

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, March 20, 2012
12:45 PM

ZONING COMMISSIONERS

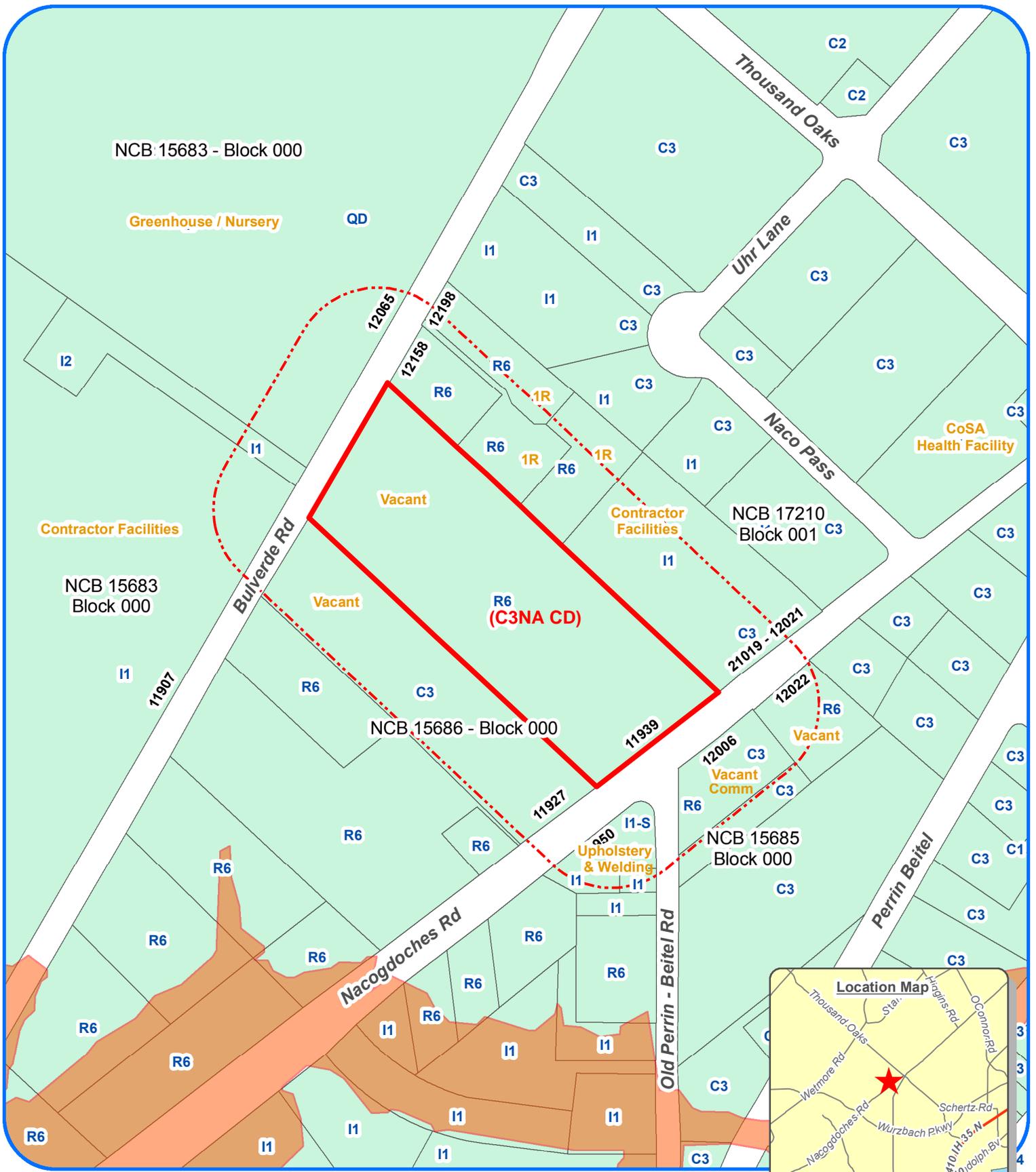
Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	David Christian – District 7
Gerard P. Clancy – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Rachel Flores – District 5	Brenna Nava – District Mayor
Billy J. 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 March 20, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the March 6, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012071 HL (Council District 5) - POSTPONED:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “HL MF-33 AHOD” Historic Landmark Multi-Family Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5, 21, 22, 23, 24 and 25, Block 3, NCB 2459 and Lots 1, 2, 3, 4, 5, 21, 22, 23, 24 and 25, Block 4, NCB 2460, 1222 and 1214 Colima Street and 1014 South San Jacinto Street.
7. **ZONING CASE NUMBER Z2012058 CD (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3NA CD AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Batching Plant on Parcel 4 and Parcel 90, NCB 15686, 11939 Nacogdoches Road.
8. **ZONING CASE NUMBER Z2012063 (Council District 9):** A request for a change in zoning from “R-6 AHOD MLOD” Residential Single-Family Airport Hazard Overlay Military Lighting Overlay District, “MF-25 AHOD MLOD” Low Density Multi-Family Airport Hazard Overlay Military Lighting Overlay District “MF-33 AHOD MLOD” Multi-Family Airport Hazard Overlay Military Lighting Overlay District and “C-2 AHOD MLOD” Commercial Airport Hazard Overlay Military Lighting Overlay District to “MF-18 AHOD MLOD” Multi-Family Airport Hazard Overlay Military Lighting Overlay District on 29.594 acre tract of land out of NCB 16325, West Avenue.

9. **ZONING CASE NUMBER Z2012064 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “R-6” Residential Single-Family District and a Day Care Center on Lot 4, Block A, NCB 2873, 113 Furnish.
10. **ZONING CASE NUMBER Z2012070 (Council District 1):** A request for a change in zoning from “MF-33 H HS AHOD” Multi-Family Tobin Hill Historic Significant Airport Hazard Overlay District to “O-1 H HS AHOD” Office Tobin Hill Historic Significant Airport Hazard Overlay District on Lot 4 and the west 9.39 feet of Lot 5, Block 10, NCB 1750, 215 East Park Avenue.
11. **ZONING CASE NUMBER Z2012072 HL (Council District 1):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “HL C-3 AHOD” Historic Landmark General Commercial Airport Hazard Overlay District on Lot 21, Block 3, NCB 2208, 235 Monclova Alley.
12. **ZONING CASE NUMBER Z2012073 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on 4.433 acres out of NCB 11128, 331 West Buchanan Boulevard and 300 West Villaret Boulevard.
13. **ZONING CASE NUMBER Z2012074 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 AHOD CD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Dental Lab on the south 132.5 feet of Lot 6, Block 59, NCB 7193, 1118 Fresno.
14. **ZONING CASE NUMBER Z2012075 CD (Council District 9):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor Facility on 1.006 acres out of Lots 32 and 34, NCB 11880, 526 Everest Avenue.
15. Briefing and Presentation on Proposed Changes to City Code Chapter 13 Food and Food Handlers and Chapter 35 Unified Development Code Related to Mobile Food Vending Ordinance.
16. Briefing and Presentation on Proposed Changes to City Code Chapter 16, Article VII and the City Code Chapter 35 Unified Development Code Related to Salvage Yards and Metal Recycling Facilities
17. **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.
18. **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-2012058 CD

Council District 1
 Scale: 1" approx. = 300 ft.
 Subject Property Legal Description(s): NCB 15686 - Block 096 - Parcels P-90 and P-4

- Legend**
- Subject Properties ——— (7.953 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
 (02/02/2012 - E Hart)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012058 CD
Hearing Date: March 20, 2012
Property Owner: SOH Motocross LLC
Applicant: SOH Motocross LLC
Representative: Brown & Ortiz, P.C.
Location: 11939 Nacogdoches Road
Legal Description: Parcels 4 and 90, NCB 15686
Total Acreage: 7.953
City Council District: 10
Case Manager: Micah Diaz, Senior 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: "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Batching Plant

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 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 9, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: Oak Grove Estates Neighborhood Association

Planning Team Members: San Antonio International Airport Vicinity Plan (no Planning Team)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 (per Ordinance 41430) and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property is undeveloped and has not been platted.

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

Adjacent Zoning and Land Uses

Direction: Northwest

Current Base Zoning: "QD" Quarry District and "I-1" General Industrial District

Current Land Uses: Contractor facility, wholesale nursery, and quarry

Direction: Northeast

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

Current Land Uses: Single-family residences and contractor facilities

Direction: Southeast

Current Base Zoning: "R-6" and "C-3" General Commercial District

Current Land Uses: Single-family residence, undeveloped land and vacant commercial structure

Direction: South and Southwest

Current Base Zoning: C-3", "I-1", and "I-1 S" with a Specific Use Authorization for Retail Propane Sales

Current Land Uses: Undeveloped land, welding, upholstery and awnings

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: Nacogdoches Road and Old Perrin Beitel Road

Existing Character: Local streets; one lane in each direction; no curbs or sidewalks

Proposed Changes: None known

Thoroughfare: Bulverde Road

Existing Character: Minor arterial; two lanes in each direction with curbs and sidewalks

Proposed Changes: None known

Public Transit: There are no public transit stops in the immediate vicinity of the subject property; however, multiple VIA bus lines operate along Thousand Oaks and Uhr Lane to the east.

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

Parking Information: Off-street vehicle parking requirements for batching plants are determined by building size. Minimum requirement – 1 space per 1,500 square feet of gross floor area (GFA); Maximum allowance – 1 space per 300 square feet of GFA. The conditional use site plan indicates a 7,000 square foot building, requiring between 4.6 and 23.3 parking spaces. The site plan shows 8 parking spaces, including one ADA parking and loading space.

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 San Antonio International Airport Vicinity Plan area, and is identified as "Business Park" in the future land use component of the plan. The requested "C-3NA" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has concerns about the proposed batching plant and the possible impact on neighboring residences. However, the area includes many existing industrial land uses and is identified for Business Park uses in the future land use plan. Additionally, the requested "C-3NA" zoning district carries landscape buffer and building setback requirements when abutting single-family residential uses or zoning. The site plan submitted with the Conditional Use request shows compliance with the landscape buffer and building setback requirements.

3. Suitability as Presently Zoned:

The existing "R-6" zoning district is not appropriate for the subject property. Although other residential zoning and uses existing in the immediate vicinity, they are not consistent with the adopted land use designation. The business park land use designation is meant to accommodate a mix of intense office, warehouse, and service uses. Although the subject property abuts residential and undeveloped properties and has a rural character, the larger surrounding area has been transitioning to more intense commercial, office, and industrial uses.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community, provided the buffering and screening shown on the site plan are maintained.

5. Public Policy:

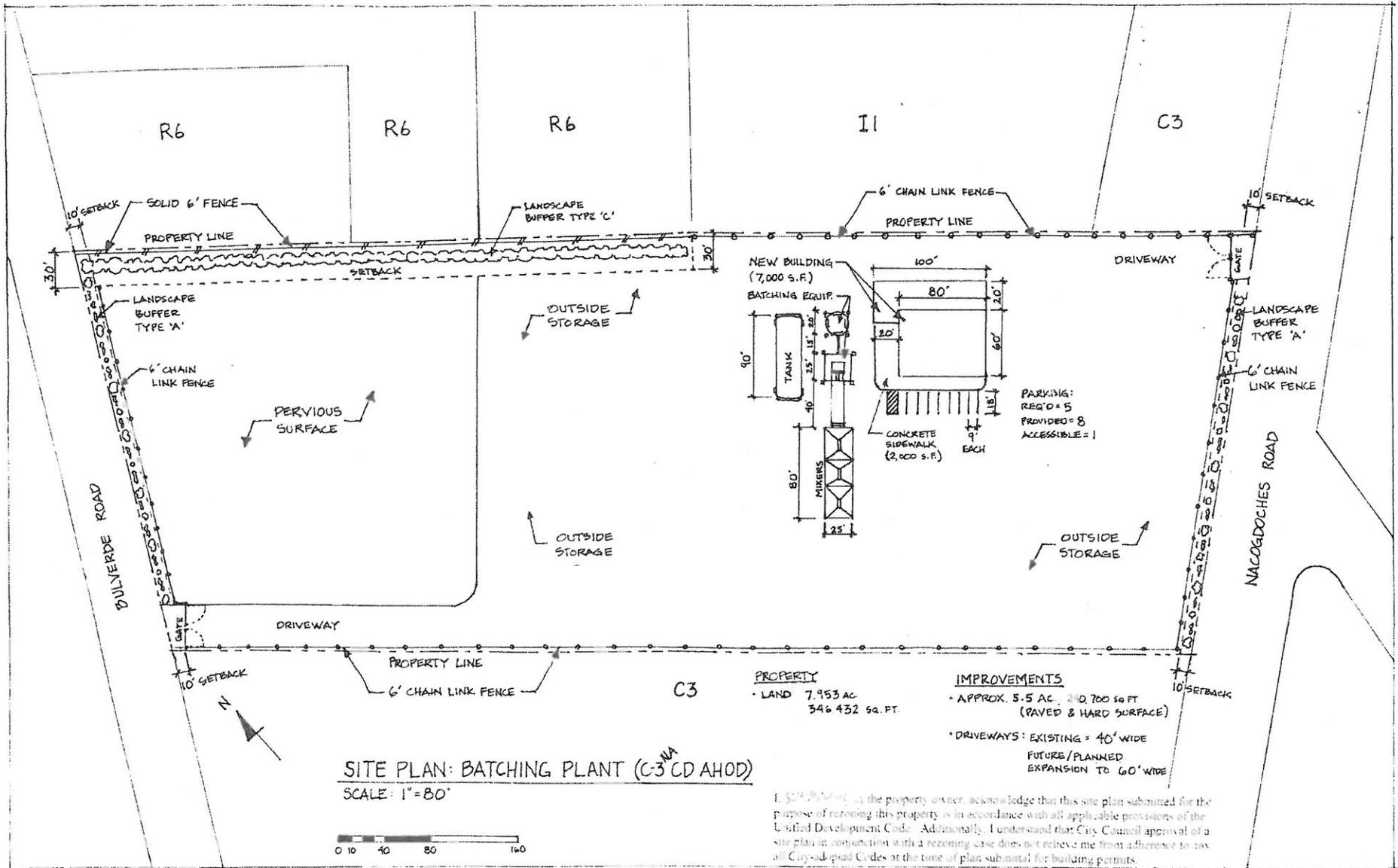
The requested zoning change does not appear to conflict with any public policy objectives. The request is consistent with the San Antonio International Airport Vicinity Plan, which was adopted by City Council on May 20, 2010.

6. Size of Tract:

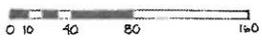
The subject property is approximately 8 acres in size, which is sufficient to accommodate the proposed use and required parking.

7. Other Factors:

The conditional use zoning procedure is designed to allow a land use that is not permitted in the requested or established zoning district, but which, due to individual site considerations or unique development requirements, may be compatible with adjacent land uses under given conditions.



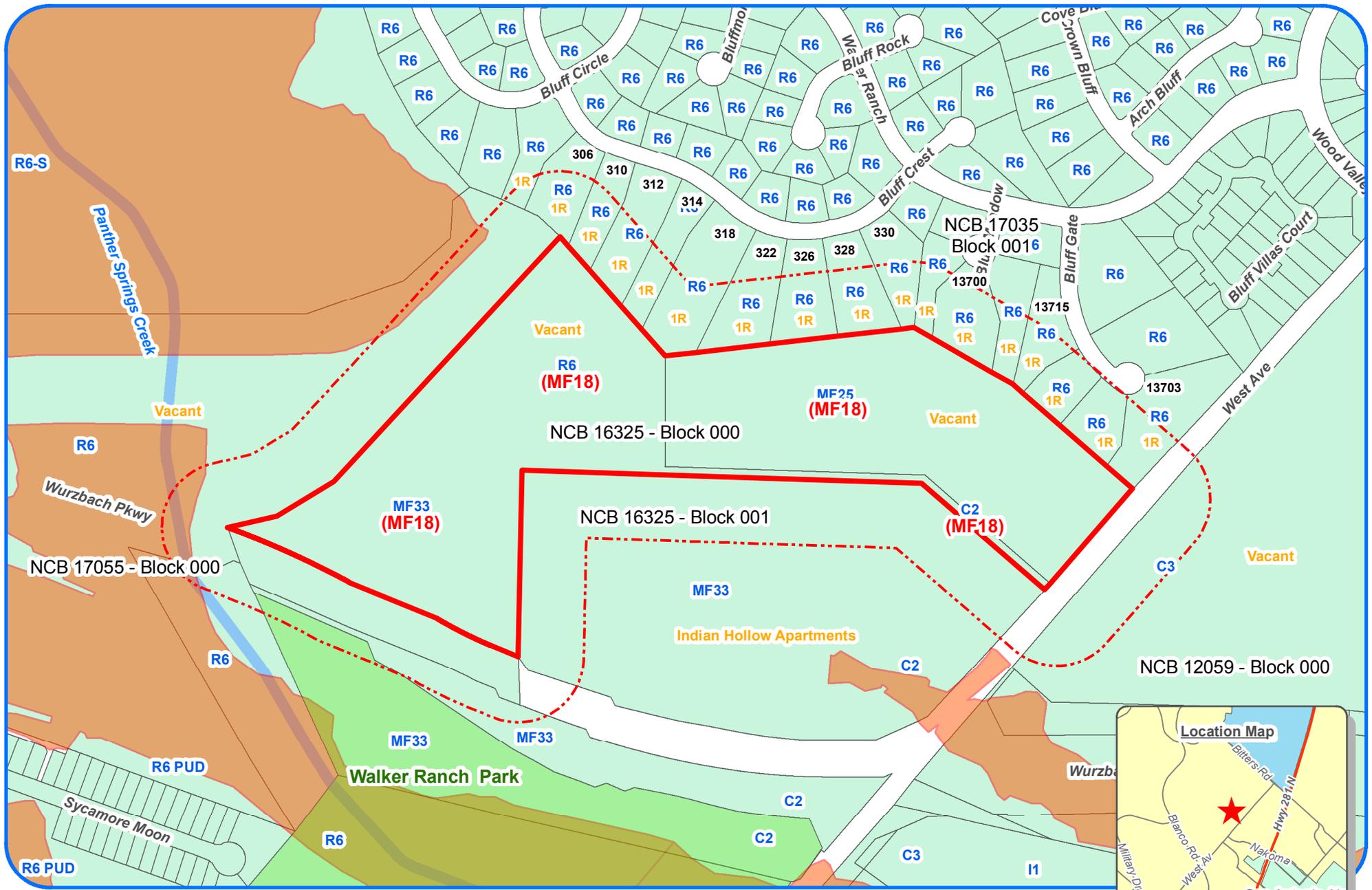
SITE PLAN: BATCHING PLANT (C-3 CD AHOD)
SCALE: 1" = 80'



PROPERTY
 • LAND 7.953 AC
 346,452 SQ. FT.

IMPROVEMENTS
 • APPROX. 5.5 AC, 240,700 SQ. FT.
 (PAVED & HARD SURFACE)
 • DRIVEWAYS: EXISTING = 40' WIDE
 FUTURE/PLANNED
 EXPANSION TO 60' WIDE

I, [Signature], 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.



Zoning Case Notification Plan

Case Z-2012-063

Subject Property Legal Description(s): NCB 16325 - Block 000 - Parcels P-8, P-21 and P-22

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District) and MLOD Zoning (Military Lighting Overlay District)

Scale: 1" approx. = 400 Feet
Council District 9

Legend

- Subject Properties (29.594 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
(02/06/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012063
Hearing Date: March 20, 2012
Property Owner: Tesoro Homes and Development, Ltd.
Applicant: Lawland Group, LLC
Representative: Earl & Associates, P.C.
Location: West Avenue
Legal Description: A 29.594 acre tract of land out of NCB 16325
Total Acreage: 29.594
City Council District: 9
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 MLOD" Residential Single-Family Airport Hazard Overlay Military Lighting Overlay District, "MF-25 AHOD MLOD" Low Density Multi-Family Airport Hazard Overlay Military Lighting Overlay District "MF-33 AHOD MLOD" Multi-Family Airport Hazard Overlay Military Lighting Overlay District and "C-2 AHOD MLOD" Commercial Airport Hazard Overlay Military Lighting Overlay District

Requested Zoning: "MF-18 AHOD MLOD" Multi-Family Airport Hazard Overlay Military Lighting 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 March 7, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 1, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: Bluffview at Camino Real Homeowners Association

Planning Team Members: 0 (San Antonio International Airport Vicinity Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in May of 1980 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District, "R-3" Multi-Family Residence District and "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-

6 AHOD MLOD" Residential Single-Family Airport Hazard Overlay Military Lighting Overlay District, "MF-33 AHOD MLOD" Multi-Family Airport Hazard Overlay Military Lighting Overlay District and "C-2 AHOD MLOD" Commercial Airport Hazard Overlay Military Lighting Overlay District. The "MF-25 AHOD MLOD" Low Density Multi-Family Airport Hazard Overlay Military Lighting Overlay District on a portion of the subject property was established by Ordinance No. 2009-01-15-0043, dated January 15, 2009.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Single-Family Dwellings

Direction: South

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

Current Land Uses: Multi-Family Dwellings and Wurzbach Parkway

Direction: Southeast across West Avenue

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

Current Land Uses: Vacant Land

Direction: Northwest

Current Base Zoning: "R-6" Residential Single-Family 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 ("FAA").

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: West Avenue

Existing Character: Secondary Arterial Type A, two lanes in each direction.

Proposed Changes: None known.

Thoroughfare: Wurzbach Parkway (Under Construction)

Existing Character: Super Arterial Type A, two lanes in each direction.

Proposed Changes: None known.

Public Transit: There are no transit lines in the immediate vicinity of the subject property. The nearest bus transit line is at the intersection of West Avenue and Nakoma Drive, number 602.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because of a previous TIA report on file.

Parking Information: Parking requirements for multi-family uses are determined by the total number of dwelling units. Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

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 San Antonio International Airport Vicinity Plan and is currently designated as "Parks/Open Space & Public/Institutional". The current "Parks/Open Space & Public/Institutional" land uses category includes public and private lands available for active use or passive enjoyment and public buildings. Therefore, the "MF-18 AHOD MLOD" Multi-Family Airport Hazard Overlay Military Lighting Overlay District is inconsistent with the Plan. An amendment from the current land use classification to the "Medium-Density Residential" classification was considered and recommended for approval, at the March 14, 2012 Planning Commission Public Hearing. The Planning and Community Development Department staff recommends approval of the Master Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

The granting of the "MF-18 AHOD MLOD" Multi-Family Airport Hazard Overlay Military Lighting Overlay District will not have an adverse impact on the neighborhood lands. The rezoning of the property will act as an easy, conducive transition between the single-family residential neighborhood to the north and the higher-density multi-family residential development to the south.

3. Suitability as Presently Zoned:

Although the existing zonings may be appropriate, staff finds the "MF-18 AHOD MLOD" Multi-Family Airport Hazard Overlay Military Lighting Overlay District well-suited and appropriate for the subject property. An "MF-18" district may be used as a transition between a single-family and higher intensity uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The completion of the Wurzbach Parkway will improve mobility and accessibility and would relieve traffic congestion.

5. Public Policy:

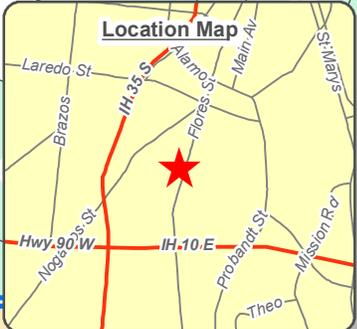
The "MF-18 AHOD MLOD" Multi-Family Airport Hazard Overlay Military Lighting Overlay District is inconsistent with the San Antonio International Airport Vicinity Plan.

6. Size of Tract:

The subject property measures 29.594 acres in size. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 533 dwelling units.

7. Other Factors:

An "MF-18" district designation may be applied to a use in a residential neighborhood that contains a mixture of single-family and multi-family uses or in an area for which limited density multi-family use is desired.



Zoning Case Notification Plan

Case Z-2012-064

Council District 5
 Scale: 1" approx. = 100 ft.
 Subject Property Legal Description(s): NCB 02873 - Block A - Lot 4

- Legend**
- Subject Properties (0.1596 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
 (02/06/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012064
Hearing Date: March 20, 2012
Property Owner: Lana Rocco
Applicant: Lana Rocco
Representative: Rene Rocco
Location: 113 Furnish
Legal Description: Lot 4, Block A, NCB 2873
Total Acreage: 0.1596
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: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-6" Residential Single-Family District and a Day Care Center

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 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Lone Star Neighborhood Association is within 200 feet

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

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a residential structure measuring 2,050 square feet. According to the Bexar County Appraisal District, the structure was constructed in 1901.

The property is located within the City Limits as they were recognized in 1938, and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district, converted to the "MF-33" Multi-Family District. In a 2006 case, the subject property was rezoned from "MF-33" to "R-6" Residential Single-Family District.

The applicant intends to convert the single-family home to a commercial day care center and provide care for no more than twenty children.

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: "I-1"

Current Land Uses: Bakery

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: East

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

Current Land Uses: Single-Family Residence, Recreation Center and Restaurant

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: Furnish

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: South Flores 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 43 line, 44 line and 243 line which operate along South Flores Street.

Traffic Impact: A Traffic Impact Analysis is not required.

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

Although "IDZ" waives minimum parking requirements, the proposed use would normally be required to meet the following parking standard:

Day Care Center - Minimum Parking Requirement: 1 per 375 square feet GFA. Maximum Parking Requirement: 1.5 per 375 square feet GFA.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The property is located within the South Central San Antonio Community Plan and is currently designated as “Low Density Residential” in the Future Land Use Plan. The requested “IDZ” zoning is not consistent with the Future Land Use designation. A plan amendment has been initiated to change the land use designation on this property to “Mixed Use”. Staff and Planning Commission recommend denial of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The South Central San Antonio Community Plan states that mixed uses are desired along South Flores Street. Staff believes that this rezoning request, if approved, would constitute commercial encroachment into an established residential area.

3. Suitability as Presently Zoned:

The existing single-family residential zoning is most appropriate for the subject property.

4. Health, Safety and Welfare:

Increased vehicle traffic that would likely accompany the day care use may pose a threat to the public health, safety and welfare of the neighborhood surrounding the subject property.

5. Public Policy:

The “IDZ” zoning request is inconsistent with the adopted community plan, a component of the city’s master plan.

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 measures 0.1596 of an acre and would appear to be of sufficient size to accommodate the proposed use with the flexibility offered by the “IDZ” district.

7. Other Factors:

The Unified Development Code allows small, in-home childcare facilities in residential zoning districts with a Specific Use Authorization. However, the proposed day care use does not meet all of the supplemental use regulations for day care facilities outlined in Section 35-375. In order to operate a child care facility in a residential district with a specific use authorization the property owner must occupy as their primary residence the home providing said day care services. Additionally, the state’s licensing authority limits in-home child care facilities to 12 or fewer children. The property owner proposes care for up to 20 children, does not intend to live at the site and would like to utilize the entire dwelling for the day care.

← 12' * 16' → 4' ← 18' →

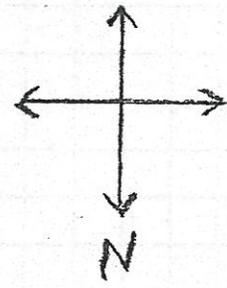
Furnish Ave.

side walk

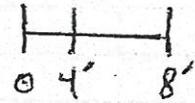
4'

side walk

19'



Each square equals 4 Feet



2,050 sqft

Day Care Center

66

Parking

3'

148'

← 35' →

15'

100'

20'

20'

60'

concrete slab

covered Area

← 4' * 31' * 15' →

Property Details

Account

Property ID: 136393
Geo. ID: 02873-001-0040
Type: Real
Legal Description: NCB 2873 BLK A LOT 4

Location

Address: 113 FURNISH
Neighborhood: S. DURANGO/PROBANDT
Mapsc0: 616D8
Jurisdictions: 06, 08, 09, 10, 11, 21, 57, CAD

Owner

Name: ROCCO LANA
Address: 311 ADA ST
SAN ANTONIO, TX
78223-1107

Property

Appraised Value: N/A

Map Layers

Radius Search

Request proposed zoning IDZ AHOD with uses permitted for R6 and child care facility for whole property.

Z2012064



Zoning Case Notification Plan

Case Z-2012-070

Council District 1

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 01750 - Block 010 - Lot 4 & W 9.39 ft of Lot 5

Legend

Subject Properties ——— (0.1641 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
(03/05/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012070
Hearing Date: March 20, 2012
Property Owner: Jon H. Thompson
Applicant: Jon H. Thompson
Representative: Jon H. Thompson
Location: 215 East Park Avenue
Legal Description: Lot 4 and the west 9.39 feet of Lot 5, Block 10, NCB 1750
Total Acreage: 0.1641
City Council District: 1
Case Manager: Brenda V. Martinez, Planner / James A. Cramer, Planning Technician
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MF-33 HS H AHOD" Multi-Family Historic Significant Tobin Hill Historic Airport Hazard Overlay District.

Requested Zoning: "O-1 HS H AHOD" Office Historic Significant Tobin Hill Historic 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 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

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 residential structure that measures 1,836 square feet. According to the Bexar County Appraisal District, the 1,836 square foot structure was constructed in 1915.

The property is located within the City Limits as they were recognized in 1938, and was originally zoned "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family 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: "MF-33" and "C-2"

Current Land Uses: Vacant Land, Commercial Uses and Single-Family Residences

Direction: South

Current Base Zoning: "O-2", "MF-33", "C-1" and "C-2"

Current Land Uses: Offices, Two-Family Dwelling, Three-Family Dwelling and an Antique Store

Direction: East

Current Base Zoning: "MF-33" and "C-2"

Current Land Uses: Art Gallery and Law Office

Direction: West

Current Base Zoning: "O-2"

Current Land Uses: Senior Health Care Services

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

Transportation

Thoroughfare: East Parkway Avenue

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

Proposed Changes: None known.

Thoroughfare: McCullough Avenue

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

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 5 line and 204 line, which operate along McCullough Avenue.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Professional Office - Minimum Parking Requirement: 1 per 300 square feet GFA. Maximum Parking Requirement: 1 per 140 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 Tobin Hill Neighborhood Plan area, and is identified as Low Density Mixed Use in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts on the surrounding neighborhood. Staff finds the requested zoning appropriate due to the subject property's location. The uses permitted in the "O-1" zoning district include low-impact service uses, which are most appropriately located along collector or arterial streets. McCullough Avenue is identified as a Secondary Arterial Type B street in the City's Major Thoroughfare Plan.

3. Suitability as Presently Zoned:

The current multi-family zoning and proposed office zoning are both appropriate for the area. Due to the limited range of uses of the "O-1" district, the use will be compatible with the surrounding mixture of commercial, multi-family and single-family land uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

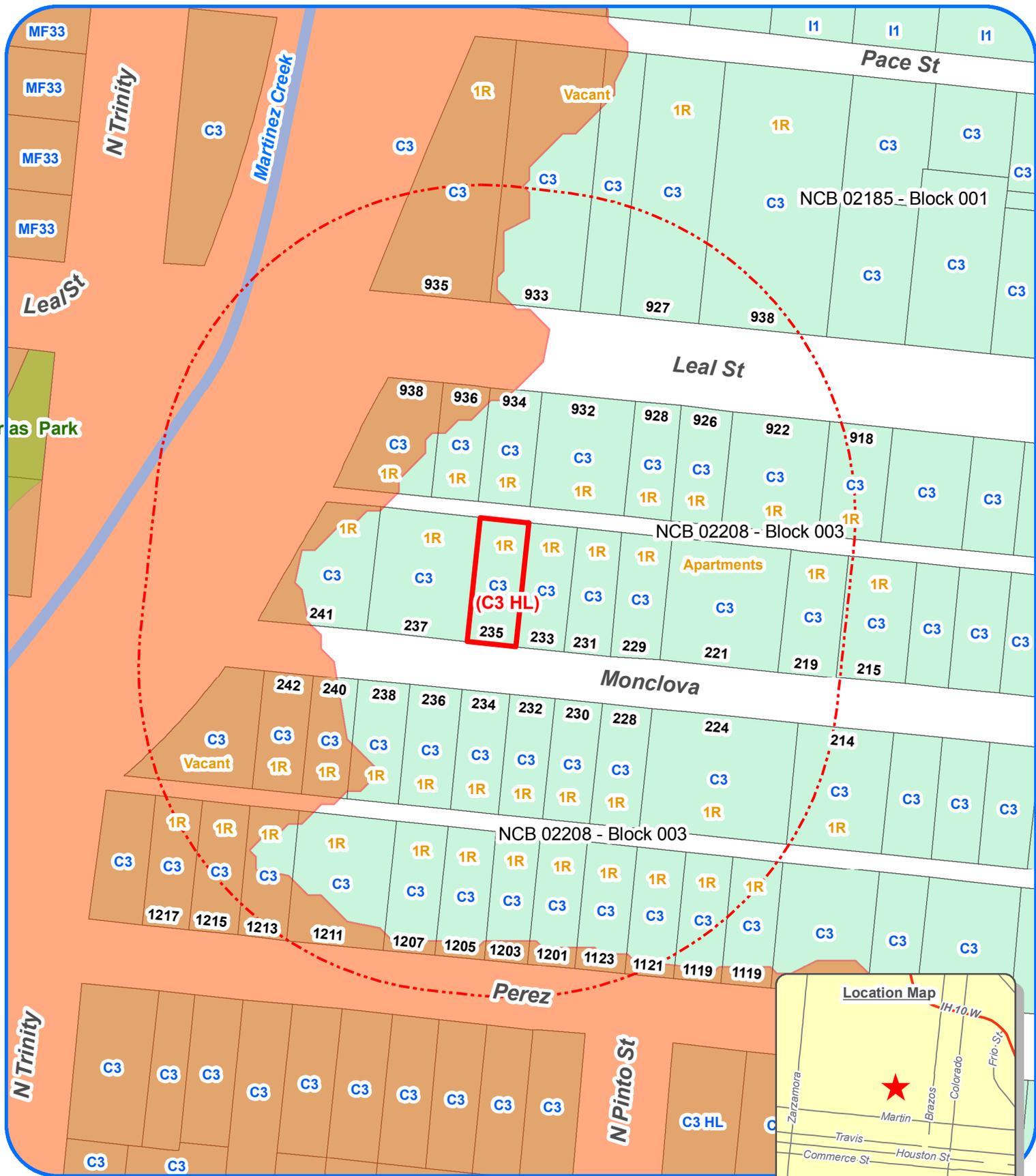
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1641 of an acre, which appears to be sufficient in size to accommodate the proposed office use.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-072 HL

Council District 1

Scale: 1" approx. = 80 ft.

Subject Property Legal Description(s): NCB 02208 - Block 003 - Lot 21

Legend

- Subject Properties (0.0496 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
(03/07/2012 - E Hart)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012072 HL
Hearing Date: March 20, 2012
Property Owner: Rosalinda Rodriguez
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 235 Monclova Alley
Legal Description: Lot 21, Block 3, NCB 2208
Total Acreage: 0.0496
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "HL C-3 AHOD" Historic Landmark General 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 March 7, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 1, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 45

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938. The property was originally given zoning under the city's 1938 zoning code ("H" Local Retail). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3 AHOD" General Commercial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: East

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

Current Land Uses: Single-Family Dwelling

Direction: South across Monclova

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

Current Land Uses: Single-Family Dwelling

Direction: North

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

Current Land Uses: Single-Family Dwelling

Direction: West

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

Current Land Uses: Vacant Single-Family Dwelling

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: Monclova

Existing Character: Local Access Street with one lane in each direction.

Proposed Changes: None known.

Public Transit: There are no public transit lines in the immediate vicinity.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (Historic Landmark designation).

Parking Information: Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A.

Staff Analysis and Recommendation: Approval, based on the criteria for Historic Landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on February 1, 2012.

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

Granting of the "HL" Historic Landmark designation would not have an adverse impact on the neighborhood, but does regulate the exterior aesthetic of the structure. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation. The property at 235 Monclova Alley is a vernacular house located on a small street of similar scale homes on San Antonio's near Westside.

3. Suitability as Presently Zoned:

There is no proposed change to the existing "C-3 AHOD" General Commercial Airport Hazard Overlay District. Approval of the "HL" designation will require an additional review process for future exterior rehabilitation.

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 the proposed Historic Landmark designation will preserve the overall character of the community.

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 size of the subject property is not an issue for the consideration of Historic Landmark designation. The building is significant as a surviving example of an early 20th century working-class “Shotgun” house. The house has structural issues and is in need of rehabilitation.

7. Other Factors:

On February 1, 2012, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) 1 of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The property was investigated by Code Enforcement with a recommendation for Demolition on December 9, 2011. The City’s Office of Historic Preservation began a public initiative, the City’s Cultural Resource Survey, aimed at identifying structures of architectural and/or cultural significance throughout the City’s neighborhoods. The subject property appears worthy of as a candidate for Historic Landmark designation through this initiative.

The property owner supports Historic Landmark designation.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

February 01, 2012

HDRC CASE NO: 2012-37

ADDRESS: 235 Monclova

LEGAL DESCRIPTION: NCB 2208 BLK 3 LOT 21

APPLICANT: City of San Antonio Office of Historic Preservation 1901 S. Alamo St.

OWNER:

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval for:

The finding of historical significance as a city historic landmark.

RECOMMENDATION:

Staff finds that this structure has historical value and is eligible for historic landmark status. The residence at 235 Monclova is a vernacular shotgun house located on a small street of similar scale homes on San Antonio's near Westside. Research suggests that the house was constructed ca. 1930. The property is not identified in the 1912 Sanborn Map, but it is present on the 1951 map with its current footprint. The 1951 Sanborn Map indicates that at one time the address of the property was 409 Monclova. City directory research revealed that the house was listed as 409 Monclova by at least 1940-41. Prior to this time, City directories from 1915, 1924-25, and 1929-30 do not include an address for the site. The house appears to have changed ownership or occupancy many times from 1940 through 1960. The current owner has lived in the property since the early 1980s. The shotgun house features a hipped roof of asphalt shingles with exposed rafter tails and a brick chimney. The frame house is sheathed with wood clapboard siding on the façade and wide wood siding on the sides and rear elevations. The engaged front porch is supported by turned wooden posts and the façade has an original Craftsman-style door. Windows appear to be original two-over-two wood sash with original wooden screens. A shed-roof side addition has been incorporated on the east side elevation. The addition appears on the 1951 Sanborn Map and was likely constructed in the 1930s or 1940s. The addition includes wood clapboard siding and wood windows and screens. The rear portion of the addition clad with board and batten siding may have been a porch that has been enclosed. A very small shed addition has been incorporated on the back of the side addition and may have been a bathroom addition. The house has structural issues and is listing.

The property was investigated by Code Enforcement with a recommendation for Demolition on December 9, 2011. Despite obvious foundation issues and the need for general maintenance, the residence appears to be a relatively intact example of an early 20th century shotgun house. The side addition has altered the original design, but the addition appears to have been constructed fairly early. The house has retained integrity of original materials, workmanship, feeling, setting, and location. It is currently occupied and is located along a narrow, residential street of similar houses. Shotgun houses were prevalent in many San Antonio neighborhoods in the late 19th and early 20th centuries. The modest houses fit well on narrow city lots and were economical to construct. This type of housing is rapidly disappearing within our older neighborhoods. As part of the Office of Historic Preservation's Westside Cultural Resource Survey initiative undertaken last year, the property appears worthy of landmark designation as a representative example of a working-class shotgun house. Landmark designation would make the property potentially eligible for tax incentives for rehabilitation and the owner may be potentially eligible for assistance through the Owner-Occupied Rehabilitation Loan Program. The property owner lives in the residence and supports landmark designation.

2012-37
2/1/12

22012072

The shotgun house at 235 Monclova is eligible for landmark designation based on the following criteria:

Its value as a visible reminder of the cultural heritage of the community [35-607(b)1]: an intact example of an early 20th century working-class Shotgun house;
Its historical, architectural, or cultural integrity of location, materials, and workmanship [35-607(b)8]; and
It is distinctive in character, interest, or value; strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio: [35-607(b)11]: an intact example of a shotgun house that was once a prevalent working-class housing type in the early 20th century.

COMMISSION ACTION:

Approval for a finding of historical significance as a city historic landmark for the property located at 235 Monclova.

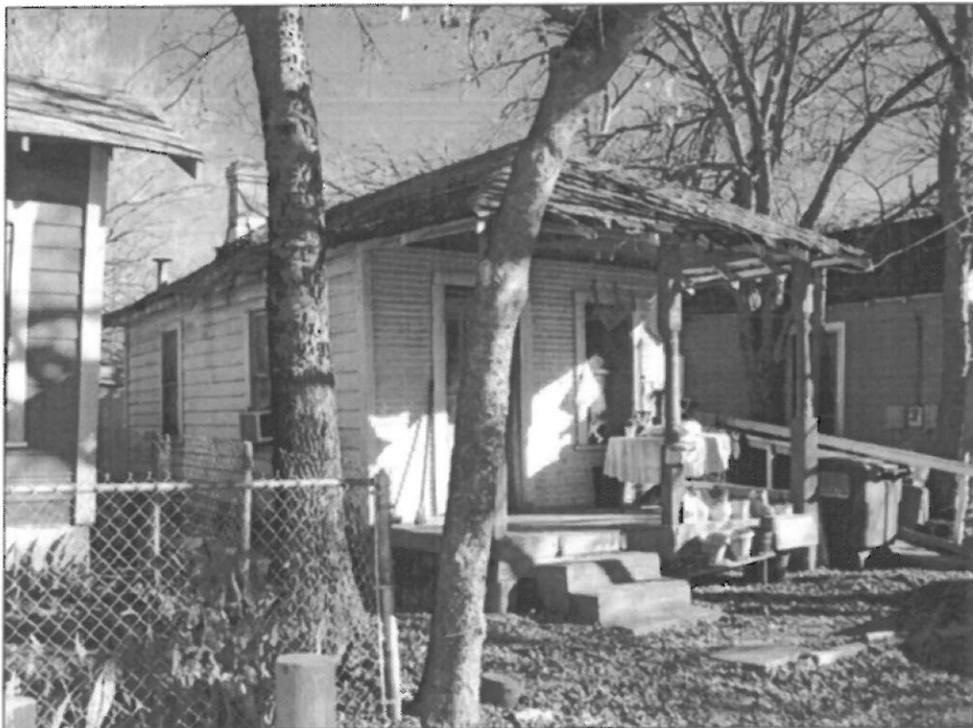


Sharon Peterson
Historic Preservation Officer

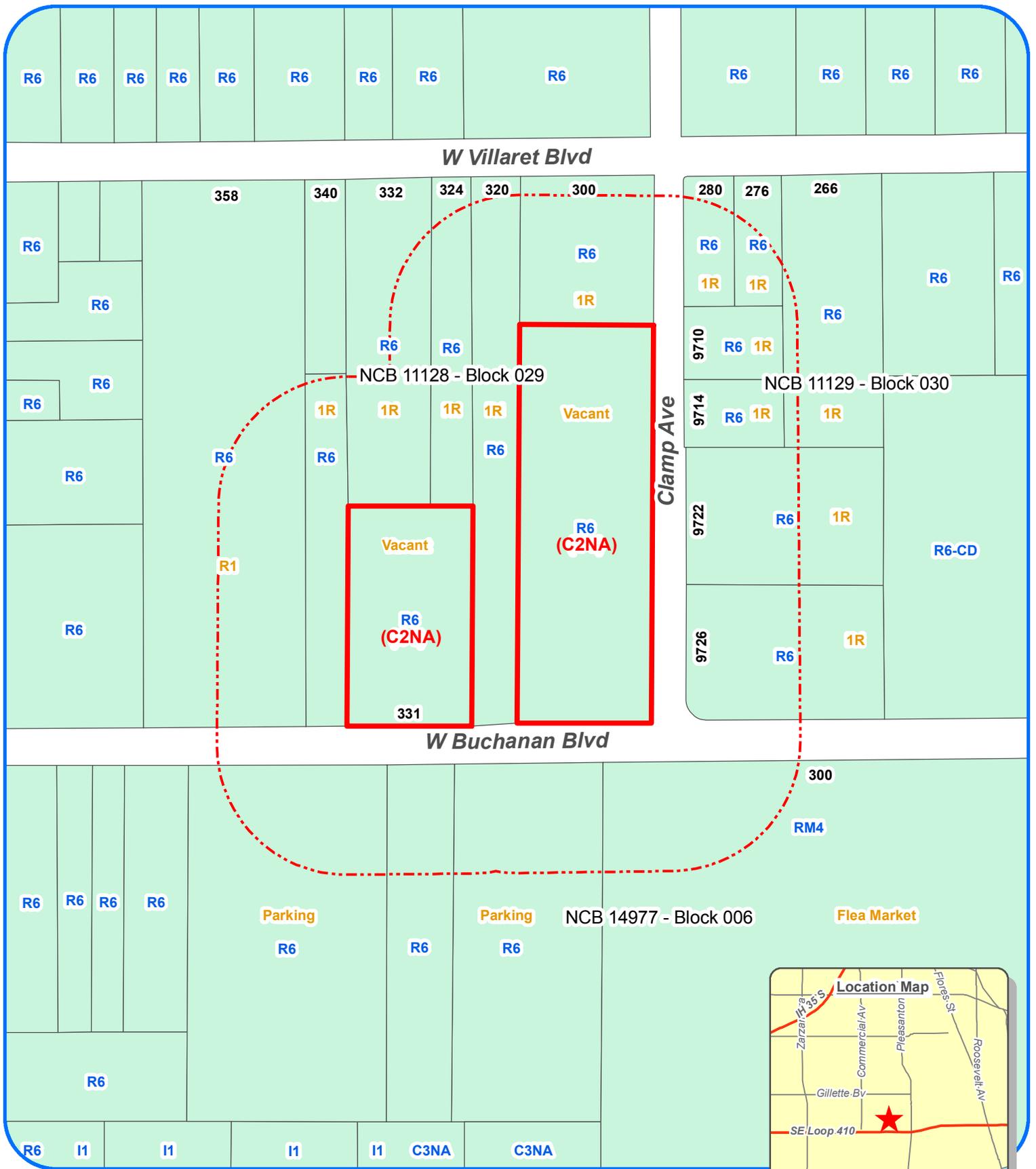
Z2012072



235 Monclova



235 Monclova



Zoning Case Notification Plan

Case Z-2012-073

Council District 3

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): 4.433 acres out of NCB 11128

Legend

- Subject Properties (4.433 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
(02/29/2012 - E Hart)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012073
Hearing Date: March 20, 2012
Property Owners: Joel Dauley and Joe Lozano
Applicant: Joel Dauley
Representative: Bobby Perez
Location: 331 West Buchanan Boulevard and 300 West Villaret Boulevard
Legal Description: 4.433 acres out of NCB 11128
Total Acreage: 4.433
City Council District: 3
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales 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 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: None

Planning Team Members: 36 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped with the exception of a number of small structures used as horse stables. The property was annexed in 1952 and was originally zoned "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district, converted to the current "R-6" Residential Single-Family 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, East and West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Flea Market

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

Transportation

Thoroughfare: West Buchanan Boulevard

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

Proposed Changes: None known

Thoroughfare: Clamp Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 44 line, which operates along Moursund Boulevard.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: N/A

Staff Analysis and Recommendation: Denial of "C-2NA" with an alternate recommendation of "R-4 CD" Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot

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 zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The requested "C-2NA" district allows a wide range of retail and service uses that could increase traffic, lighting, and noise which would negatively impact neighboring residences. The range of uses permitted in the requested zoning district is too intense for the subject property's location.

Staff finds the alternate recommendation of “R-4 CD” to be more appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the parking lot.

The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The proposed parking lot would provide additional parking for the Mission Flea Market, which is located at 707 Moursund Boulevard.

3. Suitability as Presently Zoned:

The current residential zoning is appropriate for the area. Ideally this property would continue the residential development pattern in this established neighborhood.

4. Health, Safety and Welfare:

Increased vehicle traffic that would likely accompany the variety of retail uses permitted in the “C-2NA” district may pose a threat to the public health, safety and welfare of the neighborhood surrounding the subject property.

The neighboring outdoor flea market generates significant traffic through this residential neighborhood. The market has also created a parking hazard due to customers parking along the residential streets in the area. The proposed parking lot should reduce some of the current on-street parking; however it is also likely to increase traffic in the residential neighborhood.

5. Public Policy:

The requested zoning is consistent with the adopted land use plan. The existing “R-6” zoning is not consistent with the adopted General Urban Tier land use designation.

The proposed use may be accomplished through approval of a lower-intensity zoning change request. Other zoning options that are consistent with the West/Southwest Sector Plan that allow a non-commercial parking lot include “O-1.5” and “C-1 S”. However, staff does not support any non-residential zoning district for the properties located at 331 West Buchanan Boulevard and 300 West Villaret Boulevard.

6. Size of Tract:

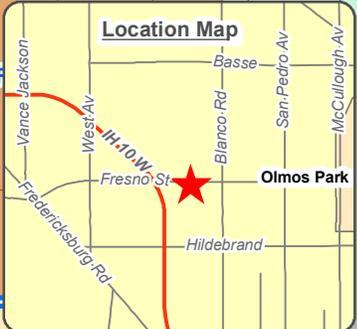
The 4.433 acre tract is of sufficient size to accommodate the proposed use.

7. Other Factors:

The subject properties abut “R-6” zoning and 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.

Should the Zoning Commission decide to recommend approval of staff’s alternate recommendation, Zoning staff would recommend the following conditions:

1. A 15 foot Type B landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses;
2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;
3. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
4. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.



Zoning Case Notification Plan

Case Z-2012-074 CD

Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 07193 - Block 059 - S 132.5 ft of Lot 6

Legend

Subject Properties ——— (0.1515 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
(02/29/2012 - E Hart)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012074 CD
Hearing Date: March 20, 2012
Property Owner: Mary T. Fernandez
Applicant: Mary and Salvador Fernandez
Representative: Salvador Fernandez
Location: 1118 Fresno
Legal Description: The south 132.5 feet of Lot 6, Block 59, NCB 7193
Total Acreage: 0.1515
City Council District: 1
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "R-4 AHOD CD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Dental Lab

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 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: None

Planning Team Members: 27 (Greater Dellview Area Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a structure measuring 1,222 square feet. According to the Bexar County Appraisal District, the structure was constructed in 1948.

The property was annexed in 1940 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

Topography: The subject property is relatively flat. According to the most recent 100-year FEMA flood map, a large portion of the subject property is located within the floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4", "O-2", "C-2" and "C-3"

Current Land Uses: Convenience Store, Commercial Uses and Parking Lot

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences, Antique Shop and Apartments

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Tamale Sales

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: Fresno

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

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 651 line, which operates along Fresno.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Medical – Laboratory Dental or Medical - Minimum Parking Requirement: 1 per 400 square feet GFA. Maximum Parking Requirement: 1 per 100 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 Greater Dellview Community Plan area, and is identified as Low Density Residential in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the conditional use to be appropriate as the property is situated on an arterial at the periphery of a single-family neighborhood. Additionally, the zoning request maintains the "R-4" base zoning district that is consistent with the adopted land use plan. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed.

3. Suitability as Presently Zoned:

The requested zoning is appropriate because the portion of Fresno between IH 10 West and Blanco Road is in transition from single-family residential uses to commercial and multi-family uses. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

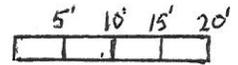
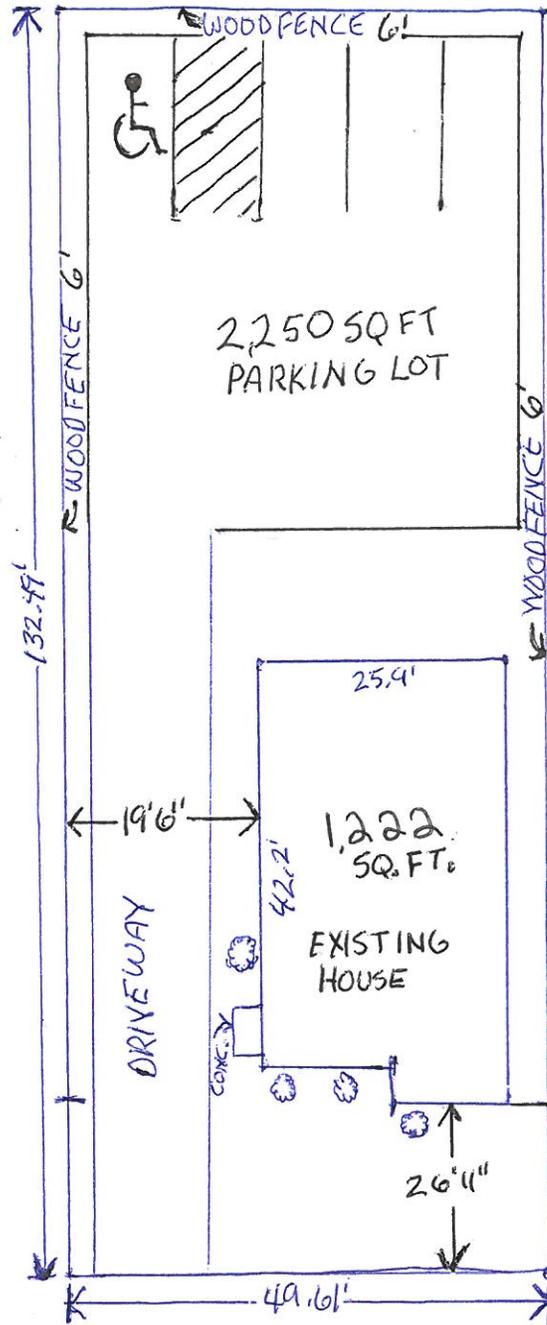
The subject property is 0.1515 of an acre in size, which should be able to reasonably accommodate the proposed dental lab (see site plan).

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.

SITE PLAN



1" = 20'



FRESNO STREET

The following statement: "I, May D Song / 507 Fremont, the property owner, 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



Zoning Case Notification Plan

Case Z-2012-075 CD

Council District 9
 Scale: 1" approx. = 150 ft.
 Subject Property Legal Description(s): 1.006 acres out of Lots 32 and 34, NCB 11880

Legend

- Subject Properties (1.006 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
 (02/29/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012075 CD
Hearing Date: March 20, 2012
Property Owner: Stephen P. Horton
Applicant: Stephen P. Horton
Representative: Winstead, PC (Michael DeNuccio)
Location: 526 Everest Avenue
Legal Description: 1.006 acres out of Lots 32 and 34, NCB 11880
Total Acreage: 1.006
City Council District: 9
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor Facility

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 2, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 16, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a structure measuring 1,344 square feet. According to the Bexar County Appraisal District, the structure was constructed in 1957.

The property was annexed in 1952, and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district, converted to the current "R-5" Residential Single-Family 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", "O-2" and "C-3"

Current Land Uses: Single-Family Residences, Storage, Landscaping Service

Direction: South

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

Current Land Uses: Two-Family Dwelling, Single-Family Residence and Commercial Uses

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: West

Current Base Zoning: "MF-33", "C-1" and "C-3"

Current Land Uses: Apartments, and Offices

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: Everest Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: West Sunset Road

Existing Character: Collector Street; 2 lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 647 line, which operates along West Sunset and Everest Avenue.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: The UDC does not list parking requirements specifically for a construction trades contractor. The closest listing similar to a construction trades contractor would be contractor facility– Minimum Parking Requirement: 1 per 1,500 square feet GFA; Maximum Parking Requirement: 1 per 300 square feet GFA

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Plan area, and is designated as “Medium Density Residential” in the future land use component of the plan. The applicant has requested a plan amendment for a “Mixed Use” land use classification for the property. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of surrounding properties are zoned for commercial uses. The proposed use is appropriate for the location and staff has found no evidence that expansion of the existing facility located at 538 Everest Avenue would have adverse impacts on neighboring properties.

3. Suitability as Presently Zoned:

Staff supports rezoning the property to a commercial designation. The property’s current “R-5” designation is not appropriate as the property is not likely to be used for single-family residential development. A “C-2” commercial designation would be more compatible with the surrounding zoning and would allow uses more in character with surrounding development than the existing residential district.

4. Health, Safety and Welfare:

The proposed zoning district will not adversely impact the health, safety and welfare of the public. The proposed rezoning will allow the subject property to be developed with uses similar to those within the vicinity, in particular along West Sunset.

5. Public Policy:

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

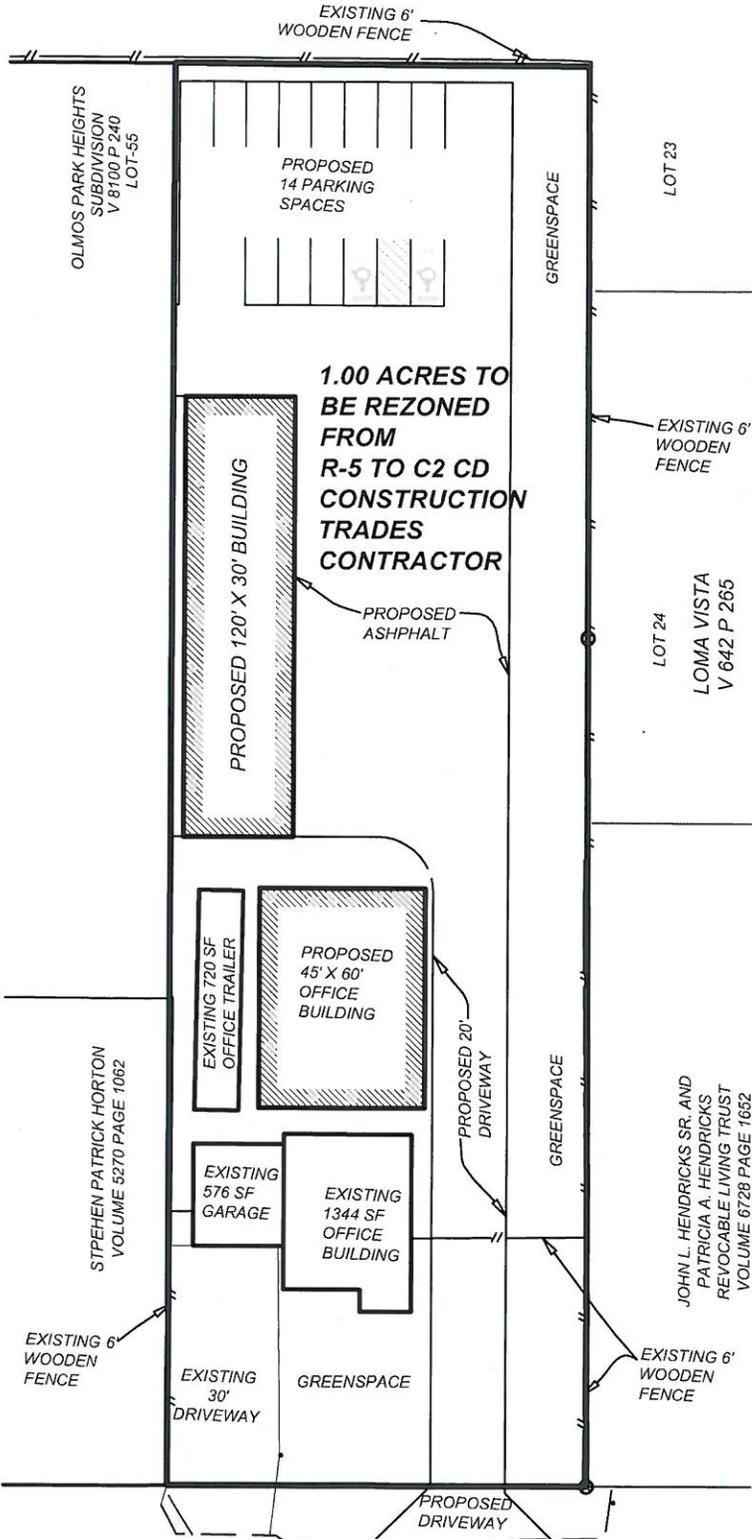
6. Size of Tract:

The subject property is 1.006 acres, which should be able to reasonably accommodate the proposed use as shown on the requisite site plan.

7. Other Factors:

RID 101 clarifies the difference between a contractor facility and a construction trades contractor. Per Rule Interpretation Decision (RID) 101, the proposed use would be classified as a construction trades contractor. A construction trades contractor is defined as *building trades contractors including but not limited to the areas of flatwork, fencing, foundations, plumbing, electrical, mechanical, carpentry, sheet rock, painting, roofing, masonry, landscaping, yard and lawn irrigation and other similar trades.*

22012075 CD



1.00 ACRES TO BE REZONED FROM R-5 TO C2 CD CONSTRUCTION TRADES CONTRACTOR

I, STEPHEN P. HORTON, 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.

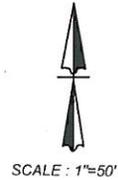
TABULATIONS:
 TOTAL LOT AREA = 43,865 SF
 TOTAL BUILDING AREA = 8,940 SF
 TOTAL PAVED AREAS = 25,114 SF
 TOTAL IMPERVIOUS COVER = 34,054 SF
 TOTAL OPEN SPACE = 9,811 SF

TYPICAL PARKING: 9' X 18'

LEGAL DESCRIPTION:

NCB 11880 LOT S 113.85' OF LOT 32 AND 34

EVEREST



SCALE: 1"=50'



Date: Feb 23, 2012, 4:18pm User ID: blopez
 File: S:\Vnew 2012\12-018 526 EVEREST\Zoning Site Plan-Bldg.dwg



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REZONING SITEPLAN FOR
 526 EVEREST
 SAN ANTONIO, TX

REVISIONS	ISSUE DATE	
JC01 2/23		
DATE	DESIGNER	TAS
DRAWN	MLH	CHECKED
		TAS
		SHEET: 1 OF 1