current planning practices encourage more intense uses such as the proposed multi-family residential development to be located along Arterials such as Moursund Boulevard.

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

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

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

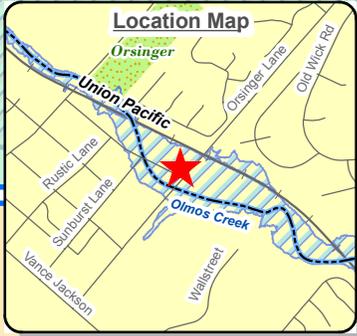
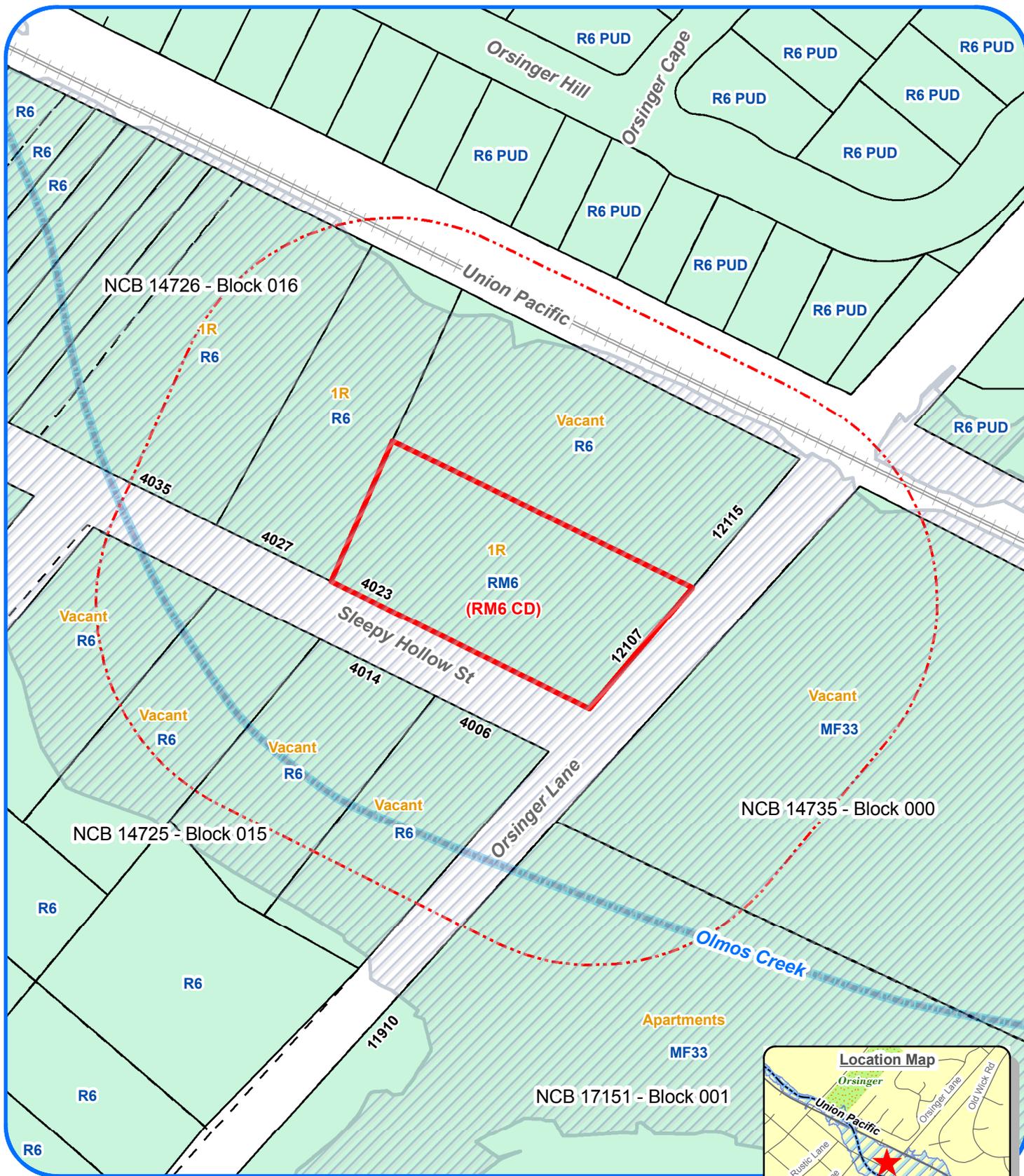
The request does not appear to conflict with any public policy objective.

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

The subject property is 0.4993 of an acre in size, which should be able to reasonably accommodate the four proposed dwelling units.

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

The rezoning application was sent to the City of San Antonio Aviation Department because the subject property is located within the Stinson Airport Awareness Area. The requested rezoning is not anticipated to sustainably alter the character or type of uses presently allowed, nor will it likely impact compatibility with the aviation uses at Stinson Municipal Airport.



**Zoning Case Notification Plan**

**Case Z-2013-084 CD**

Council District: 8

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 14726 - BLK 16 - LOT 4 & SE IRR 22.02 FT OF 3

**Legend**

- Subject Properties ——— (0.675 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(03/04/2013 - R.Martinez)

**Note: All Current and Requested Zoning includes MLOD (Military Lighting Overlay District).**



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2013084 CD  
Hearing Date: March 19, 2013  
Property Owner: David B. Willett  
Applicant: David B. Willett  
Representative: David B. Willett  
Location: 12107 Orsinger Lane and 4023 Sleepy Hollow Drive  
Legal Description: 0.6756 of an acre out of Lots 3 & 4, Block 16, NCB 14726  
Total Acreage: 0.6756  
City Council District: 8  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "RM-6 MLOD-1" Residential Mixed Camp Bullis Military Lighting Overlay District

**Requested Zoning:** "RM-6 CD MLOD-1" Residential Mixed Camp Bullis Military Lighting Overlay District with a Conditional Use for a Professional Office

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 10

**Neighborhood Associations:** Vance Jackson Neighborhood, Inc.

**Planning Team Members:** 41-North Sector Plan

**Applicable Agencies:** The Camp Bullis Military Training Site

## **Property Details**

**Property History:** The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District. In a 2003 case, the property was rezoned to the current “RM-6” Residential Mixed District. The property is not platted in its current configuration. The subject property is developed with two residential structures measuring 1,455 and 680 square feet in size that were built in 1936 and 1985, respectively.

**Topography:** The property is included in a floodplain, surrounded by various types of vegetation.

## **Adjacent Zoning and Land Uses**

**Direction:** North and west

**Current Base Zoning:** “R-6”

**Current Land Uses:** Vacant and single-family residences

**Direction:** South and east

**Current Base Zoning:** “R-6” and “MF-33”

**Current Land Uses:** Vacant and apartment complex

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

## **Transportation**

**Thoroughfare:** Sleepy Hollow Street

**Existing Character:** Local; one lane in each direction with no sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Orsinger Lane

**Existing Character:** Collector; one lane in each direction with no sidewalks

**Proposed Changes:** None known

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

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

**Parking Information:** Service- Professional Office - Minimum Parking Requirement: 1 per 300 square-foot GFA. Maximum Parking Requirement: 1 per 140 square-foot GFA. The conditional use site plan notes five parking spaces.

## **Staff Analysis and Recommendation: Approval, with conditions.**

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

### **1. Consistency:**

The property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component plan. The requested "RM-6" base zoning district is consistent with the adopted land use designation. The Suburban Tier includes a wide range of residential densities and commercial uses; encouraging neighborhood commercial uses such as small offices at the intersections of local and collector streets.

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

The requested conditional use is appropriate for the subject property. The surrounding zoning is primarily single-family residential; however, many of the adjacent properties are not developed, and are not likely to be developed for residential uses due to their location within the 100-year flood plain. The subject property does about a single-family residence, but the conditional use request will limit the scale and intensity of the proposed office use. Additionally, conditional use regulations can be used to require landscape buffering and screening that will mitigate possible adverse impacts on the neighboring property.

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

The existing "RM-6" zoning district is consistent with the adopted land use designation and is likely appropriate for the subject property. The zoning request does not include a change to the base zoning district and residential uses will continue to be a permitted use on the property.

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

The proposed conditional use does not include any new construction on the subject property. The property owner will be required to bring the existing structure into full compliance with commercial building and safety codes prior to the establishment of any office use.

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

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

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

The subject property is 0.6756 of an acre in size, which should be able to reasonably accommodate the proposed professional office and required parking, as shown on the conditional use site plan.

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

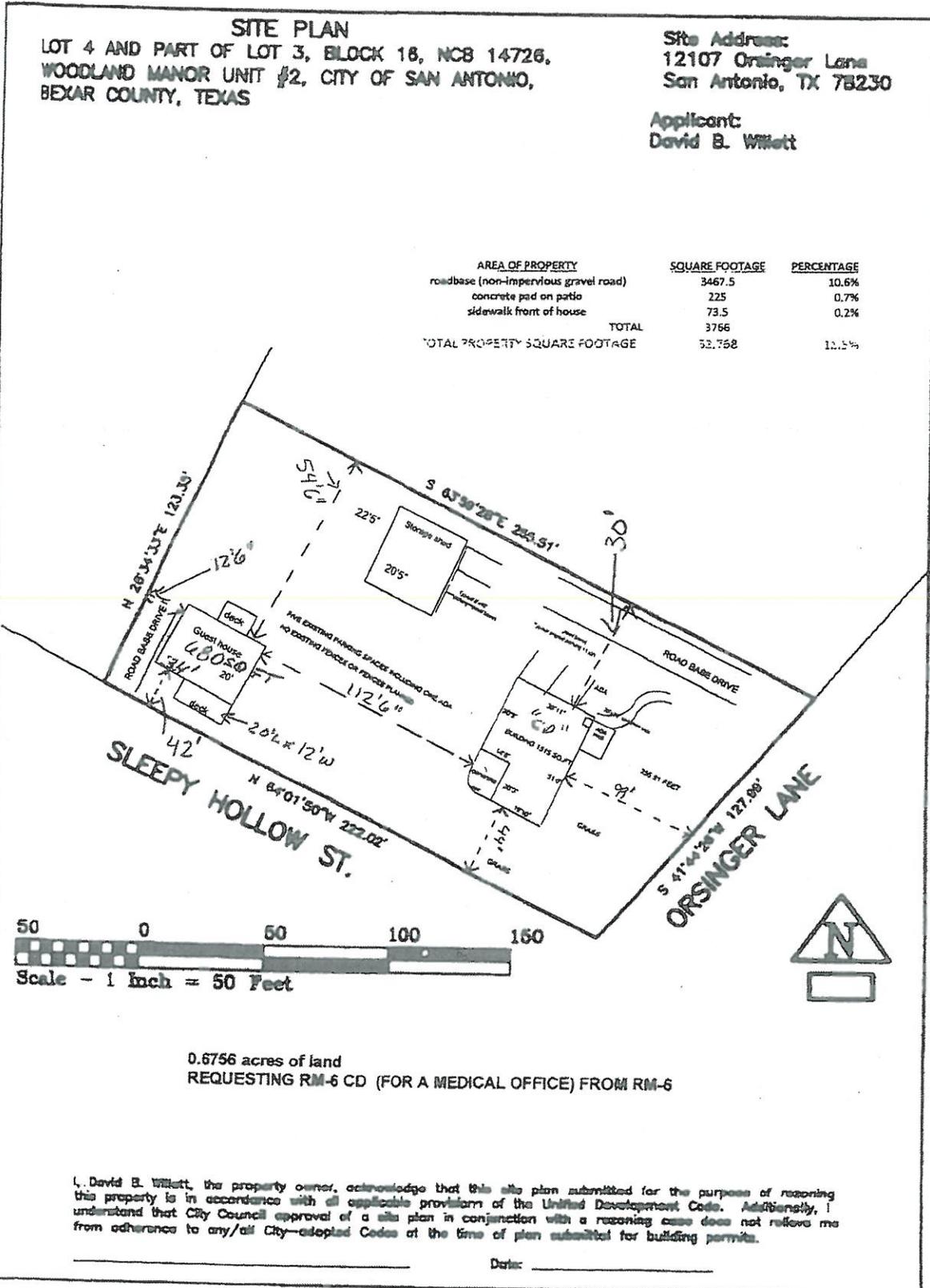
Per Section 35-422 of the Unified Development Code, the following conditions apply to all conditional use requests in residential zoning districts:

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

Staff recommends the following conditions in addition to those listed above:

1. A Type A landscape buffer shall be maintained along Orsinger Lane.
2. Dumpsters and garbage containers shall be screened from view of adjacent properties and rights-of-way.

Z2013084





## Zoning Case Notification Plan

### Case Z-2013-085 CD

Council District: 9

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 11961 - BLK 000 - LOT NE 99.93" OF 7

#### Legend

- Subject Properties ——— (1.918 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(03/04/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2013085 CD  
Hearing Date: March 19, 2013  
Property Owner: Ithaca Investments, Ltd. (Paul Covey, President & Owner)  
Applicant: Ithaca Investments, Ltd. (Paul Covey, President & Owner)  
Representative: KLove Engineering, LLC (Kevin Love)  
Location: A portion of the 8300 Block of Gault Lane  
Legal Description: The northeast 99.93 feet of Lot 7, NCB 11961  
Total Acreage: 1.918  
City Council District: 9  
Case Manager: Osniel Leon, 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

**Requested Zoning:** "MF-33 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot

#### **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 February 29, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 15

**Neighborhood Associations:** Oak Park-Northwood Neighborhood Association is located within 200 feet.

**Planning Team Members:** San Antonio International Airport Vicinity Land Use Plan

**Applicable Agencies:** City of San Antonio San Antonio Aviation Department

## **Property Details**

**Property History:** The subject property is currently undeveloped. The property was annexed in 1952, 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 was platted into its current configuration in 1968 (volume 642; page 112 Deed Records of Bexar County, Texas).

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, East and West

**Current Base Zoning:** “MF-33”, “C-1”, “C-3NA”, “C-2”

**Current Land Uses:** Health services, apartments, storage units, offices

**Direction:** South

**Current Base Zoning:** “MF-33”, “C-2S”, “C-2”, “I-1”, “C-1”, “C-3”

**Current Land Uses:** Health center, offices, gymnasium/gym equipment, animal hospital, gas station, car wash, retail store, restaurants

**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:** Gault Lane

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are number 9 and 209, which operate along Broadway, southeast of the subject property.

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

**Parking Information:** Parking lots do not carry minimum or maximum parking space requirements.

## **Staff Analysis and Recommendation: Approval, pending plan amendment**

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

### **1. Consistency:**

The subject property is located within the San Antonio Airport Vicinity Plan Land Use Plan and is currently designated as Business Park in the future land use component of the plan. The requested "MF-33 CD" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to change the future land use designation to High Density Residential. Staff and Planning Commission recommend approval of the request.

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

Granting of the Conditional Use would not have an adverse impact on the neighborhood. The proposed parking lot would provide additional parking to the adjacent Health Center. The surrounding area includes a mix of office park and apartment uses.

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

The existing zoning is likely 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 due to this request.

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

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

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

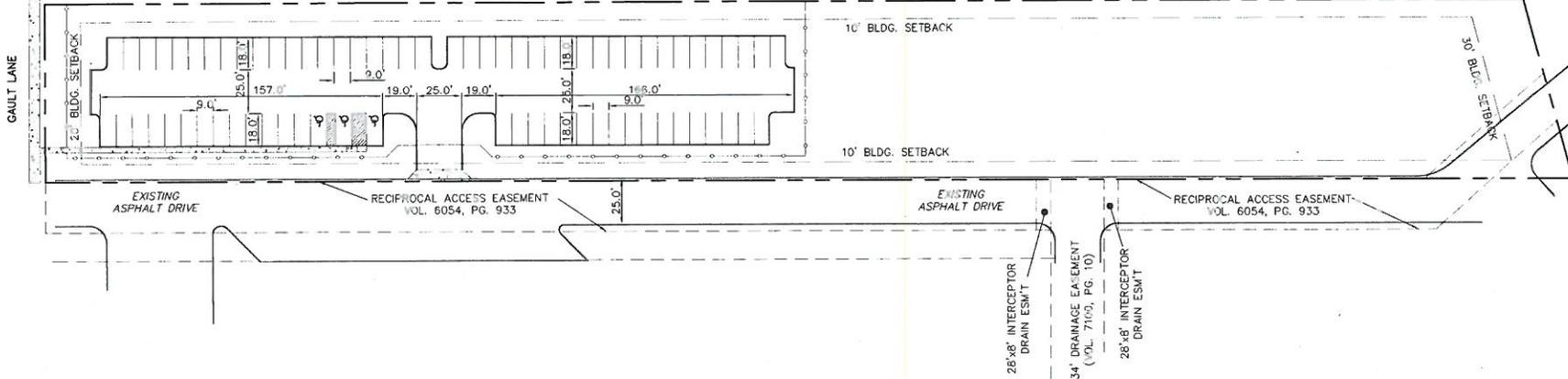
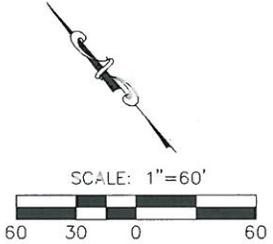
The 1.918 acre tract is of sufficient size to accommodate the proposed use, as shown on the requisite site plan.

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

The rezoning application was reviewed by the City of San Antonio Department of Aviation because the property is located within the San Antonio International Airport Awareness Area. Comments submitted included concerns about the possibility of airport noise on future apartment uses; however, no concern was expressed related to the proposed parking lot and no opposition to case was indicated.

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

REZONING SITE PLAN FOR A CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT ON THE NORTH 99.93 FEET OF LOT 7, NCB 11961



**ACCESS NOTE:**  
 ACCESS TO PARKING LOT WILL BE THROUGH A RECIPROCAL ACCESS EASEMENT (EXISTING ASPHALT DRIVEWAY) WHICH IS RECORDED IN THE VOLUME 6054, PAGE 933, DEED RECORDS, BEXAR COUNTY, TEXAS

"I, PAUL COVEY, ITHACZ INVESTMENTS, 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.

TOTAL SITE:	1.918 Ac. (REMAINING PORTION OF LOT 7)
TOTAL SQUARE FOOTAGE OF PAVING SURFACE:	23,456 s.f.
TOTAL ACCESSIBLE PARKING:	3
TOTAL PARKING:	74

**KLOVE ENGINEERING**  
 Site Development Engineering Services  
 Firm No. 11042  
 www.kloveengineering.com (210) 485-5683

**GAULT LANE**  
 GAULT LANE  
 SAN ANTONIO, TEXAS 78209  
 SITE PARKING EXHIBIT

PROJECT NO.	
FILENAME:	
DESIGNED BY:	KWL
DRAWN BY:	RO
SCALE:	1"=60'
DATE:	2/13/13
SHEET NO.	1 OF 1