

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, March 4, 2014
12:45 PM

ZONING COMMISSIONERS

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

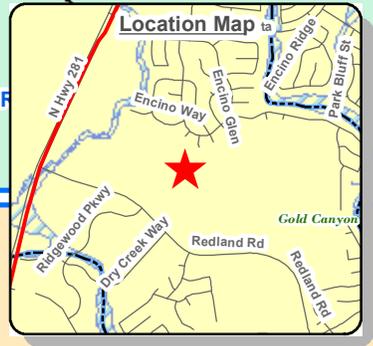
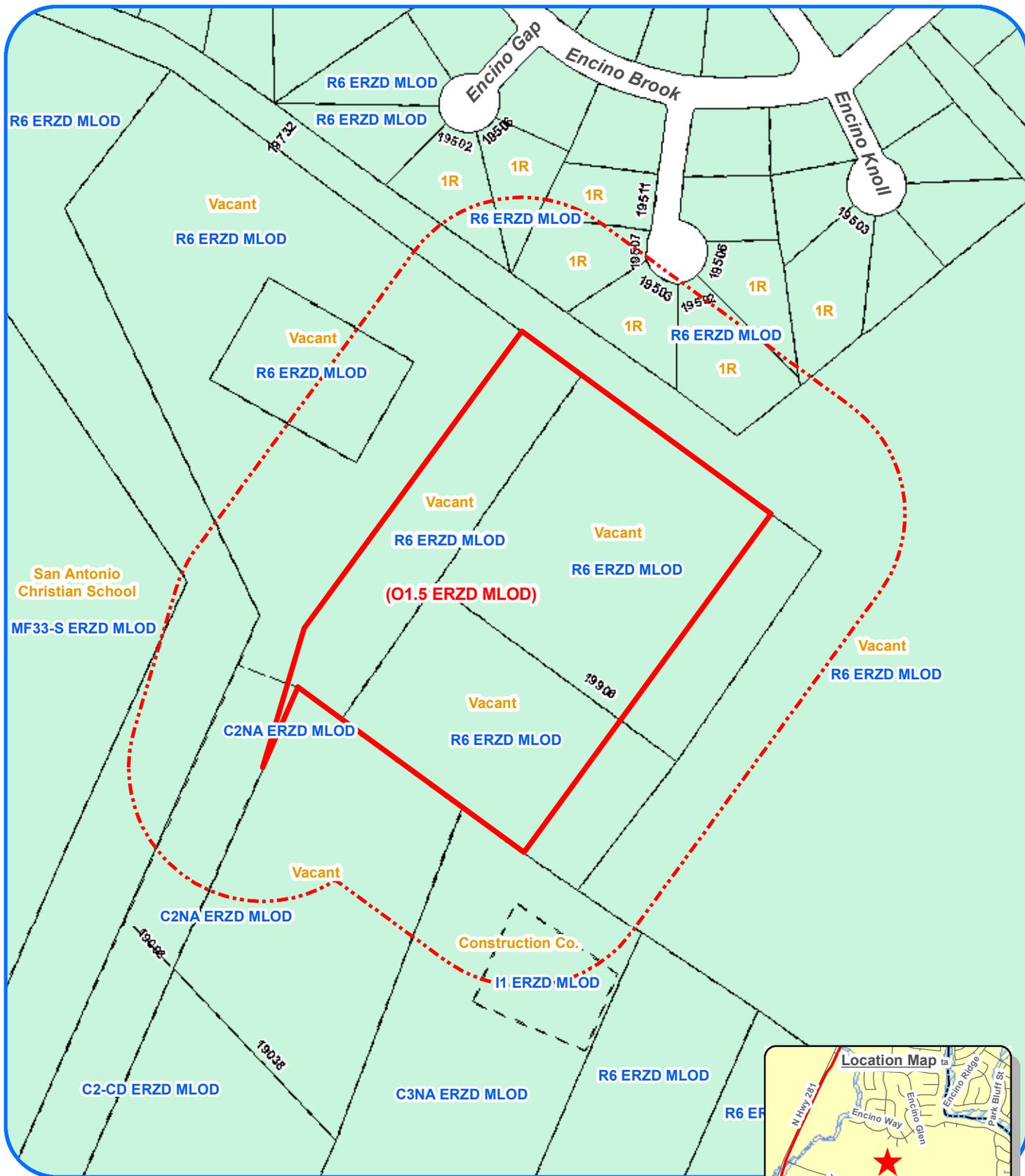
1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for March 4, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of February 18, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014038 ERZD (Council District 9):** A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and “C-2NA ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “O-1.5 ERZD MLOD-1” Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 6.636 acres out of NCB 17586 on a portion of the 19000 Block of Redland Road.
7. **ZONING CASE NUMBER Z2013195 (Council District 6):** A request for a change in zoning from “DR” Development Reserve to “I-1” General Industrial District on Lot 10, NCB 34449 on a portion of the 6000 block of Leslie Road.
8. **ZONING CASE NUMBER Z2014025 (Council District 7):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 54 through 60, Block 5, NCB 14513; Lots 1 through 7 and Lots 56 through 62, Block 6, NCB 14514; Lots 1 through 6, Block 7, NCB 14515; and Lots 1 through 7, Block 8, NCB 14516. A portion of the 200 and 300 blocks of Dulce on a portion of the 5400 block of Greyrock Drive, and a portion of the 5400 block of Bakersfield.

9. **ZONING CASE NUMBER Z2014064 CD (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial on Lot 15, Block 1, NCB 14947; 106 Goforth Drive.
10. **ZONING CASE NUMBER Z2014076 (Council District 2):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Mini-warehouse and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on 61.9746 acres out of NCB 17699 and NCB 16554 on portions of the 6600 Block of North Graytown Road.
11. **ZONING CASE NUMBER Z2014082 HL (Council District 1):** A request for a change in zoning from “MF-33 NCD-2 AHOD” Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District, “C-2 NCD-2 AHOD” Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and “O-2 NCD-2 AHOD” High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “MF-33 HL NCD-2 AHOD” Historic Landmark Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District, “C-2 HL NCD-2 AHOD” Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and “O-2 HL NCD-2 AHOD” Historic Landmark High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District on 0.879 of an acre out of Lots 6, 7, 8, 14, 15 and 16, Block 10, NCB 1890 on a portion of 602 and 606 West French Place.
12. **ZONING CASE NUMBER Z2014091 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 12 and 13, Block 1, NCB 14947; 5663 Randolph Boulevard.
13. **ZONING CASE NUMBER Z2014092 (Council District 5):** A request for a change in zoning from “I-1 HS AHOD” Historic Significant General Industrial Airport Hazard Overlay District to “IDZ HS AHOD” Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and "MF-33" Multi-Family District on the north 54 feet of Lot A1 and the north 54 feet of the west 25 feet of Lot A2, NCB 2569; 1502 South Flores Street.
14. **ZONING CASE NUMBER Z2014093 (Council District 3):** A request for a change in zoning from “I-1 H AHOD” General Industrial Mission Historic Airport Hazard Overlay District, “C-3 H AHOD” General Commercial Mission Historic Airport Hazard Overlay District and “R-6 H AHOD” Residential Single-Family Mission Historic Airport Hazard Overlay District to “C-2NA H AHOD” Commercial Nonalcoholic Sales Mission Historic Airport Hazard Overlay District on Lots 1 and 2, Block 2, NCB 7464; 4002 Roosevelt Avenue, 1115 96th Street and 4050 Apollo.
15. **ZONING CASE NUMBER Z2014094 S (Council District 2):** A request for a change in zoning from “RM-4 H AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District and “RM-4 CD H AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Triplex to “C-1 S H AHOD” Light Commercial Dignowity Hill Historic Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot - Noncommercial Requiring Demolition of a Dwelling Unit on Lots 2, 3, 4, 5, 6, 7, and the east 72.33 feet of Lots 8 and 9, the east 1/2 of Block 7, NCB 584; 301, 305, 309, 313, 315, 319, 323, & 327 North Olive Street.
16. Consideration and recommendation regarding proposed Amendments to Chapter 35 of the Municipal Code, the Unified Development Code, related to the addition of a Downtown Design Guide.

17. **Director's Report** – Current status of large area wide rezonings; Commission roles and responsibilities; Administrative items.
18. **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.
19. **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-2014-038

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 17586 - BLOCK 000 - LOT P2, P4F, P7, P11, P7A

| Legend | |
|---------------------------|---------------|
| Subject Properties | (6.636 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
 (11/20/2013 - 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 #: Z2014038 ERZD

Hearing Date: March 4, 2014

Property Owner: San Antonio Christian Schools (by Bruce Johnson, Director)

Applicant: San Antonio Christian Schools (by Bruce Johnson, Director)

Representative: Kaufman & Killen, Inc.

Location: A portion of the 19000 Block of Redland Road

Legal Description: 6.636 acres out of NCB 17586

Total Acreage: 6.636

City Council District: 9

Case Manager: Trenton Robertson, Planner

Case History: This is the second public hearing for this zoning change request. The case was continued from the February 18, 2014 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-6 ERZD MLOD-1" Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and "C-2NA ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Requested Zoning: "O-1.5 ERZD MLOD-1" Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting 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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Encino Park Home Owners Association is located within 200 feet

Planning Team: North Sector Plan-39

Applicable Agencies: San Antonio Water System and The Camp Bullis Military Installation

Property Details

Property History: A majority of the subject property was annexed in 1985 and the remainder was annexed in 2000, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 2000 case, the southwestern portion of the property was rezoned to "B-2 NA" Nonalcoholic Sales 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 "C-2 NA" Commercial Nonalcoholic Sales District, respectively. The subject property is not platted and is undeveloped.

Topography: The subject property has an abundance of trees and grasses. The subject property is not located within a floodplain.

Adjacent Base Zoning and Land Uses

Direction: West, North and East

Current Base Zoning: "R-6"

Current Land Uses: Undeveloped land and single-family residences

Direction: South

Current Base Zoning: "I-1", "C-3NA" and "C-2NA"

Current Land Uses: Construction contractor facility and undeveloped land

Direction: Southwest

Current Base Zoning: "MF-33"

Current Land Uses: Private school

Overlay and Special District Information: All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

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: Redland Road

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

Proposed Changes: None known

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

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 office uses are determined by the size of the structure.

Professional Office - Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA).

Maximum Parking Requirement: 1 space 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 property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "O-1.5" base zoning district is consistent with the adopted land use plan. The Suburban Tier accommodates a wide range of residential densities and commercial uses. The subject property is part of an extensive commercial node that includes the intersections of Loop 1604, State Highway 281, Sonterra Boulevard and Redland Road.

2. Adverse Impacts on Neighboring Lands:

The subject property is located over the Edwards Aquifer Recharge Zone. SAWS staff has identified a potential environmental concern regarding a large sinkhole located adjacent to the subject property and there is a potential for contamination of the Edwards Aquifer. SAWS staff recommends that a 60'-100' buffer shall be provided to help mitigate environmental concerns.

3. Suitability as Presently Zoned:

The existing "C-2NA" and "R-6" zoning districts may be appropriate for the subject property due to the property's location and significant frontage along Redland Road. Professional Office uses may provide a suitable transition between the arterial thoroughfare to the south and the residential development to the north.

4. Health, Safety and Welfare:

Other than the issues raised in the "Adverse Impacts" section above, staff has found no likely significant affects on the health, safety and welfare of the surrounding community.

5. Public Policy:

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

6. Size of Tract:

The subject property is approximately 6.636 acres in size, which should be able to reasonably accommodate the uses permitted in "O-1.5" and required parking. The "O-1.5" district is meant to allow office uses with greater building size than the "O-1" district.

7. Other Factors:

SAWS staff recommends approval of the zoning request. The property is currently identified as a Category 2 property. SAWS staff recommends a maximum impervious cover limits of 50% on the subject property; as well as a number of conditions that are detailed in the SAWS report, attached.

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 Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

DEVELOPMENT SERVICES
RECEIVED
2014 FEB 10 AM 10:16

To: Zoning Commission Members

From: Scott Halty, Director, Resource Protection & Compliance Department, San Antonio Water System

Copies To: Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division, Michael Barr, Supervisor, Aquifer Protection and Evaluation Section, Patricia M. Garza, Environmental Protection Specialist III, File

Subject: Zoning Case Z2014038 (DR Horton)

Date: January 22, 2014

SUMMARY

A request for a change in zoning has been made for an approximate 6.636-acre tract located on the city's north side. A change in zoning from **R-6 ERZD MLOD** to **O-1.5 ERZD MLOD** is being requested by the applicant, Bruce Johnson, Director of San Antonio Christian Schools. The change in zoning has been requested to allow for office use on the subject property. The subject property is classified as a Category 2 property and as such shall comply with all Category 2 requirements.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, close to the intersection of HWY 281 North at Redland Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **R-6 ERZD MLOD** to **O-1.5 ERZD MLOD** and will allow for office use on the property. Currently the site is undeveloped and is a naturally vegetated parcel with native soils, grasses and trees.

2. Surrounding Land Uses:

Vacant land bounds the east and west. To the north of the parcel there is an existing subdivision named Encino Park. South of the property is a development formally known as the Now Word Church.

3. Water Pollution Abatement Plan:

A WPAP has been submitted to the Texas Commission on Environmental Quality (TCEQ) but has not yet been approved. A TCEQ approved WPAP will be required prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on October 22, 2013, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a vacant, moderately vegetated parcel, approximately 6.636 acres in area. The entire property was observed to be covered by native soil and vegetation. No significant exposure of bedrock was observed throughout the site. The site was set back from Redland Road with an extended access easement. A single family residential property is located to the south and a Christian school is located to the west of the subject site.

The site appears to slope slightly to the south and southeast, towards the adjacent single family residential property. Stormwater occurring on the subject site would drain to the south towards a large recharge feature known to exist on portion of the subject property with a majority situated on the adjacent residential property. The property was observed to have significant soil cover consisting of 12 to 18 inches of Crawford soils.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Person Formation. This was could not be confirmed due to coverage by native soil and vegetation.

The Leached and Collapsed Member of the Person Formation, within the Edwards Group, is characterized by massively bedded crystalline limestone, grainstone or mudstone, with abundant chert nodules and collapse breccias. The complete section thickness of this member is approximately 80 to 90 feet.

A review of a Geologic Assessment conducted on the subject site in 2006 indicates that the site is located within the Leached and Collapsed Member of the Person Formation. This investigation indicates that no geologic features were observed within the subject site.

The subject site was observed to be undeveloped.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. A large sinkhole that has been rated as a sensitive geologic feature is located adjacent to the property and there is potential for contamination of the Edwards Aquifer.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The applicant agrees not to exceed 50% impervious cover for the entire site.
2. SAWS recommends that a 60-100 foot buffer shall be provided, per the Water Quality Ordinance – 81491, on the subject property between the proposed commercial building and the sensitive geologic sinkhole that exists on the southern portion of the subject property.
3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to Aquifer Protection Section of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
6. The applicant shall notify the Construction Compliance Section of Resource Protection Department of

SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Aquifer Protection Section of the San Antonio Water System at (210) 233-3522.

7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Aquifer Protection Section of the San Antonio Water System at (210) 233-3522.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection Section of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection Section:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System at (210) 233-3522 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Edward Aquifer and Watershed Protection Division at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and

submitted to SAWS Edwards Aquifer and Watershed Protection Division of the San Antonio Water System.

- D. If the basin fails to drain properly, the owner will notify the Construction Monitoring Division of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Edwards Aquifer and Watershed Protection Division.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 6. The Edwards Aquifer and Watershed Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



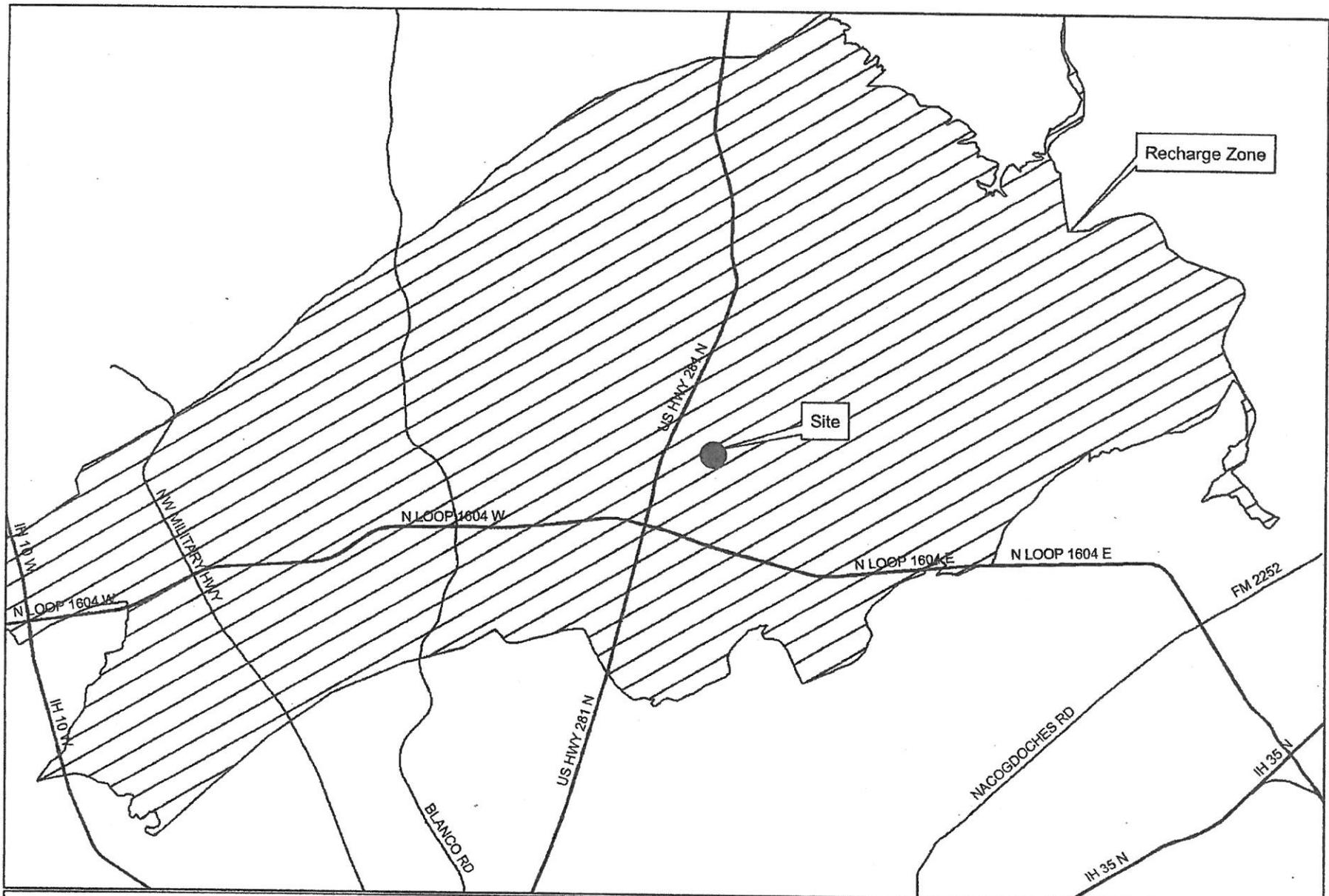
Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

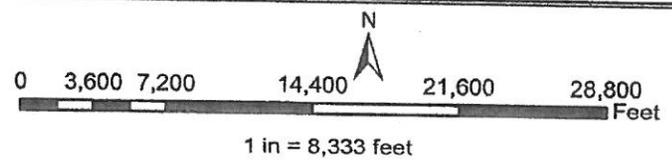
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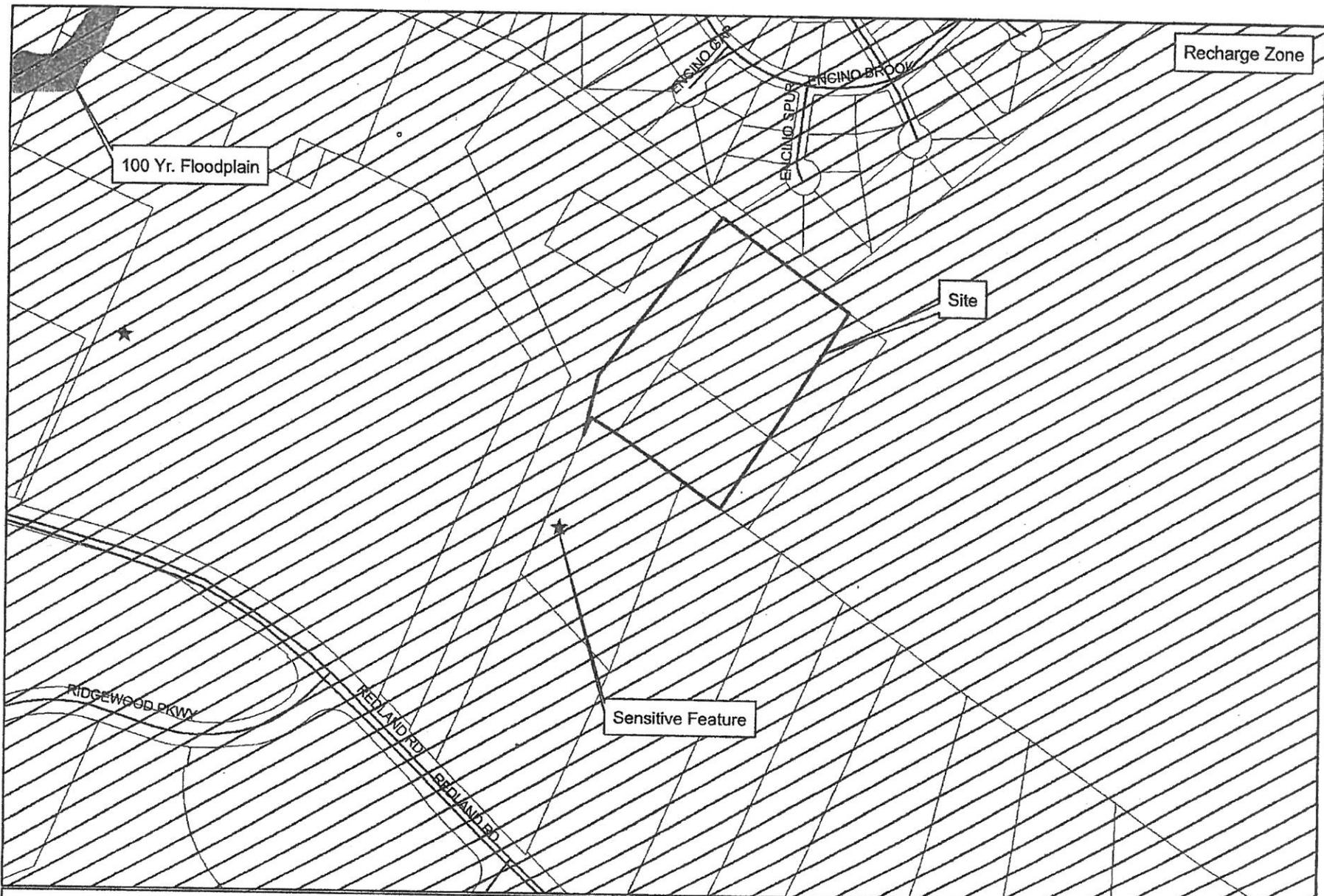


ZONING CASE: Z2014038 **FIGURE 1**
DR HORTON COMMERCIAL BUILDING

Map Page & Grid: 483 D8

Map Prepared by Aquifer Protection and Evaluation 12/05/2013 PMG

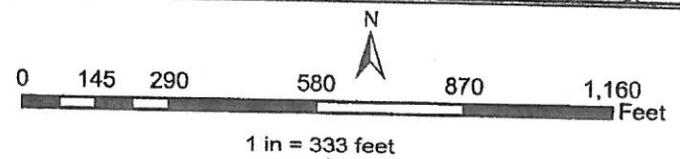


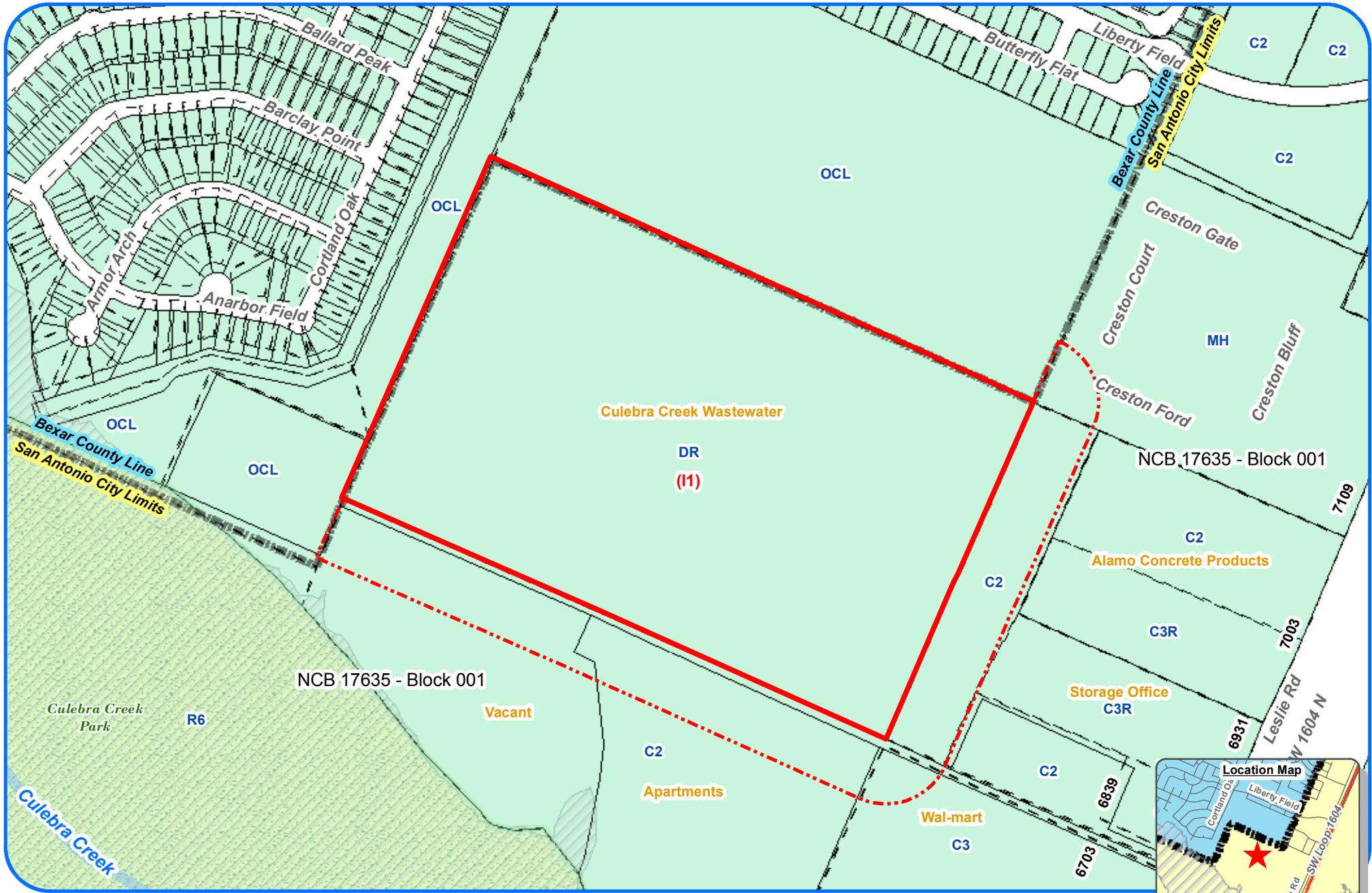


ZONING CASE: Z2014038 FIGURE 2
DR HORTON COMMERCIAL BUILDING

Map Page & Grid: 483 D8

Map Prepared by Aquifer Protection and Evaluation 12/05/2013 PMG





Zoning Case Notification Plan
Case Z-2013-195

Council District 6
 Scale: 1" approx. = 400 Feet
 Subject Property Legal Description(s): NCB 34449 - BLOCK 000 - LOT 010

- Legend**
- Subject Properties (48.842 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
 (08/30/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013195

Hearing Date: March 4, 2014

Property Owner: City of San Antonio

Applicant: City of San Antonio – Transportation and Capital Improvements Department (by Hector Reynoso - Senior Real Estate Specialist)

Representative: Debbie Racca-Sittre, Assistant Director

Location: A portion of the 6000 block of Leslie Road

Legal Description: Lot 10, NCB 34449

Total Acreage: 48.842

City Council District: 6

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

Current Zoning: "DR" Development Reserve

Requested Zoning: "I-1" General Industrial 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 August 30, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 28, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 35 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 2000 and was originally zoned “DR” Development Reserve District. The property is platted in its current configuration. The property previously served as SAWS facility but is currently undeveloped.

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: West and North

Current Base Zoning: OCL

Current Land Uses: Single-Family Residences, Vacant Land and a Mobile Home Park

Direction: Northeast, East and South

Current Base Zoning: “MH”, “C-3” and “C-2”

Current Land Uses: Mobile Home Park, Concrete Contractor, Office and Vacant Land

Overlay and Special District Information: None

Transportation

Thoroughfare: Leslie Road

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 660, which operates along Westwood loop. There are two stops near the subject property, but none immediately adjacent.

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 are typically determined by type of use and building size. The application states the proposed use as a Service Center. The UDC does not include specific parking requirements for Service Centers, but does include requirements for Utility land uses such as Sanitary Landfill, Solid Waste Facilities, Telephone Equipment Facilities etc, as 1 space per service employee.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "I-1" base zoning district is not consistent with the adopted land use designation. The applicant has requested a plan amendment to Civic Center, which would accommodate the proposed City-facility. Unlike other land use designations, consistency with the Civic Center classification is not determined by base zoning district; instead consistency is determined by the type of use (institutional, governmental, religious, and/or educational).

Staff and Planning Commission recommended approval of the requested plan amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed site includes buffer areas, fencing, and placement of buildings to minimize impact on the surrounding residential areas. There is an existing service facility located on Callaghan Road and Commerce Street, zoned "I-1" and is developed closer to the established residential neighborhood, with no evidence of adverse impacts on neighborhood lands.

3. Suitability as Presently Zoned:

The "DR" zoning district is meant to be a temporary zoning designation for newly annexed lands and allows the same uses as the "R-6" Residential Single-Family District. The current zoning is not appropriate for the subject property and single-family residential development is not likely given the surrounding commercial uses, proximity to an expressway (Loop 1604) and the property's previous water utility use.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

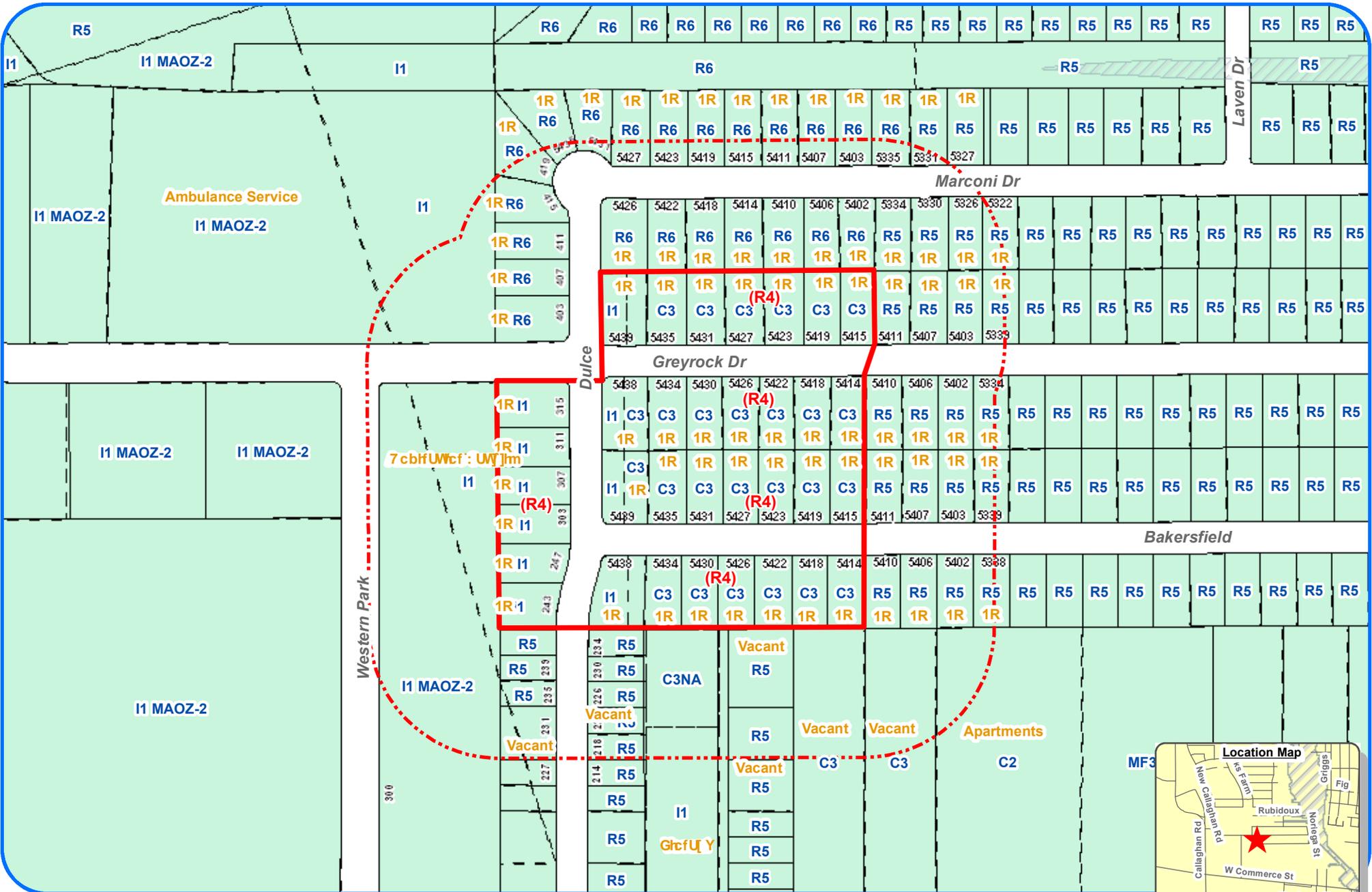
The request does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property measures a total of 48.842 acres in size, which is sufficient to accommodate the uses permitted in the "I-1" district and the typical required parking, as well as appropriate buffering for the surrounding residential uses.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-025

Council District 7
 School District: Edgewood I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 14513, 14514, 14515, 14516 - BLOCK 5, 6, 7, 8 - LOTS AS NOTED

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

Legend

- Subject Properties (6.500 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ▨▨▨▨
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (1/6/2014 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014025

Hearing Date: March 4, 2014

Property Owner: Multiple Owners

Applicant: City of San Antonio

Representative: City of San Antonio

Location: A portion of the 200 and 300 blocks of Dulce, a portion of the 5400 block of Greyrock Drive, and a portion of the 5400 block of Bakersfield

Legal Description: Lots 54 through 60, Block 5, NCB 14513; Lots 1 through 7 and Lots 56 through 62, Block 6, NCB 14514; Lots 1 through 6, Block 7, NCB 14515; and Lots 1 through 7, Block 8, NCB 14516

Total Acreage: Approximately 6.5

City Council District: 7

Case Manager: Tony Felts, Planner

Case History: This is the second public hearing for this zoning change request. The Zoning Commission heard and recommended approval of the proposal on January 21, 2014. Due to a minor notification error that was found after the public hearing, the case has been re-noticed and brought back to the Zoning Commission. The case is being expedited to City Council for consideration on March 6, 2014.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 28, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 96

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector - 35

Applicable Agencies: Lackland Military Influence Area

Property Details

Property History: The subject properties were annexed in 1952 and were originally zoned "A" Single Family Residence District. In a 1967 case, the properties were rezoned to "I-1" Light Industry District and "B-3" Business District. The subject properties were platted into their current configuration in 1970, and subsequently developed as single-family residences. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District and "C-3" General Commercial District, respectively.

Most of the existing single-family residences were constructed, per Bexar County Appraisal District records, in the early to mid 1970's. It is unclear how the residences were constructed, as the zoning districts would not have allowed single-family residences at the time.

Recognizing the development issues faced by the residents of the area, the City Council passed a resolution in September 2013, directing the Development Services Department to initiate rezoning of the subject properties in order to accommodate the existing single-family residences.

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 and East

Current Base Zoning: "R-6" and "R-5"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "C-2", "C-3", "R-5", "C-3NA" and "I-1"

Current Land Uses: Apartments, Undeveloped Land, and Outdoor Storage

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Contractor Facility

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.

Properties to the west carry the "MAOZ-2" Military Airport Overlay Zone-2, due to their proximity to military airport takeoff and final approach paths. The City of San Antonio has designated the military airport overlay zones in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment. None of the subject properties are within the "MAOZ-2" overlay district.

Transportation

Thoroughfare: Dulce

Existing Character: Local Street; two lanes in each direction, with sidewalks

Proposed Changes: None known

Thoroughfare: Greyrock Drive, Bakersfield, Marconi Drive

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

Proposed Changes: None known

Public Transit: There are no VIA bus operations within the vicinity.

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 single-family dwelling are a minimum of 1 space per unit, with no maximum parking. The rezoning case is meant to bring the existing uses into compliance; no new development is proposed.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The current base zoning designations are not consistent with the adopted land use designation. The subject properties are part of an established single-family residential neighborhood and are fully developed as single-family homes.

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 request is meant to bring the existing residences into compliance.

3. Suitability as Presently Zoned:

The existing commercial and industrial zoning districts are not appropriate for the subject properties or the surrounding neighborhood. Although the neighborhood abuts commercial and industrial uses, the subject properties are not of sufficient size to accommodate such uses or the building setbacks and landscape buffers that would be required to protect the surrounding residential uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

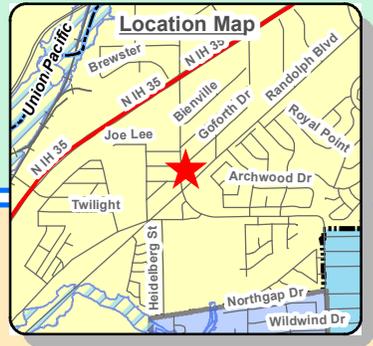
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties are sufficient in size for the current development as single-family residences.

7. Other Factors:

This rezoning case was initiated by City Council Resolution 2013-09-05-0027R, after a number of subject property owners were denied residential fence permits due to the current commercial and industrial zoning.



Zoning Case Notification Plan

Case Z-2014-064

Council District: 10
 School District: Northeast I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 14947 - BLOCK 001 - LOT 015

- Legend**
- Subject Properties (0.246 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
 (1/13/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014064 CD
Hearing Date: March 4, 2014
Property Owner: The Benjamin Pena, Jr. Living Trust (by Benjamin Pena, Jr., Owner)
Applicant: Benjamin Pena, Jr.
Representative: Nancy G. Pena
Location: 106 Goforth Drive
Legal Description: Lot 15, Block 1, NCB 14947
Total Acreage: 0.2462
City Council District: 10
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial

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 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 28, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped. The property was annexed in 1971 and was originally zoned "Temporary R-1" One Family Residence District. In a 1988 City-initiated large-area 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 subject property was platted into its current configuration in 1948 (Volume 2575, Page 77 in the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Base Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: "R-6"

Current Land Uses: Single-family residences, church, restaurant

Direction: South and Southwest

Current Base Zoning: "C-3", "R-6"

Current Land Uses: Restaurant, parking lot, duplex

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

Transportation

Thoroughfare: Goforth Drive

Existing Character: Local Street, one way in each direction with no sidewalks

Proposed Changes: None known

Thoroughfare: North Weidner Road

Existing Character: Local Street, one way in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 21 line that operates along Randolph Boulevard.

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

Parking Information: As shown on the Conditional Use site plan, the applicant proposes approximately nine (9) parking spaces on the subject property.

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 not located within any neighborhood or future land use plan. The requested “R-6” base zoning district is generally consistent with the surrounding land uses.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested “R-6 CD” to be appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the single additional use of a Non-Commercial 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 is meant to accommodate the parking needs of employees and customers of the adjacent restaurant. Providing additional parking for the existing facility may lessen the effect of over-flow, on-street parking.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Staff finds the conditional use to 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 property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The subject property is 0.246 acres, which should be able to reasonably accommodate the proposed use illustrated on the attached site plan.

7. Other Factors:

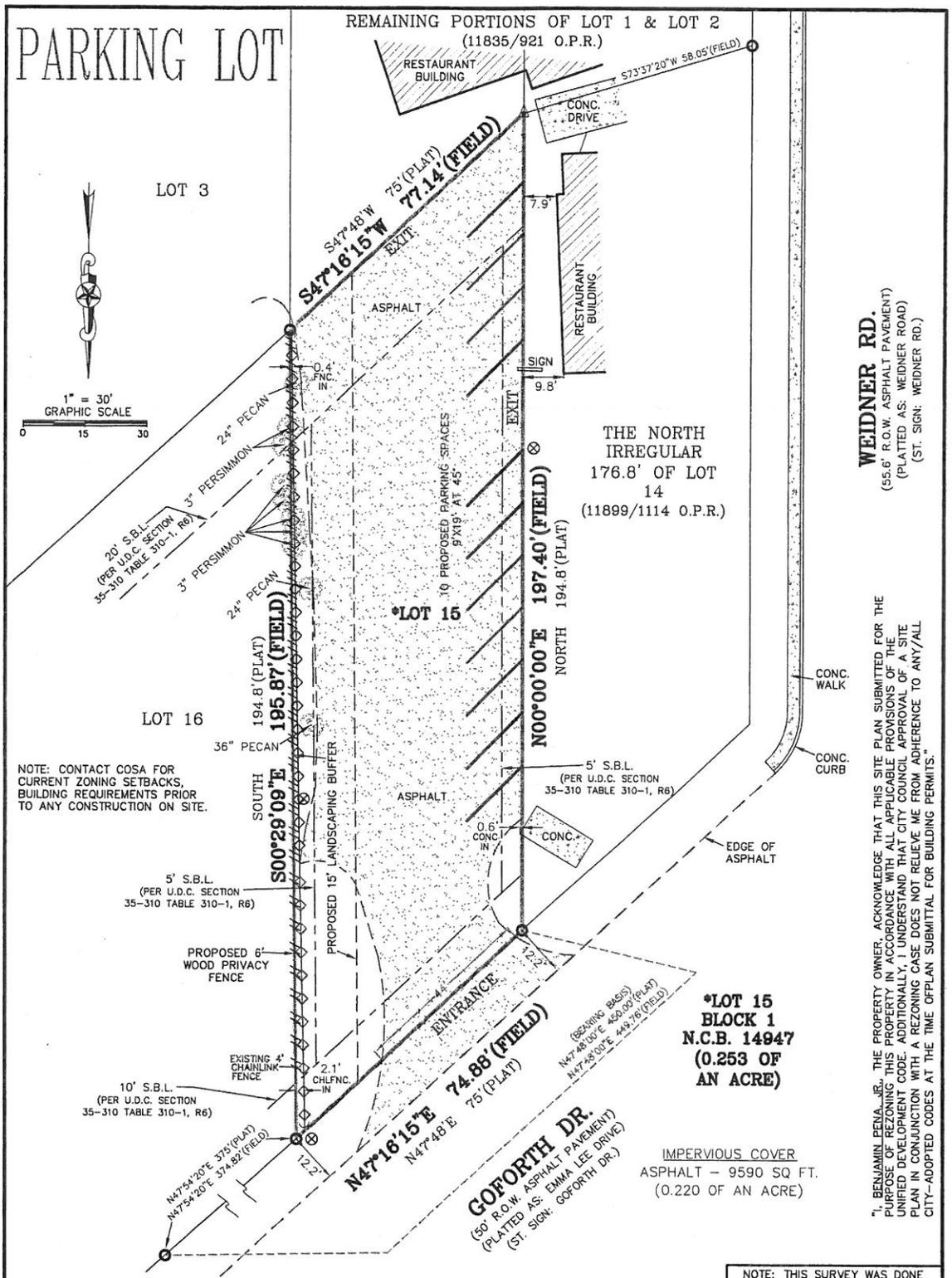
According to Section 35-422(e)(3), the following conditions apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

- 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. Hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Staff recommends the following conditions in lieu of Section 35-422(e)(3):

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;
2. 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; and
3. Hours of operation for the noncommercial parking lot shall be limited to the hours of operation of the facility served.

22014064 CD



NOTE: CONTACT COSA FOR CURRENT ZONING SETBACKS, BUILDING REQUIREMENTS PRIOR TO ANY CONSTRUCTION ON SITE.

WEIDNER RD.
(55.6' R.O.W. ASPHALT PAVEMENT)
(PLATTED AS: WEIDNER ROAD)
(ST. SIGN: WEIDNER RD.)

I, BENJAMIN PENA, JR., THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY 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.

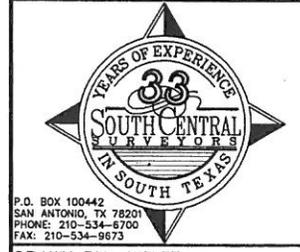
IMPERVIOUS COVER
ASPHALT - 9590 SQ. FT.
(0.220 OF AN ACRE)

**PER WARRANTY DEED RECORDED IN VOL. 14715 PG. 668, O.P.R. AND CORRECTED IN VOL. 16519 PG. 854, O.P.R.

| | | |
|--|---------------|---------------|
| OWNER: BENJAMIN PENA, JR., as TRUSTEE OF THE BENJAMIN PENA, JR. LIVING TRUST** | | |
| ADDRESS: 106 GOFORTH DR. | | |
| LOT: 15 | BLOCK: 1 | N.C.B.: 14947 |
| SUBDIVISION: ISAAC BLEDSOE'S AUSTIN HIGHWAY HOMESITES | | |
| CITY: SAN ANTONIO | COUNTY: BEXAR | STATE: TEXAS |
| PLAT RECORDED IN: VOLUME 2575 PAGE 77 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | | |

LEGEND:

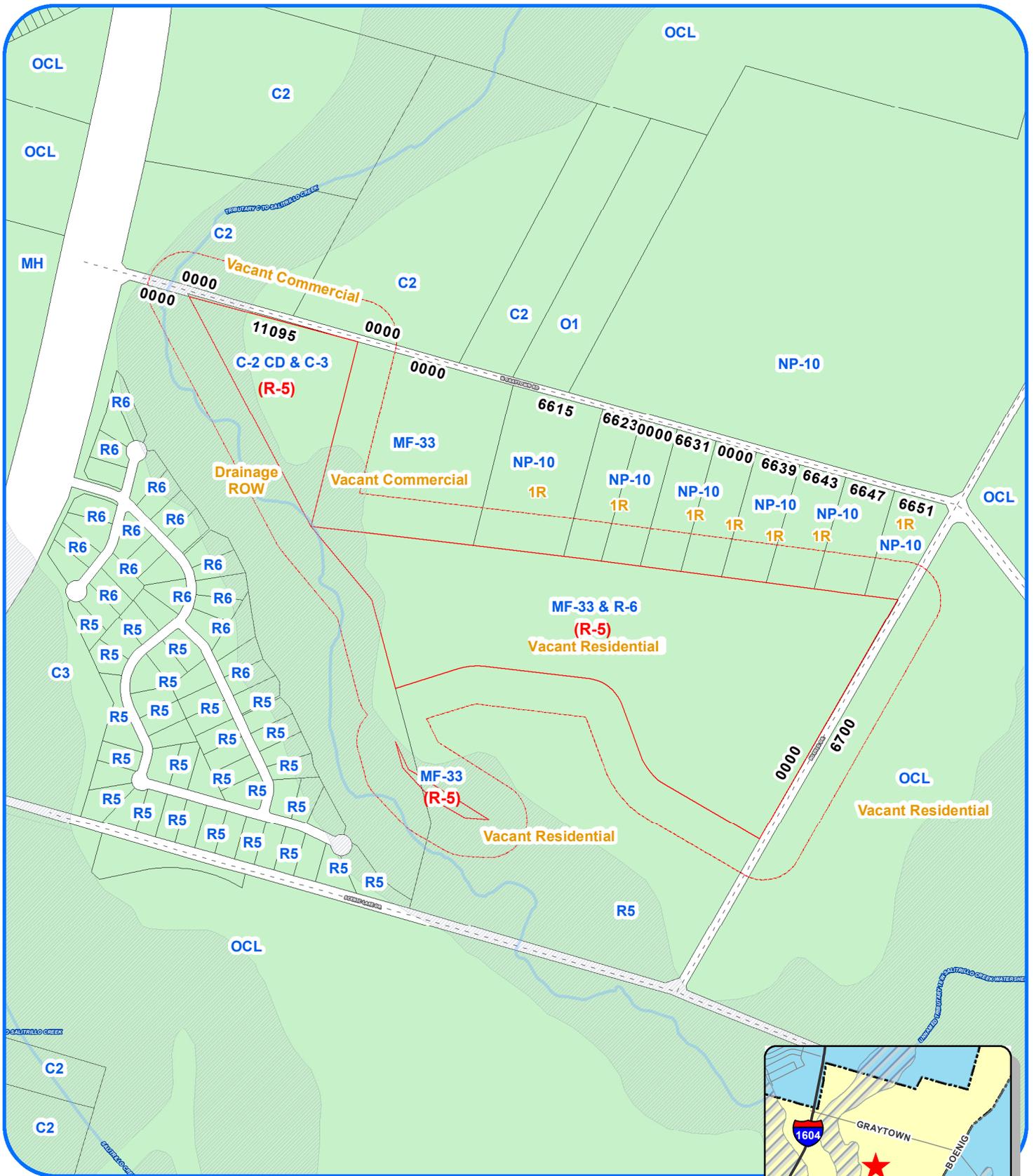
| | | | |
|-----|--------------------|---|-------------------|
| —#— | WOOD FENCE | ⊗ | POWER POLE |
| —#— | CHAIN LINK FENCE | ⊕ | FIRE HYDRANT |
| —X— | BARBED WIRE FENCE | ⊙ | FND 1/2" IRON ROD |
| —O— | WROUGHT IRON FENCE | ● | SET 1/2" IR |
| ■ | FND FENCE POST | △ | SET "PK" NAIL |



ZONE CHANGE "EXHIBIT"

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

SITE PLAN



Zoning Case Notification Plan

Case Z2014-076

Council District: 2

Scale: 1" approx. = 800 Feet

Subject Property Legal Description(s): 61.9746 acres out of NCB 17699 and NCB 16554

Legend

- Subject Properties ——— (61.9746 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
(02/11/2014 - J. Ramirez)

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 #: Z2014076

Hearing Date: March 04, 2014

Property Owner: Velma Development, LLC (by Gordon V. Hartman, President of GVH Enterprises Management LLC, General Partner of Gordon V. Hartman Enterprises, LP, its Sole Manager)

Applicant: KFW Engineers and Surveying (George Weron, P. E.)

Representative: KFW Engineers and Surveying (George Weron, P. E.)

Location: Portions of the 6600 Block of North Graytown Road

Legal Description: 61.9746 acres out of NCB 17699 and NCB 16554

Total Acreage: 61.9746

City Council District: 2

Case Manager: Krystin Ramirez, Planning Technician

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, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Mini-warehouse and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 28, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Planning Team: IH-10 East Corridor Perimeter Plan (12)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1974 and was originally zoned “Temporary R-1” Temporary Single-Family Residence District. In a 1985 case, a portion of the property was rezoned to “B-2” Business District, “B-3” Business Districts and “R-3” Multi-Family Residence District. A rezoning case from 1989 rezoned the remaining subject property to “R-A” Residence – Agriculture District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted from “B-2” Business District, “B-3” Business District, “R-3” Multi-Family Residence District and “R-A” Residence – Agriculture District to “C-2” Commercial District, “C-3” General Commercial District, “MF-33” Multi-Family District and “NP-10” Neighborhood Preservation District, respectively. In 2007 the subject property was rezoned from “NP-10” Neighborhood Preservation District to “R-5” Residential Single-Family District and “C-2” Commercial District to “C-2 CD” Commercial District with a Conditional Use for a Mini-warehouse. The subject property is currently undeveloped.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain; however, a drainage easement is located within the subject property.

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “C-2”, “C-2CD”, “C-3”, “O-1”, “MF-33”, “NP-10”, “R-5”, “R-6” and “OCL”

Current Land Uses: Single-family residences 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: North Graytown Road

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Boenig Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus lines do not operate in the vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer with knowledge of the proposed development must attend the Zoning Commission hearing.

Parking Information: Single-family residences are required to provide at least one parking space per unit.

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The subject property is located within the IH 10 East Corridor Perimeter Plan and is currently designated as Neighborhood Commercial, Parks / Open Space and Low Density Residential in the future land use component of the plan. The requested "R-5" Residential Single-Family District base zoning district is consistent with the adopted Low Density Residential designation, however, it is not consistent with the Neighborhood Commercial designation. A master plan amendment has been submitted, requesting to change the Neighborhood Commercial land use designation to Low Density Residential. The Low Density Residential land use designation encourages single-family houses on individual lots. Staff and Planning Commission recommend approval of the requested plan amendment.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area includes existing single-family residences and vacant lands.

3. Suitability as Presently Zoned:

The "R-5" base zoning district is partially consistent with the adopted land use designation. The current zoning is not appropriate for the subject property given the surrounding pattern of zoning and development.

4. Health, Safety and Welfare:

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

5. Public Policy

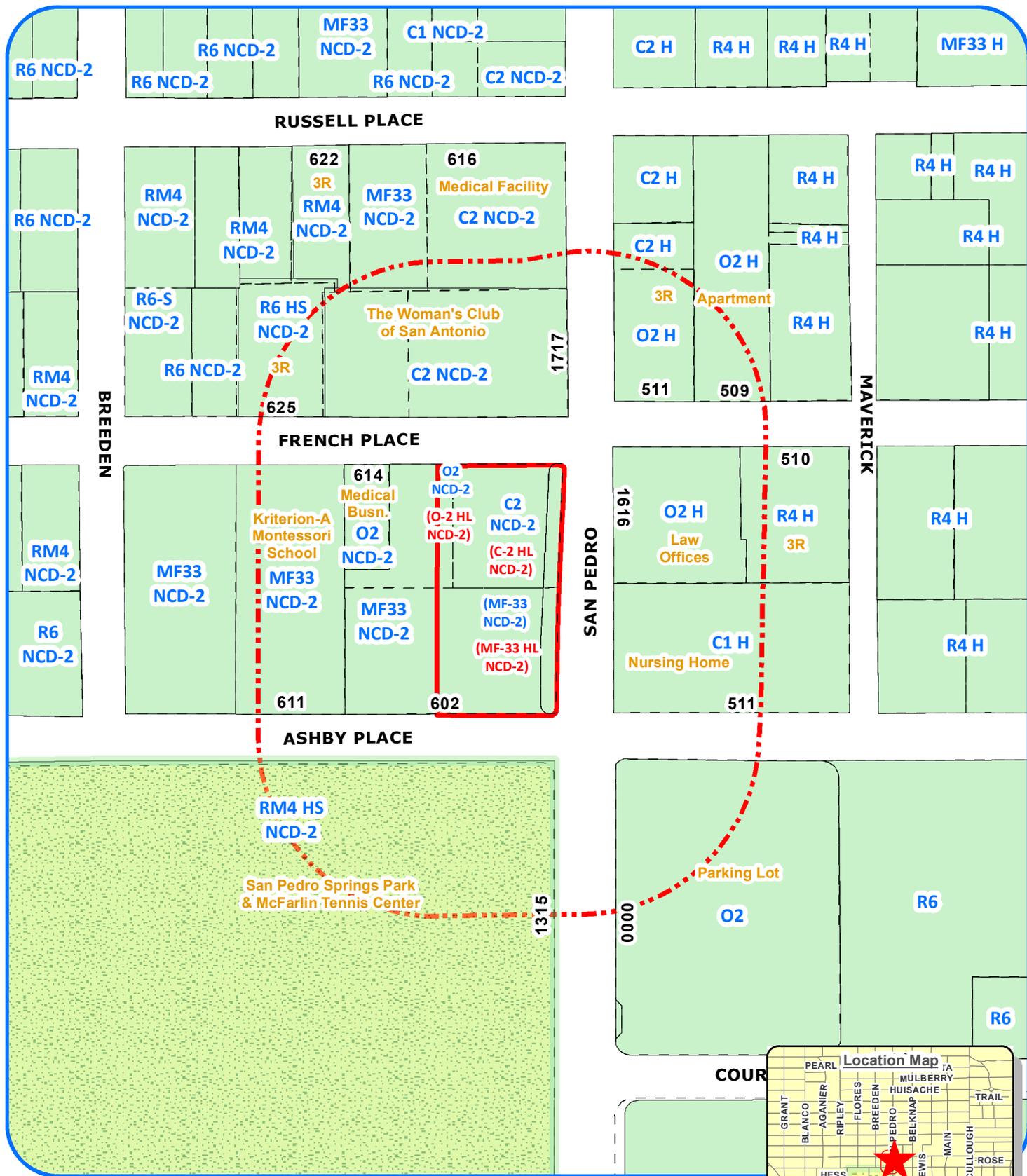
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties total 61.9746 acres in size, which should reasonably accommodate the uses permitted in "R-5" and required parking.

7. Other Factors:

None.



Notification Plan

Case Z2014-082HL

Council District: 1

School District: San Antonio I.S.D

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 01890 BLK 10 Lot 0.879 Ac out of Lots 6-8 & 14-16

Legend

- Subject Properties ——— (0.879 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(02/14/2013 - J. Ramirez)

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 #: Z2014082 HL

Hearing Date: March 4, 2014

Property Owner: David Grant Family Limited Partnership (by David Grant, Trustee, The David Grant Family Trust, General and Managing Partner)

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: At the southwest corner of West French Place and San Pedro Avenue

Legal Description: 0.879 of an acre out of Lots 6, 7, 8, 14, 15 and 16, Block 10, NCB 1890

Total Acreage: 0.879

City Council District: 1

Case Manager: Tony Felts, Planner

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

Proposed Zoning Change

Current Zoning: "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District, "C-2 NCD-2 AHOD" Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "MF-33 HL NCD-2 AHOD" Historic Landmark Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District, "C-2 HL NCD-2 AHOD" Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-2 HL NCD-2 AHOD" Historic Landmark High-Rise Office Alta Vista Neighborhood Conservation 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 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 28, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association, Monte Vista Historical Association, The Tobin Hill Community Association

Planning Team: 11 - Midtown Neighborhoods 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 split zoned "E" Office District. In 1953 and 1955, portions of the property were rezoned to "F" Local Retail District. In 1997, as part of a large area rezoning, the portions of the property were rezoned to "R-3" Multiple Family Residence District, "B-2" Business District, and "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "MF-33" Multi-Family District, "C-2" Commercial District, and "O-2" High-Rise Office District, respectively. Additionally, the "NCD-2" Alta Vista Neighborhood Conservation District overlay was adopted in 2003.

The subject property consists of two platted lots, and portions of four other platted lots. The property is developed with a residence known as the Frost Mansion, which was constructed between 1910 and 1911. The property also includes a commercial structure, which was formerly the carriage house for the main structure.

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 and East

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

Current Land Uses: Social Club, Multi-Family Residences, Office

Direction: South

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

Current Land Uses: Park and Parking Lot

Direction: West

Current Base Zoning: "MF-33", "O-2", and "R-6"

Current Land Uses: Offices, 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.

Properties to the west of San Pedro Avenue, including the subject property, are located in The Alta Vista Neighborhood Conservation District (NCD-2), an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. Building plans will be subject to review by the Zoning Section, Development Services Department.

Properties to the east of San Pedro Avenue are located in the Monte Vista Historic District, which was adopted in 1998. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: San Pedro Avenue

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

Proposed Changes: None known

Thoroughfare: West French Place

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

Proposed Changes: None known

Thoroughfare: West Ashby Place

Existing Character: Local street; one lane in each direction with a westbound bicycle lane, with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 4 and 204 operate along San Pedro Avenue, and line 20 operates along West Ashby Place, each with multiple stops in the immediate vicinity of the subject property.

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

Parking Information: The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this rezoning request; therefore there is no change in the parking requirement.

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 Midtown Neighborhoods Neighborhood Plan and is currently designated as Mixed Use and Public Institutional in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

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. Rather, the rezoning will have the effect of protecting and preserving the architectural integrity of the structure on the property.

3. Suitability as Presently Zoned:

The existing base zoning districts will not be affected by this application. The subject property is not within an adopted historic district, nor does it carry any other type of historic designation. As such, the addition of the Historic Landmark designation will help the protect and preserve the architectural integrity of the structures on the property.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

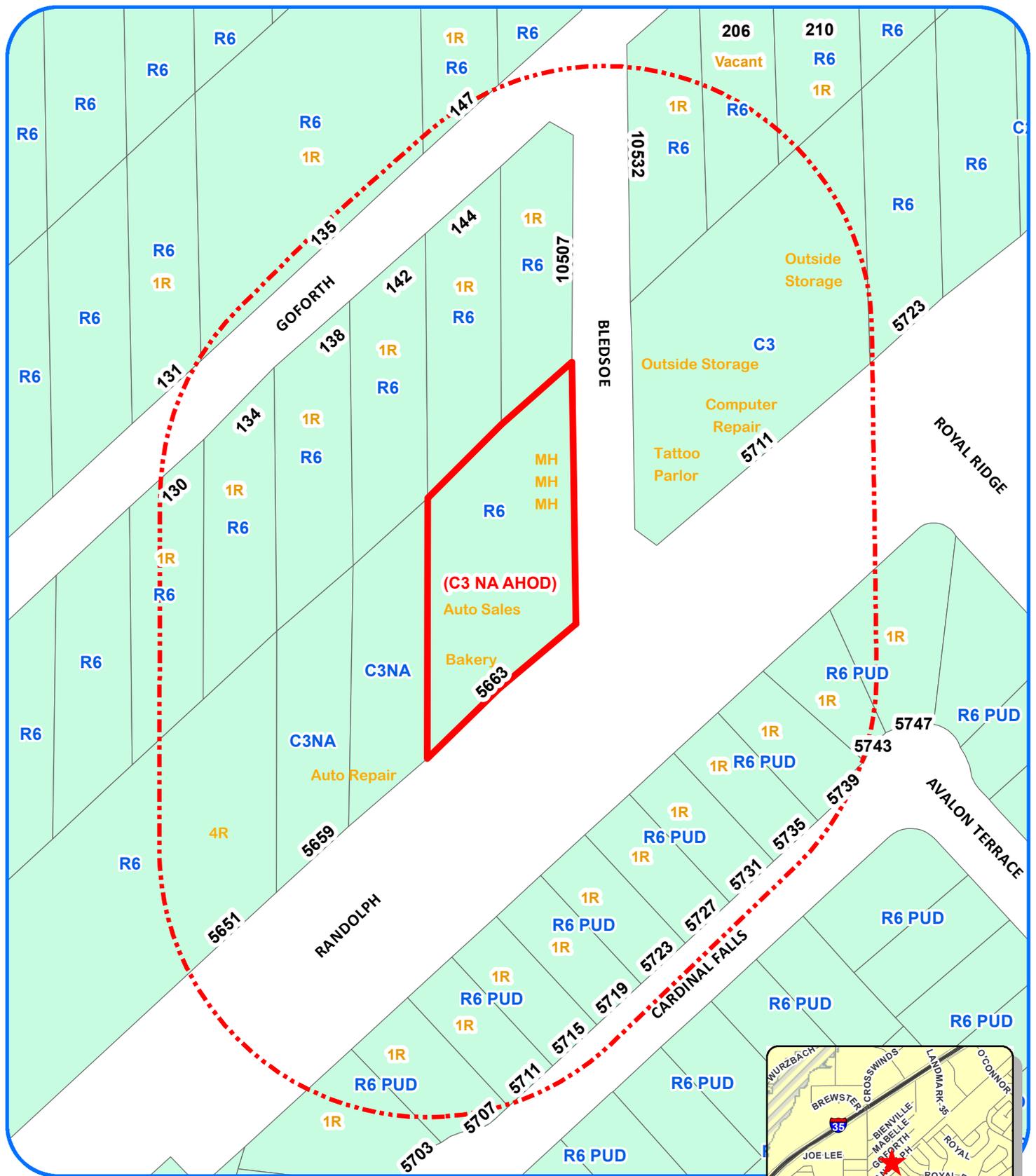
6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On October 17, 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 of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

This request for Historic Landmark designation was initiated by the property owner.



Zoning Case Notification Plan

Case Z2014-091

Council District: 10

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 14947 BLK 1 Lot 12-13

Legend

- Subject Properties ——— (0.4919 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
(2/13/2014 - S. Murphy)

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 #: Z2014091
Hearing Date: March 4, 2014
Property Owner: Joseph R. Logue
Applicant: Joseph R. Logue
Representative: Joseph R. Logue
Location: 5663 Randolph Boulevard
Legal Description: Lots 12 and 13, Block 1, NCB 14947
Total Acreage: 0.4919
City Council District: 10
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "C-3NA AHOD" General 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 February 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 28, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Royal Ridge Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1971 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 subject property consists of two platted lots that were platted into the current configuration in December of 1948(Volume 2575, page 77 of the Deed and Plat Records of Bexar County, Texas).

The property is currently occupied with two buildings and three manufactured homes. One of the buildings was constructed in 1958, measuring approximately 1,650 square feet in size.

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 and across Randolph Boulevard to the southeast

Current Base Zoning: “R-6” and “R-6 PUD”

Current Land Uses: Single-Family Dwellings

Direction: Southwest

Current Base Zoning: “C-3NA”

Current Land Uses: Auto Repair

Direction: Northeast across Bledsoe Drive

Current Base Zoning: “C-3”

Current Land Uses: Tattoo Parlor, Computer Repair and Outside Storage

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: Bledsoe Drive

Existing Character: Local Street; 1 lane in each direction without sidewalks

Proposed Changes: None known

Thoroughfare: Randolph Boulevard

Existing Character: Primary Arterial Type A; 1 lane in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines is the 21, which operates along Randolph Boulevard with a bus stop in the immediate vicinity of the subject property.

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

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

Bakery - Retail-Minimum Requirement: 1space per 300 square feet of Gross Floor Area. Maximum Allowance: 1 space per 200 square feet of Gross Floor Area.

Motor Vehicle Sales - Minimum Requirement: 1space per 500 square feet of Gross Floor Area of sales and service building. Maximum Allowance: 1 space per 375 square feet of Gross Floor Area 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 not located within a neighborhood, community or sector plan. The requested zoning is generally consistent with the surrounding land uses.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on the surrounding properties related to the zoning change request. This zoning change would be appropriate at this location and will not alter the character of the neighborhood.

Any new construction will trigger both building setbacks and landscape buffers to protect abutting residential uses. The impact on the neighboring lands, due to the commercial district, is greatly offset by the three manufactured homes adjacent to the single-family dwellings to the north.

3. Suitability as Presently Zoned:

The "R-6" base zoning is not appropriate for properties with frontage on a major thoroughfare. The subject property is located on Randolph Boulevard, a major thoroughfare, and is situated on a corner lot with frontage on Bledsoe Drive, a local access street.

The Bakery and Motor Vehicle Sales have direct access to Randolph Boulevard, a major thoroughfare.

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. Significant improvements have been made to the subject site. Approval of the rezoning request will allow viable use of the property.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The applicant is requesting to rezone the property to a commercial district so the existing uses of property may be brought into conformity with the current provisions of the Unified Development Code.

6. Size of Tract:

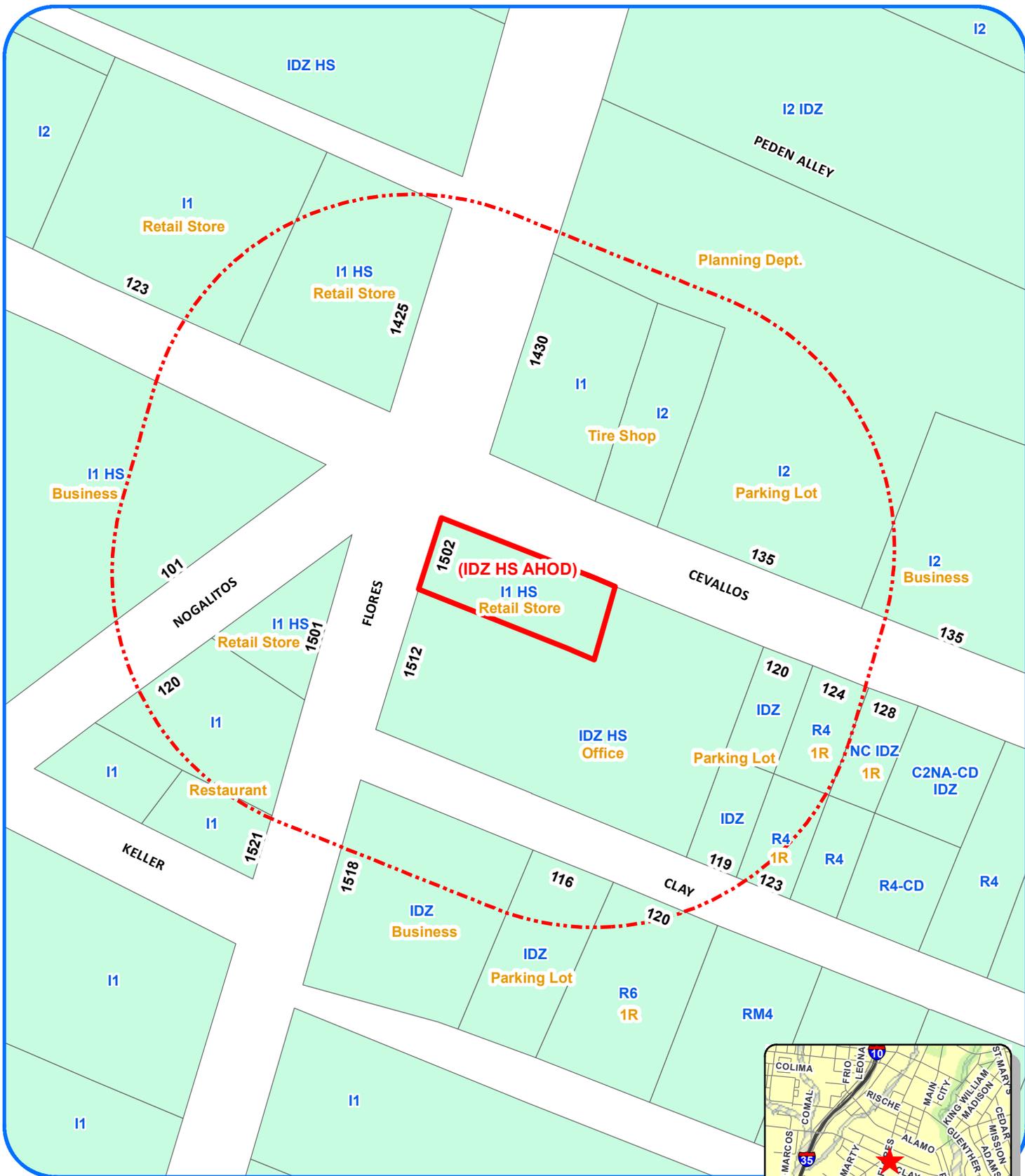
The subject site is 0.9295 acres in size, which should reasonably accommodate the proposed uses. The three manufactured homes are not permitted by right in the "C-3" district, they would remain nonconforming uses and subject to the restrictions for non-conforming uses.

7. Other Factors:

The existing buildings will be required to comply with all commercial building and safety codes prior to the issuance of a Certificate of Occupancy.

District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

Motor Vehicle Sales is a use permitted outright in "C-3" General Commercial District and "L" Light Industrial District.



Zoning Case Notification Plan

Case Z2014-092

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

Subject Property Legal Description(s): NCB 2569 BLK of W 25 Ft of A2 Lot N54 of A1 & N 54 Ft

Legend

- Subject Properties ——— (0.1736 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
 (2/14/2014 - K.Egan)

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 #: Z2014092

Hearing Date: March 4, 2014

Property Owner: Wong Grocery Company, LLC (by Brent F. Widen, President and by James B. Taylor, Owner, Mapco Inc., Managing Member)

Applicant: Brent F. Widen

Representative: Brent F. Widen

Location: 1502 South Flores Street

Legal Description: The north 54 feet of Lot A1 and the north 54 feet of the west 25 feet of Lot A2, NCB 2569

Total Acreage: 0.1736

City Council District: 5

Case Manager: Osniel Leon, Planner

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

Proposed Zoning Change

Current Zoning: "I-1 HS AHOD" Historic Significant General Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ HS AHOD" Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 28, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association; Collins Garden is located within 200 feet.

Planning Team: Lone Star Community Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “J” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial District. According to the Bexar County Appraisal District, the subject site is currently developed with a commercial structure measuring 8,000 square feet built in 1940.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”, “I-2”, “I-1 HS”

Current Land Uses: Tire shop, vacant, retail store, parking lot, offices

Direction: West

Current Base Zoning: “I-1 HS”, “I-1”

Current Land Uses: Retail store, restaurant

Direction: South and East

Current Base Zoning: “IDZ HS”, “IDZ”, “R-6”, “R-4”, “NC IDZ”

Current Land Uses: Offices, alcohol distillery, parking lot, 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.

A number of surrounding properties carry the “HS” Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure.

Transportation

Thoroughfare: South Flores Street

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

Proposed Changes: None known

Thoroughfare: East Cevallos Street

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

Proposed Changes: None known

Public Transit: The number 43, 44, 51, 54 and 243 VIA bus lines operate along South Flores Street.

Traffic Impact: A Traffic Impact Analysis is waived. “IDZ” zoning is exempt from TIA requirements.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Lone Star Community Plan and is currently designated as “High Density Mixed Use” in the future land use plan. This classification provides for a concentrated blend of residential, retail, professional services, office, entertainment, leisure and other related uses at urban densities integrated into one structure or found on the same lot or block. The base zoning request is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts related to the zoning request. The “IDZ” Infill Development District with uses permitted in the “C-2” Commercial District and “MF-33” Multi-Family District is consistent with the established pattern of uses surrounding the subject property.

3. Suitability as Presently Zoned:

The “I-1” district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. “I-1” must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The current “I-1” district is not appropriate for the area. The requested “IDZ” district with uses permitted in “C-2” and “MF-33” will be consistent with the current uses along South Flores Street.

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 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.

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

6. Size of Tract:

The subject property is 0.1736 acres and appears to be of sufficient size to accommodate the proposed request with the flexibility offered by the “IDZ” district.

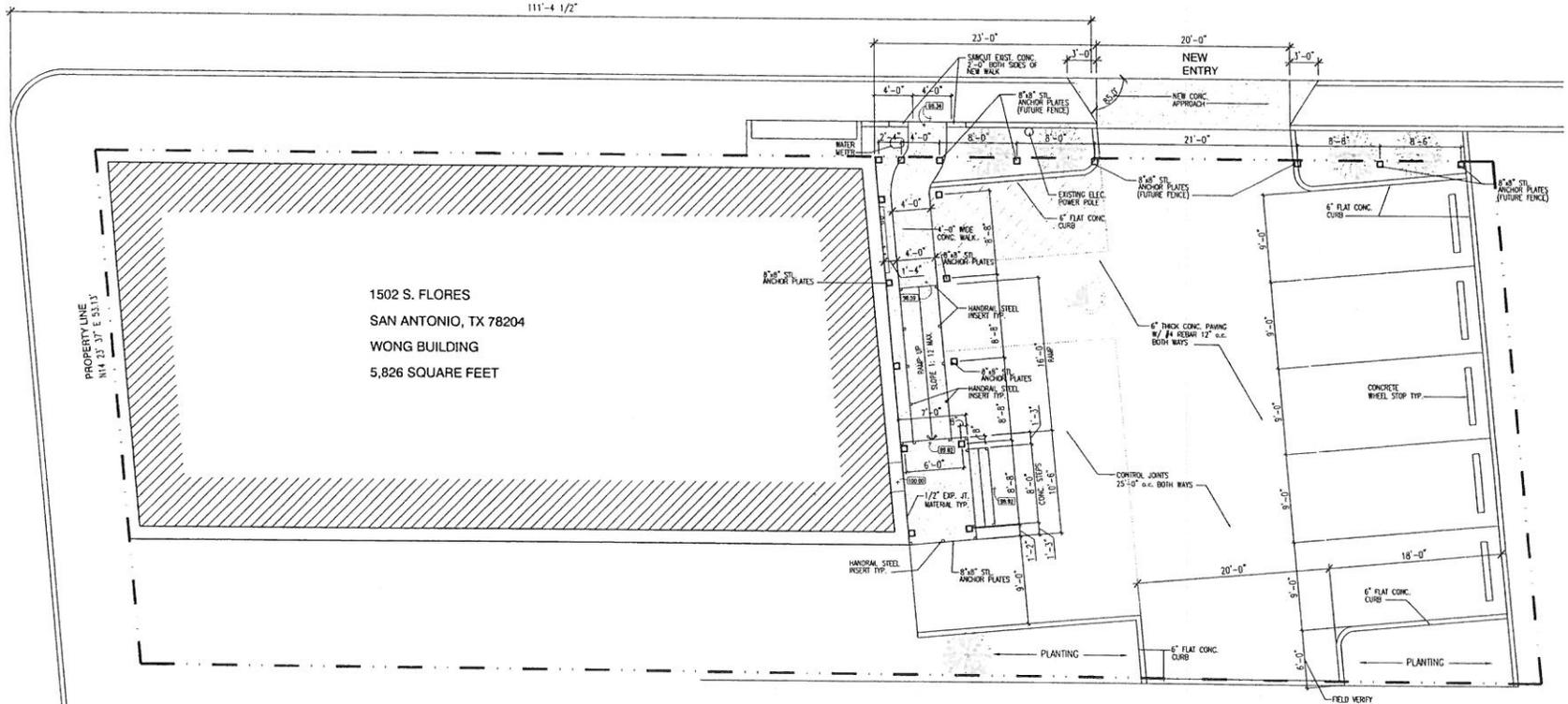
7. Other Factors:

None.

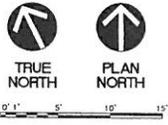
22014092

EAST CEVALLOS

SOUTH FLORES



1502 S. FLORES
SAN ANTONIO, TX 78204
WONG BUILDING
5,826 SQUARE FEET



1 SITE PLAN
Scale: 1/4"=1'-0"

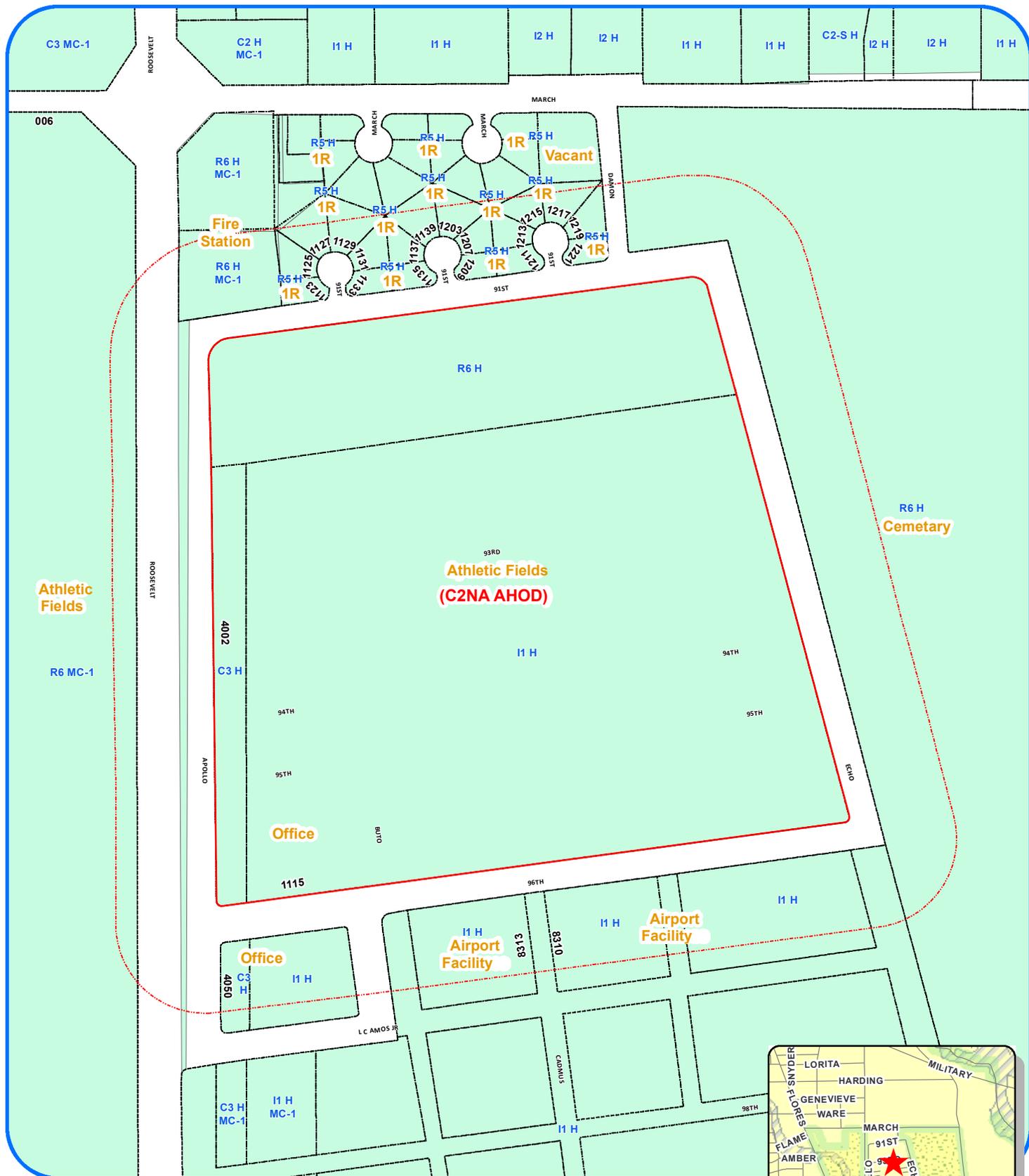
- TOTAL SQUARE FOOTAGE OF LOT = 7,560 SF (BCAD) TO 7,668 ST (PER MEASUREMENT)
- TOTAL ACREAGE = .1736 ACRES
- TOTAL SQUARE FOOTAGE OF BUILDING (I) = 2,913 SF X 2 FLOORS = 5,826 SF

STATEMENT:
PROPOSED ZONING IDZ WITH USES PERMITTED IN C-2 AND MF-33.

STATEMENT:
I, BRENT WIDEN, PRESIDENT AND TREASURER OF THE WONG GROCERY COMPANY, LLC, PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN IS SUBMITTED FOR THE PURPOSE OF RE-ZONING (FROM I-1 HS TO IDZ HS). 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 RE-ZONING CASE, DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADAPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

STATEMENT:
THE INTENDED USE OF CURRENT AND PROPOSED IMPROVEMENTS (OVER \$300,000.00 INVESTMENT) IS TO REDEVELOP GROUND FLOOR FROM OFFICE USE TO MIXED-USE/RETAIL UTILIZATION.

Legal Description:
The north 54 feet of Lot A1 and the north 54 feet of the west 25 feet of Lot A2, NCB 2569.



Zoning Case Notification Plan

Case Z2014-093

Council District: 3

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 7464 BLK 2 LOT 1 HARLANDALE MEMORIAL STADIUM SUBD.

Legend

- Subject Properties ——— (37.301)
- 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
(2/24/2014 - K.Egan)

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 #: Z2014093
Hearing Date: March 4, 2014
Property Owner: Harlandale ISD
Applicant: Harlandale ISD (Robert Villafranca, Director)
Representative: Harlandale ISD
Location: 4002 Roosevelt Avenue, 1115 96th Street and 4050 Apollo
Legal Description: Lots 1 and 2, Block 2, NCB 7464
Total Acreage: 37.301
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: "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District, "C-3 H AHOD" General Commercial Mission Historic Airport Hazard Overlay District and "R-6 H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District

Requested Zoning: "C-2NA H AHOD" Commercial Nonalcoholic Sales Mission 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 February 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 28, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: None

Planning Team: Stinson Airport Vicinity Land Use Plan-0

Applicable Agencies: The Office of Historic Preservation and Stinson Airport

Property Details

Property History: The subject property was annexed in 1940 and was originally zoned Temp "R-1" Temporary Single Family Residence District. In a 1986 City-initiated large-area case, the property was rezoned to "I-1" Light Industry District, "B-3" Business District and "R-1" One Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District, "C-3" General Commercial District and "R-6" Residential Single-Family District. The property was platted into its current configuration in 1997 (volume 9537, page 83 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed for school athletic fields and offices.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5" and "R-6"

Current Land Uses: Fire station, cemetery and single-family residences

Direction: South

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

Current Land Uses: Professional Office, airport facility and cemetery

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Athletic fields

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Cemetery

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

Transportation

Thoroughfare: Roosevelt

Existing Character: Primary Arterial Type A 120'; two lanes in each direction with no sidewalks

Proposed Changes: None known

Thoroughfare: Apollo, Buto, Cadmus, Damon, Echo, 91st, 93rd, 94th, 95th and 96th

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

Proposed Changes: None known

Public Transit: VIA bus lines 42 operates along Roosevelt, west of the subject property.

Traffic Impact: A TIA (Traffic Impact Analysis) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements. A traffic engineer familiar with the project must be at Zoning Commission.

Parking Information: Off-street vehicle parking requirements are typically determined by building size and use. There will be a wide variety of uses on site. The number of parking spaces required will be determined during the development and permitting process.

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 Stinson Airport Vicinity Land Use Plan and is currently designated as Public Institutional in the Future Land Use Plan. The Public/Institutional land use designation is meant to accommodate public, quasi-public, utility and institutional uses including schools and religious facilities. The uses and requested zoning are consistent with the future 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.

3. Suitability as Presently Zoned:

The existing zoning may not be entirely appropriate for the subject property. The subject property abuts a residential neighborhood to the north and the Stinson Airport to the south. The requested zoning and uses would act as a buffer between the properties to the north and south of the subject property. Currently, the subject property is already being utilized for public institutional uses and the zone change request would bring the property into conformity.

4. Health, Safety and Welfare:

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

5. Public Policy:

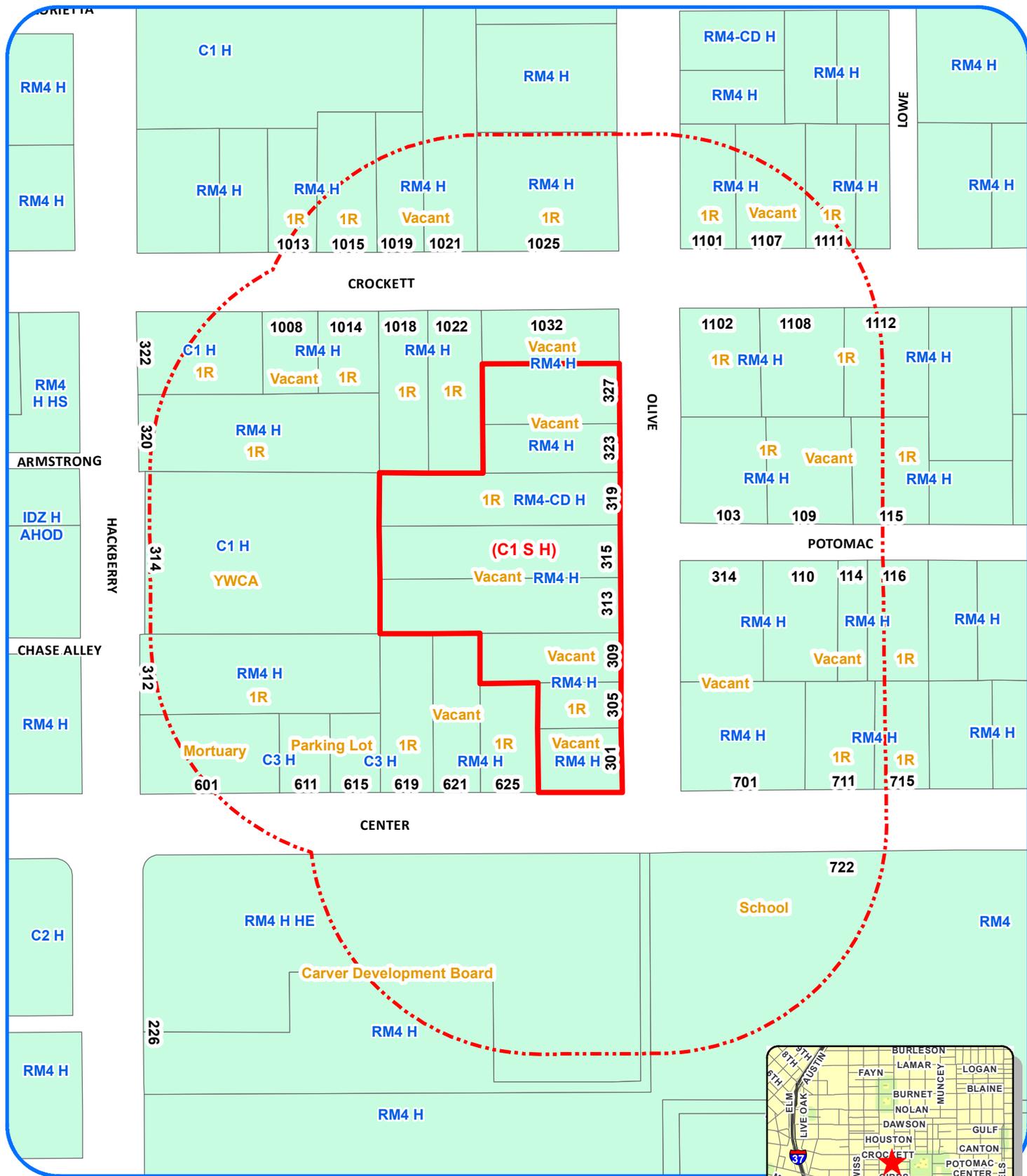
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 37.301 of an acre in size, which should be able to reasonably accommodate the uses permitted in the "C-2" district and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2014-094 S

Council District: 2
 Scale: 1" approx. = 125 Feet

Subject Property Legal Description(s): NCB 584 BLK East 1/2 of 7 Lot 2-9

Legend

- Subject Properties ——— (1.2020 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
 (2/19/2014 - S. Murphy)

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 #: Z2014094 S
Hearing Date: March 4, 2014
Property Owner: City of San Antonio and IDEA Public Schools
Applicant: City of San Antonio
Representative: City of San Antonio
Location: 301, 305, 309, 313, 315, 319, 323 and 327 N. Olive St.
Legal Description: Lots 2, 3, 4, 5, 6, 7, and the east 72.33 feet of Lots 8 and 9, the east 1/2 of Block 7, NCB 584
Total Acreage: 1.2020
City Council District: 2
Case Manager: John Osten, Sr. Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District, and "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Triplex

Requested Zoning: "C-1 S H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District with a Specific Use Authorization for a Noncommercial Parking Lot Requiring Demolition of a Dwelling Unit

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 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 28, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan

Applicable Agencies: City of San Antonio Transportation and Capital Improvements Department and the Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "D" Apartment District under the 1938 zoning code. In 1989, the subject property was rezoned to "R-2" Residential District as a part of a large-area rezoning case. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM" Residential Mixed District. The subject property consists of eight individual parcels of which two of them are developed with single-family structures.

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 South

Current Base Zoning: "RM-4 H"

Current Land Uses: Single-Family Residential, Public/Institutional

Direction: West

Current Base Zoning: "RM-4 H", "C-1 H" and "C-3 H"

Current Land Uses: Single-Family Residential, Office Building

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: North Hackberry Street

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

Proposed Changes: None known

Thoroughfare: East Commerce Street

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

Proposed Changes: None known

Thoroughfare: East Houston Street

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

Proposed Changes: None known

Public Transit: North Hackberry is served by route 516. East Commerce is served by route 25. East Houston is served by route 24.

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

Parking Information: Subject property will be developed as a noncommercial parking lot.

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:

Subject property is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low Density Residential in the future land use component of the plan. The zoning request is not consistent with the future land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Low Density Mixed Use. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property's location in a compact area bound by an arterial thoroughfare to the west, north and south makes the area appropriate for more intense uses.

3. Suitability as Presently Zoned:

The existing "RM-4" zoning district is not suitable for the subject property. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings.

4. Health, Safety and Welfare:

Staff finds no evidence of likely negative impacts on public health, safety or welfare related to the proposed use.

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.202 acres and appears to be of sufficient size to accommodate the proposed use.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The construction of any parking lot which involves the replacement, demolition, or destruction of a dwelling unit shall not be undertaken unless and until a specific use authorization is approved. The specific use authorization shall be approved only if the following standards are met:

(1) The proposed conversion is located within an area classified as commercial, office, industrial, or similar classification in a land use plan adopted pursuant to section 35-420 of UDC; or

Should the plan amendment request be approved, the subject property will be located within an area classified as mixed-use which includes commercial and office uses.

(2) The structure proposed to be removed cannot reasonably be used or restored to habitable condition; or

The structure proposed to be removed does not meet the current building code standards and it has been classified as a noncontributing structure in the Dignowity Hill Historic District by the Office of Historic Preservation.

(3) The proposed parking is needed and there are no reasonable alternatives for the proposed parking lot for which the demolition is required; or

Staff found no other viable alternate location which can accommodate similar amount of parking space in the near proximity of the Carver Cultural Center.

(4) The proposed parking area will not promote residential disinvestment or promote further conversions of residences to nonresidential purposes.

Staff finds no indication of likely residential disinvestment or promotion of further conversions of residences to nonresidential purposes.

ARCHITECT
1875 PINE
SUITE 1100
DALLAS, TX 75201

IDEA
Public Schools

CARVER
PREP SCHOOL

OWNER
IDEA PUBLIC SCHOOLS
500 W. WASHINGTON DRIVE SUITE 9
WICHITA, KS 67202

PROJECT MANAGER
ERIC L. FERNANDEZ, P.E., LEED AP
MICHAEL R. BROWN, LEED AP
POLYMERIS, LEED AP

PROJECT NUMBER
16874.000
DATE
FEB 03, 2014
TITLE
SITE PLAN

SHEET 001

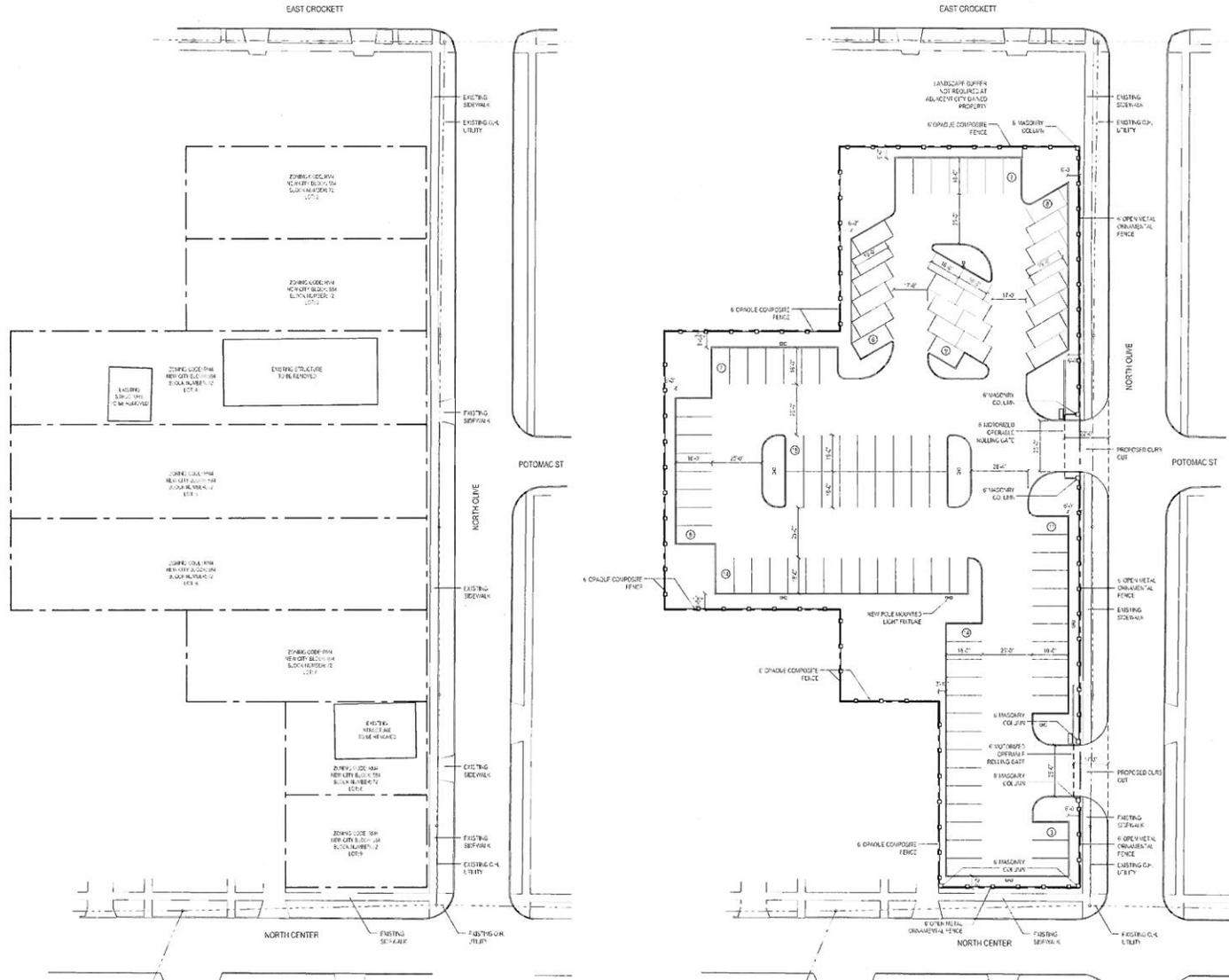
SITE PLAN
SHEET 001

A1.01

SITE PLAN ANALYSIS:
PROPOSED REZONING TO A C1-S CLASSIFICATION.

1. LOT ACREAGE : 1.188 (38,823 SF)
 - A. NO NEW STRUCTURES, SURFACE PARKING ONLY.
 - B. IMPERVIOUS COVERAGE : 38,294 SF
 - C. PAVED AREA : 38,294 SF
2. C1-S ZONING : NO SET BACKS REQUIRED AT PARKING.
3. TOTAL PARKING SPACES PROVIDED: 105 REF. SITE PLAN FOR PARKING DIMENSIONS, NO ADJUTAS PARKING STALLS REQUIRED AS THIS IS AN OFF SITE PARKING LOT AND THERE ARE NO BUILT STRUCTURES.
4. REF. SITE PLAN FOR WALLS & FENCE TYPES AND LOCATIONS. LANDSCAPING WILL MEET REQUIREMENTS TO EXTENT ALLOWED BY THIS PLAN. WILL NOT MEET FRONT & SIDE YARD BUFFER REQUIREMENTS. LANDSCAPE BUFFER REQ. AT RESIDENTIAL PROPERTY ADJACENCY = 8,360 SF (13' BUFFER); LANDSCAPE BUFFER PROVIDED = 7,690 SF. LANDSCAPE BUFFER REQ. AT STREET SIDE PROPERTY LINE = 4,440 SF (10' BUFFER); LANDSCAPE BUFFER PROVIDED = 4,145 SF.
5. REF. SITE PLANS FOR EXISTING & PROPOSED CONDITIONS.
6. THE PROPOSED USE OF THE PROPERTY IS THAT OF AN OFF-SITE PARKING LOT FOR IDEA CARVER PREPARATORY & CARVER CULTURAL CENTER.

7. 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 ANNUAL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



02 EXISTING SITE PLAN
1" = 25'-0"

01 PROPOSED SITE PLAN
1" = 25'-0"