

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, May 1, 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	

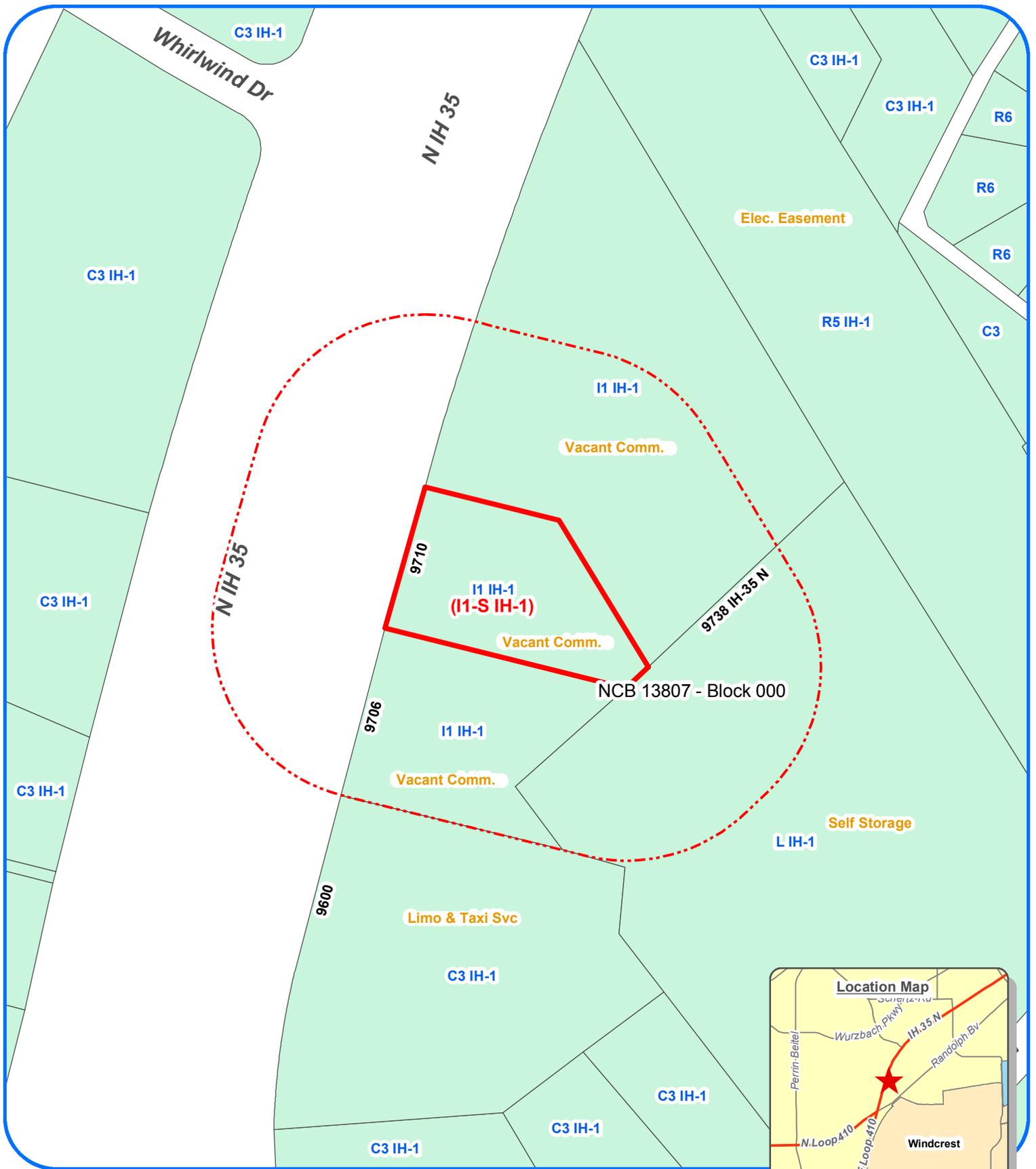
1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, and any items for consideration on the agenda for May 1, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the April 3, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012067 S (Council District 10):** A request for a change in zoning from “I-1 IH-1 AHOD” General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to “I-1 S IH-1 AHOD” General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for Rifle and Pistol Range - Indoor on 0.954 of an acre out of Lot 1, NCB 13807, 9710 IH-35 North.
7. **ZONING CASE NUMBER Z2012071 HL (Council District 5):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “HL MF-33 AHOD” Historic Landmark Multi-Family Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5, 21, 22, 23, 24 and 25, Block 3, NCB 2459 and Lots 1, 2, 3, 4, 5, 21, 22, 23, 24 and 25, Block 4, NCB 2460 and a portion of San Patricio Street, 1222 and 1214 Colima Street and 1014 South San Jacinto Street.
8. **ZONING CASE NUMBER Z2012077 (Council District 9):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 18, Block 4, NCB 15855, 441, 442 and 443 West Nakoma and 12510 West Avenue.
9. **ZONING CASE NUMBER Z2012083 (Council District 2):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “O-1 IDZ AHOD” Office Infill Development Zone Airport Hazard Overlay District on 0.140 of an acre out of Lots 19 and 20, Block 4, NCB 487, 128 Mason Street.

10. **ZONING CASE NUMBER Z2012084 (Council District 5):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District on Lot 21 (Tract 21) and west 61 feet of Lot 20 (Tract 20), Block 4, NCB 8730, 123 Fay Avenue.
11. **ZONING CASE NUMBER Z2012085(Council District 8):** A request for a change in zoning from “C-3NA” General Commercial Nonalcoholic Sales District to “PUD MF-18” Planned Unit Development Limited Density Multi-Family District on 1.334 acres out of NCB 15823 and NCB 17247, located on the Westside of Babcock Road, north of Prue Road.
12. **ZONING CASE NUMBER Z2012087 CD (Council District 8):** A request for a change in zoning from “C-2 GC-1 MLOD” Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District, “C-2 S GC-1 MLOD” Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District with Specific Use Authorization for a Bar/Tavern and “C-3 GC-1 MLOD” General Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District to “C-2 CD GC-1 MLOD” Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District with a Conditional Use for a Nightclub without cover charge 3 or more nights per week on 0.213 of an acre out of Lot 6, Block 1, NCB 16391, 23535 IH 10 West, #1101.
13. **ZONING CASE NUMBER Z2012088 CD (Council District 6):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.5 acres out of Lot 160, NCB 8237, 555 Old US Highway 90.
14. **ZONING CASE NUMBER Z2012089 S (Council District 10):** A request for a change in zoning from “C-3NA IH-1 AHOD” General Commercial Nonalcoholic Sales Northeast Gateway Corridor Overlay Airport Hazard Overlay District to “C-3NA S IH-1 AHOD” General Commercial Nonalcoholic Sales Northeast Gateway Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body Repair on 1.165 acres out of Lots 1, 2 and 14, Block 36, NCB 17624 , located on the south side of Randolph Boulevard, west of Weimer Way.
15. **ZONING CASE NUMBER Z2012090 (Council District 1):** A request for a change in zoning from “C-2 RIO-2 AHOD” Commercial River Improvement Overlay 2 Airport Hazard Overlay District to “C-2 IDZ RIO-2 AHOD” Commercial Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District on the east 98.93 feet of north 66.7 feet of Lot 13, Block 18, NCB 964, 400 Pearl Parkway.
16. **ZONING CASE NUMBER Z2012091 (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on the south 377.83 feet of Lot 8, Block 7, NCB 9572, 107 through 133 Goliad Road.
17. **ZONING CASE NUMBER Z2012093(Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “MHC AHOD” Manufactured Housing Conventional Airport Hazard Overlay District on Lot 222, Block 9, NCB 15625, 5102 Gavilan Drive.
18. **ZONING CASE NUMBER Z2012094 (Council District 2):** A request for a change in zoning from “MF-33 EP-1 AHOD” Multi-Family Facility Parking/Traffic Control Overlay Airport Hazard Overlay District and “O-2 EP-1 AHOD” High-Rise Office Facility Parking/Traffic Control Overlay Airport Hazard Overlay District to “RM-4 IDZ EP-1 AHOD” Residential Mixed Infill Development Zone Facility Parking/Traffic Control Overlay Airport Hazard Overlay District on 2.379 acres out of NCB 1355, NCB 1354, NCB 1352 and including portions of Hudson and Poinsettia Streets, located northwest of the intersection of North Walters Street and Eross Street.

19. **ZONING CASE NUMBER Z2012097 (Council District 2):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District and “O-2 AHOD” High Rise Office Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 50.99 acre tract of land out of NCB 12173 and NCB 12174, 4050 Eisenhower Road.
20. **ZONING CASE NUMBER Z2012098 (Council District 9):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 65, Block 7, NCB 11971, 10100 Reunion Place.
21. **ZONING CASE NUMBER Z2012099 (Council District 9):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on the west 72.6 feet of Lot 21, NCB 11887, 155 West Sunset Road.
22. **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.
23. **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 Z2012067 S

Council District 10

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 13807 - Block 000 - SW 170 ft of NW 709.64 ft of Lot 1

Legend

- Subject Properties ——— (0.954 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 #: Z2012067 S
Hearing Date: May 1, 2012
Property Owner: Michael S. Znilek and Pearl G. Raikin
Applicant: LoneStar Handgun, LLC c/o Joshua Felker
Representative: P.W. Christensen PC c/o Patrick Christensen
Location: 9710 IH-35 North
Legal Description: 0.954 of an acre out of Lot 1, NCB 13807
Total Acreage: 0.954 of an acre
City Council District: 10
Case Manager: Micah Diaz, Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for Rifle and Pistol Range - Indoor

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1965 (Ordinance 35886) and was originally zoned "Temp A" Temporary Single-Family Residence District. In a 1967 case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The "IH-1" Northeast Gateway Corridor District was adopted in 2004, per Ordinance 99358. The property consists of a portion of a previously platted lot (volume 5970, page 75). According to the Bexar County Appraisal District records, the existing commercial structure measures 11,200 square feet in size and was built in 1978. The property was previously used as motor vehicle sales but has been vacant for over a year. The applicant proposes converting the existing structure into an indoor firing range.

Topography: The subject property slopes slightly to the south, but does not include any flood plain or other abnormal physical features that are likely to affect development.

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Vacant motor vehicle sales lot

Direction: East

Current Base Zoning: "L" Light Industrial District

Current Land Uses: Self-storage facility

Direction: South

Current Base Zoning: "C-3" General Commercial District and "I-1" General Industrial District

Current Land Uses: Vacant commercial property, limo service and office uses

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

The Northeast Gateway Corridor District ("IH-1") provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a coordinated development scheme for the Corridor. A Certificate of Compliance review is performed by the Planning & Community Development Department.

Transportation

Thoroughfare: Interstate 35

Existing Character: Expressway with four lanes in each direction with auxiliary entry and exit lanes; three-lane, one-way access roads in each direction, with sidewalks.

Proposed Changes: None known.

Public Transit: There are no VIA bus lines with direct access to the subject property. The nearest VIA bus lines operate along the south-bound side of IH-35, Randolph Boulevard, and the Randolph Park and Ride station.

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

Parking Information: Parking requirements for Indoor Rifle and Pistol Range uses are determined by the number of fixed seats in the facility (minimum: 1 space per 6 seats; maximum: 1 space per 4 seats). However, the proposed facility will also include classroom and office space which have different parking requirements. At this time, staff cannot calculate the total parking requirement for the proposed use. The applicant's site plan shows 22 parking spaces.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within a Neighborhood, Community, or Sector Plan area; therefore, no finding of consistency is required. The existing base zoning district is consistent with surrounding zoning and development.

2. Adverse Impacts on Neighboring Lands:

Approval of the Specific Use Authorization for an indoor gun range is not likely to create an adverse impact on the surrounding properties. The area is developed with intense commercial and light industrial uses which provide an appropriate location for proposed firing range.

3. Suitability as Presently Zoned:

The existing base zoning district is appropriate for the subject property. The zoning change request retains the existing base zoning district while adding a Specific Use Authorization.

4. Health, Safety and Welfare:

Staff has found not evidence of likely negative effects on public health, safety or welfare related to the requested Specific Use Authorization. Fire-arm related uses are highly regulated by both State and Federal laws which are meant to ensure the safety of the surrounding community.

5. Public Policy:

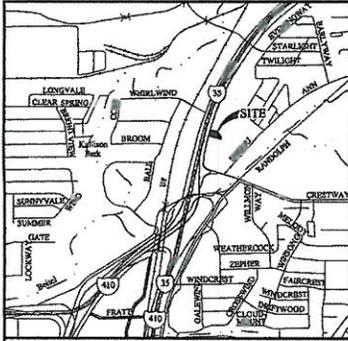
The request does not conflict with any public policy objective.

6. Size of Tract:

The subject property is of sufficient size to accommodate the proposed use and required parking.

7. Other Factors:

None.



REFER TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. 5970 PAGE 75 DEED AND PLAT RECORDS	VOL. 3559 PAGE 65 DEED RECORDS
VOL. 3855 PAGE 34 DEED RECORDS	VOL. 3893 PAGE 699 DEED RECORDS
VOL. 1079 PAGE 519 DEED RECORDS	VOL. 1129 PAGE 417 DEED RECORDS
VOL. 2805 PAGE 285 DEED RECORDS	VOL. 1111 PAGE 318 DEED RECORDS
VOL. 1139 PAGE 222 DEED RECORDS	VOL. 3071 PAGE 11 DEED RECORDS
VOL. 3831 PAGE 148 DEED RECORDS	VOL. _____ PAGE _____ DEED RECORDS

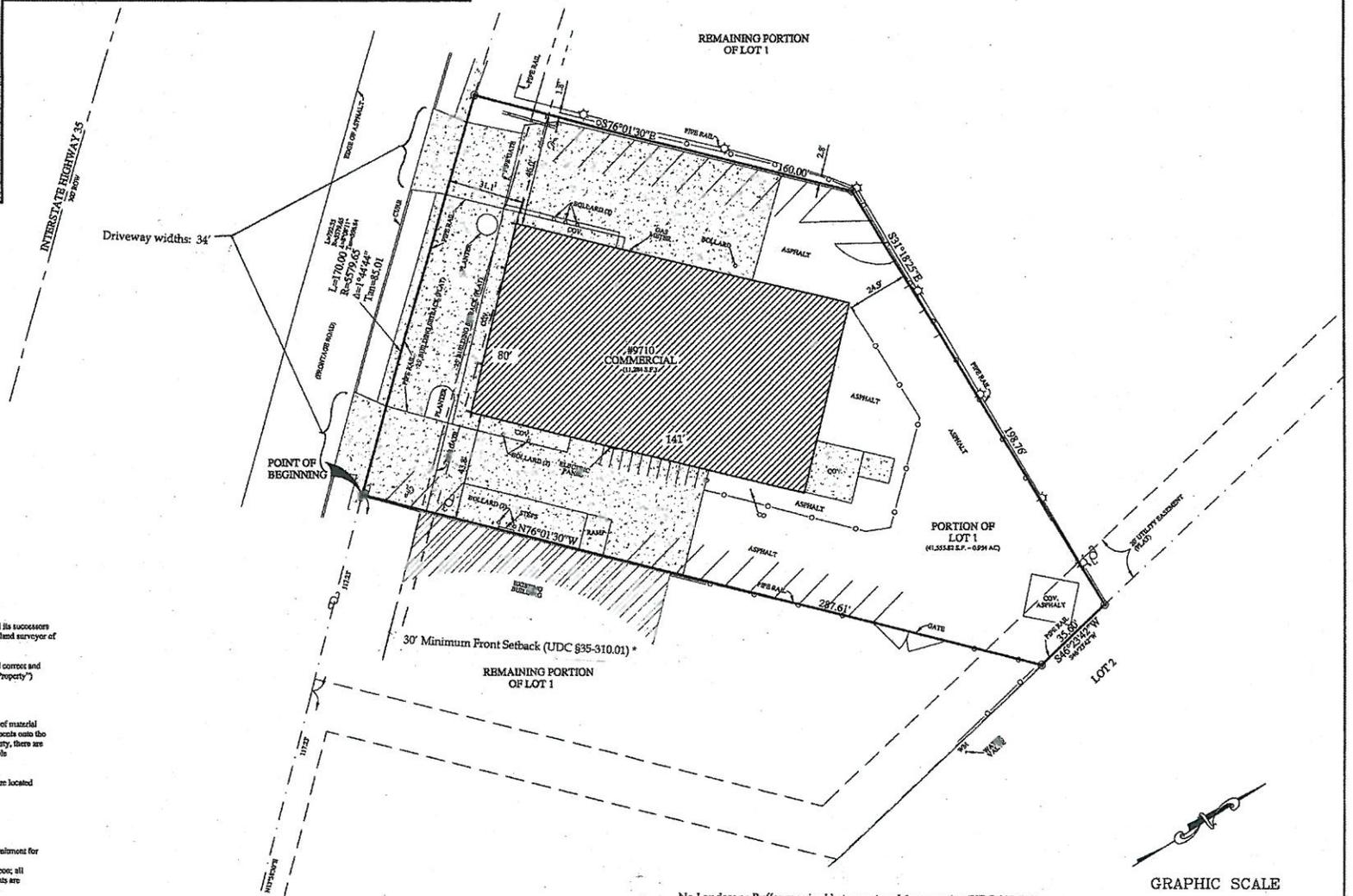
I, Michael Znielk, the Property Owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning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

RECORD INFORMATION
 NSPTAL'E
 AS MEASURED IN FIELD
 S33°29'20"W
 161.24'

Impervious Cover: 41,306 SF
 Paved Surface Area: 30,022 SF

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

Fence Height: No Fence
 Parking Spaces Dimensions 9' x 18'



The undersigned hereby certifies, as of January 19, 2012 to Joshua Peiker, and his successors and assigns and First American Title Company that he/she is a duly registered land surveyor of the State of Texas, and further that:

- (a) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon;
- (b) such survey was conducted by the surveyor, or under his supervision;
- (c) all monuments shown hereon actually exist, and the location, size and type of material thereof are correctly shown; except as shown hereon, there are no encroachments onto the Property or protrusions therefrom; there are no improvements on the property, there are no visible easements of right-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts;
- (d) the size, location and type of improvements area as shown hereon, and all are located within the boundaries of the Property lines the distances indicated;
- (e) the distances from the nearest intersecting street or road is as shown;
- (f) the property has access to and from a public roadway;
- (g) all recorded easements and other exceptions, as shown on that certain Commitments for Title Insurance issued by First American Title Insurance Company, dated December 21, 2011 (C# 1141045-SHSA, have been correctly plotted hereon; all required set-back lines per plat or per city or other governmental requirements are indicated hereon;
- (h) the boundaries, dimensions and other details shown hereon are true and correct; and
- (i) the Property is not located in a 100-Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by San Antonio, Texas Flood Insurance Rate Map Panel #4802X02702, dated September 29, 2010 which each map panel covers the area in which the property is situated. The property is located within Zone A. The street address of the property is 2710 I.H. 35 N.

This survey satisfies all requirements of a Category 1A, Condition II survey pursuant to the standards of the State of Texas, Seal of Professional Surveyors.

Signature
 Roy R. Rosin
 Registered Professional Land Surveyor
 No. 2906

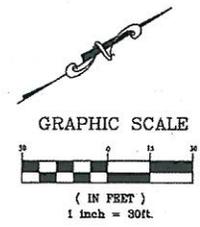


EXISTING ZONING: I-1 IH-1

No Landscape Buffer required between two I-1 properties (UDC §35-510)

- | | | | |
|---|-----------------------|---|---------------------|
| ✕ BARRIED WIRE | ○ UTILITY POLE | ○ WOOD FENCE | ○ TELEPHONE SERVICE |
| ✕ LIGHTPOST | ○ COY COVERED | ○ SANITARY SEWER MANHOLE | ○ ELECTRIC SERVICE |
| ✕ CONCRETE | ○ TRANSFORMER | ○ AC UNIT ON CONC | ○ CLEANOUT |
| ✕ FIRE HYDRANT (UNLESS OTHERWISE NOTED) | ○ 1/2" IRON ROD FOUND | ○ 1/2" IRON ROD SET WITH YELLOW CAP MARKED "ROD IN GUY 206" | ○ WY WATER VALVE |
| | | | ○ WH WATER METER |
| | | | ○ SIGN |

LOT 2: 8.58 ACRES OUT OF LOT 1
 BLOCK - N.C.R. 1188
 VOLUME 2725 PAGE 32 OF THE DEED AND PLAT RECORDS OF _____ COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS _____ DAY OF JANUARY _____ A.D. 19____
 ADDRESS 2710 I.H. 35 NORTH
 ROBINSON, INC. JOB NO. 22012067 DRAWN BY: JEE. SURVEYED BY: JEE



RG Rosin Group, Inc.
 Civil Engineers - Land Surveyors
 19230 Stone Oak Parkway, Suite 300 * San Antonio, Texas 78258
 (210)480-8001 * (210)495-0580
 www.rosingroup.com

CATEGORY 1A SURVEY

JOB NO: 2224-001-000
 DATE: 06/22/2011
 FILE: 22216 WILDERNESS

SHEET NUMBER
S1



Zoning Case Notification Plan

Case Z-2012-071

Council District 5

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 02459 - Block 003 - Lots 1 thru 5 and Lots 21 thru 25, and

NCB 02460 - Block 004 - Lots 1 thru 5 and Lots 21 thru 25 and part of San Patricio St

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

Legend

Subject Properties ——— (1.5812 Acres)

200' Notification Area - - - - -

Current Zoning **TEXT**

Requested Zoning Change **(TEXT)**

100-Year DFIRM Floodplain

Single Family Residential **1R**



Development Services Dept
City of San Antonio
(03/05/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012071 HL

Hearing Date: May 1, 2012

Property Owner: Inman Christian Center c/o Rev. Janie Harrison

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 1222 and 1214 Colima Street and 1014 South San Jacinto Street

Legal Description: Lots 1, 2, 3, 4, 5, 21, 22, 23, 24 and 25, Block 3, NCB 2459 and Lots 1, 2, 3, 4, 5, 21, 22, 23, 24 and 25, Block 4, NCB 2460 and a portion of San Patricio Street

Total Acreage: 1.5812

City Council District: 5

Case Manager: Micah Diaz, Senior Planner

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

Proposed Zoning Change

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

Requested Zoning: "HL MF-33 AHOD" Historic Landmark Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: Avenida Guadalupe Association

Planning Team Members: 19 – Guadalupe/Westside Community Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject properties are located within the City Limits as they were recognized in 1938, and were originally zoned under the 1938 Zoning Ordinance. In a 1992 City-initiated large-area case, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The subject property consists of multiple platted lots, but is not platted in its current configuration. According to the City of San Antonio Office of Historic Preservation, one of the structures was built in the early 1900s and the other building was added in 1963.

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

Adjacent Zoning and Land Uses

Direction: North and South

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

Current Land Uses: Apartments

Direction: East and West

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

Current Land Uses: Sport and recreation facilities

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 San Jacinto Street, Colima Street and Vera Cruz Street

Existing Character: Local streets with one lane in each direction with sidewalks

Proposed Changes: None known.

Public Transit: VIA bus lines 66, 68 and 268 operate along Guadalupe Street and South Brazos Street to the north and east of the subject property.

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

Parking Information: The subject property is entirely developed, including a small parking lot. No expansion or change of use is being proposed.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Guadalupe/Westside Community Plan and is designated as High Density Residential in the future land use component of the plan.

The zoning request does not include a change to the existing base zoning district; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the property's base zoning district. However, historic designation will regulate the exterior aesthetic of the structure. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

There is no proposed change to the existing "MF-33" base zoning district. Approval of the "HL" designation will require an additional review process for any future exterior rehabilitation.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative effects on the health, safety or welfare of the surrounding community should the zoning request be approved.

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

On October 19, 2011, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The subject owner supports the Historic Landmark designation.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

October 19, 2011

HDCR CASE NO: 2011-215

ADDRESS: 1222 & 1214 Colima & 1014 S San Jacinto St

LEGAL DESCRIPTION: NCB 2459 BLK 3 LOT 5, 23, 24 & 25 and NCB 2460
BLK 4 LOT 1 THRU 5, 21 THRU 25 & PT OF SAN
PATRICIO ST

APPLICANT: Sandra E. Imery, Executive Director, Inman Christian Center
1214 Colima Street

OWNER: Inman Christian Center

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The property owner is requesting a Finding of Significance for the properties located at 1222 & 1214 Colima and 1014 S San Jacinto St.

RECOMMENDATION:

Staff recommends a finding of historic significance.

The Inman Christian Center at the corner of Colima and San Jacinto Streets has provided services to San Antonio's Westside Community for nearly 100 years. Originally established as the Mexican Institute by missionary Dr. Samuel Guy Inman in 1913, the organization name was changed in 1920 to the Mexican Christian Institute and finally in 1961 to the Inman Christian Center. It was originally established as a settlement house in conjunction with the Mexican Christian Church that still stands on Guadalupe Street today.

Dr. Inman had established other settlement houses in Mexico, and through the Mexican Institute in San Antonio he sought to provide community needs such as reading and writing in English, reading rooms and playgrounds for children, preschool activities and childcare, medical treatment clinics, and Bible classes. The work of the organization has expanded greatly over the last century and the Inman Christian Center continues to provide support, educational services, healthcare, social services, and life skills to low income San Antonians.

Dr. Inman dedicated his life to solving social problems in Mexico and Central and South America. Upon his death in 1965, he had served as the Special Advisor on Latin American Affairs to President Franklin D. Roosevelt and Secretary of State Cordell Hull. He established La Hermosa Community Center for Puerto Ricans in New York City in 1956 and received an honorary LLD degree from Texas Christian University. His legacy lives on in the continued work of the Inman Christian Center.

Although the original Mission Revival style building constructed in 1913 is no longer standing, the site retains a two-story early 20th century building, used for Administration purposes, as well as a more recent 1963 structure which serves as the Childcare Building. The organization has long been a presence on the City's Westside and is eligible for local landmark designation based on the following criteria:

2011-215
10/19/11

[35-607(b)2]: Its location as the site of a significant local, county, state or national event: for nearly 100 years the site at the corner of Colima and San Jacinto Streets has been the location of the Inman Christian Center, a long-standing organization that has provided valuable services to San Antonio's Westside community;

[35-607(b)3]: Its identification with a person or persons who significantly contributed to the development of the community, county, state or nation its association with founder Dr. Samuel Guy Inman, missionary and social welfare reformer who provided assistance to Mexican Americans, Puerto Ricans, and Central and South Americans in both San Antonio and New York; and

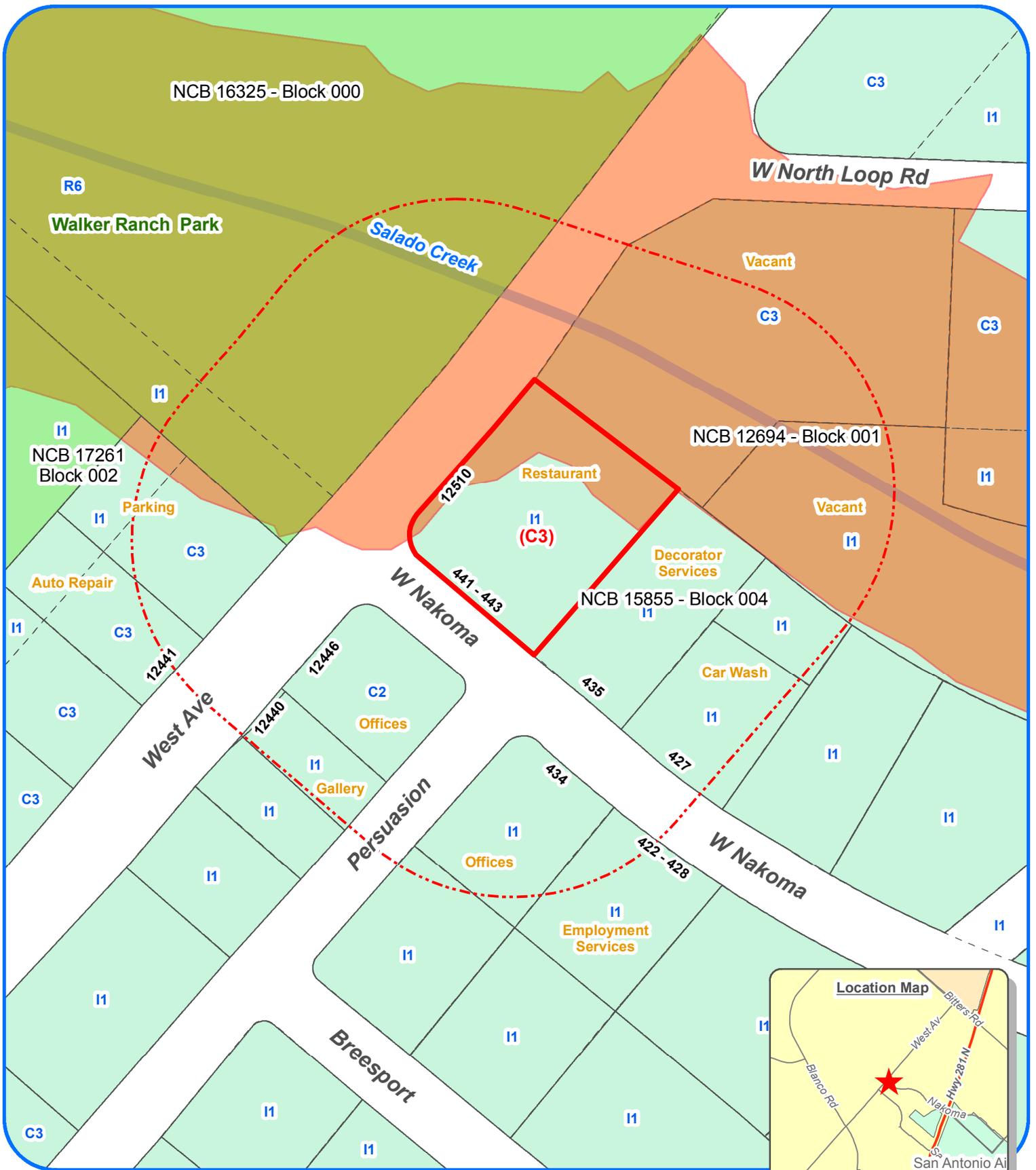
[35-307(b)11]: It is distinctive in character and value and strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio: As a nearly 100 year old institution, the Inman Christian Center has been a part of the Westside Community, focusing on the needs of Mexican Americans, low income residents, and others in need.

COMMISSION ACTION:

Approval for a finding of Historic Significance for 1222 & 1214 Colima & 1014 S San Jacinto St.



Shannon Peterson
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2012-077

Council District 9
 Scale: 1" approx. = 120 ft.
 Subject Property Legal Description(s): NCB 15855 - Block 004 - Lot 18

Legend

- Subject Properties (0.738 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (03/20/2012 - 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 #: Z2012077
Hearing Date: May 1, 2012
Property Owner: 443 West Nakoma, LLC
Applicant: 443 West Nakoma, LLC (Reuben Bar-Yadin, President)
Representative: Flint Bourgeois
Location: 441 and 443 West Nakoma and 12510 West Avenue
Legal Description: Lot 18, Block 4, NCB 15855
Total Acreage: 0.738
City Council District: 9
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: None

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

Applicable Agencies: Aviation (Airport Awareness Area)

Property Details

Property History: The subject property was annexed in May of 1966 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In a 1967 zoning case the property was rezoned to "B-3" Business District. The property was later rezoned to "I-1" Light Industry District by Ordinance 50173, dated December 14, 1978. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

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

Adjacent Zoning and Land Uses

Direction: Southwest across West Nakoma Drive
Current Base Zoning: "C-2" Commercial District and "I-1" General Industrial District
Current Land Uses: Offices

Direction: Northwest across West Avenue
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Walker Ranch Historic Landmark Park

Direction: Southeast
Current Base Zoning: "I-1" General Industrial District
Current Land Uses: Service Use

Direction: Northeast
Current Base Zoning: "C-3" General Commercial District
Current Land Uses: Vacant Land

Transportation

Thoroughfare: West Avenue
Existing Character: Secondary Arterial Type A; two lanes in each direction
Proposed Changes: None known.

Thoroughfare: West Nakoma Drive
Existing Character: Secondary Arterial Type A; one lane in each direction
Proposed Changes: None known.

Public Transit: The VIA number 602 bus line operates along West Avenue and West Nakoma Drive.

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

Parking Information: Restaurant Uses-Minimum Parking Requirement: 1 per 100 sf GFA Maximum Parking Requirement: 1 per 40 sf GFA

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Plan and is currently designated as "Community Commercial". The "Community Commercial" land use designation provides for offices, retail and services, personal services, and other medium intensity uses that serve two or more neighborhoods. An amendment from the current land use classification to the "Business Park" classification was considered and recommended for approval, at the April 11, 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:

Granting of the requested "C-3" General Commercial District will not have an adverse impact on the neighboring lands. The "C-3" General Commercial District is consistent with the established pattern of uses adjacent to the subject property.

3. Suitability as Presently Zoned:

The "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which may be suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

The current "I-1" General Industrial District is not appropriate for the subject property. 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 current use is a restaurant with additional vacant retail spaces.

5. Public Policy:

The San Antonio International Airport Vicinity Plan was adopted in May 2010. The Plan is a component of the City's Master Plan.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed uses and required parking. The property is currently developed with a 5,952 square foot structure built in 1980.

7. Other Factors:

Overall, reducing the intensity of zoning along West Avenue will reduce the potential for conflicts with the abutting residential neighborhoods; allowing uses that will better serve the surrounding community.

Business Park. A development on a tract of land that contains a number of separate businesses, offices, light manufacturing facilities, accessory and supporting uses, and common open space designed, planned, and constructed on an integrated and coordinated basis.



Development Services Dept
 City of San Antonio
 (03/27/2012 - E Hart)

Zoning Case Notification Plan

Case Z-2012-083

Council District 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00487 - Block 004 - E Irr 52.1 ft of Lot 20 and E Irr 68.4 ft of Lot 19

Legend

- Subject Properties (0.140 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012083
Hearing Date: May 1, 2012
Property Owner: Culligan Southwest, Inc. (Kristin B. Stanford)
Applicant: Gerardo Noriega
Representative: Gerardo Noriega
Location: 128 Mason Street
Legal Description: 0.140 of an acre out of Lots 19 and 20, Block 4, NCB 487
Total Acreage: 0.140
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "O-1 IDZ AHOD" Office Infill Development Zone 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 April 18, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Government Hill Alliance Neighborhood Association

Planning Team Members: 10 (Government Hill 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 "D" Apartment District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District.

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

Adjacent Zoning and Land Uses

Direction: West

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

Current Land Uses: Culligan Southwest Water Softeners

Direction: South

Current Base Zoning: "I-1" General Industrial District and "C-3NA" General Commercial Nonalcoholic Sales District

Current Land Uses: Culligan Southwest Water Softeners

Direction: North across Mason Street

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

Current Land Uses: San Antonio ISD Facility

Direction: East across North Hackberry Street

Current Base Zoning: "RM-5" Residential Mixed District

Current Land Uses: Single-Family Dwellings

Transportation

Thoroughfare: Mason Street

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

Proposed Changes: None known.

Thoroughfare: North Hackberry Street

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

Proposed Changes: None known.

Public Transit: There are no VIA bus lines that operate along Mason Street. The nearest transit line is number 20 located at the intersection of North Hackberry Street and Carson Street, north of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required for "IDZ" requests.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Government Hill Neighborhood Plan and is currently designated as "Neighborhood Commercial". The current "Neighborhood Commercial" land use category includes low to moderate intensity, small scale retail, office or service uses serving neighborhood area with low-impact convenience, retail or service functions. Therefore, the requested "O-1 IDZ" Office Infill Development Zone District is consistent with the Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. "O-1" districts provide for the establishment of low to mid-rise office buildings.

3. Suitability as Presently Zoned:

The current "MF-33" Multi-Family District is appropriate for the subject property. Residential development is unlikely due to the industrial nature of the abutting uses. The "O-1" district provides a transition from the intense uses to the west and the residential uses to the east.

4. Health, Safety and Welfare:

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

5. Public Policy:

The "O-1 IDZ" Office Infill Development Zone District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

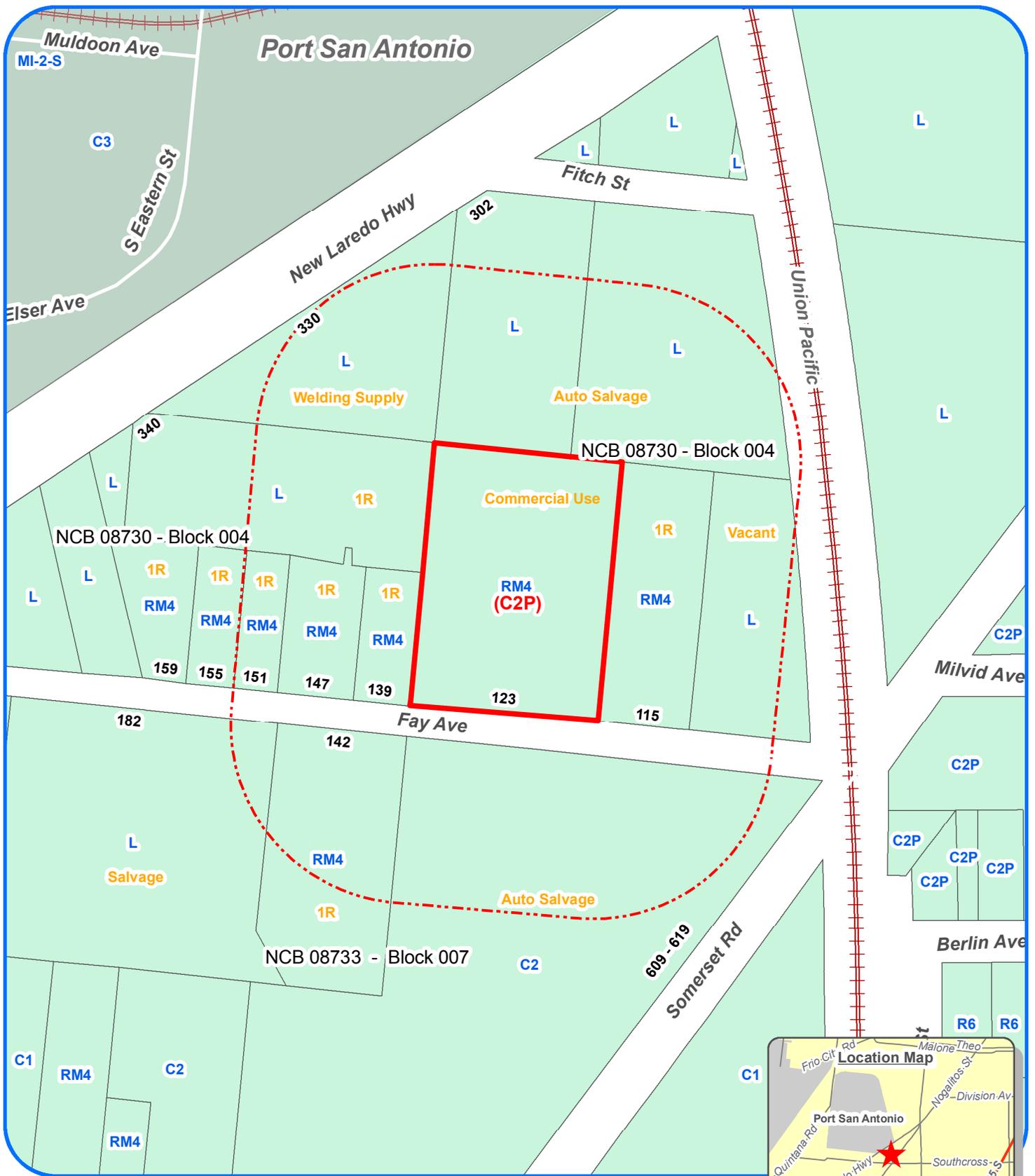
6. Size of Tract:

The subject property measures 0.140 of an acre and should reassembly accommodate the proposed use with the flexibility offered by the "IDZ" district.

7. Other Factors:

The "O-1" district restricts uses primarily to offices and ancillary uses which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses.

The "IDZ" district is meant to provide flexible standards for the development and reuse of underutilized parcels. It also encourages and facilitates development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.



Zoning Case Notification Plan

Case Z-2012-084

Council District 5

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 08730 - Block 004 - Lot 21(Tract 21) & W 61 ft of Lot 20 (Tract 20)

Legend

Subject Properties (1.3980 Acres)

200' Notification Area

Current Zoning

Requested Zoning Change

100-Year DFIRM Floodplain

Single Family Residential

1R



Development Services Dept
City of San Antonio
(03/28/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012084
Hearing Date: May 1, 2012
Property Owner: Gema Fragoso Orozco
Applicant: Gema Fragoso Orozco
Representative: Gema Fragoso Orozco
Location: 123 Fay Avenue
Legal Description: Lot 21(Tract 21) and the west 61 feet of Lot 20 (Tract 20), Block 4, NCB 8730
Total Acreage: 1.3980
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: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "C-2P AHOD" Commercial Pedestrian 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 April 18, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: Quintana Community Neighborhood Association

Planning Team Members: 33 (Kelly/South San Pueblo Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in August of 1944 and was originally zoned "JJ" Commercial District. In a 1977 zoning case the property was rezoned to "I-2" Heavy Industrial District. In a 2009 large area, city initiated rezoning case the subject property was rezoned to "RM-4" Residential Mixed 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: West

Current Base Zoning: "L AHOD" Light Industrial District and "RM-4" Residential Mixed District

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: "RM-4" Residential Mixed District

Current Land Uses: Single-Family Dwelling and Vacant Land

Direction: South across Fay Avenue

Current Base Zoning: "C-2" Commercial District and "RM-4" Residential Mixed District

Current Land Uses: Auto Salvage and Single-Family Dwelling

Direction: North

Current Base Zoning: "L" Light Industrial District

Current Land Uses: Auto Salvage and Welding Supply

Transportation

Thoroughfare: Fay Avenue

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

Proposed Changes: None known.

Public Transit: The number 51 and 251 VIA bus lines operate along Somerset Road

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

Parking Information: Tire Repair-Minimum Parking Requirement: 1 per 500 sf GFA including service bays, wash tunnels and retail areas. Maximum Parking Requirement: 1 per 375 sf GFA including service bays, wash tunnels and retail areas.

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 Kelly/South San Pueblo Community Plan area, and is identified as "Mixed Use" in the Future Land Use component of the Plan. "Mixed Use" allows for a concentrated, well planned, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. The requested "C-2P" Commercial Pedestrian District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Approval of the "C-2P" Commercial Pedestrian District will not have an adverse impact on neighboring lands. When the "C-2" district abuts "RM-4" zoning, a 15 foot Type B landscape buffer and building setbacks are required in an effort to protect the residential uses.

3. Suitability as Presently Zoned:

The existing "RM-4" Residential Mixed District is not entirely appropriate for the subject property. Although the property could be developed for residential uses, the property's location adjacent to industrial zoning districts and uses makes such development unlikely.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare related to the zoning change request. The purpose of landscaping, screening, and buffer requirements is to provide development standards that will protect the health, safety and general welfare of the community.

5. Public Policy:

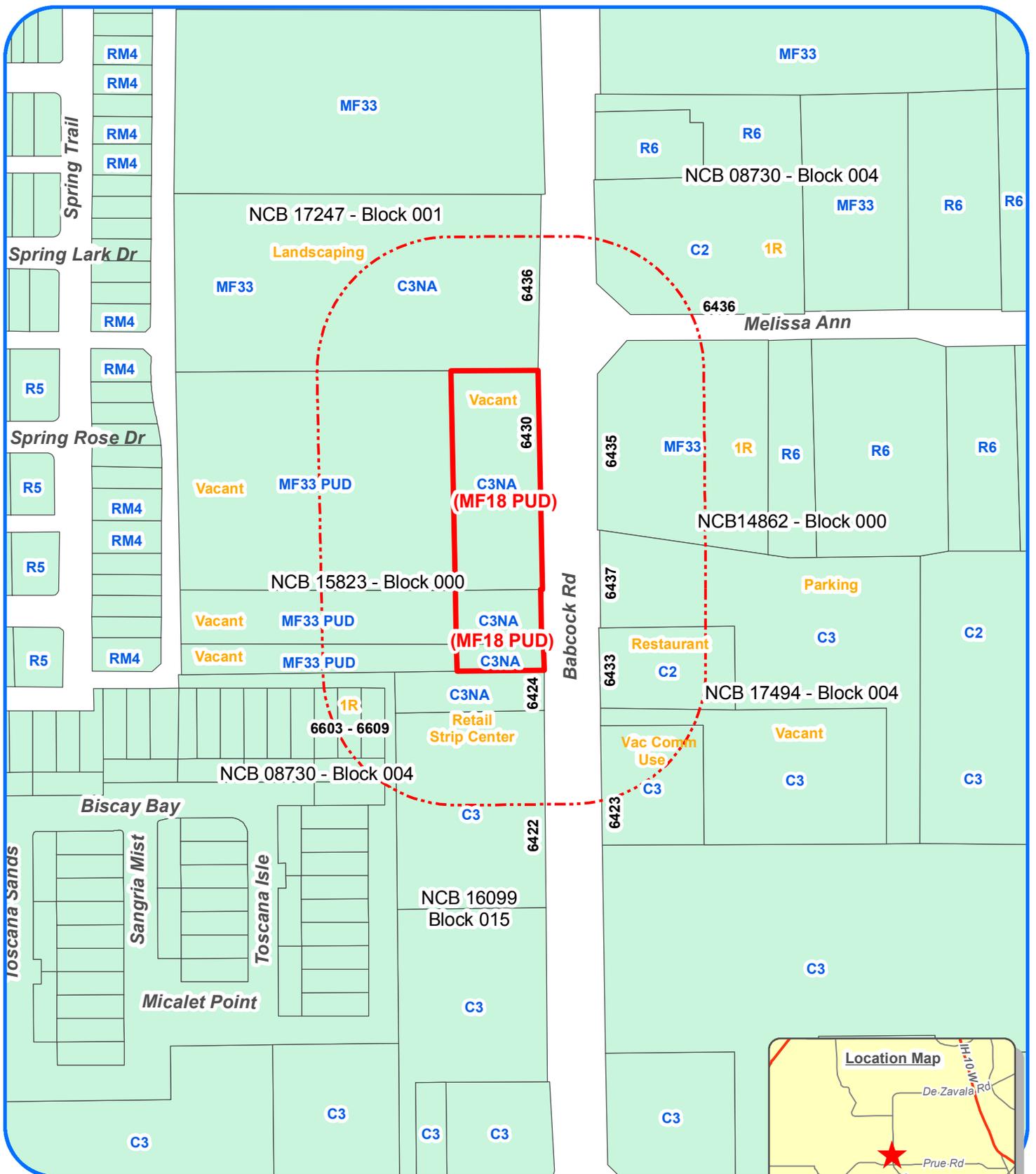
The "C-2P" Commercial Pedestrian District is consistent with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The subject property is of sufficient size (1.398 acres) to accommodate the proposed Tire Shop and other uses permitted in the "C-2P" district along with the required parking and landscape buffers.

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2012-085

Council District 8

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 1.334 acres out of NCB 17247 and NCB 15823

Legend

- Subject Properties (1.334 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(03/28/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012085

Hearing Date: May 1, 2012

Property Owner: Get Babcock Corporation

Applicant: J. J. Alfredo Vila

Representative: Sandra White

Location: 6430 Babcock Road; Located on the west side of Babcock Road, north of Prue Road.

Legal Description: 1.334 acres out of NCB 15823 and NCB 17247

Total Acreage: 1.334

City Council District: 8

Case Manager: Brenda V. Martinez

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

Proposed Zoning Change

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Requested Zoning: "PUD MF-18" Planned Unit Development Limited Density Multi-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Provincia Villas Homeowners Association is within 200 feet

Planning Team Members: 41 (North Sector Plan)

Applicable Agencies: None.

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1974 case, the property was rezoned to "R-3" Multi-Family Residence District and "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District and "C-2" Commercial District. In a 2007 case, the property was rezoned from "MF-33" Multi-Family District and "C-2" Commercial District to "PUD MF-33" Planned Unit Development Multi-Family District. In a 2008 case, a portion of the property was rezoned from "PUD MF-33" Planned Unit Development Multi-Family District to "C-3NA" General Commercial Nonalcoholic Sales District. The applicant is requesting a zoning change to allow the development of a gated single-family residential subdivision.

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-3NA" and "MF-33"

Current Land Uses: Landscaping/Plant Sales

Direction: South

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

Current Land Uses: Commercial Strip Center

Direction: East

Current Base Zoning: "MF-33", "C-2" and "C-3"

Current Land Uses: Single-Family Residences, Parking Lot, Restaurant and Commercial Uses

Direction: West

Current Base Zoning: "RM-4", "PUD R-4" and "PUD MF-33"

Current Land Uses: Townhomes, Single-Family Residences and vacant land

Overlay and Special District Information: N/A

Transportation

Thoroughfare: Babcock Road

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

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 604 line, which operates along Babcock Road and Spring Time Drive.

Traffic Impact: A Traffic Impact Analysis is not required.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as “Suburban Tier” in the Future Land Use Section. The requested “PUD MF-18” zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present.

3. Suitability as Presently Zoned:

The subject property’s current “C-3” zoning is not appropriate. The uses permitted in the “C-3” district are typically considered “regional commercial” uses, and are most appropriately located at the intersections of arterial thoroughfares and expressways, on large-acreage lots in an effort to minimize the impact of increased traffic, noise, and lighting on surrounding properties by ensuring sufficient area to accommodate building setbacks and landscape buffer requirements.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

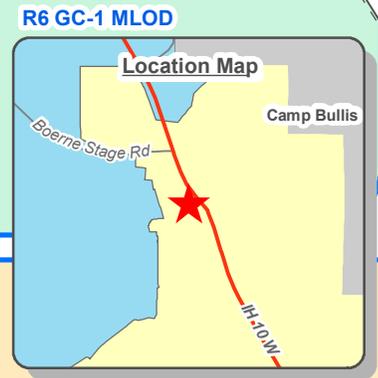
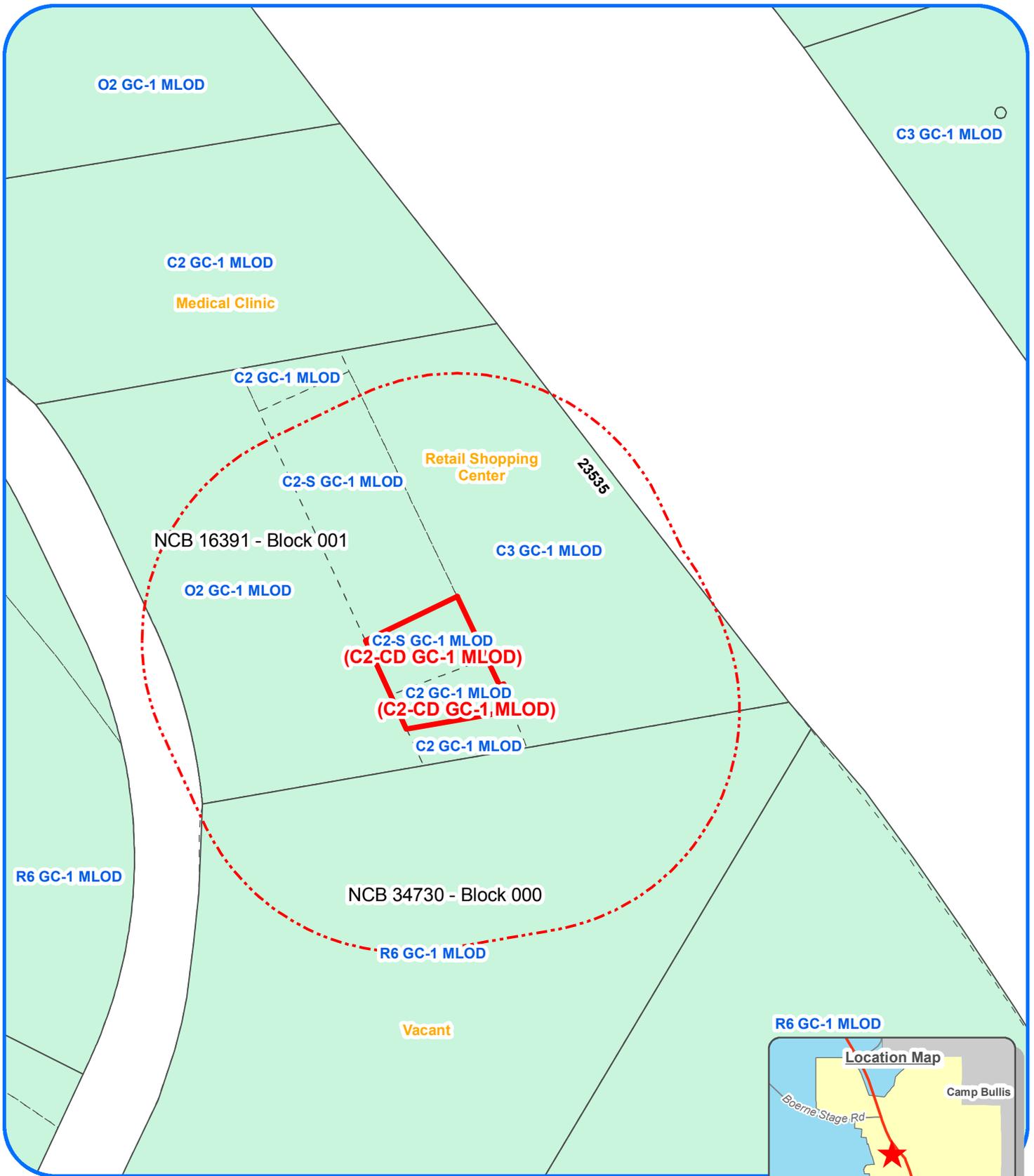
6. Size of Tract:

The subject property measures 1.334 acres; however the entire tract of land that will accommodate the single-family residential subdivision measures approximately 5.3 acres. The applicant is proposing a total of 42 to 45 single-family dwellings for the entire site.

7. Other Factors:

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.

When single-family residential uses are developed in a multi-family zoning district, the development standards of the “R-4” Residential Single-Family District apply.



Zoning Case Notification Plan

Case Z-2012-087 CD

Council District 8

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.213 of an acre out of Lot 6, Block 1, NCB 16391

Legend

- Subject Properties (0.213 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(03/30/2012 - E Hart)

Note: All Current and Requested Zoning includes GC-1 and MLOD.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012087 CD
Hearing Date: May 1, 2012
Property Owners: LS Broadwalk, LLC and San Antonio Boardwalk, LLC
Applicant: Kaufman & Killen, Inc.
Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond
Location: 23535 IH 10 West, #1101
Legal Description: 0.213 of an acre out of Lot 6, Block 1, NCB 16391
Total Acreage: 0.213
City Council District: 8
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 GC-1 MLOD" Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District, "C-2 S GC-1 MLOD" Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District with Specific Use Authorization for a Bar/Tavern and "C-3 GC-1 MLOD" General Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District

Requested Zoning: "C-2 CD GC-1 MLOD" Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District with a Conditional Use for a Nightclub without cover charge 3 or more nights per week

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 2

Neighborhood Associations: Cielo Vista Neighborhood Association

Planning Team Members: 41 (North Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is a small portion of a larger lot. The parent tract is developed with multiple multi-tenant structures which total approximately 39,000 square feet in size. According to the Bexar County Appraisal District, two of the structures were constructed in 2004. The third structure was constructed in 2007. The subject property was annexed in 1986.

The subject property was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 2001 case, the subject property was rezoned to "O-2" High Rise Office District and "C-3" General Commercial District. In a 2002 case, a portion of the subject property was rezoned to "C-2" Commercial District. In a 2005 case, a portion of the subject property was rezoned to add a specific use authorization for a bar/tavern.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: C-2 and O-2

Current Land Uses: Medical Clinic and Retail Shopping Center

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant Land and a Single-Family Residence

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Overlay and Special District Information: 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.

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

Transportation

Thoroughfare: IH 10 West

Existing Character: Freeway; 6 lanes

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: Parking requirements for a nightclub are determined by the building area gross square footage, which includes accessory uses such as offices, kitchens, restrooms, storage areas, mechanical and dressing rooms.

Minimum Parking Requirement: 1 space per 100 square feet of GSF

Maximum Parking Requirement: 1 space per 75 square feet of GSF

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as “Suburban Tier” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested conditional use to be appropriate as the subject property will maintain the current “C-2” district, which is consistent with the sector plan. The application of a Conditional Use provides an opportunity to limit the possible impact of the proposed use on surrounding properties by limiting the scope of use allowed.

3. Suitability as Presently Zoned:

The current “C-2” zoning is appropriate for the area. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. There is an established pattern of retail and service uses along this portion of IH-10 West.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the adopted future land use plan.

6. Size of Tract:

The subject site measures 0.213 of an acre; however, the entire tract of land measures 4.054 acres, which is of sufficient size to accommodate the existing commercial uses located within the retail shopping center.

7. Other Factors:

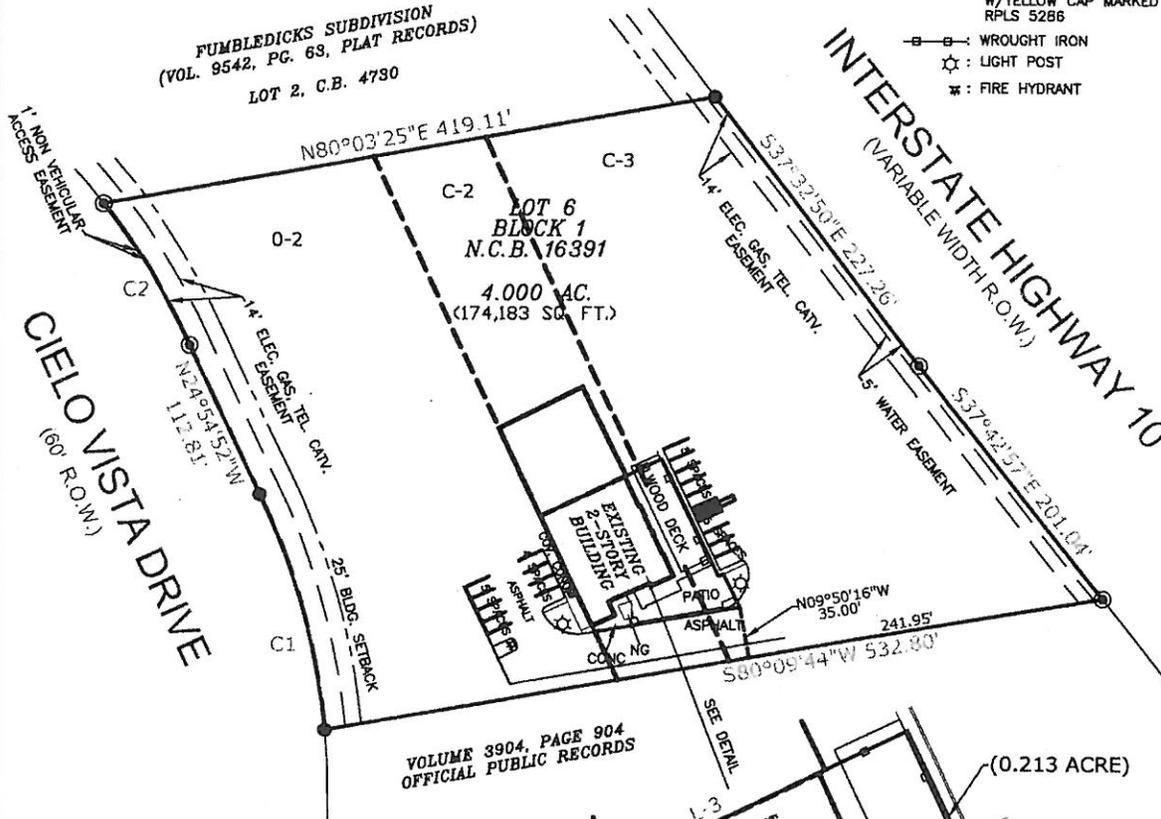
The proposal is to allow a nightclub without cover charge three or more days per week. The subject property currently has a specific use authorization for a bar/tavern. However, the Unified Development Code identifies taverns in excess of 2,000 square feet as nightclubs. The suite where the proposed nightclub is located measures 4,391 square feet in size.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CD BEARING	CD DISTANCE
C1	167.84'	484.42'	19°51'05"	N15°12'13"W	167.00'
C2	111.06'	484.42'	13°08'08"	N31°34'03"W	110.81'

LEGEND:

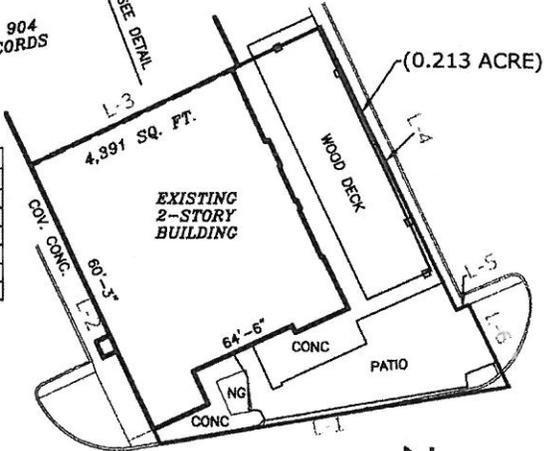
- ⊙ : FOUND 1/2" STEEL ROD
- : SET 1/2" STEEL ROD W/YELLOW CAP MARKED RPLS 5286
- : WROUGHT IRON
- ☆ : LIGHT POST
- ⊠ : FIRE HYDRANT

SITE PLAN



VOLUME 3904, PAGE 904
OFFICIAL PUBLIC RECORDS

LINE TABLE		
LINE	LENGTH	BEARING
L-1	99.45'	S80°09'44"W
L-2	87.12'	N24°55'03"W
L-3	91.01'	N64°12'56"E
L-4	88.70'	S25°33'39"E
L-5	3.74'	N65°06'44"E
L-6	25.67'	S25°33'39"E



PARKING SPACES:

NOTE:
EXISTING DRIVEWAYS, SIDEWALKS, PARKING LANDSCAPE BUFFERS AND BUILDING SETBACKS ARE PROVIDED FOR IN LARGER LOT CONTAINING THE SHOPPING CENTER.

INTENDED USE: NIGHTCLUB WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK

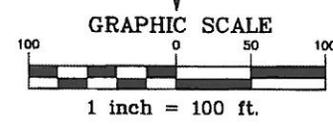
SAN ANTONIO BOARDWALK, LLC & I, L.S. BOARDWALK, LLC, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE 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.

IMPERVIOUS COVER = 100%

LOT NO. 6 BLOCK NO. 1 N.C.B. NO. 16391
 SUBDIVISION I.H. 10 OFFICE DEVELOPMENT
 UNIT - VOLUME 9559 PAGE 15
 STREET ADDRESS 23535 I.H. 10 WEST
 CITY SAN ANTONIO COUNTY, TEXAS BEXAR



DETAIL
NOT TO SCALE



CERTIFICATE OF SURVEYOR

PREPARED BY:

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY SA, ANTONIO TX 78269 (210) 826-1151 (210) 826-1429 fax

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.

David Barrera
DAVID BARRERA, R. P. L. S. No. 5286 DATE 03-09-12

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



Zoning Case Notification Plan

Case Z-2012-088 CD

Council District 6
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): 0.5 acres out of Lot 160, NCB 08237

Legend

- Subject Properties (Red Solid Line) (0.50 Acres)
- 200' Notification Area (Red Dashed Line)
- Current Zoning (Blue Text)
- Requested Zoning Change (Red Text)
- 100-Year DFIRM Floodplain (Orange Text)
- Single Family Residential (1R)

Development Services Dept
 City of San Antonio
 (04/02/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012088 CD

Hearing Date: May 1, 2012

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

Applicant: Robert C. Watts

Representative: Robert C. Watts

Location: 555 Old US Highway 90

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

Total Acreage: 0.5

City Council District: 6

Case Manager: Brenda V. Martinez

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: Community Workers Council

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

Applicable Agencies: None

Property Details

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

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

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Commercial Uses

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Contractor Facility

Direction: West

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

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

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

Transportation

Thoroughfare: Old Highway 90 West

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

Proposed Changes: None known.

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

Traffic Impact: A Traffic Impact Analysis is not required.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

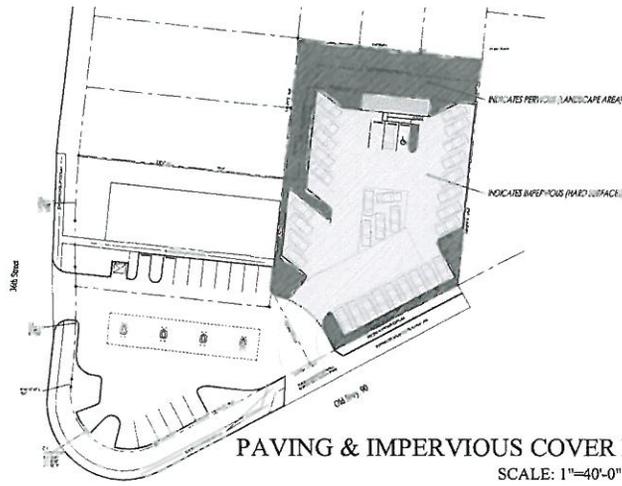
The subject property abuts “R-5” zoning to the north and west. A Type B (15 foot) landscape buffer will be required to screen and separate the requested zoning district from the adjoining single-family residential zoning districts.

Z2012088

CW ARCHITECTS



405 N. ST. MARY'S ST. # 105
SAN ANTONIO, TEXAS 78205
(210) 624-1435 FAX 826-7434



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



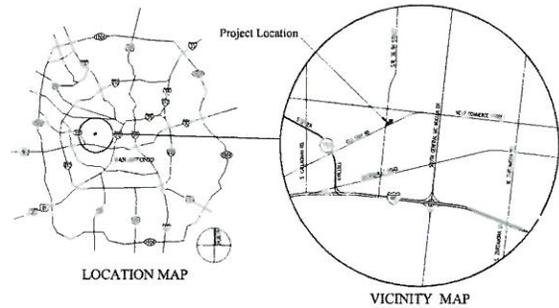
LEGEND:

- - - PROPERTY LINES
- - - LANDSCAPE BUFFER
- - - BUILDING SETBACK
- - - PRIVACY FENCE
- [Hatched] PERVIOUS COVER
- [Solid] IMPERVIOUS COVER
- [Outline] BUILDING

SITE DATA SUMMARY

SUBDIVISION NAME:	OLD HWY 90
ADDRESS:	555 OLD HWY 90
DATE PREPARED:	MARCH 16, 2012
PERVIOUS COVER:	14,848 SF
IMPERVIOUS COVER:	9,432 S.F.
INTENDED PROPERTY USE:	AUTO SALES

"I, NAWASH I. ALAKHRAS, 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.

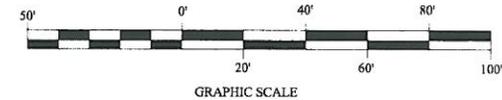


LOCATION MAP

VICINITY MAP



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

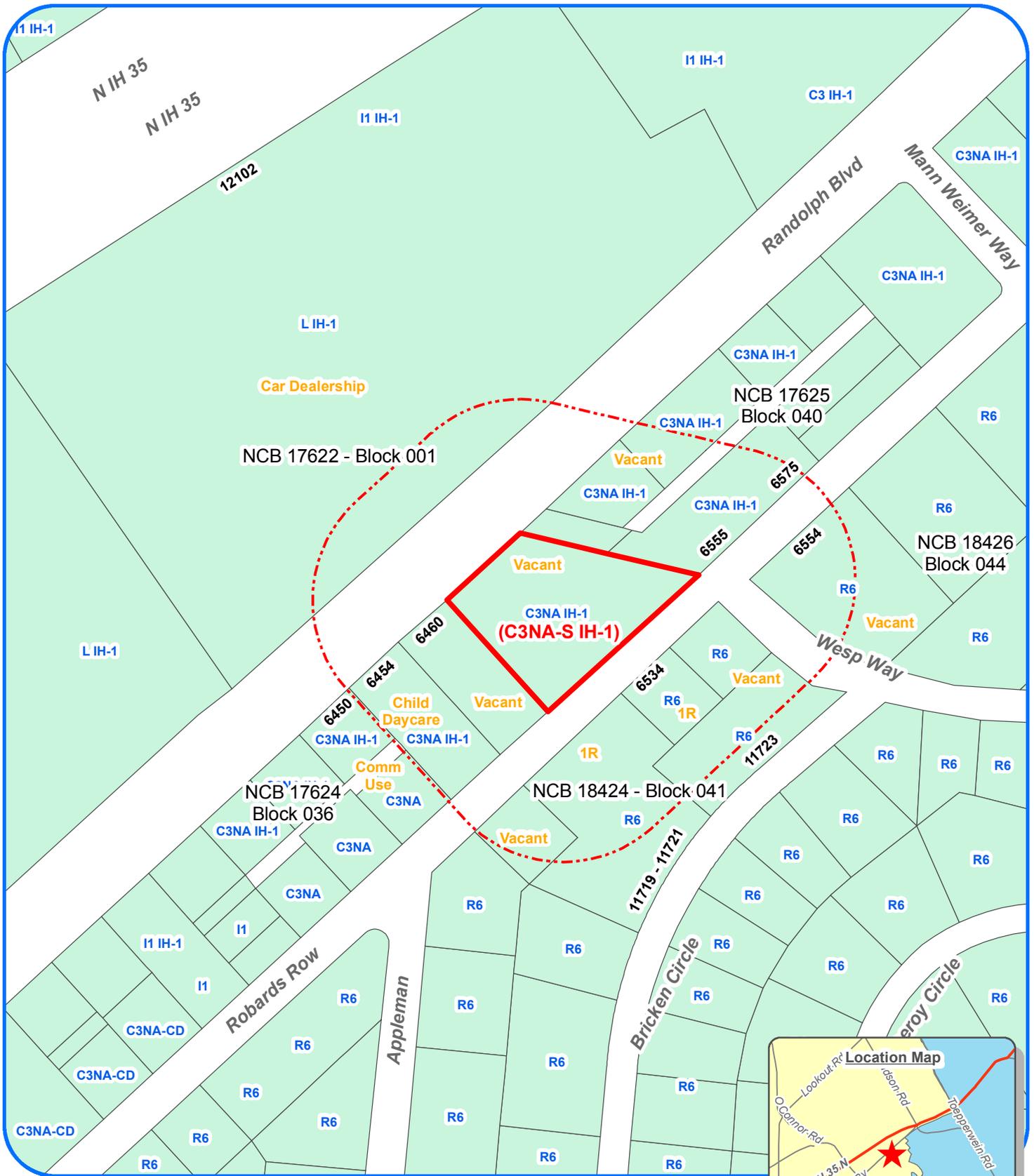


REZONING OF CURRENT PLATED PROPERTY - PLAT NO. 080204

OWNER: NAWASH I. ALAKHRAS
PROPERTY ADDRESS: 555 OLD U.S. HWY. 90
SAN ANTONIO, TEXAS

Date: MARCH 16, 2012

Sheet No.
Z-1
of 1



Zoning Case Notification Plan

Case Z-2012-089 S

Council District 10

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 1.165 acres out of Lots 1, 2, and 14, Block 36, NCB 17624

Legend

- Subject Properties (1.165 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
(04/02/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012089 S

Hearing Date: May 1, 2012

Property Owner: Majors Body and Paint. LLC

Applicant: Majors Body and Paint. LLC

Representative: ADA Consulting Group, Inc. Attn: Michael P. Sepeda, P.E.

Location: Located on the south side of Randolph Boulevard, west of Weimer Way

Legal Description: 1.165 acres out of Lots 1, 2 and 14, Block 36, NCB 17624

Total Acreage: 1.165

City Council District: 10

Case Manager: James A. Cramer, Planning Technician & Brenda Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "C-3NA IH-1 AHOD" General Commercial Nonalcoholic Sales Northeast Gateway Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "C-3NA S IH-1 AHOD" General Commercial Nonalcoholic Sales Northeast Gateway Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body Repair

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Randolph Hills Civic Club

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1984 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1987 case, the property was rezoned to “B-3 NA” Business Non-Alcoholic Sales District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current “C-3 NA” General Commercial Non-Alcoholic Sales District. In a 2004 case, the property was rezoned to add the “IH-1” Northeast Gateway Corridor 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: North across Randolph Boulevard

Current Base Zoning: “L”

Current Land Use: Auto Dealership

Direction: Northeast

Current Base Zoning: “C-3NA”

Current Land Uses: Vacant Land and Residential Manufactured Home

Direction: South across Robards Row

Current Base Zoning: “R-6”

Current Land Uses: Vacant Land and Single-Family Residences

Direction: Southwest

Current Base Zoning: “C-3NA”

Current Land Uses: Vacant Land and Daycare Center

Transportation

Thoroughfare: Randolph Boulevard

Existing Character: Primary Arterial Type A; one lane in each direction.

Proposed Changes: None known.

Thoroughfare: Weimer Way

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

Proposed Changes: None known.

Thoroughfare: Robards Road

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 21 line, which operates along Randolph Road just east of O’Connor Road.

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

Parking Information: Auto Paint and Body Repair Minimum Parking Requirement: 1 per 500 sf GFA including service bays, wash tunnels and retail areas; Maximum Parking Requirement: 1 per 375 sf GFA including service bays, wash tunnels and retail areas

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

The proposed specific use authorization will not have an adverse impact on the neighboring properties. The subject property is surrounded by other commercial and industrially zoned properties that are operating with similar uses such as automobile dealerships which include on-site repair facilities. The existing base zoning district and proposed specific use authorization are consistent with the development pattern of the area.

3. Suitability as Presently Zoned:

The base zoning district for the 1.165 acre site will remain "C-3 NA" General Commercial Nonalcoholic District. The site has access from Randolph Boulevard where there are heavy concentrations of both commercial and industrial uses. The proposed specific use authorization will allow the property to operate in a similar pattern as the surrounding uses along Randolph Boulevard.

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 property is 1.165 acres, which should be able to reasonably accommodate the proposed use as shown on the requisite site plan.

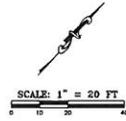
7. Other Factors:

The proposed site shall govern development of the site pursuant to the specific use authorization.



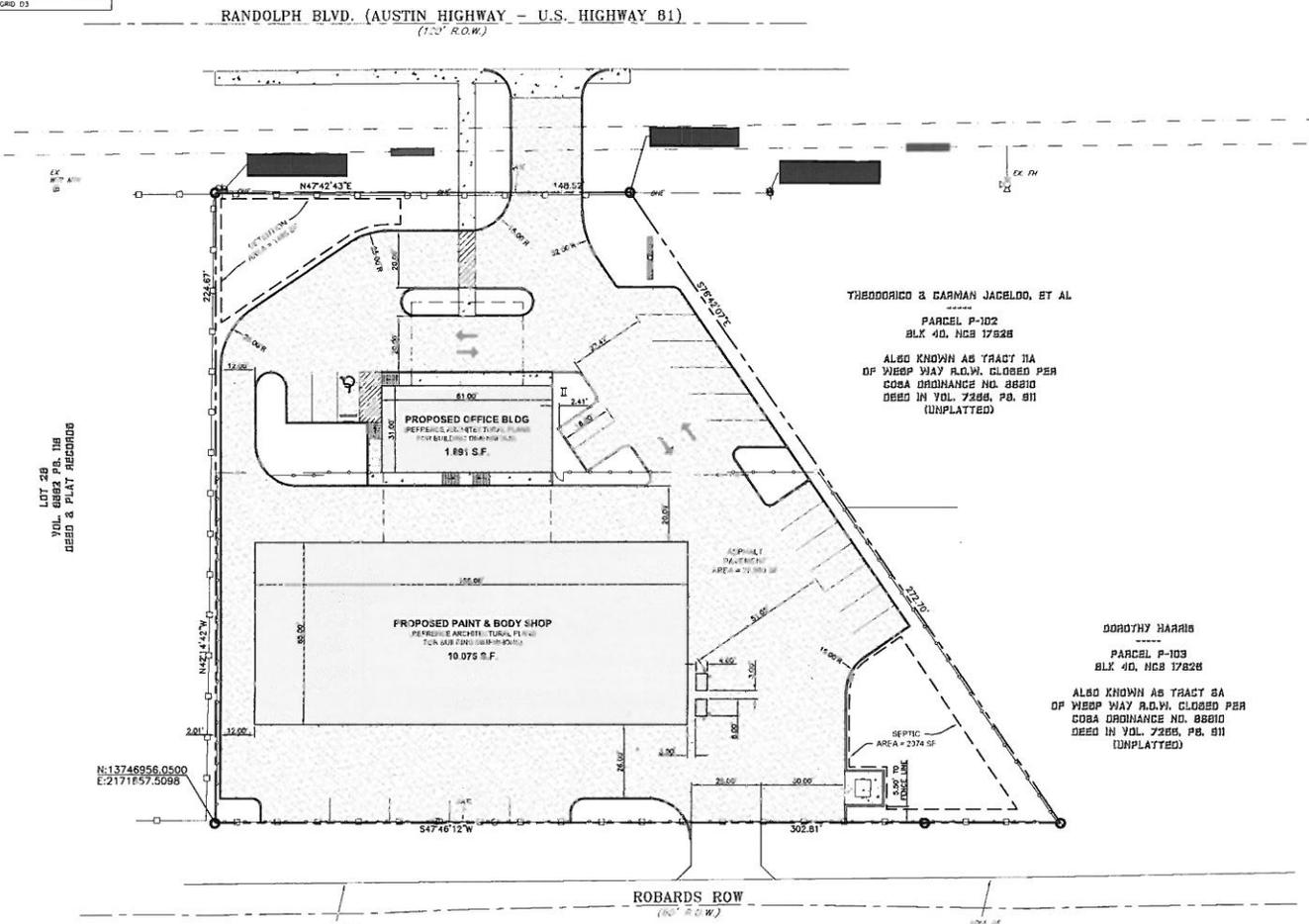
LEGAL DESCRIPTION:
 MAJORS BODY & PAINT SUBD. (PRINTED PLAT)
 PLAT ID# 120215

1.184 ACRES OF LAND BEING LOTS 1, 2, 14, A ONE-HALF PORTION OF A 25' ALLEY ALONG LOTS 1-2 CLOSED BY QUITCLAIM DEED RECORDED IN VOLUME 3115, PAGE 399, A ONE-HALF PORTION OF A 25' ALLEY ALONG LOT 14 CLOSED BY QUITCLAIM DEED RECORDED IN VOLUME 1319, PAGE 1657, AND THE SOUTHERLY ONE-HALF PORTION OF WESP WAY R.O.W. ADJUTING LOT 14 (TRACT 1A) CLOSED BY DEED RECORDED IN VOLUME 1255, PAGE 911, ALL OUT OF BOOKS 36, 103, 1025, FINANCIAL TERMS (SECOND UNIT) SUBDIVISION, RECORDED IN VOLUME 2515, PAGE 50, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS



PARKING TYPE	DETAILED	PERMITS
Building Use	0.00	0.00
Off-Street Area (1-2)	0.00	0.00
Parking Structure, Stairs/Steps		
Minimum Parking Ratio	1 per 300 S.F.A.	1 per 500 S.F.A.
Minimum Parking Req.	1 per 140 S.F.A.	1 per 200 S.F.A.
Required		
Minimum Required Parking	15.5	23.2
Maximum Required Parking		29.2
TOTALS		
Minimum Required Parking		25
Maximum Required Parking		27
Proposed Parking		23
Min Required Bicycle Parking/Truck		2
Note-Corridor (10)		
Required Bicycle Parking	1 (0) BICYCLAR + 1 (0) TRUCK	
Total Proposed Bicycle Parking	1 (0) BICYCLAR + 1 (0) TRUCK	

I, JOHN FERLE, PRESIDENT, MAJORS BODY AND PAINT, LLC, 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.



THEODORICO & GARMAN JACEDO, ET AL
 PARCEL P-102
 BLK 40, HCS 17828

ALSO KNOWN AS TRACT 11A
 OF WESP WAY R.O.W. CLOSED PER
 COBA ORDINANCE NO. 88210
 DEED IN VOL. 7289, PB. 911
 (UNPLATTED)

DOROTHY HARRIS
 PARCEL P-103
 BLK 40, HCS 17828

ALSO KNOWN AS TRACT 11B
 OF WESP WAY R.O.W. CLOSED PER
 COBA ORDINANCE NO. 88210
 DEED IN VOL. 7289, PB. 911
 (UNPLATTED)

LOT 28
 VOL. 8862 PB. 118
 DEED & PLAT RECORDS

N:13746956.0500
 E:2171857.5098

NO CHANGE IS BEING MADE TO THE ORIGINAL PLAN OR ANY PART THEREOF.

DATE: 11/14/18

BY: [Signature]

FOR: [Signature]

FOR THE CITY OF SAN ANTONIO

REVISION DESCRIPTION

SITE EXHIBIT

MAJORS BODY & PAINT
 8000 S. WOODLAWN BLVD
 SAN ANTONIO, TX 78233
 TEL: 214-343-8888 FAX: 214-343-8888

ADA CONSULTING GROUP, INC.
 2811 W. BRIDLE TRAIL, SUITE 100
 SAN ANTONIO, TX 78248
 TEL: 214-343-8888 FAX: 214-343-8888

SHEET
EX1



Casa Blanca

Zoning Case Notification Plan

Case Z-2012-090

Council District 2
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00964 - Block 018 - E 98.93 ft of N 66.7 ft of Lot 13

Legend

- Subject Properties (0.1499 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
 (04/17/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012090

Hearing Date: May 1, 2012

Property Owner: Robert F. Collins and Barbara P. Collins

Applicant: Robert F. Collins

Representative: None

Location: 400 Pearl Parkway

Legal Description: East 98.93 feet of the north 66.7 feet of Lot 13, Block 18, NCB 964

Total Acreage: 0.1499

City Council District: 1

Case Manager: Osniel Leon, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-2 IDZ RIO-2 AHOD" Commercial Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: None

Planning Team Members: 11 - Tobin Hill Neighborhood Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “J” Commercial District and “K” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the “I-1” General Industrial District. In a 2011 case, the property was rezoned to the current “C-2” Commercial District. According to the Bexar County Appraisal District, the existing commercial structure measures approximately 6,056 square feet in size and was built in 1984. The property is not platted.

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: Northeast across Pearl Parkway

Current Base Zoning: “I-1”

Current Land Uses: Warehouse and Vacant Commercial Properties

Direction: South and East

Current Base Zoning: “I-1” and “I-1 IDZ”

Current Land Uses: Parking, Restaurants, and Offices

Direction: West

Current Base Zoning: Highway 281

Current Land Uses: Expressway

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

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines

Transportation

Thoroughfare: Pearl Parkway

Existing Character: Local Street, 2 lanes in each direction with a center median and sidewalks

Proposed Changes: None

Thoroughfare: Broadway

Existing Character: Primary Arterial Type B, 3 lanes in each direction with sidewalks

Proposed Changes: None

Thoroughfare: Avenue B

Existing Character: Local Street, one-way with a single lane and a two-way bicycle lane

Proposed Changes: None

Public Transit: Multiple VIA bus lines operated along Broadway, with the nearest stop located approximately one block east of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required for “IDZ” requests.

Parking Information: Off-street vehicle parking requirements for furniture retail uses are determined by the Gross Floor Area (GFA) of the building. Minimum Requirement – 1 space per 600 square feet GFA; Maximum Allowance – 1 space per 200 square feet GFA.

The existing 6,000-square foot facility is required to provide between 10 and 30 parking spaces. The requested “IDZ” overlay district waives the parking requirement.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as “High Density Mixed Use” in the Future Land Use Plan. The requested “C-2 IDZ” zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands related to this zoning request. The subject property currently utilizes shared parking located underneath Highway 281. Although the “IDZ” district waives off-street parking requirements, shared parking and use of public transit are encouraged through the Tobin Hill Neighborhood Plan.

3. Suitability as Presently Zoned:

Although the uses permitted in the current “C-2” district are appropriate for the subject property, the existing lot configuration does not provide for off-street parking. Staff believes that the proposed “IDZ” 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 likely adverse effects on public health, safety, or welfare.

5. Public Policy:

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

6. Size of Tract:

The subject property is fully developed with a commercial structure; however, the property is not of sufficient size to accommodate the off-street parking required for retail uses.

7. Other Factors:

The “IDZ” district is meant to provide flexible standards for the development and reuse of underutilized parcels. It also encourages and facilitates development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. In the future planned transit improvements on Broadway and the bicycle sharing program at Pearl Brewery will also alleviate the need for parking at this location.



Zoning Case Notification Plan

Case Z-2012-091

Council District 3

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 09572 - Block 007 - S 377.83 ft of Lot 8

Legend

- Subject Properties (2.22 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



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

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012091
Hearing Date: May 1, 2012
Property Owner: Robert L Schafer
Applicant: Robert L Schafer
Representative: Andrew Perez
Location: 107 through 133 Goliad Road
Legal Description: The south 377.83 feet of Lot 8, Block 7, NCB 9572
Total Acreage: 2.22
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: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: Highland Hills Neighborhood Association; Highland Park Neighborhood Association within 200 feet and Southeast Citizens Committee within 200 feet

Planning Team Members: 68 (Highlands 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 "J" Commercial District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

The applicant requests a zoning change to bring the existing nonconforming use (Retail Center) into compliance with zoning regulations.

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

Adjacent Zoning and Land Uses

Direction: West across South Gevers Street

Current Base Zoning: "C-2" Commercial District and "R-4" Residential Single-Family District

Current Land Uses: Hospital and Private School

Direction: North

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

Current Land Uses: Restaurant and Medical Clinic

Direction: South

Current Base Zoning: "R-4" Residential Single-Family District

Current Land Uses: Single-Family Dwellings

Direction: Northeast across Goliad Road

Current Base Zoning: "I-1" General Industrial District and "C-2" Commercial District

Current Land Uses: Retail Strip Center and Auto Repair

Transportation

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks

Proposed Changes: None known.

Thoroughfare: South Gevers Street

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

Proposed Changes: None known.

Public Transit: The VIA number 34 and 232 bus lines operate along Goliad Road.

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

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

Staff Analysis and Recommendation: Approval

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 Highlands Community Plan and is designated as "Mixed Use" in the future land use component of the plan. The requested "C-2" zoning is consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Denial of the request could allow industrial uses on the subject property.

3. Suitability as Presently Zoned:

The existing “I-1” zoning district is not appropriate for the subject property. The “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which may be suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

The existing industrial zoning district does not typically allow retail or service uses; therefore, denial of the zoning change request will likely lead to long-term commercial vacancy or the establishment of new industrial uses that are not compatible with the surrounding community.

4. Health, Safety and Welfare:

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

5. Public Policy:

The existing industrial zoning is not consistent with the adopted land use designation, which is a component of the City’s Master Plan.

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

6. Size of Tract:

The subject property is of sufficient size (2.22 acres) to accommodate the existing retail uses, the additional proposed use, as well as required parking.

7. Other Factors:

Overall, reducing the intensity of zoning along Goliad Road and South Gevers Street will reduce the potential for conflicts with the abutting neighborhood; allowing uses that will better serve the surrounding community.

The existing shopping center is a nonconforming use due to the adoption of the 2001 Unified Development Code. Prior to May 2011, multi-tenant shopping centers could be registered as a specific type of nonconforming use that allowed change of tenants for individual suites within the center, however, this provision expired. Today, nonconforming use registrations apply only to individual uses and terminate if the individual use stops operating for a period of twelve months or more. Although legal nonconforming uses are recognized by the City of San Antonio, having, the proper zoning or bringing the uses into compliance with existing zoning is preferred.

The property is currently developed with a 21384 square foot commercial structure which was built in 1968 and a 2,100 square foot commercial structure built in 1976. The owner wishes to remodel and have the opportunity to continue productive commercial uses to serve the community.



Zoning Case Notification Plan

Case Z-2012-093

Council District 4

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 15625 - Block 009 - Lot 222

Legend

Subject Properties (0.2169 Acres)

200' Notification Area

Current Zoning

Requested Zoning Change

100-Year DFIRM Floodplain

Single Family Residential

1R



Development Services Dept
City of San Antonio
(04/06/2012 - E Hart)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012093
Hearing Date: May 1, 2013
Property Owner: Juan Carlos Gonzalez
Applicant: Juan Carlos Gonzalez
Representative: Juan Carlos Gonzalez
Location: 5102 Gavilan Drive
Legal Description: Lot 222, Block 9, NCB 15625
Total Acreage: 0.2169
City Council District: 4
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: None

Planning Team Members: 29 (United Southwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: All directions

Current Base Zoning: "R-6", "RM-4" and "MH"

Current Land Uses: Single-Family Residences (including manufactured homes)

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: Gavilan Drive

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Dempsey Drive

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 614 line, which operates along Old Pearsall Road.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: HUD Code Manufactured Homes are required to provide one parking space per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the United Southwest Communities Plan area, and is identified as Low Density Residential in the Future Land Use component of the Plan. The requested "MHC" zoning district is consistent with the adopted land use designation.

According to the United Southwest Communities Plan, a manufactured home on an individual lot is considered a low density residential use.

2. Adverse Impacts on Neighboring Lands:

The subject property is located in a residential area that contains single-family residences including both conventional homes and manufactured homes. There are existing manufactured homes located along Gavilan Drive on the same block as the subject property. A manufactured home trend has been established for the area. Based on the existing conditions and uses of the area, the proposed "MHC" Manufactured Housing Conventional zoning district will not have any adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.2169 of an acre in size, which is adequate to accommodate a manufactured home.

7. Other Factors:

The subject property will have to comply with the manufactured homes design and installation criteria outlined in Section 35-355(c) of the Unified Development Code.



Zoning Case Notification Plan

Case Z-2012-094

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 2.379 acres out of NCB 1352, NCB 1354, NCB 1355 and including portions of Hudson and Poinsettia Streets

Legend

- Subject Properties (2.379 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
(04/04/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012094

Hearing Date: May 1, 2012

Property Owner: Antioch Missionary Baptist Church (Pastor Kenneth Kemp)

Applicant: Antioch Missionary Baptist Church (Pastor Kenneth Kemp)

Representative: Andrew C. Guerrero

Location: 1001 North Walters Street; located northwest of the intersection of North Walters Street and Eross Street

Legal Description: 2.379 acres out of NCB 1355, NCB 1354, NCB 1352 and including portions of Hudson and Poinsettia streets

Total Acreage: 2.379

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: "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Overlay Airport Hazard Overlay District and "O-2 EP-1 AHOD" High-Rise Office Facility Parking/Traffic Control Overlay Airport Hazard Overlay District

Requested Zoning: "RM-4 IDZ EP-1 AHOD" Residential Mixed Infill Development Zone Facility Parking/Traffic Control Overlay Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 71

Neighborhood Associations: Harvard Place Eastlawn Neighborhood Association

Planning Team Members: 24 (Arena District Eastside Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with multiple structures. The existing church measures approximately 8600 square feet. There is also an existing daycare (2700 square feet) and chapel (7900 square feet) located on the subject site. The property is located within the City Limits as they were recognized in 1936, and was originally zoned "C" Apartment District. In a 1994 case, two of the subject properties were rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous "C" and "O-1" base zoning districts converted to the current "MF-33" Multi-Family District and "O-2" High Rise Office District, respectively. The applicant has indicated that the purpose of the rezoning request is to allow construction of a 19,300-square foot school while also reducing the amount of off-street parking required for the school and the existing church and daycare center.

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residences and Sports Complex/Community Center

Direction: East

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

Current Land Uses: Parking Lot 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: North Walters Street

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

Proposed Changes: None known.

Thoroughfare: Hudson, Bluebonnet Street, Nolan and Eross Street

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA busline is the number 24 line, which operates along North Walters Street.

Traffic Impact: A Traffic Impact Analysis is not required.

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

Church – Minimum Parking Requirement: 1 space per 8 seats. Maximum Parking Requirement: 1 space per 1.5 seats.

Daycare - Minimum Parking Requirement: 1 space per 375 square feet of GFA. Maximum Parking Requirement: 1.5 spaces per 375 square feet of GFA.

School - Minimum Parking Requirement: 1 space per classroom. Maximum Parking Requirement: 2 spaces per classroom.

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 Arena District Eastside Community Plan area, and is identified as Medium Density in the Future Land Use component of the Plan. The “RM-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of surrounding properties are zoned for residential uses. Further, the requested "RM-4" Residential Mixed District is a less intense zoning district than the existing "O-2" High-Rise Office District and “MF-33” Multi-Family District.

Churches and schools are permitted by-right in most zoning districts; therefore, a residential zoning district that will accommodate the uses is more appropriate for the surrounding neighborhood.

3. Suitability as Presently Zoned:

The existing “O-2” zoning is not appropriate for the subject property or the surrounding neighborhood. The high-rise office zoning was established by the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code, which resulted in overly intense zoning located within a residential neighborhood. Current zoning practices would not place intense high-rise office zoning in or near established residential neighborhoods. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses.

4. Health, Safety and Welfare:

Staff recognizes that the increased parking needs and vehicle traffic that would likely accompany the church, daycare and school uses may pose a threat to the public health, safety and welfare of the neighborhood surrounding the subject property. However, there are other nearby parking lots that the church owns that may minimize the impact of any increase in traffic. As the church and proposed school will not operate at the same hours, available shared parking should be able to accommodate both uses.

5. Public Policy:

The requested zoning is consistent with the adopted land use plan. The existing “MF-33” and “O-2” zoning are not consistent with the adopted medium density land use designation.

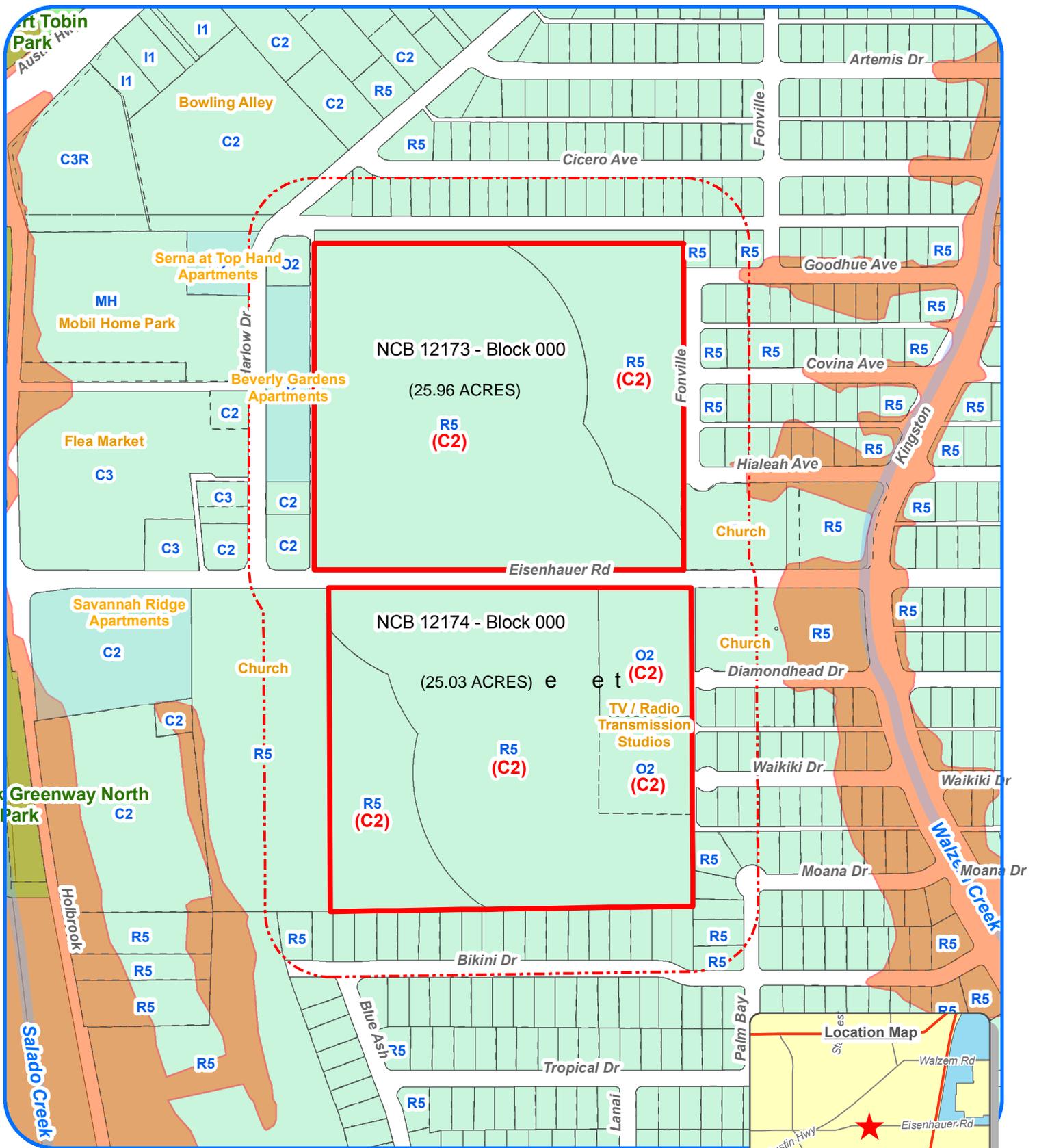
The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate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

6. Size of Tract:

The subject property is 2.379 acres and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district.

7. Other Factors:

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.



Zoning Case Notification Plan

Case Z-2012-097

Council District 2
 Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): NCB 12173 - Block 000 - P-100 & P-101 and NCB 12174 - Block 000 - P-101, W 165 ft of N 415 ft of Lot 1, W 130 ft of N 415 ft of P-100, E Irr 35 ft of Lot 1 & W Irr 778.38 ft of P-100

Legend

- Subject Properties (Red outline) (50.99 Acres)
- 200' Notification Area (Dashed red outline)
- Current Zoning (Blue outline)
- Requested Zoning Change (Red outline)
- 100-Year DFIRM Floodplain (Orange shading)
- Single Family Residential 1R (Red outline)



Development Services Dept
 City of San Antonio
 (04/11/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012097

Hearing Date: May 1, 2012

Property Owner: BMP San Antonio Asset Company, L. P.

Applicant: Martin & Drought, P. C.

Representative: Ryan M. Sweeney

Location: 4050 Eisenhower Road

Legal Description: A 50.99 acre tract of land out of NCB 12173 and NCB 12174

Total Acreage: 50.99

City Council District: 2

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request. The case has been expedited to City Council for consideration on May 3, 2012.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "O-2 AHOD" High Rise Office Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 20, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 96

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1952 and was originally zoned "A" Single-Family Residence District and "E" Office District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District and "O-2" High Rise Office District, respectively. The 50.99 acre site is the original transmitting plant for the KTSA

station, and was constructed on two parcels of land separated by Eisenhower Road beginning in 1947. The project was completed in June of 1948 and was outside the San Antonio City Limits.

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: West

Current Base Zoning: "R-5" Residential Single-Family District, "O-2" High Rise Office District and "C-2" Commercial District

Current Land Uses: Vacant Land, Church, Apartments.

Direction: East

Current Base Zoning: "R-5" Residential Single-Family District

Current Land Uses: Church and Single-Family Dwellings

Direction: South

Current Base Zoning: "R-5" Residential Single-Family District

Current Land Uses: Single-Family Dwellings

Direction: North

Current Base Zoning: "R-5" Residential Single-Family District

Current Land Uses: Single-Family Dwellings

Transportation

Thoroughfare: Eisenhower Road

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

Proposed Changes: None known.

Public Transit: The number 505 VIA bus line operates along Eisenhower Road

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

Parking Information: Radio or Television Station with Transmission Towers are required to provide one parking space per service employee.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Plan area, and is identified as "Community Commercial" in the Future Land Use component of the Plan. The requested "C-2" zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Approval of the "C-2" Commercial District will not have an adverse impact on neighboring lands. When the "C-2" district abuts "R-5" zoning, a Type B landscape buffer and 30-foot building setback are required in an effort to protect the residential uses.

3. Suitability as Presently Zoned:

The existing "R-5" Residential Single-Family District and "O-2" High Rise Office District are not entirely appropriate for the subject property. Although the property could be developed for single-family residential

uses, the property's location on an arterial thoroughfare makes such development unlikely. The "O-2" High Rise Office District is meant to accommodate high-rise office buildings with many possible accessory uses. The "O-2" district may also allow unlimited building height, which would not be appropriate in close proximity to existing residential uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare related to the zoning change request. The purpose of landscaping, screening, and buffer requirements is to provide development standards that will protect the health, safety and general welfare of the community.

5. Public Policy:

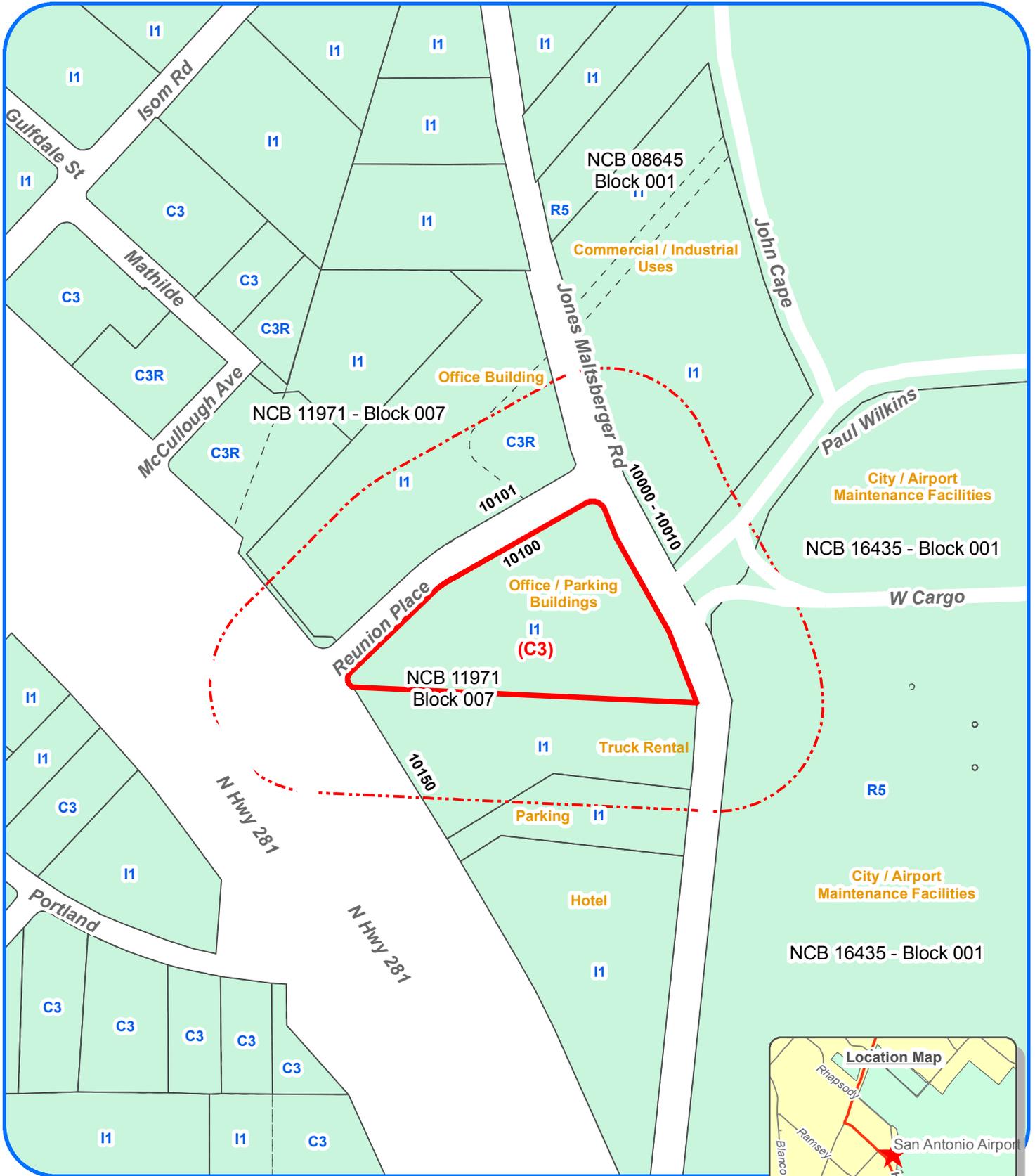
The "C-2" Commercial District is consistent with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The subject property is of sufficient size to accommodate the existing office and transmission towers as well as the proposed fifth tower. Radio and television antennas are subject to the height limits determined by the base zoning district; however, they may utilize Section 35-517 of the UDC to provide additional building setbacks to allow for additional tower height.

7. Other Factors:

Staff supports the rezoning request because of the property location, the historic use of the property, and the consistency of the request with the San Antonio International Airport Vicinity Plan. Approval of the "C-2" Commercial District will bring a nonconforming use into compliance with the UDC, while also allowing for updating and expansion of the existing facility.



Zoning Case Notification Plan

Case Z-2012-098

Council District 9

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 11971 - Block 007 - Lot 65

Legend

- Subject Properties (3.31 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
(04/06/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012098
Hearing Date: May 1, 2012
Property Owner: Airport Center Office Building, L. L. P. (Scott Elfstrom)
Applicant: Golden Steves Cohen and Gordon, L. L. P. (Trey Jacobson)
Representative: Golden Steves Cohen and Gordon, L. L. P. (Trey Jacobson)
Location: 10100 Reunion Place
Legal Description: Lot 65, Block 7, NCB 11971
Total Acreage: 3.31
City Council District: 9
Case Manager: Brenda V. Martinez
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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Neighborhood Associations: None

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: Aviation Department

Property Details

Property History: The subject site is currently developed with a commercial structure measuring 192,124 square feet in size. According to the Bexar County Appraisal District, the structure was built in 1986. The parking garage, which measures 190,576 square feet, was also constructed in 1986. The subject property was annexed in 1952 and was subsequently rezoned to "I-1" Light Industry District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The applicant is requesting a zoning change to allow the construction of a bank ATM/drive through. A bank is a use that is not permitted by-right in the "I-1" zoning 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" and "C-3"

Current Land Uses: Offices

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Truck Rental, Parking Lot and Hotel

Direction: East

Current Base Zoning: "I-1" and "R-5"

Current Land Uses: Commercial/Industrial Uses

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

Transportation

Thoroughfare: Highway 281 North

Existing Character: Freeway; 8 lanes

Proposed Changes: None known

Thoroughfare: Reunion Place

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

Parking Garage - Minimum Parking Requirement: N/A. Maximum Parking Requirement: N/A

Bank - Minimum Parking Requirement: 1 space per 200 square feet of GFA for the portion of building used by the financial institution and 1 space per 300 square feet of GFA for office lease space. Maximum Parking Requirement: 1 space per 100 square feet of GFA for the portion of building used by the financial institution and 1 space per 300 square feet of GFA for office lease space.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Light Industrial” in the Future Land Use Plan. The requested “C-3” zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of surrounding properties, save those to the southeast (San Antonio Airport), are zoned for heavy commercial and industrial uses. The site is located on a heavily concentrated commercial corridor with traffic circulation to Highway 281 North. Further, the subject site does not abut any residential uses.

3. Suitability as Presently Zoned:

The adopted San Antonio International Airport Vicinity Land Use Plan identifies the subject property and all surrounding properties as Light Industrial in the Future Land Use component of the plan. The existing “I-1” zoning district is inconsistent with the adopted land use plan.

Although both the existing and requested zoning may be appropriate for the subject property, the requested “C-3” district better accommodates the existing commercial uses and is more compatible with the surrounding land uses and overall character of the area than the current “I-1” district.

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:

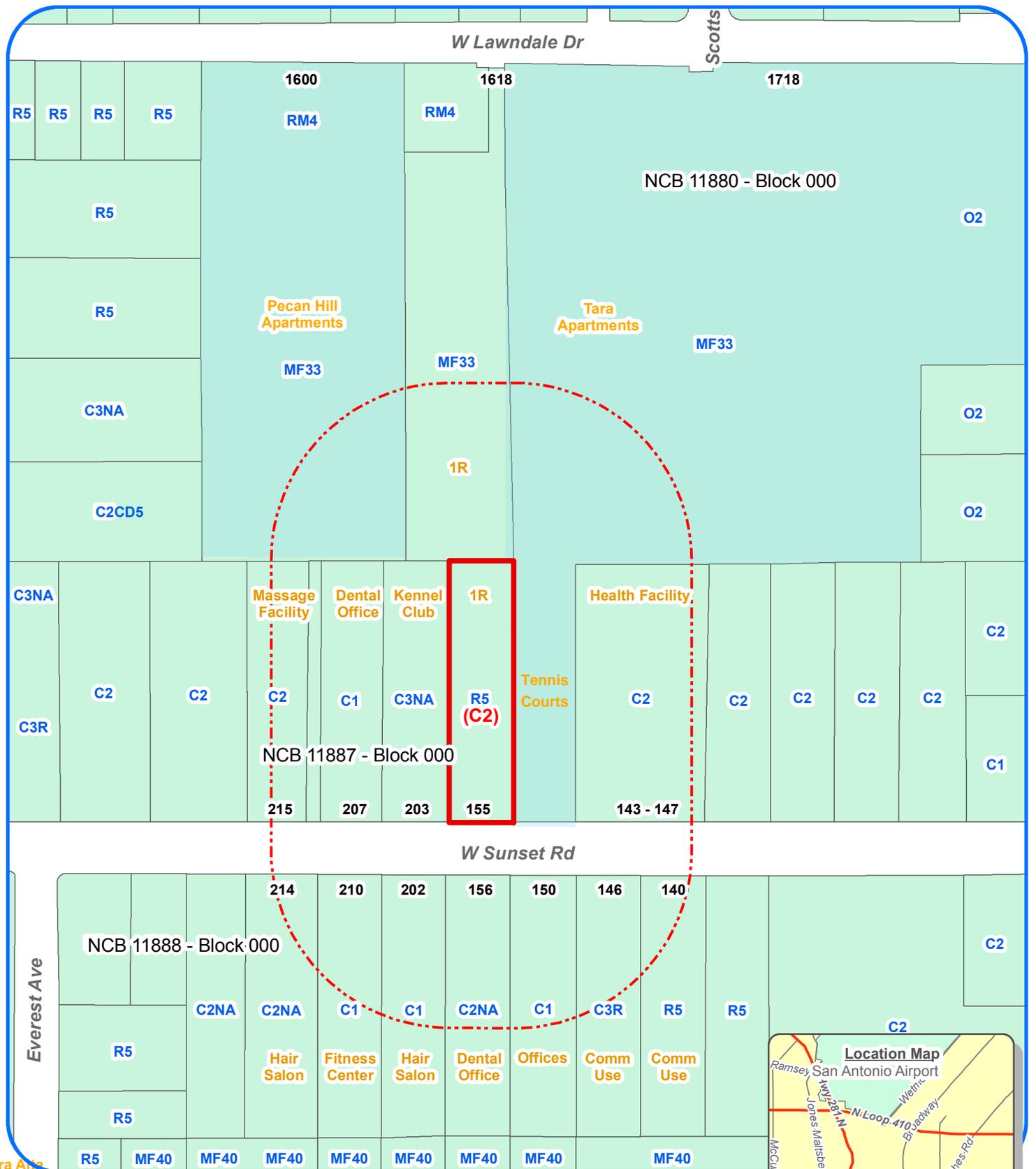
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 3.31 acres, which should reasonably accommodate the proposed commercial use with adequate space for parking.

7. Other Factors:

Although the zoning exhibit shows “R-5” Residential Single-Family zoning east of the subject property, these properties are part of the San Antonio International Airport and are developed as industrial uses.



Terra Air Apartments

Zoning Case Notification Plan

Case Z-2012-099

Council District 9
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 11887 - Block 000 - N 294.82 ft of W 72.6 ft of Lot 21

Legend

- Subject Properties (0.4914 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

TEXT
 (TEXT)

1R



Development Services Dept
 City of San Antonio
 (04/06/2012 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012099
Hearing Date: May 1, 2012
Property Owner: Kyle A. Gish
Applicant: Kyle A. Gish
Representative: Kyle A. Gish
Location: 155 West Sunset Road
Legal Description: West 72.6 feet of Lot 21, NCB 11887
Total Acreage: 0.4914
City Council District: 9
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 18, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 26, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a structure measuring 1,304 square feet. According to the Bexar County Appraisal District, the structure was constructed in 1970.

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

Topography: The 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: West

Current Base Zoning: "C-1" Light Commercial District, "C-2" Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District

Current Land Uses: Kennel, Dental Office, and Massage Facility

Direction: North

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

Current Land Uses: Single-Family Dwelling and Apartments

Direction: East

Current Base Zoning: "MF-33" Multi-Family District and "C-2" Commercial District

Current Land Uses: Tennis Courts and Health Facility

Direction: South across West Sunset Road

Current Base Zoning: "C-1" Light Commercial District, "C-2NA" Commercial Nonalcoholic Sales District and "C-3R" General Commercial Restrictive Alcoholic Sales District

Current Land Uses: Offices and Service Uses

Transportation

Thoroughfare: West Sunset Road

Existing Character: Collector Street; two lanes in each direction.

Proposed Changes: None known.

Public Transit: The VIA number 649 bus line operates along West Sunset Road.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Plan area, and is identified as "Mixed Use" in the Future Land Use component of the Plan. The requested "C-2" zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts that may be caused by approval of the requested zoning. Staff finds the requested zoning appropriate due to the subject property's location.

3. Suitability as Presently Zoned:

The existing "R-5" Residential Single-Family District is not appropriate for the subject property. The subject property is one of the few remaining residential properties on West Sunset Road, a collector street and a heavily traveled thoroughfare for the area. Residential development is not likely due to the property's location and surrounding pattern of development.

4. Health, Safety and Welfare:

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

5. Public Policy:

The "C-2" Commercial District is consistent 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 subject property is of sufficient size (0.4914 acres) to accommodate the proposed use and required parking.

7. Other Factors:

Staff supports the request because the requested zoning is appropriate for the subject property location. The proposed zoning district is compatible with the neighborhood, as there is an existing mix of commercial and office uses and zoning districts on Sunset Road between Broadway and Highway 281 North. Most of the properties in the immediate area have commercial zoning. The proposed "C-2" Commercial District is consistent with the zoning and use pattern of the area and would be appropriate at this location due to the existing development trend.