

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, March 6, 2012**  
**12:45 PM**

### ZONING COMMISSIONERS

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

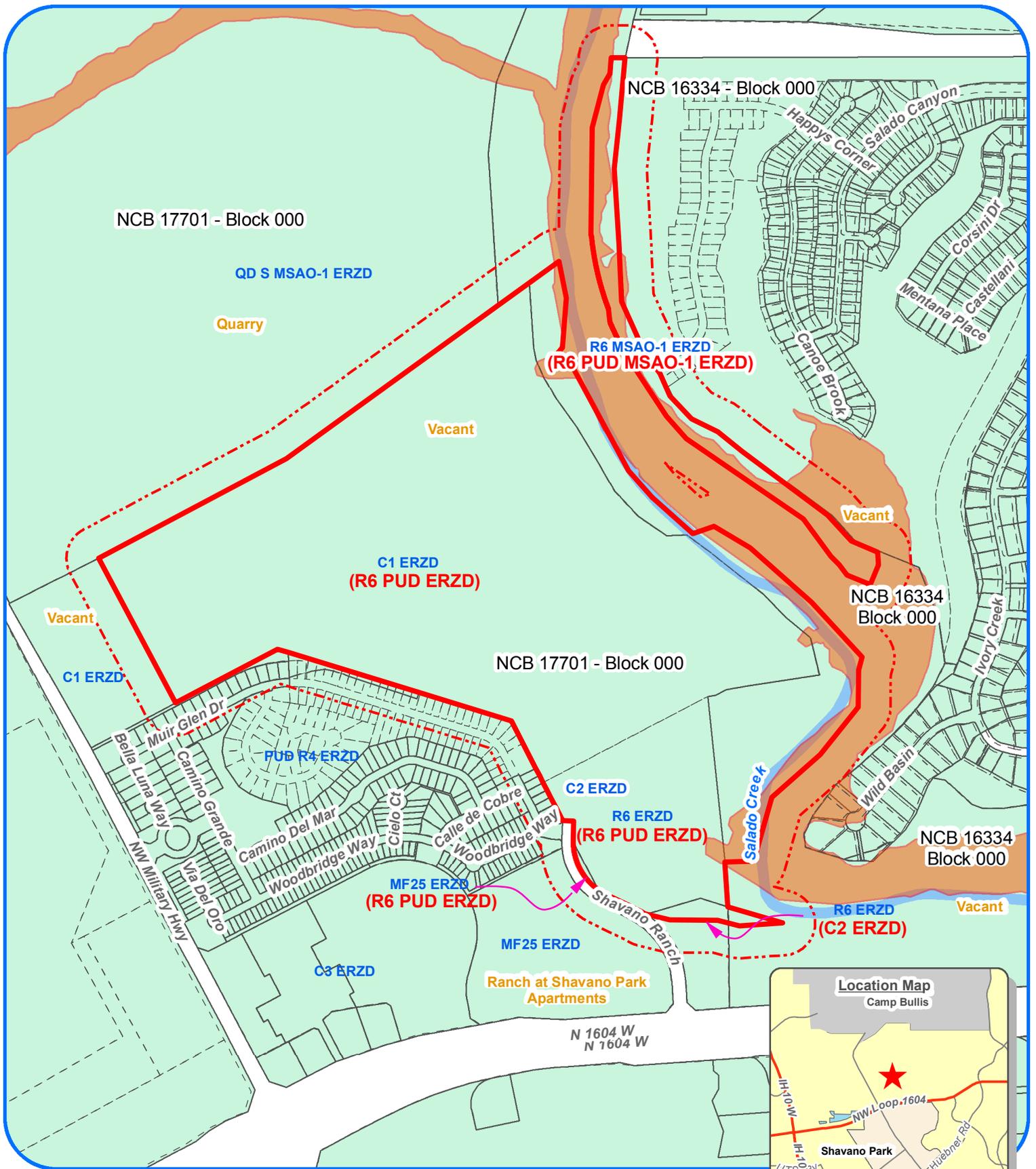
1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, and any items for consideration on the agenda for March 6, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of February 21, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012007 ERZD (Council District 9):** A request for a change in zoning from “C-2 ERZD AHOD MLOD” Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District, “C-1 ERZD AHOD MLOD” Light Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District, “MF-25 ERZD AHOD MLOD” Multi-Family Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District, “R-6 ERZD AHOD MSAO MLOD” Residential Single-Family Edwards Recharge Zone Airport Hazard Overlay Military Sound Attenuation Overlay Military Lighting Overlay District and “R-6 ERZD AHOD MLOD” Residential Single-Family Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District to “PUD R-6 ERZD AHOD MLOD” Planned Unit Development Residential Single-Family Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District on 191.202 acres, “PUD R-6 ERZD AHOD MSAO MLOD” Planned Unit Development Residential Single-Family Edwards Recharge Zone Airport Hazard Overlay Military Sound Attenuation Overlay Military Lighting Overlay District on 11.733 acres and “C-2 ERZD AHOD MLOD” Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District on 1.574 acres on 204.509 acres out of NCB 17701 and 16334, located northeast of the intersection of Northwest Military Highway and North Loop 1604 West.

7. **ZONING CASE NUMBER Z2012059 (Council Districts 2, 9, & 10):** A request for a change in zoning to add “MC-3” Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay District to existing zoning, properties generally located 200 feet from the outer right-of-way of Austin Highway from the City Limits of San Antonio to the west and to Meadow Lane to the east; 300 feet from the outer right-of-way of Austin Highway from Meadow Lane to the west and to Loop 410 to the east; and 300 feet from the outer right-of-way of Harry Wurzbach from Loop 410 to the north and to Fort Sam Houston to the south.
8. **ZONING CASE NUMBER Z2012060 S (Council District 2):** 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 "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Bulk Plant or Terminal on Parcels 13B and 13C, NCB 17980 and Lots 5 and 6, Block 1, NCB 17980, IH-10 and Bicentennial Drive.
9. **ZONING CASE NUMBER Z2012061 CD (Council District 1):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor/Studio on Lots 12, 13 and 14, Block 50, NCB 2744, 1726 Fredericksburg Road.
10. **ZONING CASE NUMBER Z2012062 S (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency on 560.78 square feet of open space being out of Lots 1, 2 and 3, Block 96, NCB 271 on a portion of 701 South Frio Street.
11. **ZONING CASE NUMBER Z2012065 S (Council District 3):** A request for a change in zoning from “H I-2 AHOD” Mission Historic Heavy Industrial Airport Hazard Overlay District to “H C-2 S AHOD” Mission Historic Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Meeting Facility on 0.9240 of an acre tract of land out of NCB 11176, 1319 March Avenue.
12. **ZONING CASE NUMBER Z2012066 S (Council District 1):** A request for a change in zoning from “C-3NA H AHOD” General Commercial Nonalcoholic Sales Tobin Hill Historic Airport Hazard Overlay District to “IDZ S H AHOD” Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in the “C-2NA” Commercial Nonalcoholic Sales District, with Laboratory - Testing and Research, Cosmetics Manufacturing and Processing and a Specific Use Authorization for Biomedical Products-Manufacturing on Lot 8, Block 13, NCB 1734, 620 East Dewey Place.
13. **ZONING CASE NUMBER Z2012068 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 16, Block 51, NCB 199, 804 North San Marcos.
14. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

15. **ADJOURNMENT.**

**Accessibility Statement**

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



# Zoning Case Notification Plan

## Case Z-2012-007 ERZD

Council District 9

Scale: 1" approx. = 800 ft.

Subject Property Legal Description(s): 204.509 acres out of NCB 17701 and NCB 16334

### Legend

- Subject Properties ——— (204.509 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  
(02/20/2012 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2012007 ERZD

Hearing Date: March 6, 2012

Property Owner: Rogers Shavano Ranch, Ltd. and Rogers 1604 Commercial, Ltd.

Applicant: Rogers Shavano Ranch, Ltd. and Rogers 1604 Commercial, Ltd.

Representative: Brown & Ortiz, P. C.

Location: Located northeast of the intersection of Northwest Military Highway and North Loop 1604 West.

Legal Description: 204.509 acres out of NCB 17701 and NCB 16334

Total Acreage: 204.509

City Council District: 9

Case Manager: Brenda V. Martinez, Planner

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

### **Proposed Zoning Change**

**Current Zoning:** "C-2 ERZD AHOD MLOD" Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District, "C-1 ERZD AHOD MLOD" Light Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District, "MF-25 ERZD AHOD MLOD" Multi-Family Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District, "R-6 ERZD AHOD MSAO MLOD" Residential Single-Family Edwards Recharge Zone Airport Hazard Overlay Military Sound Attenuation Overlay Military Lighting Overlay District and "R-6 ERZD AHOD MLOD" Residential Single-Family Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District

**Requested Zoning:** "PUD R-6 ERZD AHOD MLOD" Planned Unit Development Residential Single-Family Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District on 191.202 acres, "PUD R-6 ERZD AHOD MSAO MLOD" Planned Unit Development Residential Single-Family Edwards Recharge Zone Airport Hazard Overlay Military Sound Attenuation Overlay Military Lighting Overlay District on 11.733 acres and "C-2 ERZD AHOD MLOD" Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District on 1.574 acres

### **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 17, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 22, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 2, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet: 38**

**Neighborhood Associations:** None

**Planning Team Members:** 41 (North Sector Plan)

**Applicable Agencies:** The San Antonio Water System and The Camp Bullis Military Training Site

## **Property Details**

**Property History:** The subject property is currently undeveloped. The property was annexed in 1996 and was originally zoned “Temp R-1 ERZD” Temporary Single-Family Residence Edwards Recharge Zone District.

Upon adoption of the 2001 Unified Development Code, the zoning on the 11.733 and 1.574 acre tracts of land as well as portions of the 191.202 acre tract converted from “Temp R-1 ERZD” Temporary Single-Family Residence Edwards Recharge Zone District to “R-6 ERZD” Single-Family Residential Edwards Recharge Zone District

- In a 1998 rezoning case (Z96266 CC), a portion of the subject property was rezoned from “Temp R-1” Temporary Single-Family Residence District to “P-1 R-1 ERZD” Planned Unit Development Single-Family Residence Edwards Recharge Zone District
- In a 2001 rezoning case (Z2001145), the subject property was rezoned from “P-1 R-1 ERZD” Planned Unit Development Single-Family Residence Edwards Recharge Zone District to “B-1 ERZD” Business Edwards Recharge Zone District and “B-2 ERZD” Business Edwards Recharge Zone District.
- Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-1 ERZD AHOD" Light Commercial Edwards Recharge Zone Airport Hazard Overlay District and “C-2 ERZD AHOD” Commercial Edwards Recharge Zone Airport Hazard Overlay District.

**Topography:** The property has an abundance of grasses, shrubs and trees with a significant slope. Portions of the 191.202 acre tract of land subject appear to be within the 100 year floodplain. A significant portion of the 11.733 acre tract is also located within the 100 year floodplain.

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “QD S” with a Specific Use Authorization for Blasting

**Current Land Uses:** Quarry

**Direction:** South

**Current Base Zoning:** “C-2” and “MF-25”

**Current Land Uses:** Vacant Land and Apartments

**Direction:** East

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

**Current Land Uses:** Vacant Land and Single-Family Residences

**Direction:** West

**Current Base Zoning:** “C-3”, “C-1” and “PUD R-4”

**Current Land Uses:** Commercial Uses, Vacant Land and 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.

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" regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Some surrounding properties carry the "MSAO" Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO" establishes sound insulation standards for land uses sensitive to elevated noise levels generated from military training exercises and aircraft operations.

## **Transportation**

**Thoroughfare:** Northwest Military Highway

**Existing Character:** Primary Arterial Type A; 1 lane in each direction

**Proposed Changes:** None known.

**Thoroughfare:** North Loop 1604 North

**Existing Character:** Freeway; 8 lanes

**Proposed Changes:** None known

**Public Transit:** The nearest VIA busline is the number 97 that operates along Northwest Military Highway.

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

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

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

## **Staff Analysis and Recommendation: Approval of "PUD R-6" on the 11.733 acre tract and Approval of "C-2" on the 1.574 acre tract. Denial of "PUD R-6" on the 191.202 acre tract**

**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 Section. The zoning request is consistent with the Future Land Use designation.

### **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 associated with this proposed residential development. The concern raised by SAWS staff includes the protection of geologically sensitive features. SAWS staff identifies four geologically sensitive features that consist of two sinkholes and two solution cavities on the subject property.

In response to the aforementioned concern, SAWS staff recommends approval of the zoning request and has provided a number of environmental mitigation recommendations that will be adopted with the final ordinance should this request be approved by City Council (see attached SAWS Report). A Water Pollution Abatement Plan, Aquifer Protection Plan and buffer zones are recommended by SAWS to ensure proper procedures are followed to protect the aquifer.

Staff has concerns related to the requested "PUD R-6" zoning on the 191.202 acre tract of land. The property abuts an active quarry, which currently has a specific use authorization for blasting. The location of the proposed residential development directly adjacent to the quarry as well as the typical noise, dust and large truck traffic generated by a quarry operation could have negative impacts on the proposed single-family development.

According to the applicant, the southern portion of the quarry abutting the subject property has been fully extracted and the northern portion of the quarry is where the majority of activity occurs.

Staff finds no likely adverse impacts of the requested “C-2” zoning on the 1.574 acre tract. The requested “C-2” is an expansion of the existing “C-2” located along the frontage road of North Loop 1604 West. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

Further, staff finds the requested “PUD R-6” zoning on the 11.733 acre tract to be reasonable due to the location of the subject property and the existing similarly zoned properties in the immediate area. The subject property is currently zoned “R-6”; therefore, the permitted uses will not change if the “PUD” request is approved. According to the applicant, the 11.7 acre tract of land is an expansion of the existing Rogers Ranch PUD located to the east. Single-family dwellings are proposed to be built. However, the applicant does not know whether any portion of the 11.7 acres will actually contain single-family dwelling building footprints, backyards or be utilized as walking trails.

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

The property’s current “C-1” designation is appropriate. The subject property is adjacent to an active quarry, Salado Creek and a residential subdivision. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. The subject property’s location is more appropriate for commercial uses than residential uses. The “C-1” Light Commercial District will serve as a buffer between the quarry and residential uses located on the eastside of Northwest Military Highway.

### **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, and welfare of the surrounding community.

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

The subject property is located within the boundaries of the Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

The subject property is also located over the Edwards Aquifer Recharge Zone. Objective No. 7 of the North Sector Plan encourages compliance with the endangered species act and preventing the reduction of karst invertebrate habitat. The subject property is located within Karst Zone 2, which is an area that has a high probability of containing suitable habitat for invertebrate karst species. Additionally, objective 7 states that “Any development that threatens to destroy critical habitat in Karst Zone 1 and 2 should not be approved. If such a project is approved, mitigation measures preserving habitat may be required.” Development should only be allowed within Karst Zones 1 and 2 if permitted by the United States Fish and Wildlife Service (USFWS). The applicant will be required to submit the appropriate studies to the USFWS to ensure compliance with the Endangered Species Act.

Potential Golden Cheeked Warbler habitat covers large areas of land within five miles of Camp Bullis. Portions of Camp Bullis remain the primary location for Golden Cheeked Warbler critical habitat. The displacement of endangered species due to surrounding development could restrict future military training operations on Camp Bullis. Objective No. 8 of the North Sector Plan is titled “Avoid Golden Cheeked Warbler endangered species displacement,” and states “in order to alleviate these restrictions and create more alternatives for the bird, designated off installation habitat areas should be conserved and not developed.”

According to the applicant, an endangered species study that was completed in 2009 indicated that endangered species were located on the subject site. However, subsequent studies that were in completed in 2010 and 2011 did not show any endangered species to be located on the subject property. The applicant intends to have a 2012 study initiated for the site.

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

The subject property measures approximately 275 acres.

The proposed “PUD R-6” district allows up to 5 dwelling units per acre.

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

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, zoning staff provided the Military with a copy of the rezoning request for review and comment. (Please see the attached e-mail response).

SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 30% for the overall acreage. The impervious cover for the 11.733 acre tract shall not exceed 30% and shall not be transferred to the 190 acre tract.

The applicant has indicated to staff that the quarry located north of the subject property is proposed to be redeveloped in approximately three to four years. The owner would like to redevelop the quarry property into a residential subdivision.

According to Section 35-344(j) after "PUD" zoning is granted, a "PUD" plan shall be submitted to and approved by the Planning Commission prior to approval of any plats or the issuance of any building permits or certificates of occupancy.

SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES  
RECEIVED  
2012 FEB 29 PM 9:56

**To:** Zoning Commission Members

**From:** Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2012007 (Roger's Shavano Ranch)

**Date:** February 28, 2012

## SUMMARY

A request for a change in zoning has been made for an approximate 204.51-acre tracts located on the city's north west side. A change in zoning from "C-1 ERZD AHOD MLOD & C-2 ERZD AHOD MLOD" to "R-6 PUD ERZD", "MF-25 ERZD AHOD MLOD" to "R-6 PUD ERZD", "R-6 ERZD AHOD MLOD" to "C-2 ERZD", and "R-6 ERZD AHOD MSAO MLOD" to "R-6 PUD MSAO ERZD" is being requested by the applicant Brown & Ortiz, P.C. The change in zoning has been requested to allow for single-family residential development on 191.202 acres and an adjoining 11.733 acre, and a commercial development on 1.574 acres. The property is classified as a Category 1.

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, northeast of the intersection of N.W. Military Highway and North Loop 1604 West. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

## SITE EVALUATION

### 1. Development Description:

The proposed change is from "C-1 ERZD AHOD MLOD & C-2 ERZD AHOD MLOD" to "R-6 PUD ERZD", "MF-25 ERZD AHOD MLOD" to "R-6 PUD ERZD" (191.202 acres), "R-6 ERZD AHOD MLOD" to "C-2 ERZD" (1.574 acres), and "R-6 ERZD AHOD MSAO MLOD" to "R-6 PUD MSAO ERZD" (11.73 acres), and will allow for single-family development and commercial development. Currently, the overall 204.51-acre site is undeveloped.

2. Surrounding Land Uses:

Undeveloped land borders the northwest corner of the subject tract. A quarry site bounds the northern portion of the subject site. Presidio Heights subdivision borders the west and southwest portion of the property. Undeveloped land borders the southern portion of the proposed C-2 ERZD site. To the east the Salado Creek separates the proposed 190 acre R-6 PUD from the 11.733 acre proposed R-6 PUD property.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on December 2, 2011, 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.

- A. The subject site was observed as a single parcel, currently undeveloped and heavily vegetated, approximately 192.7 acres in area. An additional 11.733 acres along the eastern side of Salado Creek was added. A SAWS sanitary sewer line was observed being installed running east and west through the middle of the subject site. A residential subdivision was observed immediately adjacent to the southwest of the subject site.

Moderate to good exposure of bedrock was observed throughout the property. The site was observed to be undeveloped and highly vegetated with significant topographic relief. Salado Creek was observed along the eastern boundary of the site, and two northeast to southwest trending faults are mapped along the northern and southern portions of the site, respectively. No surface expression of these faults were noted in the field.

A number of geologic features, including four solution cavities and two apparent sinkholes were observed near the top of the central hill, along the southern site boundary. One sinkhole and two solution cavities were observed to be aligned in a fashion suggesting the existence of a solutionally enlarged fracture aligning all three features. The apparent sinkholes and two of the solution cavities are considered to be geologically sensitive. The remaining two solution cavities were determined to have insufficient recharge potential for sensitivity.

The site appeared to slope slightly to the east. Stormwater occurring on the subject site would drain to the east towards Salado Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer, and by the Kirschberg Evaporite Member along the southern boundary of the subject site.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick.

The Kirschberg Evaporite Member of the Kainer Formation is characterized by the presence of altered crystalline limestone, chalky or decomposed mudstone, and abundant chert nodules, with fabric and structure related porosity. The full section thickness of this member is approximately 50 to 60 feet thick.

- C. A linear zone of one sinkhole and two solution cavities, and one additional sinkhole are considered to be geologically sensitive.

## **ENVIRONMENTAL CONCERNS**

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

### **Site Specific Concerns**

1. A solutionally enlarged fracture zone and a sinkhole located on the property and if left unprotected 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 impervious cover shall not exceed 30% for the overall approximate 203.33 acre properties.

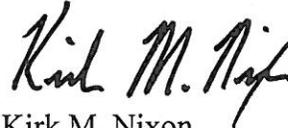
2. A buffer shall be provided for the solution enlarged fracture zone (buffer zone 1) consisting of one sinkhole and two solution cavities, and one additional sinkhole (buffer zone 2) located on site (see Figure 2) as required in Ordinance No. 81491, Section 34-920.
3. The non-adjacent tract that is subject to rezoning and makes up 11.733 acres (see figure 2) cannot exceed 30% impervious cover. The impervious cover cannot be transferred from the smaller tract that makes up 11.733 acres (see figure 2) to the 190 acre area.
4. The land uses within the zoned area 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 that 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 prohibited, that land use will not be permitted on that site.
5. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.
6. 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 Resource Protection Division 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 the Resource Protection Division of SAWS.
7. 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.
8. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division 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 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

### **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 Resource Protection Division of the San Antonio Water System.
2. 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.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - 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.
4. 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.
5. If a water quality basin is constructed on the property, the following is required:
  - A. Below grade or subsurface 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 Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
  - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section 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 Resource Protection Division of SAWS.
6. 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.
7. The Resource 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.



Kirk M. Nixon  
Manager  
Resource Protection Division

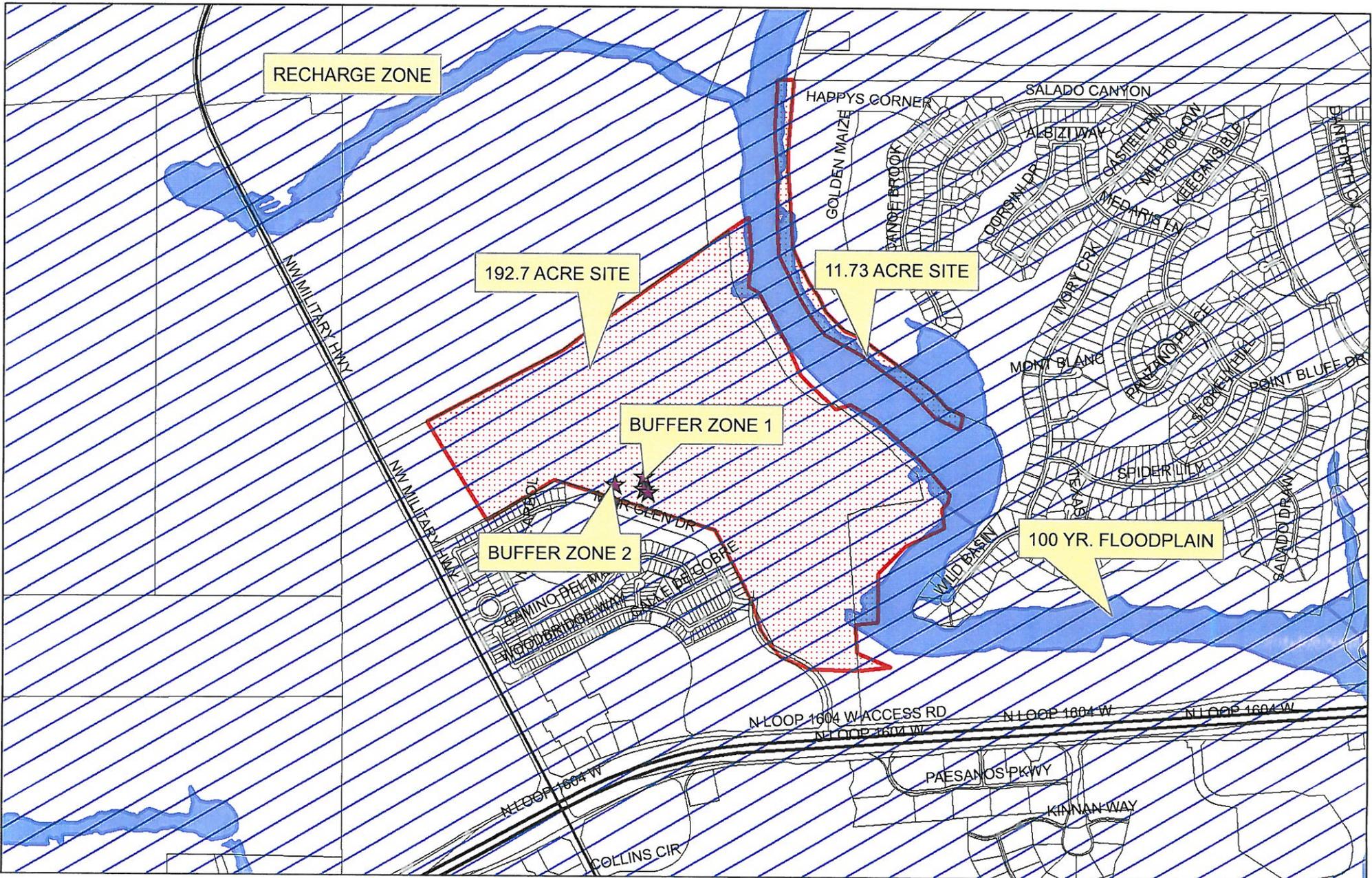
APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:MAE



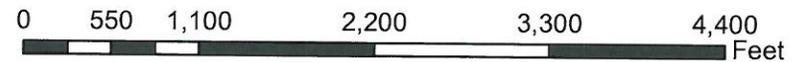


**ZONING FILE: ROGERS SHAVANO RANCH (FIGURE 2)**

**ZONING ID: Z2012007**

**MAP PAGE: 515, C3**

**Map Prepared by Aquifer Protection and Evaluation MAE 2/27/2012**



## Brenda Valadez

---

**From:** Cannizzo, James V CIV (US) [james.v.cannizzo.civ@mail.mil]  
**Sent:** Monday, February 27, 2012 9:44 AM  
**To:** Brenda Valadez  
**Subject:** RE: Camp Bullis 5-mile Awareness Zone Notification - Rezoning Case Z2012007 ERZD (UNCLASSIFIED)  
**Signed By:** Verifying the signature. Click the icon for details.

Classification: UNCLASSIFIED  
Caveats: FOUO

Thanks. JC

-----Original Message-----

**From:** Brenda Valadez [mailto:Brenda.Valadez@sanantonio.gov]  
**Sent:** Monday, February 27, 2012 9:42 AM  
**To:** Cannizzo, James V CIV (US)  
**Subject:** RE: Camp Bullis 5-mile Awareness Zone Notification - Rezoning Case Z2012007 ERZD (UNCLASSIFIED)

I am not sure when the case will be heard. The Zoning Commission Hearing starts at 1 pm. SAWS cases are usually heard at the beginning of the meeting right after the consent agenda.

-----Original Message-----

**From:** Cannizzo, James V CIV (US) [mailto:james.v.cannizzo.civ@mail.mil]  
**Sent:** Monday, February 27, 2012 9:10 AM  
**To:** Brenda Valadez  
**Cc:** Micah Diaz  
**Subject:** RE: Camp Bullis 5-mile Awareness Zone Notification - Rezoning Case Z2012007 ERZD (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: FOUO

OK, thanks for the update. What time do you think this will go on the 6th?  
JC 295-7082

-----Original Message-----

**From:** Brenda Valadez [mailto:Brenda.Valadez@sanantonio.gov]  
**Sent:** Monday, February 27, 2012 9:05 AM  
**To:** Cannizzo, James V CIV (US)  
**Cc:** Micah Diaz  
**Subject:** RE: Camp Bullis 5-mile Awareness Zone Notification - Rezoning Case Z2012007 ERZD (UNCLASSIFIED)

Hi Jim,

I spoke to the applicant on Thursday February 23rd and I am now receiving different information regarding the 11.7 acre tract of land. The applicant has now stated that the 11.7 acre tract of land is an expansion of the existing PUD located to the east. Single-family dwellings are proposed to be built. However, the applicant does not know whether any portion of the 11.7 acres will actually contain single-family dwelling building footprints, backyards or be utilized for walking trails. For further information regarding this proposed project, you may contact Daniel Ortiz at (210) 299-3704. Thanks!

-----Original Message-----

**From:** Cannizzo, James V CIV (US) [mailto:james.v.cannizzo.civ@mail.mil]  
**Sent:** Monday, February 13, 2012 12:41 PM  
**To:** Brenda Valadez  
**Cc:** Arnold, Dean A CIV (US); Frank Sherman; Jeffrey Bazan; Ruben Lizalde  
**Subject:** RE: Camp Bullis 5-mile Awareness Zone Notification - Rezoning Case

Z2012007 ERZD (UNCLASSIFIED)

Classification: UNCLASSIFIED

Caveats: FOUO

Ref the February 10, 2012 updated notice (which includes 11.7 acres that were not on the original 193 acre Oct 31, 2011 notice);

About half of the additional 11.7 acres is in karst invertebrate zone one and the other half in karst zone two. All of it is within the designated Edwards Aquifer recharge zone. Per the 2008 USFWS Bexar County karst invertebrate recovery plan, " Zone 1. Areas known to contain listed invertebrate karst species" and "Zone 2. Areas have a high probability of containing habitat suitable for listed invertebrate karst species."

Also, this additional 11.7 acres appears to contain some densely wooded sections which could be potential golden-cheeked warbler habitat.

If this 11.7 acres is not to be developed as you note in your msg below, it should be designated resource protection, so that it cannot be developed.

In terms of the overall development, as I detailed in my prior msg (see below) these endangered species issues could negatively impact Camp Bullis if species issues are not handled appropriately. This 204 acre development is only about one mile south of Camp Bullis. The developer should submit their endangered species surveys to USFWS and coordinate with USFWS and the rezoning should not be moved forward until the developer shows that this has been done.

Also, per the Feb 8, 2012 SAWS geologic assessment you emailed me today, there are four solution cavities and two sinkholes on the 193 acre section (page 1, section 4.A, although the map and another section depict three sinkholes). The presence of these solution cavities and sink holes highlights the sensitive recharge nature of this tract and these features, plus any smaller features on this tract, should be surveyed for endangered Bexar County karst invertebrates and those surveys should be coordinated with USFWS. These surveys should be done now, because if a feature is determined to be occupied it could result in as large as a 90 acres karst preservation area -- which is what we have over 2,500 acres of on Camp Bullis.

Thanks for the opportunity to submit comments.

Regards, Jim

James V. Cannizzo \*(210) 295-7082 at Camp Stanley today  
Administrative and Civil Law Advisor  
US Army, Camp Stanley (Army Material Command, AMC) and Retained Army  
Functions at Fort Sam Houston and Camp Bullis Camp Stanley Storage Area  
(AMC), Environmental Department, 25800 Ralph Fair Road, Boerne TX 78015-4877

-----Original Message-----

From: Brenda Valadez [mailto:Brenda.Valadez@sanantonio.gov]  
Sent: Friday, February 10, 2012 4:20 PM  
To: Cannizzo, James V CIV (US)  
Subject: RE: Camp Bullis 5-mile Awareness Zone Notification - Rezoning Case Z2012007 ERZD (UNCLASSIFIED)

I asked the applicant why they were including that piece of property in this rezoning request. The applicant said that the strip of property was originally suppose to be part of the PUD Plan for the Rogers Ranch subdivision located to the east. According to the applicant, nothing is proposed to be built on that strip of land.

-----Original Message-----

From: Brenda Valadez [mailto:Brenda.Valadez@sanantonio.gov]  
Sent: Friday, February 10, 2012 2:24 PM

To: Cannizzo, James V CIV (US)  
Subject: FW: Camp Bullis 5-mile Awareness Zone Notification - Rezoning Case Z2012007 ERZD (UNCLASSIFIED)

Hi Jim,

I just wanted to send you an e-mail update regarding Zoning Case Z2012007. I have finally received the SAWS Report and I will schedule this case for Zoning Commission consideration on March 6, 2012. The original request was to rezone 193 acres; however, the applicant has since added an additional 11.733 acres to the rezoning request. Can you please send me updated comments that reflect the new acreage which is 204.509 acres. Thank you.

Brenda V. Martinez  
Planner  
Land Development Division, Development Services Department  
1901 S. Alamo Street, San Antonio, TX 78204  
210.207.7945 (phone) / 210.207.0043 (fax)

-----Original Message-----

From: Cannizzo, James V USA CIV (US) [mailto:james.v.cannizzo.civ@mail.mil]  
Sent: Monday, November 14, 2011 4:02 PM  
To: Brenda Valadez  
Cc: Frank Sherman; Arnold, Dean A USAF CIV (US); Reidinger, Phillip A USA CIV (US); Thomas Marks; Ruben Lizalde; Christopher Looney  
Subject: RE: Camp Bullis 5-mile Awareness Zone Notification - Rezoning Case Z2012007 ERZD (UNCLASSIFIED)

Ref the 193 acre tract about one-and-a-half miles south of Camp Bullis;

This tract is all in the Edwards Aquifer Recharge zone and Stone Oak karst faunal area, mostly in karst invertebrate zone 2 and a portion in karst zone 1. Per the 2008 USFWS Bexar County karst invertebrate recovery plan, "Zone 1. Areas known to contain listed invertebrate karst species" and "Zone 2. Areas have a high probability of containing habitat suitable for listed invertebrate karst species." If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

The North Sector Plan contains the following excerpts ref karst zone 1 and 2 and development:

"Objective 7: To comply with the Endangered Species Act and prevent the reduction of karst invertebrate habitat

If the karst feature is disturbed by development, direct/indirect contamination, or changes to water flow/water availability, the species may be lost at that location. Additionally, karst invertebrates are an indicator of water quality and quantity

Recommended Development Standards: Strict development limitations should be imposed on areas designated Karst Zone 1 and 2"

This tract also has areas of thick vegetation, some of which appear to be potential Golden-cheeked Warbler habitat -- particularly the area on the eastern side of the tract along Salado Creek. Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown over a 200% increase on Camp Bullis in the past 20 years. We believe this could be caused by the large-scale clear-cutting of oak and juniper trees around Camp Bullis.

Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 8,500 of the 28,000 acres of Camp Bullis are now potential habitat (about 4,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training) -- of note, we have had

about a 1,250 acre increase in occupied habitat the past four years (based on 2007 surveys and recently completed 2011 surveys). We believe that any development near Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, which should be sent to USFWS.

We encourage the developer to submit their karst invertebrate and GCWA species surveys to FWS (Christina Williams- Christina\_Williams@fws.gov).

Also, this 193 acre development may cause traffic issues with Military Highway, currently the primary route into and out of Camp Bullis. An appropriate traffic study should be done to assess impacts.

Also, the Military Lighting Overlay District (MLOD) should be strictly followed. And the Military Sound Attenuation Overlay (MSAO) appears to cover a part of the northern section of this development and should be strictly followed with sound attenuation standards for construction. Any attempt at "grandfathering" to avoid the tree ordinance updates, species ordinance, MLOD and MSAO ordinances would be detrimental to the military mission at Camp Bullis.

Thanks for the opportunity to submit comments on this significant development.

Regards, Jim

James V. Cannizzo \*(210) 295-7082 at Camp Stanley today  
Administrative and Civil Law Advisor  
US Army, Camp Stanley (Army Material Command, AMC) and Retained Army  
Functions at Fort Sam Houston and Camp Bullis Camp Stanley Storage Area  
(AMC), Environmental Department, 25800 Ralph Fair Road, Boerne TX 78015-4877

-----Original Message-----

From: Brenda Valadez [mailto:Brenda.Valadez@sanantonio.gov]  
Sent: Monday, October 31, 2011 12:14 PM  
To: 'campbullisnotifications@conus.army.mil'  
Subject: Camp Bullis 5-mile Awareness Zone Notification - Rezoning Case  
Z2012007 ERZD

Good Afternoon

The Development Services Department received an application proposing to rezone 193 acres within the 5-mile Camp Bullis Awareness Zone. The proposed rezoning case is located in City Council District 9. Attached is the rezoning application. Please let me know if you have any questions.

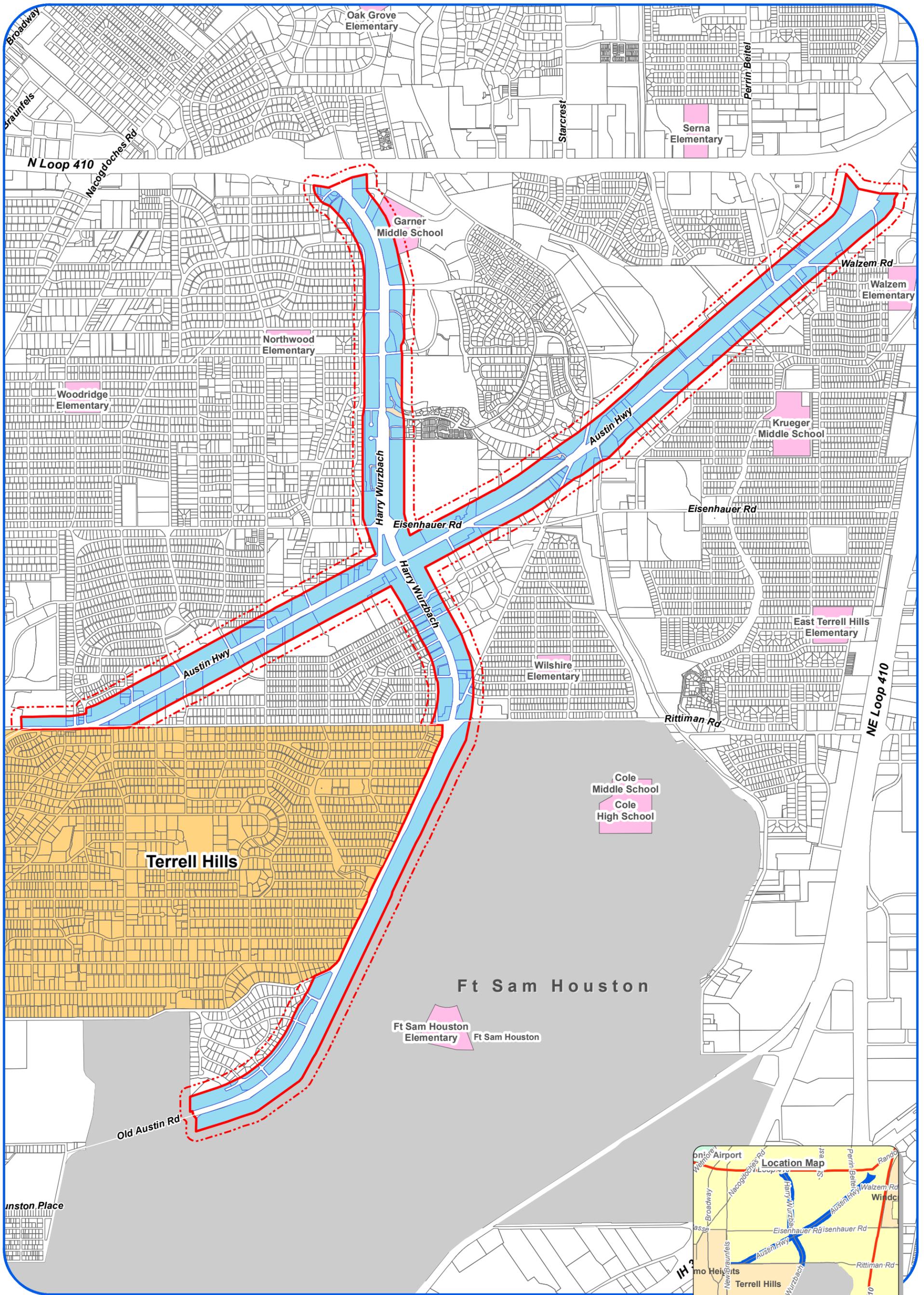
Brenda L. Valadez  
Planner

Land Development Division, Development Services Department  
1901 S. Alamo Street, San Antonio, TX 78204  
210.207.7945 (phone) / 210.207.0043 (fax)

Classification: UNCLASSIFIED  
Caveats: FOUO

Classification: UNCLASSIFIED  
Caveats: FOUO

Classification: UNCLASSIFIED  
Caveats: FOUO



# Zoning Case Notification Plan

## Case Z-2012-059

Council Districts 2, 9 and 10

Scale: 1" approx. = 1,800 ft.

### Legend

- Subject Properties ——— (582 Properties - 484.1 Acres)
- 200' Notification Area - - - - -

**Note: All Proposed Rezoning within the Metropolitan Corridors, if approved, will result in an additional Overlay Classification of "MC-3".**

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





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# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2012059  
Hearing Date: March 6, 2012  
Property Owner: Multiple property owners  
Applicant: City of San Antonio  
Representative: Rebecca Paskos  
Location: Properties within the municipal boundary of the City of San Antonio: 1) multiple properties located within 200 feet of the outer right-of-way boundary line of Austin Highway, between said municipal boundary to the west and West Meadowlane Drive to the east; 2) multiple properties within 300 feet of the outer right-of-way boundary line of Austin Highway, between West Meadowlane Drive to the west and Loop 410 to the east; and 3) multiple properties within 300 feet of the outer right-of-way boundary line of Harry Wurzbach Road, between Loop 410 to the north and Fort Sam Houston to the south.  
Legal Description: Multiple legal descriptions  
Total Acreage: 659.2 acres  
City Council District: 2, 9, and 10  
Case Manager: Rebecca Paskos, Senior Planner  
Case History: This is the second public hearing for this rezoning request. This case was continued at the February 21, 2012 meeting following a public hearing. The Zoning Commission was briefed regarding this rezoning case during the February 7, 2012 meeting.

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## **Proposed Zoning Change**

**Current Zoning:** Multiple zoning districts to

**Requested Zoning:** Multiple zoning districts with the adoption and application of the Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay District (MC-3)

## **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 3, 2012. Notices were sent to affected property owners, property owners and registered neighborhood associations within two hundred (200) feet of the subject property, planning team members and applicable agencies on February 8, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

**Notices Mailed**

**Number of Affected Properties:** 582

**Number of Properties within 200 feet:** 552

**Neighborhood Associations:** Bel Meade Homes Association, Oak Park/Northwood Neighborhood Association, Terrell Heights Neighborhood Association, Village North One Neighborhood Association, Wilshire Neighborhood Association, and Wilshire Village Neighborhood Association

**Planning Team Members:** 34 – Northeast Inner Loop; 30 – Austin Highway/Harry Wurzbach Planning Team

**Applicable Agencies:** TxDOT, Public Works, and Development Services Department

**Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
North	“R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “PUD” Planned Unit Development, “MF-33” Multi-Family District, “C-2” Commercial District, and “C-3” General Commercial District	Single family residences, multi-family residences, religious institutions, various commercial uses, and greenway
East	“R-5” Residential Single-Family District, “R-6 PUD” Residential Single-Family Planned Unit Development District, “RM-4 PUD” Residential Mixed Planned Unit Development District, “MF-33” Multi-Family District, “MF-33 PUD” Multi-Family Planned Unit Development District, “C-1” Light Commercial District, “C-2 PUD” Commercial Planned Unit Development District, “C-3” General Commercial District, “O-2” High-Rise Office District, “L” Light Industrial District, “I-1” General Industrial District, and “MR” Military Reservation District	Single family residences, multi-family residences, various commercial and office uses, Fort Sam Houston, and vacant land
South	“R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “MH” Manufactured Housing District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, and “I-1” General Industrial District	Single family residences, multi-family residences, public institutions, various commercial uses, greenway, and vacant land
West	“NP-8” Neighborhood Preservation District, “R-4” Residential Single-Family, “R-5 PUD” Residential Single-Family Planned Unit Development District, “MF-33” Multi-Family District, “C-2” Commercial District, “C-3” General Commercial District, and “I-1” General Industrial District	Single family residences, multi-family residences, religious institutions, various commercial uses, and vacant land

**Overlay and Special District Information:** Most 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 within the Oakwell Farms Planned Unit Development and Thrush View Planned Unit Development carry the "PUD" Planned Unit Development District. The "PUD" provides flexibility in design, planning and development of a site and allows for private streets and gated entrances to new subdivisions.

**Transportation**

Thoroughfare	Existing Character	Proposed Changes
Austin Highway	Secondary Arterial Type B, 2 lanes in each direction; Primary Arterial Type A, 2 lanes in each direction with a raised center median, left turn lanes, and a wide improved shoulder	None known
Harry Wurzbach	Secondary Arterial Type A, 2 lanes in each direction, depressed center median, and left turn lanes	Fort Sam Houston Transportation Projects, 2007-2012 Bond Program, currently under construction to improve the intersection with Rittiman Road, Winans Gate, and Burr Road.
Rittiman	Secondary Arterial Type B, 2 lanes in each direction	Fort Sam Houston Transportation Projects, 2007-2012 Bond Program, currently under construction to improve the intersection with Harry Wurzbach.
Walzem	Secondary Arterial Type B, 2 lanes in each direction	None known
Eisenhauer	Secondary Arterial Type B, 2 lanes in each direction	None known
Perrin Beitel	Secondary Arterial Type B, 2 lane in each direction	None known

**Public Transit:** VIA bus route 509 runs on Austin Highway, Rittiman, and Harry Wurzbach, route 14 runs along Austin Highway, route 647 runs on Harry Wurzbach, and route 505 runs on Eisenhauer and Walzem.

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

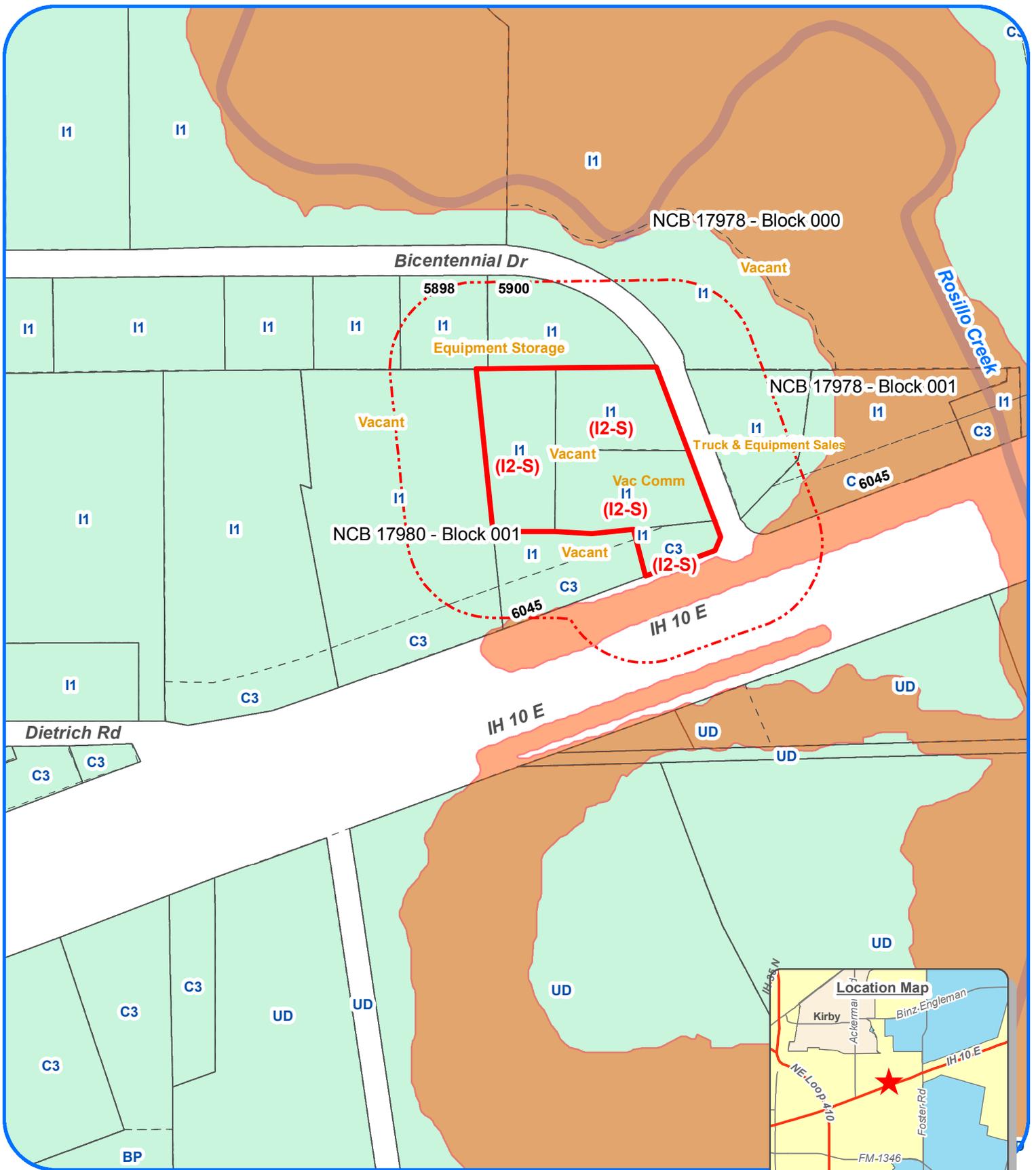
**Parking Information:** Parking requirements are based on individual use.

**Staff Analysis and Recommendation: Approval**

**Topography:** The property does not include any abnormal physical features. Very few portions of the properties are within a flood plain. Portions of the Austin Highway and Harry Wurzbach are at a higher elevation than properties that front the roadway.

**Property History:** The subject properties were annexed into the City of San Antonio over six annexations from 1944 through 1952. The majority of land which includes the northern properties along Harry Wurzbach, the eastern properties along Austin Highway, and Fort Sam Houston was annexed in 1952 as part of the Fort Sam Houston large area annexation.

Prior to Interstate Highway 35, Austin Highway was the path that connected Austin and San Antonio. Following World War II, Austin Highway was a popular area with several well-known restaurants, dance halls, and motels and tourist courts. With the construction of Loop 410 and Interstate Highway 35 in the 1960s, traffic and business moved away from Austin Highway. Ongoing redevelopment from the late 1990s to today has brought new life to Austin Highway. The Austin Highway Revitalization Program, Inc., established after the adoption of the Northeast Inner



# Zoning Case Notification Plan

## Case Z-2012-060 S

Council District 2  
 Scale: 1" approx. = 300 ft.

Subject Property Legal Description(s): NCB 17980 - Block 001 - Lots 5 and 6 and NCB 17980 - Block 000 - Parcels P-13B and P-13C

### Legend

- Subject Properties (4.399 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept  
 City of San Antonio  
 (02/02/2012 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2012060 S

Hearing Date: March 6, 2012

Property Owner: D & F Moody, Ltd.

Applicant: D & F Moody, Ltd.

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

Location: Located northwest of the intersection of IH 10 East and Bicentennial Drive.

Legal Description: Parcels 13B and 13C, NCB 17980 and Lots 5 and 6, Block 1, NCB 17980

Total Acreage: 4.399

City Council District: 2

Case Manager: Brenda V. Martinez, Planner

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

#### **Proposed Zoning Change**

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

**Requested Zoning:** "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Bulk Plant or Terminal

#### **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 17, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 22, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 2, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

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

**Neighborhood Associations:** None

**Planning Team Members:** 30 (I-10 East Corridor Perimeter Plan)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject site is currently developed with a structure measuring 4,900 square feet. According to the Bexar County Appraisal District, the structure was constructed in 2011.

The property was annexed in 1985, and was originally zoned "Temp R-1" Temporary Residence District. In a 1986 case, the subject property was rezoned to "I-1" Light Industry District and "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district, converted to the current "I-1" General Industrial District and "C-3" General Commercial District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Equipment Storage

**Direction:** South

**Current Base Zoning:** "UD"

**Current Land Uses:** Vacant Land

**Direction:** East

**Current Base Zoning:** "I-1" & "C-3"

**Current Land Uses:** Truck and Equipment Sales and Vacant Land

**Direction:** West

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

**Current Land Uses:** Vacant Land

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

## **Transportation**

**Thoroughfare:** IH 10 East

**Existing Character:** Freeway; 8 Lanes

**Proposed Changes:** None known

**Thoroughfare:** Bicentennial Drive

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

**Proposed Changes:** None known

**Public Transit:** There is no mass transit service currently available to the subject property.

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

**Parking Information:** N/A

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

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

### **1. Consistency:**

The subject property is located within the I-10 East Corridor Perimeter Plan area, and is designated as “Industrial” and “Parks and Open Space” in the future land use component of the plan. The current zoning is not consistent with the Parks and Open Space designation. The applicant has requested a plan amendment for an “Industrial” land use classification for the entire property. Staff and Planning Commission recommend approval of the plan amendment request.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The majority of surrounding properties are zoned for industrial uses and contain said types of uses. Industrial uses are most appropriate within business or industrial parks with direct access to freeways. The site is located in a heavily concentrated industrial corridor with traffic circulation to IH 10 East. Further, the subject site does not abut any residential zoning or uses.

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

Both the existing and requested zoning are appropriate as the subject property is located on an expressway within an existing industrial park setting. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

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

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

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

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

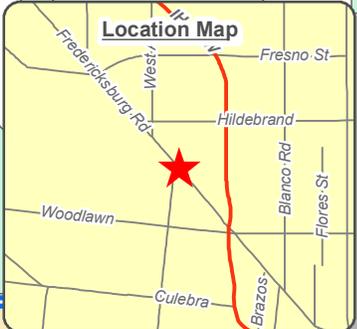
### **6. Size of Tract:**

The subject property is 4.399 acres, which should be able to reasonably accommodate the proposed use as shown on the requisite site plan.

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

None.





# Zoning Case Notification Plan

## Case Z-2012-061CD

Council District 1  
 Scale: 1" approx. = 120 ft.  
 Subject Property Legal Description(s): NCB 02744 - Block 050 - Lots 12, 13 & 14

### Legend

- Subject Properties (0.4132 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  
 (02/01/2012 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2012061 CD  
Hearing Date: March 6, 2012  
Property Owner: HAS Real Estate LLC  
Applicant: HAS Real Estate LLC  
Representative: Brown & Ortiz, P.C.  
Location: 1726 Fredericksburg Road  
Legal Description: Lots 12, 13 and 14, Block 50, NCB 2744  
Total Acreage: 0.4132  
City Council District: 1  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor/Studio.

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 22, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 16, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 2, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 33

**Neighborhood Associations:** Keystone Neighborhood Association, Jefferson Neighborhood Association within 200 feet and Woodlawn Lake Community Association within 200 feet

**Planning Team Members:** 21 (Near Northwest Neighborhood Community Plan)

**Applicable Agencies:** None

#### **Property Details**

**Property History:** The subject property is located within the City Limits as recognized in 1938, and was originally zoned "F" Local Retail District. In a 1982 case, the properties were rezoned to "B-3R" Restrictive Business District (Ordinance 56018, dated October 21, 1982). In a 1989 City-initiated case (Fredericksburg Road/West Avenue Zoning Plan), the properties were rezoned to "B-2NA" Business Non-Alcoholic Sales District. Upon adoption of the Unified

Development Code, the previous base zoning district converted to the current "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District.

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

### **Adjacent Zoning and Land Uses**

**Direction:** Southeast

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

**Current Land Uses:** Commercial Uses

**Direction:** Northwest across West Fulton Avenue

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

**Current Land Uses:** Commercial Uses

**Direction:** Southwest across Fredericksburg Road

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

**Current Land Uses:** Commercial Uses

**Direction:** Northeast

**Current Base Zoning:** "C-3NA NCD-8 AHOD" General Commercial Nonalcoholic Sales Neighborhood Conservation District-8 Airport Hazard Overlay District

**Current Land Uses:** Commercial Use and Single-Family Dwelling

### **Transportation**

**Thoroughfare:** Fredericksburg Road

**Existing Character:** Secondary Arterial two lanes in each direction.

**Proposed Changes:** None known.

**Thoroughfare:** West Fulton Avenue

**Existing Character:** Local Access Street one lane in each direction

**Proposed Changes:** None known.

**Public Transit:** The VIA number 91, 92, 96, 97, 292 and 296 bus lines operate along Fredericksburg Road, with a bus stop directly adjacent to 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:** Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 200 sf GFA.

### **Staff Analysis and Recommendation: Denial.**

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

#### **1. Consistency:**

The subject property is located within the Near Northwest Neighborhood Community Plan and is currently designated as "Neighborhood Commercial". Neighborhood Commercial provides for offices, professional services, and shopfront retail uses that are pedestrian oriented. The "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor/Studio is inconsistent with plan. The applicant has submitted a Master Plan Amendment for "Community Commercial" designation that was considered by the Planning Commission on February 22, 2012. Planning and Community Development Department staff and the Planning Commission recommend denial of the Master Plan Amendment.

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

The granting of the Conditional Use for a Tattoo Parlor/Studio is not likely an adverse impact on the neighborhood. Surrounding existing land uses are commercial in character and the proposed Conditional Use is consistent with these uses. The entire shopping center ground floor façade is enclosed with windows; head-in parking is available along Fredericksburg Road and there is also parking located behind the building. An additional commercial building and alley serves as a buffer between the commercial and residential uses.

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

Both the existing zoning and requested Conditional Use are inconsistent with the adopted Near Northwest Neighborhood Community Plan. However the existing "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District is consistent with surrounding properties and uses.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The subject property is an existing multi-tenant shopping center consisting of six individual suites with three suites vacant. The Conditional Use will provide an opportunity for the operation of a Tattoo Parlor/Studio in one of the vacant suites.

## **5. Public Policy:**

The "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor/Studio does not support the Near Northwest Neighborhood Community Plan. The use would not foster a safe, attractive or convenient vehicular/pedestrian link with other land uses.

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

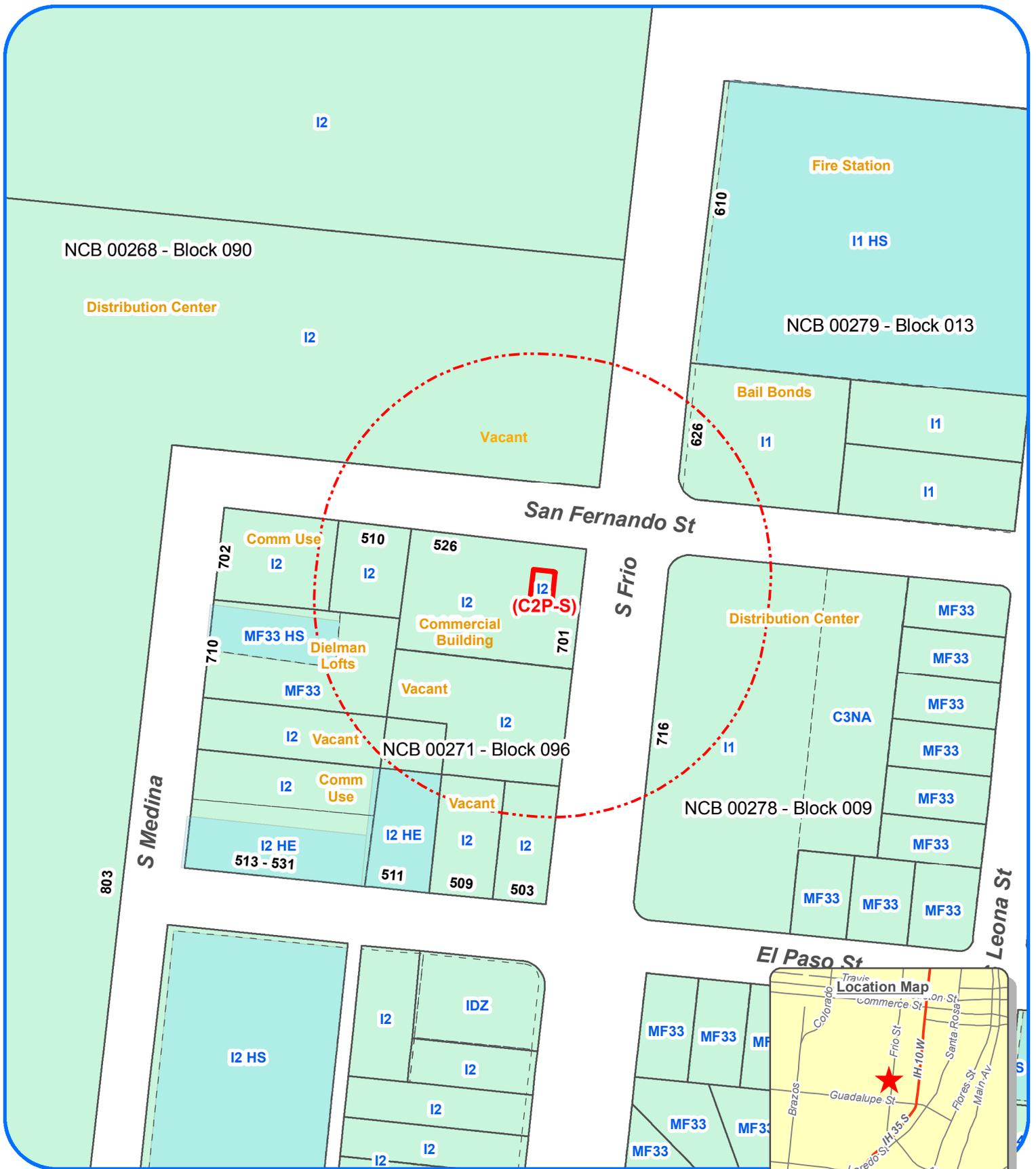
The subject property is an existing 9,000 square foot multi-tenant neighborhood shopping center. A Karate Studio, an Employee Staffing Agency, and a Barber Shop occupy three of the six suites with three suites vacant. The applicant has submitted a site plan that shows adequate parking for the existing and proposed uses.

## **7. Other Factors:**

District regulations within the "C-2NA" districts are the same as in "C-2" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted. A Tattoo Parlor/Studio is permitted by-right in the "C-3" General Commercial District.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the use (Tattoo Parlor/Studio) named in the ordinance approving the conditional zoning district.





# Zoning Case Notification Plan

## Case Z-2012-062 S

Council District 5

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): A Portion of NCB 00271 - Block 096 - Lots 1, 2 and 3

### Legend

- Subject Properties ——— (560.78 SQ. FT.)
- 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  
(02/21/2012 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2012062 S  
Hearing Date: March 6, 2012  
Property Owner: WG Resources Partners LP  
Applicant: Homer Whitt, Jr.  
Representative: Brown & Ortiz, P.C. c/o Daniel Ortiz  
Location: 701 South Frio Street  
Legal Description: A 560.78 square foot area out of Lots 1, 2 and 3, Block 96, NCB 271  
Total Acreage: 0.0128  
City Council District: 5  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

## **Proposed Zoning Change**

**Current Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District.

**Requested Zoning:** "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 22, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 16, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 2, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

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

**Neighborhood Associations:** None

**Planning Team Members:** 67 (Downtown Neighborhood Plan)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the City Limits as recognized in 1938, and was originally zoned "L" First Manufacturing District. In 2001 following the adoption of the Unified

Development Code, the previous base zoning districts converted to the current "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District.

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

### **Adjacent Zoning and Land Uses**

**Direction:** North across San Fernando Street

**Current Base Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Current Land Uses:** Vacant Land

**Direction:** West

**Current Base Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Current Land Uses:** Printing Service

**Direction:** South

**Current Base Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Current Land Uses:** Vacant Land

**Direction:** East across South Frio Street

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

**Current Land Uses:** Distribution Center

**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:** South Frio Street

**Existing Character:** Secondary arterial two lanes in each direction with left and right turn lanes.

**Proposed Changes:** None known.

**Thoroughfare:** San Fernando Street

**Existing Character:** Collector Street one lane in each direction

**Proposed Changes:** None known.

**Public Transit:** The VIA number 68, 93 and 268 bus lines operate along South Frio Street.

**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:** Minimum Parking Requirement: 1 per 1,000 sf GFA. Maximum Parking Requirement: 1 per 200 sf GFA.

### **Staff Analysis and Recommendation: Approval. Pending Master Plan Amendment**

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

#### **1. Consistency:**

The subject property is located within the Downtown Neighborhood Plan and is currently designated as "Residential". This land use designation includes single-family, multifamily and mixed use activities. The "Mixed-Use" designation includes a concentrated blend of residential, retail, professional services,

office, entertainment, leisure and other related uses at increased densities to create a pedestrian oriented environment. An amendment from the current land use classification to the "Mixed-Use" classification was considered and recommended for approval, at the February 8, 2012 Planning Commission Public Hearing. The Planning and Community Development Department staff recommends approval of the Master Plan Amendment.

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

The granting of the "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency will not have an adverse impact on the neighboring lands. The zoning request will accomplish the vision for properties along South Frio Street, providing a mix of services and functions to the business and resident populations in the area. The rezoning of the property will in no way diminish the property rights of the neighboring properties.

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

The existing "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District is not appropriate for the subject property. The "I-2" Heavy Industrial District allows uses that could be hazardous to other non-industrial uses and have a negative impact on the surrounding area.

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

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

## **5. Public Policy:**

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

The Downtown Neighborhood Plan was updated in January of 2009 and included the addition of property to the plan boundaries, now known as the "Downtown West" component of the larger plan.

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

The subject property is 560.78 square feet situated in an existing 11,378 square foot one story concrete building. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

## **7. Other Factors:**

The "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District permits general commercial activities designed to serve the community. No outdoor storage or display of goods shall be permitted except for outdoor dining. The maximum front setback in a "C-2P" district is thirty-five (35) feet.

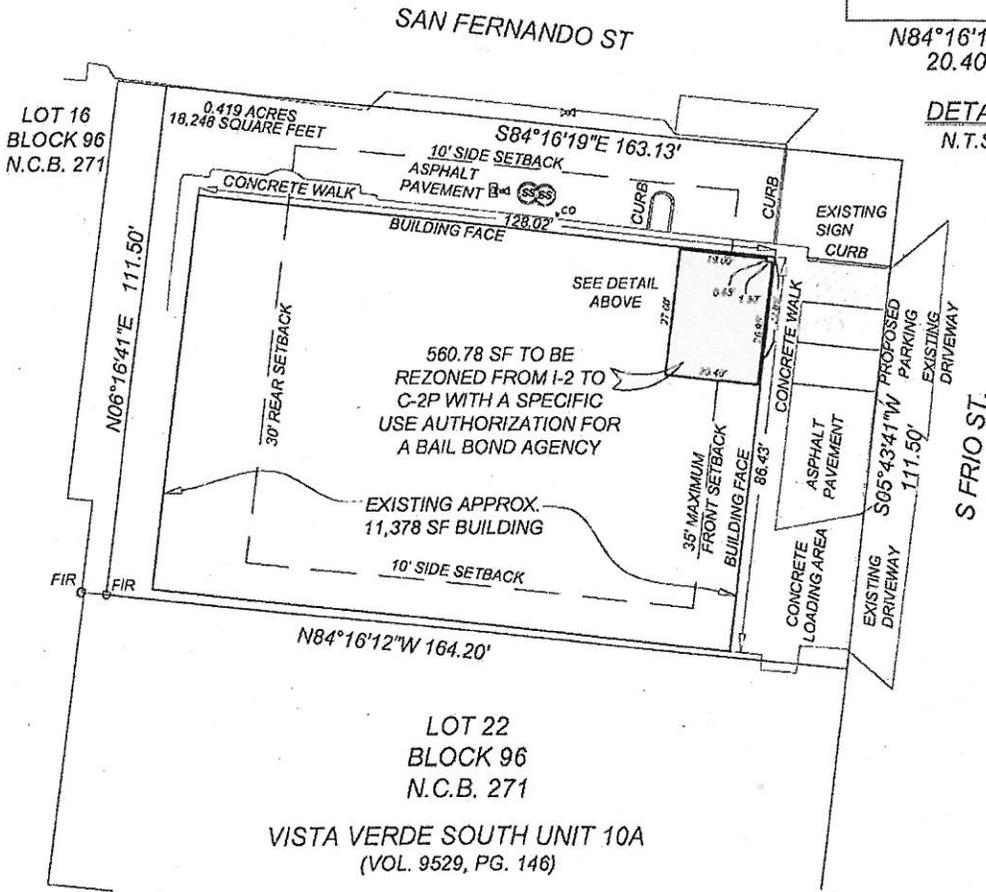
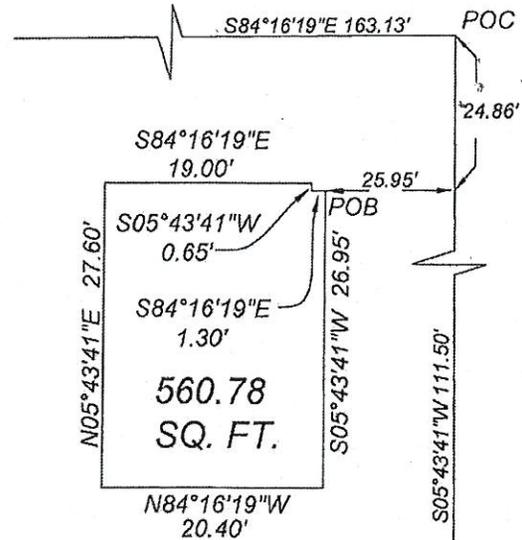
The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and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

**NOTES**

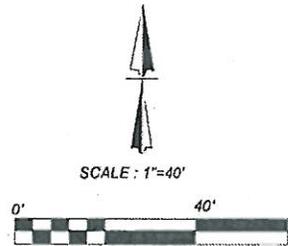
1. BEARINGS ARE BASED ON THE PLAT OF VISTA VERDE SOUTH, UNIT-10A OF RECORD IN VOLUME 9529 PAGE 146 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
2. THIS EXHIBIT WAS PREPARED UNDER 22TAC63.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
3. IF ADDITIONAL PARKING IS NECESSARY TO MEET THE MINIMUM REQUIREMENTS, A COOPERATIVE PARKING AGREEMENT WILL BE EXECUTED

WE, WG RESOURCES PARTNERS, L.P., THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SAN FERNANDO ST



**TABULATIONS:**  
 TOTAL LOT AREA = 18,248 SF  
 TOTAL BUILDING AREA = 11,378 SF  
 TOTAL PAVED AREAS = 5,970 SF  
 TOTAL IMPERVIOUS COVER = 17,348 SF  
 TOTAL OPEN SPACE = 900 SF



**SITE LEGEND**

- 1/2" FOUND IRON ROD
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- CLEAN OUT

**EXHIBIT OF**

560.78 SQ. FT OF OPEN SPACE SITUATED IN A ONE STORY CONCRETE BUILDING AT 701 S. FRIO STREET, SAME BEING OUT OF LOTS 1, 2, AND 3, BLOCK 96, NEW CITY BLOCK 271, CITY OF SAN ANTONIO AND CONVEYED TO WG RESOURCES PARTNERS, LP OF RECORD IN VOLUME 13015 PAGE 1117, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, BEXAR COUNTY, TEXAS.

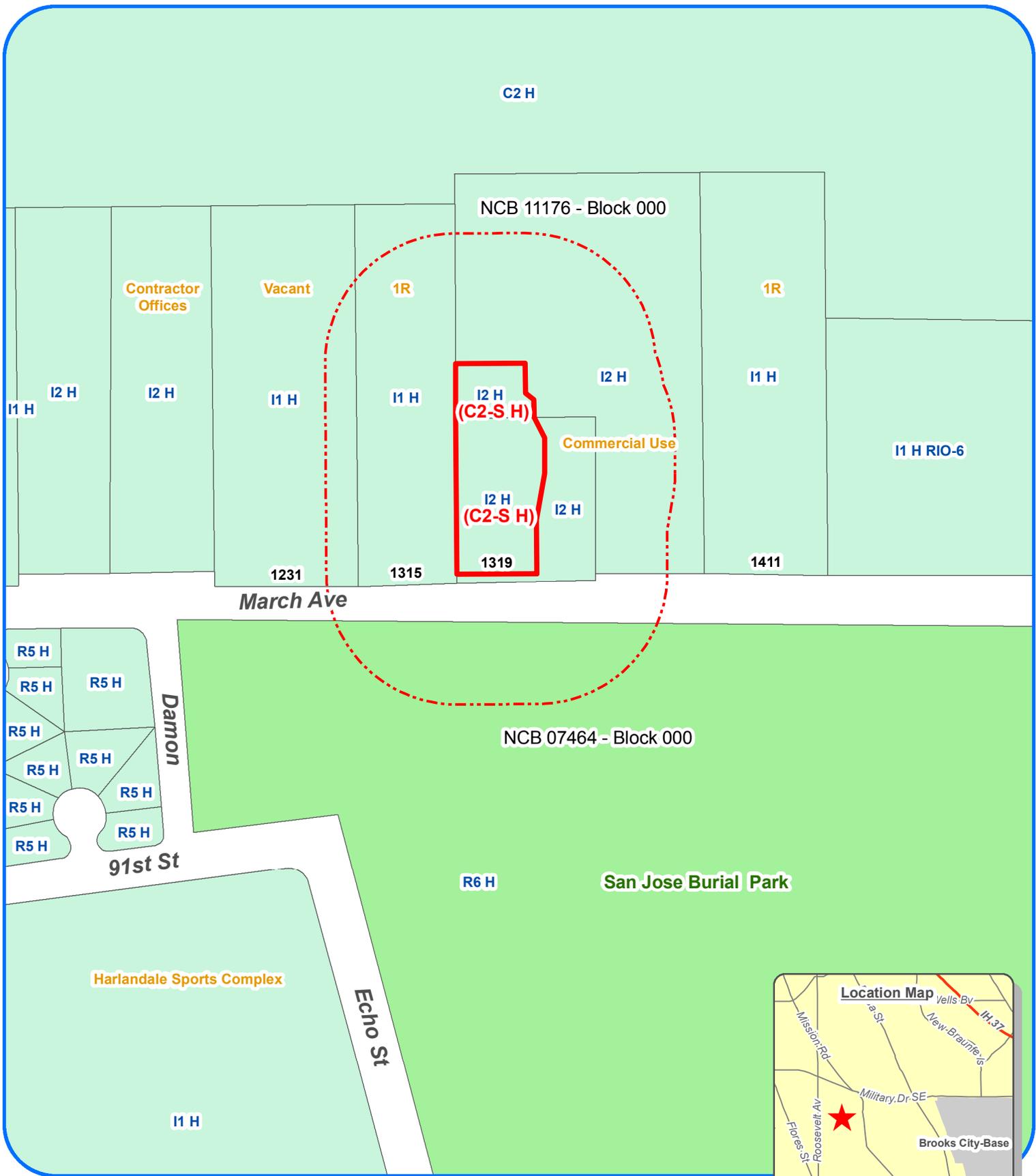


ADDRESS: 701 S FRIO ST,  
 SAN ANTONIO, TX

REVISIONS: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

JOB NO. 12-012  
 DATE: 02/01/2012  
 DRAWN: JG  
 DESIGNED: TAS  
 CHECKED: TAS

SHEET: 1 OF 1



# Zoning Case Notification Plan

## Case Z-2012-065 S

Council District 3  
 Scale: 1" approx. = 200 ft.  
 Subject Property Legal Description(s): NCB 11176 - Block 000 - Lot 25

### Legend

- Subject Properties ——— (0.924 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **TEXT (TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (02/06/2012 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2012065 S  
Hearing Date: March 6, 2012  
Property Owner: Thomas and Zoraida G Villarreal  
Applicant: Thomas and Zoraida G Villarreal  
Representative: P.W. Christensen c/o Patrick Christensen  
Location: 1319 March Avenue  
Legal Description: A 0.9240 of an acre tract of land out of NCB 11176  
Total Acreage: 0.9240  
City Council District: 3  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

## **Proposed Zoning Change**

**Current Zoning:** "H I-2 AHOD" Mission Historic Heavy Industrial Airport Hazard Overlay District

**Requested Zoning:** "H C-2 AHOD S" Mission Historic Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Meeting Facility

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 22, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 16, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 2, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 9

**Neighborhood Associations:** Harlandale Park Neighborhood Association

**Planning Team Members:** 15 (Stinson Airport Vicinity Land Use Plan)

**Applicable Agencies:** Office of Historic Preservation

## **Property Details**

**Property History:** The subject property was annexed in June of 1947 and was originally zoned Historic "LL" First Manufacturing District. In January of 1986, the 0.9240 acre site was part of a large area rezoning that changed the zoning to Historic "I-2" Heavy Industry District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "H I-2 AHOD" Mission Historic Heavy Industrial Airport Hazard Overlay District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** South across March Avenue

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

**Current Land Uses:** San Jose Burial Park

**Direction:** West

**Current Base Zoning:** "H I-1 AHOD" Mission Historic General Industrial Airport Hazard Overlay District

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

**Direction:** East

**Current Base Zoning:** "H I-2 AHOD" Mission Historic Heavy Industrial Airport Hazard Overlay District

**Current Land Uses:** Commercial Use

**Direction:** North

**Current Base Zoning:** "H I-2 AHOD" Mission Historic Heavy Industrial Airport Hazard Overlay District

**Current Land Uses:** Commercial Use

**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.

**Mission Historic District:** The boundaries of the Mission Historic District were designed primarily to include the lower four missions in the San Antonio area (Listed from north to south: Concepcion, San Jose, San Juan Capistrano, and Espada), their *acequias* and fields, and secondarily the significant preserved historic and prehistoric sites in the area. These boundaries represent an area less impacted than most areas of San Antonio by urban development.

## **Transportation**

**Thoroughfare:** March Avenue

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

**Proposed Changes:** None known.

**Public Transit:** There are no transit lines in the immediate vicinity of the subject property. The nearest VIA number 42 bus line operates along Roosevelt Avenue, west of the subject property.

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

**Parking Information:** The UDC does not list parking requirements specifically for Party House/Reception Hall/Meeting Facility. Where a classification of uses is not determined from the table, the Development Services Department Plan Review staff will determine the minimum 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 Stinson Airport Vicinity Land Use Plan and is currently designated as "Community Commercial". The "Community Commercial" land use category is composed of medium intensity uses that serve two or more neighborhoods. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Recommended zoning districts: "NC", "C-1", "C-2", "C-2P", "UD" and "O-1". Therefore, the "H C-2 S AHOD" Mission Historic

Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Meeting Facility is consistent with the Stinson Airport Vicinity Land Use Plan.

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

The granting of the zoning change request will not have an adverse impact on the neighboring lands. The current "I-2" Heavy Industrial District is not in character with surrounding uses.

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

The "I-2" Heavy Industrial District accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

The current "I-2" Heavy Industrial District is not appropriate for the area. The rezoning request will allow less intense uses than the existing "I-2" Heavy Industrial District.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The "C-2" Commercial District permits general commercial activities designed to serve the community. No outdoor storage or display of goods shall be permitted except for outdoor dining.

## **5. Public Policy:**

The zoning request and proposed use is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

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

The property is of sufficient size to accommodate the proposed uses and required parking. The property is currently developed with an 8,345 square foot structure. Should additional parking be required, the applicant can provide space on the neighboring property. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

## **7. Other Factors:**

The subject property is within the Mission San Jose Historic District. The proposed commercial use should not be a hindrance to protection of this historic area. The Historic Design and Review Commission (HDRC) reviewed and approved the site plan.

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 Office of Historic Preservation (OHP) will assist with the application process for proposed exterior alterations to properties within historic districts. All proposed work must be approved by the Office of Historic Preservation (OHP) or the Historic and Design Review Commission (HDRC). Approval by the OHP or the HDRC does take the place of any type of City permit.

I, Thomas and Zoraida Villarreal, the Property Owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted codes at the time of plan submittal for building permits.

**LEGEND**

OVERHEAD ELECTRIC	—O—E—
WOOD FENCE	—/ / / /
CHAIN LINK FENCE	—◇◇◇◇
WIRE FENCE	—* * *
POWER POLE	⊙
FIRE HYDRANT	⊕
LIGHT STANDARD	⊙

UNDERGROUND ELECTRIC	—U—E—
GAS LINE	—G—
WATER LINE	—W—
SANITARY SEWER	—S—S—
WATER METER	⊕
SANITARY SEWER CLEANOUT	⊕
WATER FACUET	⊕
ELECTRIC JUNCTION BOX	⊕
HANDICAP	♿
POINT OF BEGINNING	P.O.B.

Total Acreage: 0.9240 Acres  
 Impervious Cover: 41,990 SF  
 Paved Surface Area: 31,985 SF

**PARKING SPACES:**  
 REGULAR SPACES-15  
 HANDICAP-1  
 TOTAL PARKING SPACES-16

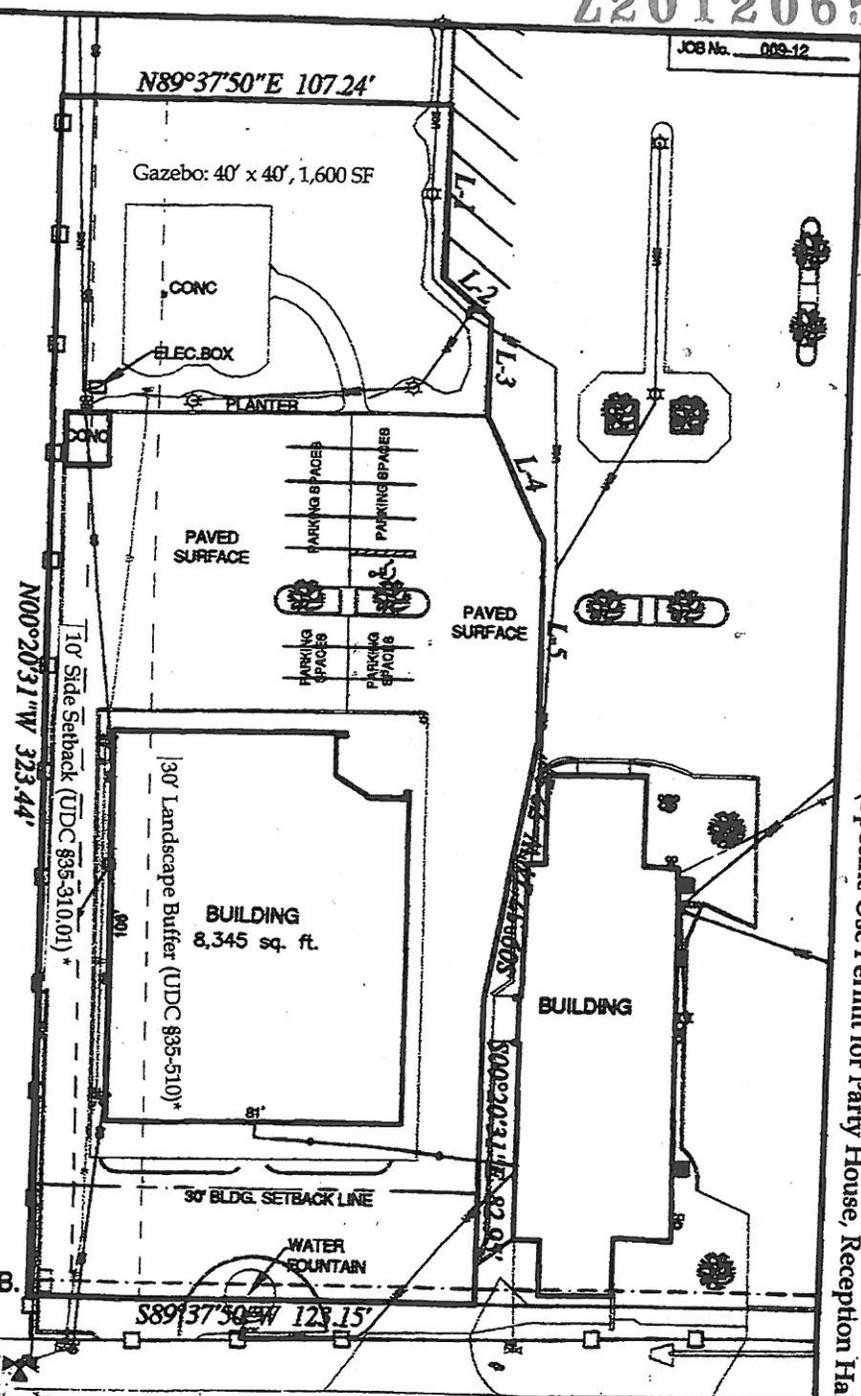
**PARKING SPACES DIMENSIONS:**  
 9' X 18'

Fence Height: 6'  
 Parking Spaces and Access:

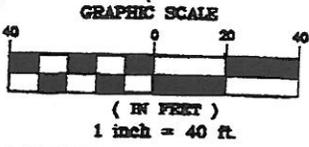
Parking lot includes numerous spaces outside of the zoning boundaries in existing parking lot.

Driveway access is from existing driveways outside of zoning boundaries.

\* The existing structure and parking lot were constructed prior to the current building setbacks and landscape buffer yard requirements.



MARCH STREET  
 SITE PLAN



**LINE TABLE**

LINE	LENGTH	BEARING
L-1	45.82'	S09°20'31\"E
L-2	16.20'	S32°37'31\"E
L-3	26.50'	S09°28'31\"E
L-4	36.50'	S09°28'10\"E
L-5	54.31'	S09°28'31\"E



22012065 5

**CERTIFICATE OF SURVEYOR**

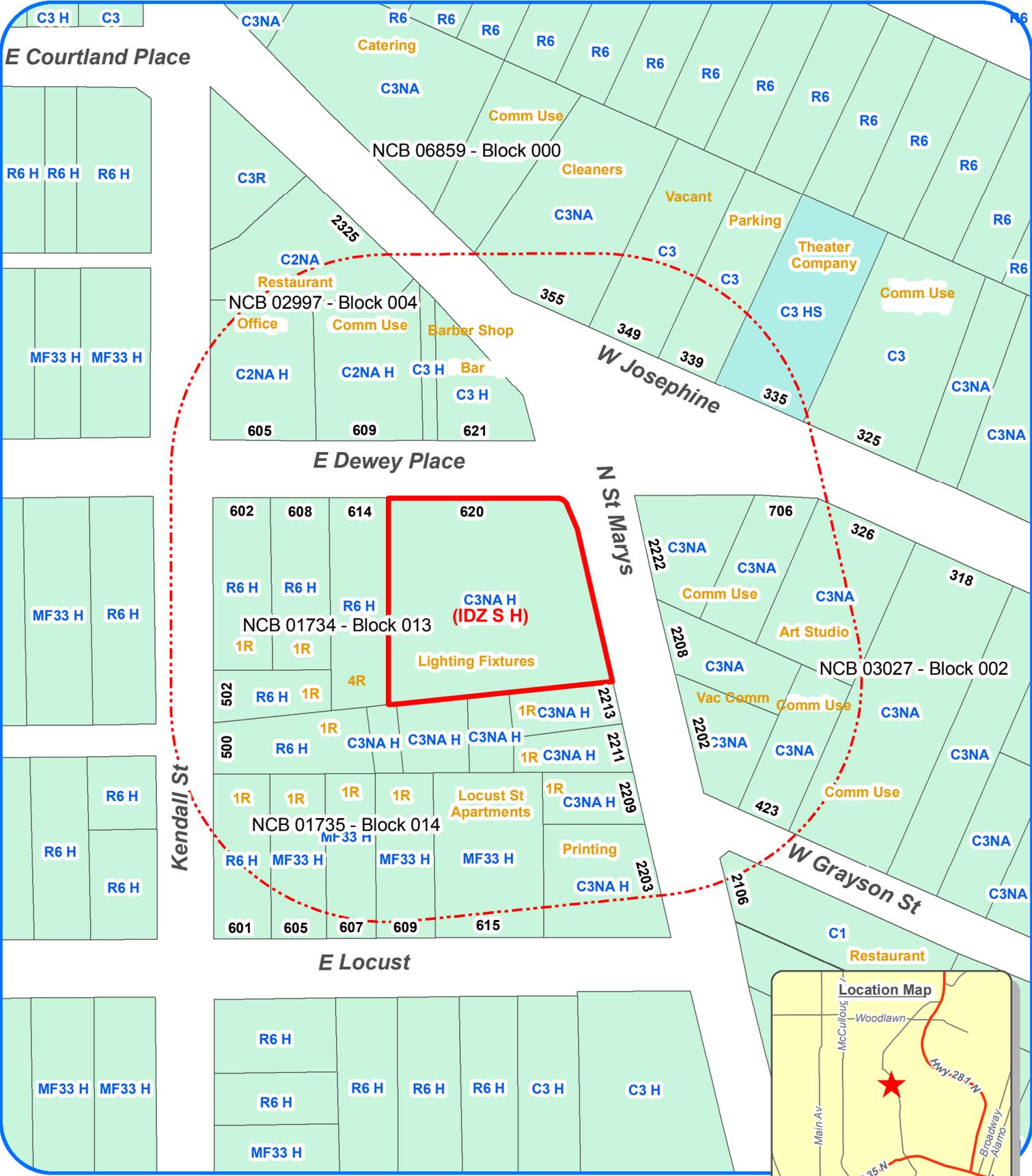
STATE OF TEXAS:  
 COUNTY of BEXAR:

THIS IS TO CERTIFY THAT THE ABOVE SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*(Signature)*  
 DAVID BARRERA, R. P. L. S. No. 8286 DATE: 1/8/2012

**BLS**  
**BARRERA LAND SURVEYING**  
 7715 MAINLAND SUITE 114  
 SAN ANTONIO, TEXAS 78250  
 (210) 444-9023 OFFICE  
 (210) 837-4328 CELL  
 (210) 444-9479 FAX  
 db@barrera.com

Zoning Change Request: From I-2 to C-2-S (Specific Use Permit for Party House, Reception Hall Meeting Facilities)



# Zoning Case Notification Plan

## Case Z-2012-066 S

Council District 1  
 Scale: 1" approx. = 120 ft.  
 Subject Property Legal Description(s): NCB 01734 - Block 013 - Lot 8

### Legend

- Subject Properties (0.767 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  
 (02/21/2012 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2012066 S  
Hearing Date: March 6, 2012  
Property Owner: Loeffel Properties & Investments Partnership  
Applicant: Gregg Siegel  
Representative: Brown & Ortiz P.C. c/o James Griffin  
Location: 620 East Dewey Place  
Legal Description: Lot 8, Block 13, NCB 1734  
Total Acreage: 0.767  
City Council District: 1  
Case Manager: Brenda V. Martinez, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "C-3NA H AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Airport Hazard Overlay District

**Requested Zoning:** "IDZ S H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in the "C-2NA" Commercial Nonalcoholic Sales District, Laboratory - Testing and Research, Cosmetics Manufacturing and Processing and a Specific Use Authorization for Biomedical Products-Manufacturing

#### **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 17, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 22, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 2, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 36

**Neighborhood Associations:** Tobin Hill Community Association

**Planning Team Members:** 11 (Tobin Hill Neighborhood Plan)

**Applicable Agencies:** Historic Preservation Office

## Property Details

**Property History:** The subject site is currently developed with a commercial structure measuring 12,750 square feet. According to the Bexar County Appraisal District, the commercial structure was constructed in 1985.

The property is located within the City Limits as they were recognized in 1936, and was originally zoned "J" Commercial District. In a 1995 case, the property was rezoned to "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales District.

The applicant has indicated to staff that the purpose of the rezoning request is to allow the sale, testing, manufacturing and processing of cosmetics. Additionally, the applicant has stated that biomedical products manufacturing is being requested because a federal grant to test a cleanser for dental equipment was granted to the potential occupant of the site. Once the cleanser has been adequately tested it is proposed to be manufactured on site.

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

## Adjacent Zoning and Land Uses

**Direction:** North

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

**Current Land Uses:** Bar, Barber Shop, Commercial Uses

**Direction:** South

**Current Base Zoning:** "C-3" and "MF-33"

**Current Land Uses:** Apartments and Single-Family Residences

**Direction:** East

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

**Current Land Uses:** Commercial Uses

**Direction:** West

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

**Current Land Uses:** Four-Family Dwelling and Single-Family Residences

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

## Transportation

**Thoroughfare:** East Dewey Place

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

**Proposed Changes:** None known

**Thoroughfare:** North St. Mary's Street

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA busline is the number 8 line, which operates along North St. Mary's Street.

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

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

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

Laboratory – Testing and Research - Minimum Parking Requirement: 1 per 1,000 square feet GFA. Maximum Parking Requirement: 1 per 200 square feet GFA.

Biomedical Products Manufacturing - Minimum Parking Requirement: 1 per 1,500 square feet GFA. Maximum Parking Requirement: 1 per 300 square feet GFA.

Cosmetics Manufacturing and Processing - Minimum Parking Requirement: 1 per 1,500 square feet GFA. Maximum Parking Requirement: 1 per 300 square feet GFA.

The UDC does not list parking requirements specifically for makeup sales. However, retail sales would generally require the following – Minimum: 1 per 300 square feet GFA; Maximum: 1 per 200 square feet GFA

**Staff Analysis and Recommendation: Approval of “IDZ” with uses permitted in “C-2NA” with Laboratory - Testing and Research. Denial of the request for Cosmetics Manufacturing and Processing and the Specific Use Authorization for Biomedical Products Manufacturing**

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

**1. Consistency:**

The subject property is located within the Tobin Hill Neighborhood Plan area, and is identified as Low Density Mixed Use in the Future Land Use component of the Plan. The “IDZ” base zoning district is consistent with the adopted land use designation.

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

The subject property directly abuts residential uses. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. The proposed cosmetics manufacturing and processing and the Specific Use Authorization for biomedical products manufacturing will have an adverse impact on the adjacent properties due to its incompatibility with the less intense residential uses. Cosmetics manufacturing and processing is a use that is permitted by-right in the “I-1” zoning district; while biomedical products manufacturing is a use that is only permitted in the “I-2” zoning district with a Specific Use Authorization

This request would allow intense industrial land uses with direct access to the local street, which staff believes would be incompatible with the residential neighborhood to the west.

**3. Suitability as Presently Zoned:**

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The current intense commercial zoning is the result of out-dated zoning practices that were once common. Current zoning practices would not place intense commercial zoning near established residential neighborhoods. The “C-3” zoning district typically allows Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of highways and major arterials. While staff recognizes that the applicant is requesting uses permitted in the “C-2NA” zoning district, staff does not support increasing the intensity further by adding industrial uses via the IDZ zoning designation.

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

The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements. However, the “IDZ” district is not meant to allow overly intense uses to the detriment of surrounding residences.

**5. Public Policy:**

Although the requested base zoning district conforms to the Tobin Hill Neighborhood Plan, the additional industrial uses are not consistent with the Low Density Mixed Use designation.

**6. Size of Tract:**

The subject property is 0.767 acres and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district.

## **7. Other Factors:**

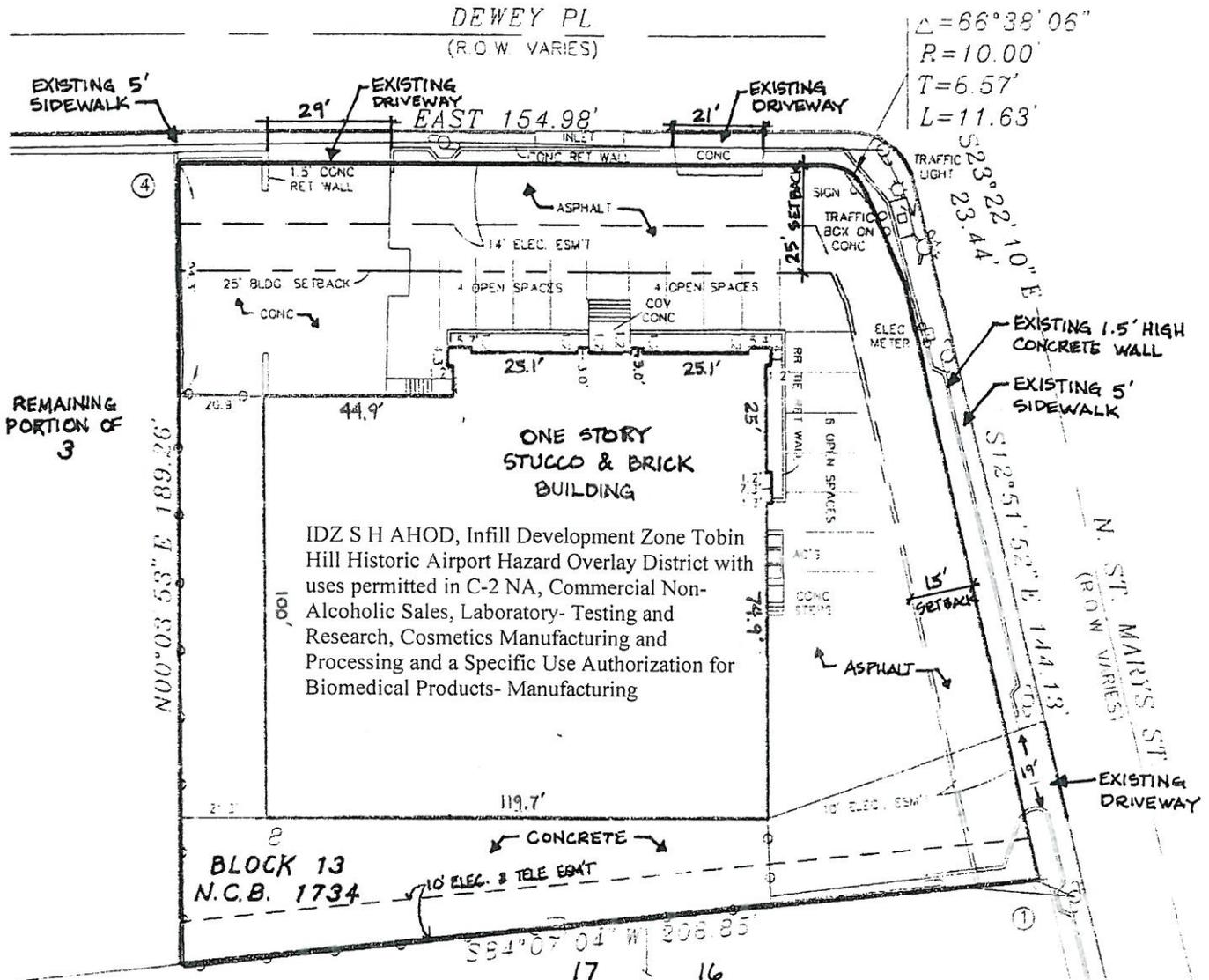
Goal 5 of the Tobin Hill Neighborhood Plan encourages development that is compatible with the existing commercial and residential areas of the neighborhood. It also has the objective to “promote development and businesses that are diverse, neighborhood-oriented and meet the needs of the neighborhood”.

According to the Tobin Hill Neighborhood Plan Development Guidelines outlined on page 24 the North St. Mary’s Corridor is envisioned as a “walkable corridor with restaurants, art galleries and retail shops that focus on neighborhood uses and built at a pedestrian scale.” Staff is concerned that the proposed industrial uses do not meet the plan goals and objectives and the “IDZ” zoning would waive the landscaping and buffering typically required of industrial uses.

\* REFERENCE BEARING FROM DEWEY PLAZA SUBDIVISION AS RECORDED IN VOLUME 9508 @ PAGE 170 OF THE DEED & PLAT RECORDS OF BEKAR COUNTY, TEXAS. ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING

- ① = FOUND IRON BAR
- ② = SET IRON BAR
- ③ = FENCE POST
- ④ = FOUND "+" IN CONCG

SITE AREA: .767 ACRES

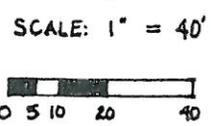


IDZ S H AHOD, Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in C-2 NA, Commercial Non-Alcoholic Sales, Laboratory- Testing and Research, Cosmetics Manufacturing and Processing and a Specific Use Authorization for Biomedical Products- Manufacturing

- IDZ WAIVES THE FOLLOWING REQUIREMENTS: SETBACKS, PARKING, AND LANDSCAPE BUFFERS
  - EXISTING BUILDING: 12,754 s.f.
  - CONCRETE STEPS: 330 s.f.
  - PAVED/HARD SURFACE: 19,318 s.f. (CONCRETE = 8,700 s.f. + ASPHALT = 10,618 s.f.)
  - 100% IMPERVIOUS COVER (APPROX. 32,072 s.f.)
- BLOCK 14**  
N.C.B. 1735  
(VOL. 368, PG. 283)

I, Loeffel Properties and Investments Partnership, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/ all City-adopted Codes at the time of plan submittal for building permits.

SURVEY OF  
LOT 8, BLOCK 13  
NEW CITY BLOCK 1734  
DEWEY PLAZA SUBDIVISION





## Zoning Case Notification Plan

# Case Z-2012-068

Council District 5

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 00199 - Block 051 - Lot 16

### Legend

- Subject Properties (0.9009 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept  
City of San Antonio  
(02/21/2012 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2012068  
Hearing Date: March 6, 2012  
Property Owner: City of San Antonio (Haven for Hope)  
Applicant: Meghan Garza-Oswald  
Representative: Meghan Garza-Oswald  
Location: 804 North San Marcos  
Legal Description: Lot 16, Block 51, NCB 199  
Total Acreage: 0.9009  
City Council District: 5  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

## **Proposed Zoning Change**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 22, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 16, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 2, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 16

**Neighborhood Associations:** None

**Planning Team Members:** 67 (Downtown Neighborhood Plan)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the City Limits as recognized in 1938, and was originally zoned "J" Commercial District and "L" First Manufacturing District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District.

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

### **Adjacent Zoning and Land Uses**

**Direction:** South across Leal Street

**Current Base Zoning:** “C-3NA AHOD S” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Permit for a Human Services Campus

**Current Land Uses:** Haven for Hope Human Services Campus

**Direction:** West across North San Marcos Street

**Current Base Zoning:** “I-1 AHOD” General Industrial Airport Hazard Overlay District and “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District

**Current Land Uses:** Vacant Land and Fire Station

**Direction:** East

**Current Base Zoning:** “I-1 AHOD” General Industrial Airport Hazard Overlay District and Union Pacific Railroad

**Current Land Uses:** Railroad and Warehousing

### **Transportation**

**Thoroughfare:** North San Marcos

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

**Proposed Changes:** None known.

**Thoroughfare:** Leal Street

**Existing Character:** Local Access Street one lane in each direction

**Proposed Changes:** None known.

**Thoroughfare:** Ruiz Street

**Existing Character:** Local Access Street one lane in each direction

**Proposed Changes:** None known.

**Public Transit:** The VIA number 79 and 277 bus lines operate along Ruiz Street.

**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:** Minimum Parking Requirement: N/A Maximum Parking Requirement: N/A

### **Staff Analysis and Recommendation: Approval, with a seven (7) foot fence on all sides of the property.**

**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 Downtown Neighborhood Plan and is currently designated as “Public Institutional”. The “Public Institutional” land use designation provides for public, quasi-public, and institutional uses. Public Institution uses accommodate the Bexar County Jail/Detention area, the Haven for Hope campus, and other public services uses throughout the District. Therefore, the “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District is consistent with the Downtown Neighborhood Plan.

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

The granting of the "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District will not have an adverse impact on the neighboring lands. The "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District will allow the Haven for Hope Human Services Campus to provide for a children playground and basketball courts.

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

The "I-1" General Industrial 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.

The "I-2" Heavy Industrial District accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District is not appropriate for the area. The rezoning request to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District is a less intense use than the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District. This area is no longer highly desirable for industrial type uses.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The development of the subject property will make this site a productive use for the Haven for Hope Human Services Campus.

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

This is a City of San Antonio initiated zoning case. In January 2005, the City Council adopted a 10-year plan to end chronic homelessness. One of the main components of this plan calls for the development of a human services campus where the housing, workforce, medical, mental health, and substance abuse needs of the homeless may be addressed. On November 30, 2006 City Council approved a conceptual plan for a human services campus and directed staff to study potential locations for the campus, establish the services to be provided at the proposed campus, develop an annual campus operations and maintenance budget and develop a public/private financing plan for the approximated cost of acquiring the land and constructing the campus and associated infrastructure. On April 19, 2007 City Council authorized the acquisition of the subject property so that it may be used as part of the Haven for Hope project.

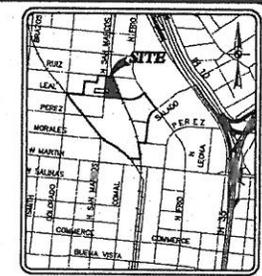
### **6. Size of Tract:**

The property is of sufficient size to accommodate the proposed use (Recreational Facility-Basketball Court Complex). The applicant has submitted a site plan with the proposed development.

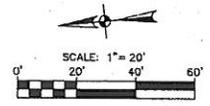
### **7. Other Factors:**

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.

The applicant has requested a seven (7) foot tall fence surrounding the subject property, per UDC Section 35-514 (d)(2) D.



LOCATION MAP  
NTS

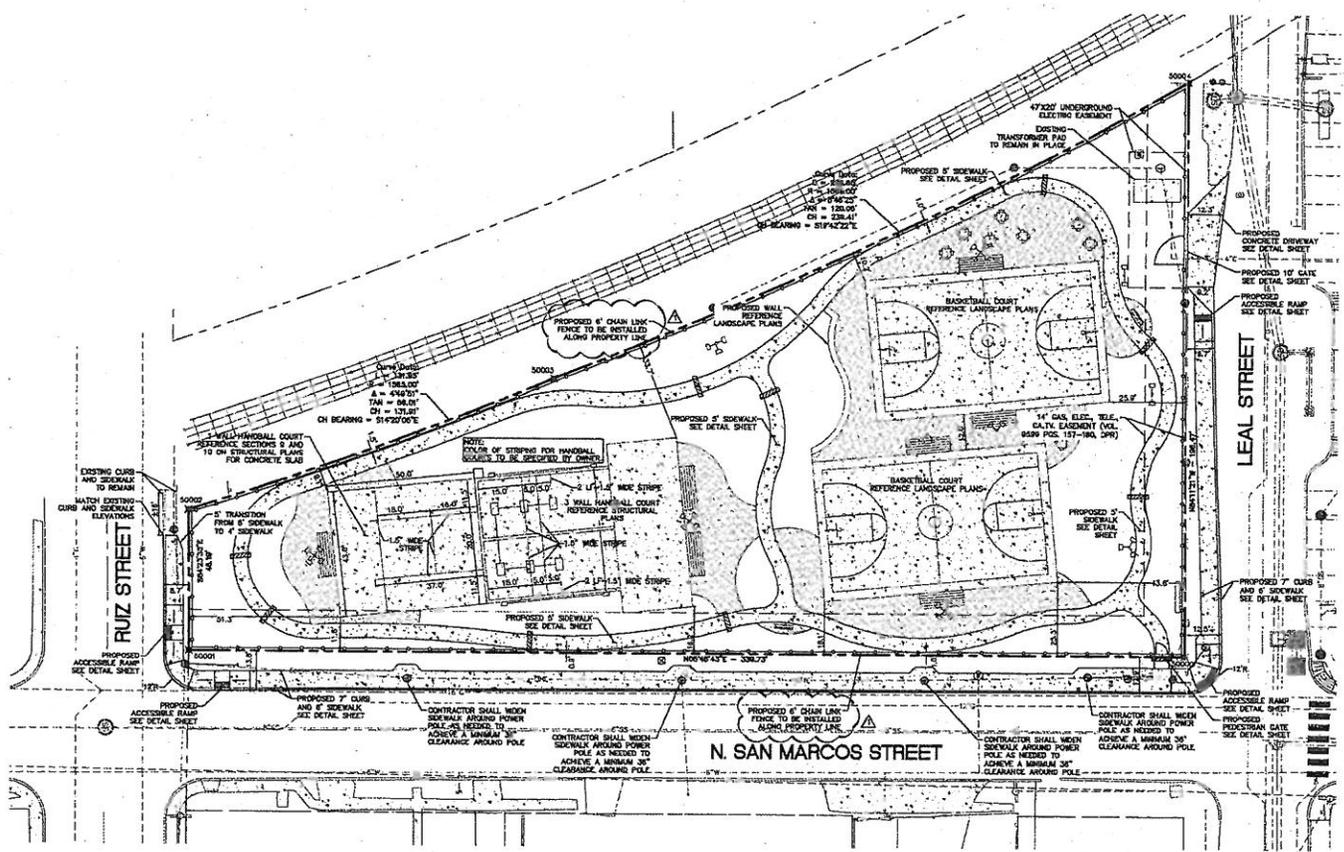


LEGEND

- PROPERTY LINE
- PROPOSED CHAIN LINK FENCE SEE DETAIL SHEET
- ⊕ EXISTING POWER POLES
- D-T-O LIGHT POLE (REFER TO SITE LIGHTING PLANS FOR CONCRETE & DETAILS)
- ⊞⊞⊞⊞ INSTALL 2-1/2" SCHEDULE 40 IPVC SLEEVES FOR IRRIGATION AT LOCATIONS SHOWN PRIOR TO INSTALLATION OF CONCRETE SIDEWALK
- ▨ PROPOSED CONCRETE SIDEWALK/DRIVEWAY SEE DETAIL SHEET
- ▨ PROPOSED CONCRETE (REFER TO LANDSCAPE & STRUCTURAL PLANS)
- ▨ PROPOSED DECOMPOSED GRANITE GRAVEL (REFER TO LANDSCAPE PLANS)
- X 50000 COORDINATE POINT

PROPERTY LINE CONTROL POINTS

ELEV.	NORTHING	EASTING
50000	707164.1725	122524.0245
50001	707164.1802	122524.5022
50002	707520.4818	122524.1018
50003	707167.8793	122524.8320
50004	707176.3811	122710.0510



**DIMENSIONAL CONTROL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL MATERIAL AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTION THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
4. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, CENTER OF PAINT STRIPING OR PERPENDICULAR TO THE PROPERTY LINE. CONTRACTOR SHALL VERIFY DIMENSIONS MATCH STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITIONS, ANY DAMAGE DONE TO EXISTING UTILITIES, FENCE, PAVEMENT, CURBS, DRIVEWAYS OR SIDEWALKS TO REMAIN (NO SEPARATE PAY ITEM).
7. THE CONTRACTOR SHALL SURVEY EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK INTERSECTIONS. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
8. REFER TO STRUCTURAL, ELECTRICAL, IRRIGATION AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
9. SEE CIV. DET. SHEET FOR APPLICABLE DETAILS.
10. PROPERTY LINE CONTROL POINTS ARE PROVIDED AS NEEDED. ADDITIONAL DIMENSIONAL CONTROL POINTS MAY BE AVAILABLE UPON REQUEST.

REVISIONS:  
 Δ SPECIAL NEEDS SPEC. REPORT  
 Δ PER CIVIL COMMENT



08/14/2011

**PAPE-DAWSON ENGINEERS**  
 1 SAN ANTONIO, TEXAS 78211 | PHONE 781.270.0000  
 555 EAST FARMERY | FAX 781.270.0000  
 50% SHARE OF PROFESSIONAL FEES, THE REMAINING 50%

**HAVEN FOR HOPE-SAN ANTONIO, TX**  
**BASKETBALL COURT COMPLEX**  
**DIMENSIONAL CONTROL PLAN**

JOB NO. 0852-12  
 DATE: JUNE 2011  
 DESIGNER: SLL  
 CHECKED: RJC/BRM/ER  
 SHEET: C3.00

Z2012068

