

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, May 15, 2012
12:45 PM

ZONING COMMISSIONERS

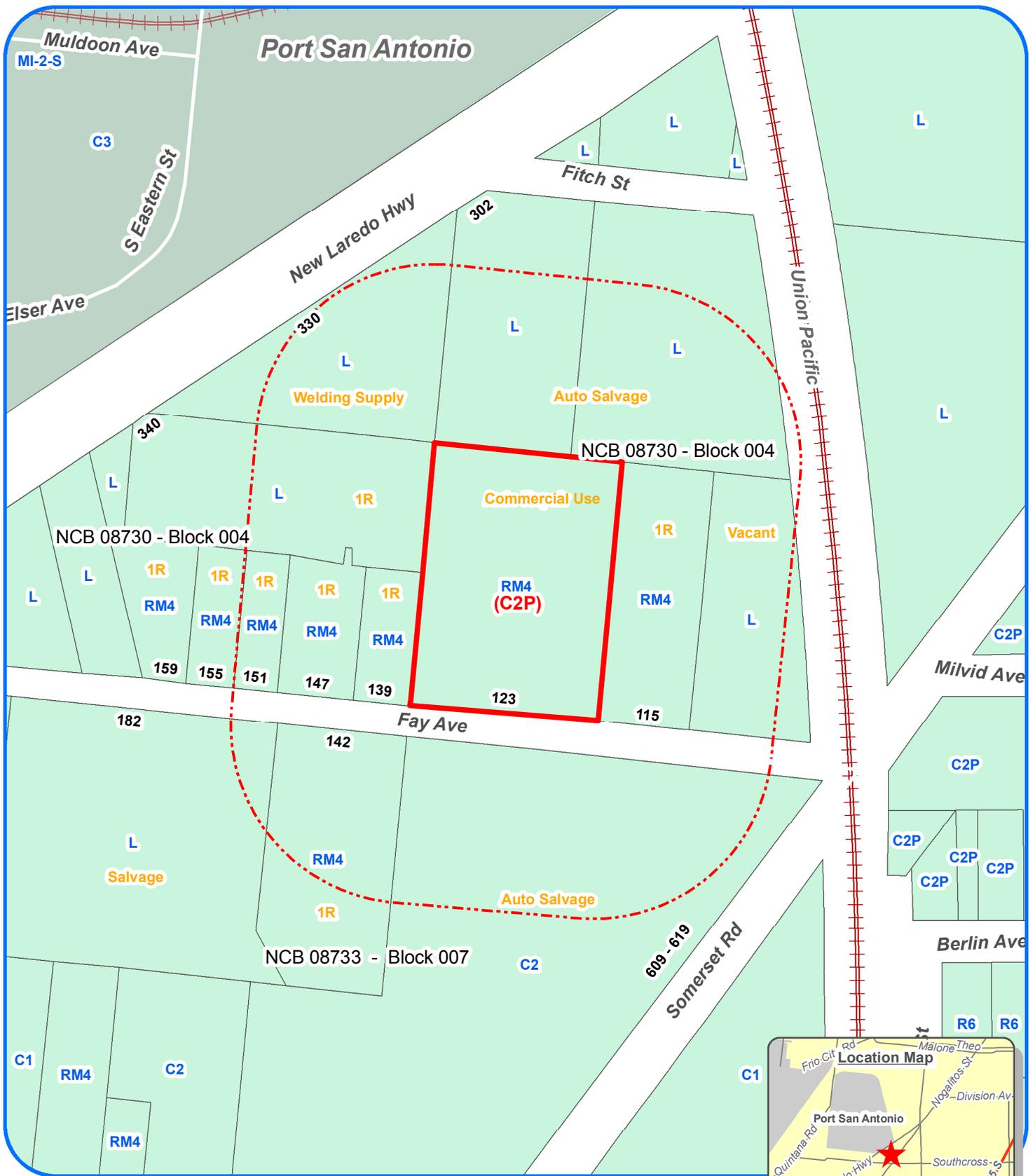
Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	David Christian – District 7
Gerard P. Clancy – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Rachel Flores – District 5	Brenna Nava– District Mayor
Billy J. 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 15, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the May 1, 2012 Zoning Commission Minutes.
6. **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.
7. **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.
8. **ZONING CASE NUMBER Z2012092 (Council District 2):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “PUD I-1” Planned Unit Development General Industrial Airport Hazard Overlay District, “PUD C-3” Planned Unit Development General Commercial Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 31.941 acres out of NCB 16817 and NCB 16060, 6500 IH-35 North.
9. **ZONING CASE NUMBER Z2012101 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on Lots 8 and 10, NCB 3599, 644 and 648 West Elmira Street.

10. **ZONING CASE NUMBER Z2012103 (Council District 6):** A request for a change in zoning from “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and “I-1 GC-2 AHOD” General Industrial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lot 4, Block 3, NCB 15329, 8327 State Highway 151.
11. **ZONING CASE NUMBER Z2012104 (Council District 8):** A request for a change in zoning from “C-3” General Commercial District to “MF-33” Multi-Family District on Parcel 5C, NCB 19142, 10630 Bandera Road (also known as 10560 East Bandera Road).
12. **ZONING CASE NUMBER Z2012105 (Council District 8):** A request for a change in zoning from “R-6 MSAO-1 MLOD” Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to “MF-18 MSAO-1 MLOD” Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District on Lot 4, Block 11, NCB 18333 and Parcel 2, NCB 34720, located at the northeast and southeast corners of Luskey Lane and Babcock Road.
13. **ZONING CASE NUMBER Z2012106 (Council District 1):** A request for a change in zoning from “C-3 RIO-2 AHOD” General Commercial River Improvement Overlay Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District on Lots 9 and 10, Block 18, NCB 975, 302 East Josephine Street.
14. **ZONING CASE NUMBER Z2012107 (Council District 2):** A request for a change in zoning from “R-4 EP-1” Residential Single-Family Facility Parking/Traffic Control Overlay District to “RM-6 EP-1” Residential Mixed Facility Parking/Traffic Control Overlay District on Lot 4, Block 17, NCB 10253, 214 Cardiff.
15. **ZONING CASE NUMBER Z2012108 (Council District 2):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on A 13.004 acre tract of land out of NCB 16567 and CB 5089, 8810 Interstate Highway 10 East.
16. **ZONING CASE NUMBER Z2012110 S (Council District 1):** A request for a change in zoning from “C-2 NCD-8 AHOD” Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to “C-2 S NCD-8 AHOD” Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lots 7, 8 and the east 29 feet of Lot 9, Block 17, NCB 2069, 1431 Culebra Road.
17. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
18. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-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

TEXT
(TEXT)

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).



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 60 ft of Lot 20 (Tract 20)

Legend

Subject Properties ——— (1.3980 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)

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 15, 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 second public hearing for this zoning request. The case was continued at the Commissioner's request at the May 1, 2012 public hearing.

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-2012-093

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 **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 #: Z2012093
Hearing Date: May 15, 2012
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 second public hearing for this zoning request. The case was continued from the May 1, 2012 meeting.

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:

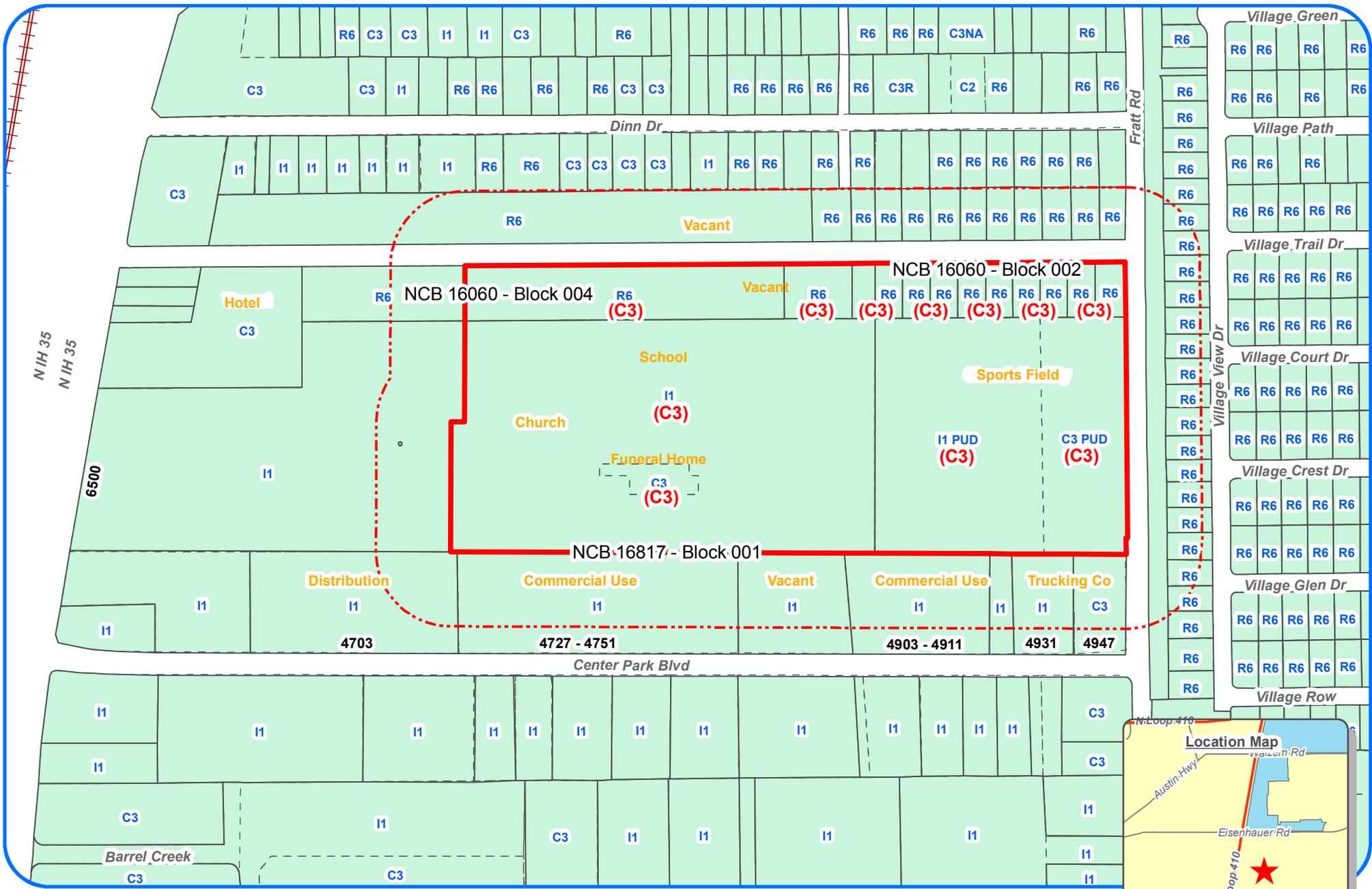
The request does not appear to conflict with any public policy objective.

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-2012-092

Council District 2

Subject Property Legal Description(s): 31.941 acres out of NCB 16817 and NCB 16060

Scale: 1" approx. = 350 Feet

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

Legend

- Subject Properties (31.941 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
(04/13/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012092

Hearing Date: May 15, 2012

Property Owner: Alamo City Christian Fellowship Church (Dr. David C. Walker)

Applicant: School of Excellence (Dr. Kenneth Matthews, Superintendent)

Representative: Lyle Jackson

Location: 6500 IH-35 North

Legal Description: 31.941 acres out of NCB 16817 and NCB 16060

Total Acreage: 31.941

City Council District: 2

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "PUD I-1 AHOD" Planned Unit Development General Industrial Airport Hazard Overlay District, "PUD C-3 AHOD" Planned Unit Development General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family 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 26, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 2, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 11, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 70

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is currently developed with two commercial structures. The property was annexed in 1952 and was originally zoned "Temp R-1" Temporary Single-Family Residence District.

- In a 1973 rezoning case (Z5031), the subject property was rezoned from "Temp R-1" Temporary Single-Family Residence District to "I-1" Light Industry District and "B-3" Business District.
- In a 1985 rezoning case (Z85209), a portion of the subject property was rezoned from "I-1" Light Industry District to "P-1 I-1" Planned Unit Development Light Industry District. Another portion of the property was also rezoned from "B-3" Business District to "P-1 B-3" Planned Unit Development Business District.
- Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-1" General Industrial District, "PUD I-1" Planned Unit Development General Industrial District, "PUD C-3" Planned Unit Development General Commercial District and "R-6" Residential Single-Family District.
- In a 2008 rezoning case (Z2008011) a small portion of the subject property was rezoned from "I-1" General Industrial District to "C-3" General Commercial District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Commercial Uses

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: North IH 35

Existing Character: Freeway; 10 lanes

Proposed Changes: None known

Thoroughfare: Fratt Road

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 8 line, which operates along Fratt Road.

Traffic Impact: A Traffic Impact Analysis is required, but may be delayed until platting or permitting.

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

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

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 a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The site has access from IH 35 N where there are heavy concentrations of both commercial and industrial uses.

3. Suitability as Presently Zoned:

The property's current split-zoning makes any future development more difficult. The proposed rezoning would create consistent zoning on the eastern portion of the property.

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:

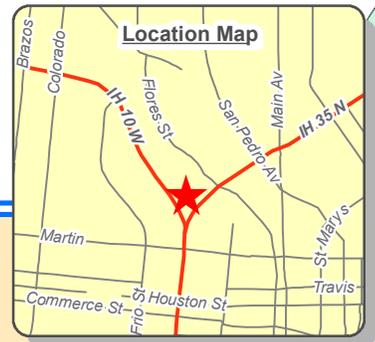
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 31.941 acres in size; however the entire tract of land measures approximately 45 acres, which should be able to accommodate the institutional uses with adequate space for parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-101 CD

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 3599 - Block 000 - Lots 8 and 10

Legend

Subject Properties (0.2066 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
(04/10/2012 - 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 #: Z2012101 CD

Hearing Date: May 15, 2012

Property Owner: Finesilver Manufacturing, LLC, c/o Amy Stevens - Vice President

Applicant: Amy Stevens

Representative: David Weinstein

Location: 644 and 648 West Elmira Street

Legal Description: Lots 8 and 10, NCB 3599

Total Acreage: 0.2066

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 26, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 2, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 11, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Five Points Neighborhood Association

Planning Team Members: 23 (Five Points Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The property is located within the City Limits as they were recognized in 1938, and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district, converted to "MF-33" Multi-Family District. In a 2003 case, the property was rezoned to "R-4" Residential Single-Family District.

The subject property is currently utilized as a construction staging area and the property owner has been issued a temporary use permit which will expire May 31, 2012.

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

Adjacent Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences, Duplex and a Three-Family Dwelling

Direction: South

Current Base Zoning: "C-2P"

Current Land Uses: Offices

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

Transportation

Thoroughfare: West Elmira Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: North IH 35

Existing Character: Freeway; 12 lanes

Proposed Changes: None known

Thoroughfare: IH 10 W

Existing Character: Freeway; 12 lanes

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 2, 82, 88, 202, 282 and 288 lines, which operate along North Flores Street.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: N/A (The applicant is proposing approximately fourteen (14) parking spaces.)

Staff Analysis and Recommendation: Approval with conditions

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

1. Consistency:

The subject property is located within the Five Points Neighborhood Plan and is currently designated as “Low Density Residential” in the Future Land Use Plan. The base zoning request is consistent with the Future Land Use designation.

Although the Five Points Neighborhood Plan encourages preservation of existing housing stock, the subject properties do not include any residential structures.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested “R-4 CD” to be appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the single additional use of a Non-Commercial Parking Lot.

The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The proposed parking lot would provide additional parking for the Finesilver building, which is located at 816 Cameron. There is a parking area located under N IH 35 with available ADA parking that is currently utilized by tenants and customers of the Fine Silver building.

The applicant has indicated to staff that the purpose of the rezoning request is to provide a secure parking area for the tenants of the Fine Silver building. Also, the owner would like to provide additional ADA access for customers and tenants.

3. Suitability as Presently Zoned:

The current residential zoning is appropriate for the area. Ideally this property would continue the residential development pattern in this established neighborhood. However, future residential development may be unlikely due to the property’s location near two expressways and abutting a zero lot line commercial structure.

4. Health, Safety and Welfare:

The proposed parking lot may increase traffic in the residential neighborhood; however, Elmira Street is already commonly used as a short cut between IH 35, IH 10 and the Flores/San Pedro Corridors.

5. Public Policy:

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

6. Size of Tract:

The 0.2066 acre tract is of sufficient size to accommodate the proposed use, as shown on the requisite site plan.

7. Other Factors:

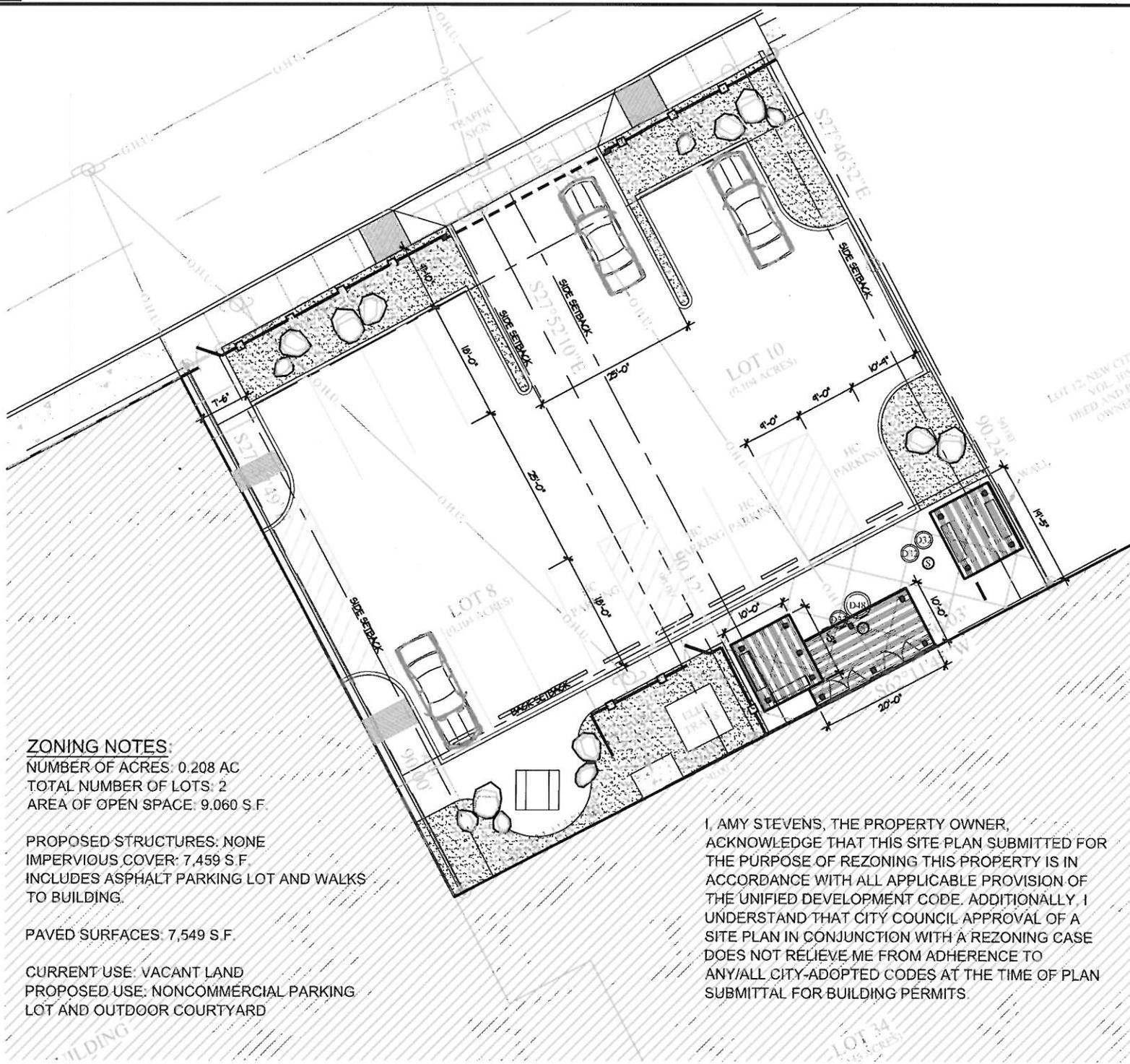
Should the Zoning Commission decide to recommend approval, Zoning staff recommends the following conditions:

1. A 10 foot Type A landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses;
2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;
3. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
4. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

The City of San Antonio Development Services Department, Code Enforcement Division has issued a number of citations on the property in 2011 and 2012.



Terra design group, inc.
 816 camaron, suite 103
 san antonio, texas 78212
 210.220.1400
 210.220.1404
 wheard@terradesignsa.com



ZONING NOTES:

NUMBER OF ACRES: 0.208 AC
 TOTAL NUMBER OF LOTS: 2
 AREA OF OPEN SPACE: 9,060 S.F.

PROPOSED STRUCTURES: NONE
 IMPERVIOUS COVER: 7,459 S.F.
 INCLUDES ASPHALT PARKING LOT AND WALKS TO BUILDING.

PAVED SURFACES: 7,549 S.F.

CURRENT USE: VACANT LAND
 PROPOSED USE: NONCOMMERCIAL PARKING LOT AND OUTDOOR COURTYARD

I, AMY STEVENS, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISION 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.

FINESILVER MANUFACTURING, LLC

FINESILVER COURTYARD IMPROVEMENTS

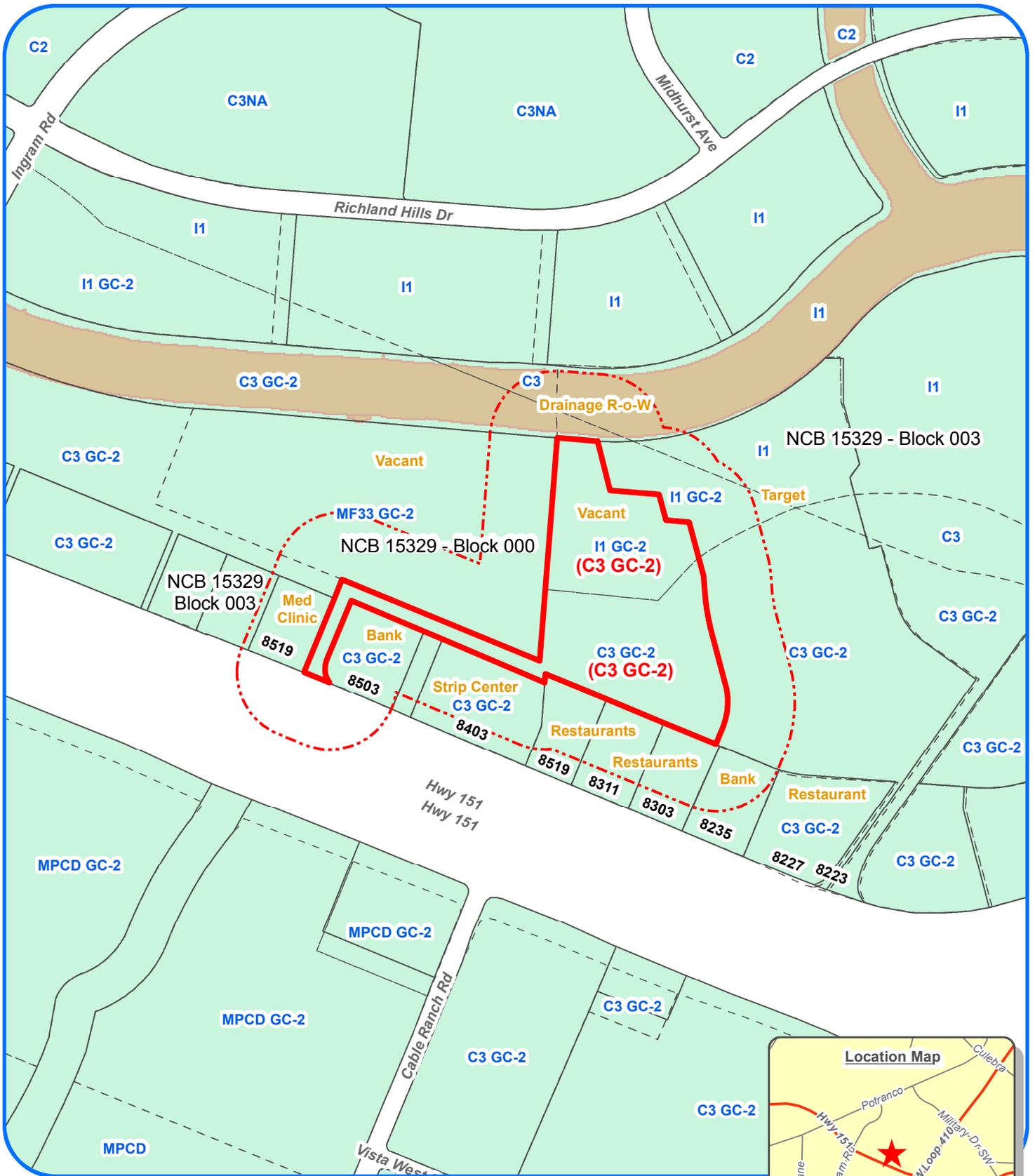
644 and 648 W Elmira St.
 San Antonio, Texas 78212

Project no:
 Date: May 09, 2012
 Sheet: 1 of 1

SITE PLAN

SL 1.01

DESIGN DEVELOPMENT



Zoning Case Notification Plan

Case Z-2012-103

Council District 6

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): NCB 15329 - Block 003 - Lot 4

Legend

- Subject Properties (8.593 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
(05/02/2012 - R Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012103
Hearing Date: May 15, 2012
Property Owner: 151 Westover LLC
Applicant: KLove Engineering, LLC (Kevin Love)
Representative: KLove Engineering, LLC (Kevin Love)
Location: 8327 State Highway 151
Legal Description: Lot 4, Block 3, NCB 15329
Total Acreage: 8.597
City Council District: 6
Case Manager: James A. Cramer, Planning Technician
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay 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 May 2, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 26, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 11, 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: 37 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1984 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1986 zoning case the property was rezoned to "B-3" Business District and "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and "I-1" General Industrial District. In a 2005 zoning case the "GC-2" Highway 151 Gateway Corridor Overlay District was applied to the subject property.

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: North

Current Base Zoning: "I-1"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "I-1" and "C-3"

Current Land Uses: Retail Uses

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Restaurants and Retail Uses

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Vacant Land

Transportation

Thoroughfare: State Highway 151

Existing Character: Freeway; 2 lanes in each direction with 3 lane access road in each direction

Proposed Changes: None known.

Thoroughfare: South West Loop 410

Existing Character: Freeway; 3 lanes in each direction with 3 lane access road in each direction

Proposed Changes: None known.

Thoroughfare: Ingram Road

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 64 line which operates along Richland Hills Drive. Although not directly adjacent to the subject property, the bus line stops along Richland Hills Drive and at the following adjacent intersections: Richland Hills/L410S Access Road and Richland Hills/Ingram.

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: The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate a commercial structure and parking. The requested zoning district does not carry specific locational requirements for 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 West/Southwest Sector Plan, and is designated as “Regional Center” in the future land use plan component of the plan.

Regional Center developments should accommodate the most intense commercial uses and should be located at the intersection of expressways and major arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development.

The proposed “C-3” General Commercial District is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts related to the zoning request. The "C-3" General Commercial District is consistent with the established pattern of uses adjacent to the subject property.

3. Suitability as Presently Zoned:

The property is currently split-zoned, making future development difficult. Additionally, the West/Southwest Sector Plan encourages “big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing all of which are suitable uses to replace the currently vacant property. The proposed zoning change will allow the property to operate in a similar pattern as the surrounding properties.

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:

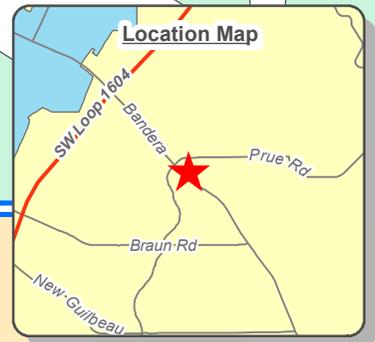
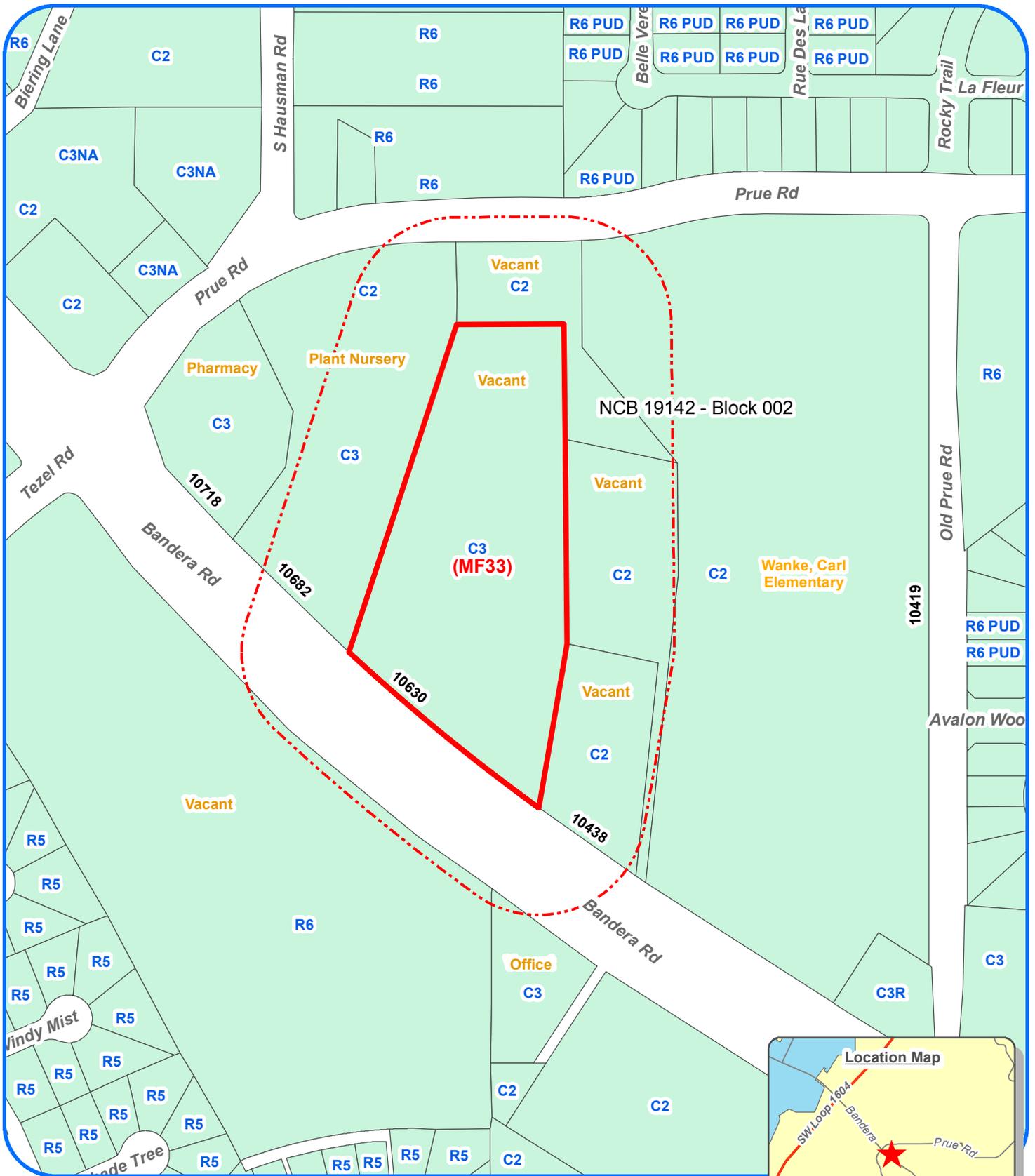
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The property is 8.597 acres, which should be able to accommodate a commercial development with adequate space for parking.

7. Other Factors:

Given the “MF-33” zoned property to abutting the subject tract to the west, a “C-3” use is more compatible than the uses allowed in the current “I-1” district.



Zoning Case Notification Plan

Case Z-2012-104

Council District 8

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 19142 - Block 000 - Parcel P-5C

Legend

- Subject Properties (5.667 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
(04/16/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012104

Hearing Date: May 15, 2012

Property Owner: OP Leonard Jr. Investments Company, Ltd.

Applicant: OP Leonard Jr. Investments Company, Ltd.

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

Location: 10630 Bandera Road (also known as 10560 East Bandera Road); located on the east side of Bandera Road, between Tezel Road and Camino Villa.

Legal Description: Parcel 5C, NCB 19142

Total Acreage: 5.667

City Council District: 8

Case Manager: Osniel Leon, Planner

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

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District

Requested Zoning: "MF-33" Multi-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 26, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 02, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 11, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 21- Huebner/Leon Creek 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. In a 1994 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District. The applicant is requesting a zoning change to allow the development of a multi-family residential development.

Topography: The property slopes slightly to the north, but is not located within a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Undeveloped land

Direction: South across Bandera Rd

Current Base Zoning: "R-6"

Current Land Uses: Undeveloped land & office

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Undeveloped land & an elementary school

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Plant Nursery

Overlay and Special District Information: N/A

Transportation

Thoroughfare: Bandera Road

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

Proposed Changes: None known

Thoroughfare: Prue Road

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with a counter median

Proposed Changes: None known

Public Transit: There VIA 605 bus route operates along Bandera, Tezel, and Prue Roads with multiple stops near the subject property.

Traffic Impact: A Traffic Impact Analysis is required, but can be deferred to the platting phase. A traffic engineer must be present at the Zoning Commission hearing.

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

Staff Analysis and Recommendation: Approval, pending plan amendment.

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 Huebner/Leon Creek Community Plan and is currently designated as “Community Commercial” in the Future Land Use Plan. The requested “MF-33” zoning district is not consistent with the Future Land Use designation. However, a plan amendment has been submitted (PA #12040), requesting “High Density Residential” to accommodate the zoning change request.

Staff and Planning Commission recommend approval of the request.

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 existing zoning is appropriate for the subject property’s location along and between major thoroughfares. Both the current and requested zoning districts will allow development that is consistent with the existing pattern of development in the area.

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.

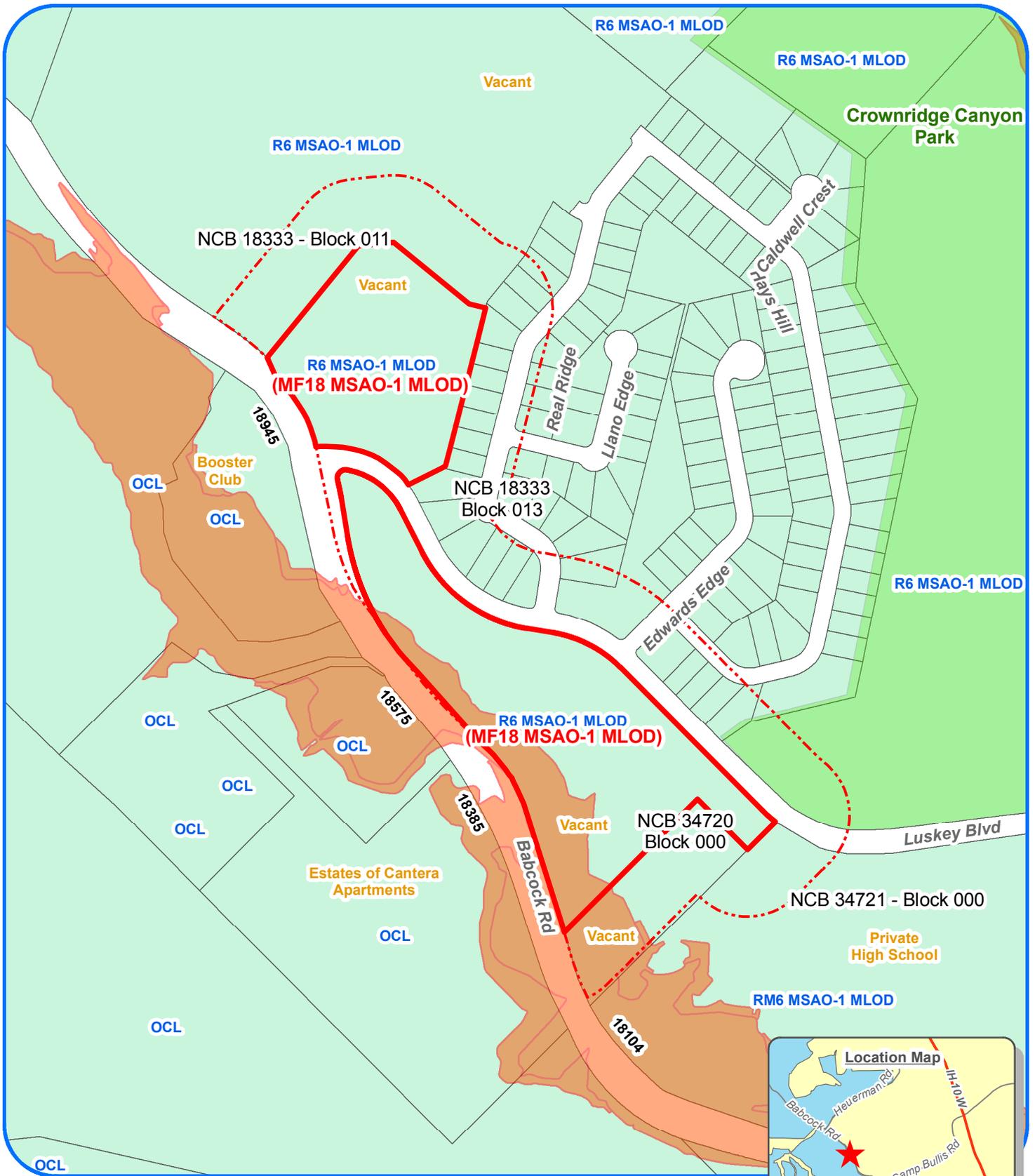
6. Size of Tract:

The subject property measures 5.667 acres, which should be able to accommodate the proposed use. The proposed complex will include three additional lots located to the east and north of the subject property. These three lots are already entitled to multi-family uses at 33 units per acre in accordance with section 35-D101 (d).

7. Other Factors:

According to Section 35-310.07 of the Unified Development Code “MF-33” district designation may be applied to a centrally located area near supporting transportation and commercial facilities, or in an area for which medium density multi-family use is desired.

The proximity of the Wanke Elementary School also suggests that this property lends itself to residential uses.



Zoning Case Notification Plan

Case Z-2012-105

Council District 8

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): NCB 18333 - Block 011 - Lot 4 and NCB 34720 - Block 000 - Parcel P-2

Legend

- Subject Properties (19.212 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
City of San Antonio
(04/17/2012 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012105
Hearing Date: May 15, 2012
Property Owner: First National Bank and Patricia Hansen
Applicant: First National Bank c/o Tim Maiden and Ross T. Bush
Representative: Brown & Ortiz, P. C. (James Griffin)
Location: Northeast and southeast corners of Luskey Boulevard and Babcock Road
Legal Description: Lot 4, Block 11, NCB 18333 and Parcel 2, NCB 34720
Total Acreage: 19.212
City Council District: 8
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-6 MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District

Requested Zoning: "MF-18 MSAO-1 MLOD" Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 2, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 25, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 11, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 42

Neighborhood Associations: Crownridge of Texas Owners Association is within 200 feet

Planning Team Members: 90 (North Sector Plan)

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in December of 1998 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

Topography: The properties have an abundance of grasses, shrubs and trees with a slope to the east. According to the most recent 100-year FEMA flood map, a small portion of the subject property is located within the floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Vacant Lots and Single-Family Dwellings

Direction: Southeast

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land and Private High School

Direction: Southwest across Babcock Road

Current Base Zoning: Outside the City Limits

Current Land Uses: Vacant Land, Booster Club and Apartments

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

All surrounding properties carry the "MSAO" Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. Noise generated from military training exercises and aircraft operations affects quality of life for various San Antonio neighborhoods and business districts. The "MSAO" establishes standards intended to lessen the external noise audible within the interior of noise sensitive structures to a level which greatly mitigates the impact on the general welfare of the public.

Transportation

Thoroughfare: Babcock Road

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

Proposed Changes: None known.

Thoroughfare: Luskey Boulevard

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

Proposed Changes: None known.

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

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

Parking Information: Parking requirements for multi-family dwellings are determined by the total number of dwelling units. Minimum parking requirement: 1.5 spaces per unit; Maximum parking allowance: 2 spaces per unit.

Staff Analysis and Recommendation: Approval, Pending Master Plan Amendment.

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

1. Consistency:

The subject property is located within the North Sector Plan area, and is identified as being in the "Rural Estate Tier" in the Future Land Use component of the Plan. The zoning request is inconsistent with the

adopted land use designation. An amendment from the current land use classification to the "Suburban Tier" classification was considered and recommended approval by the Planning Commission, at the May 9, 2012 public hearing. The Planning and Community Development Department staff also recommends approval of the request.

2. Adverse Impacts on Neighboring Lands:

The granting of the "MF-18 MSAO-1 MLOD" will not have an adverse impact on the neighboring lands. The "MLOD" regulates outdoor lighting in an effort to minimize night-time light pollution. The "MSAO" establishes standards intended to lessen the external noise from the near by military installation.

3. Suitability as Presently Zoned:

The current "R-6" and proposed "MF-18" base zoning districts are both appropriate for the area. An "MF-18" district may be an appropriate transition between single-family dwellings and higher intensity uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

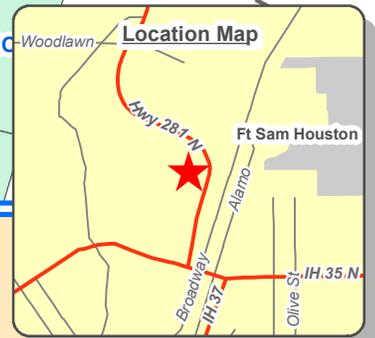
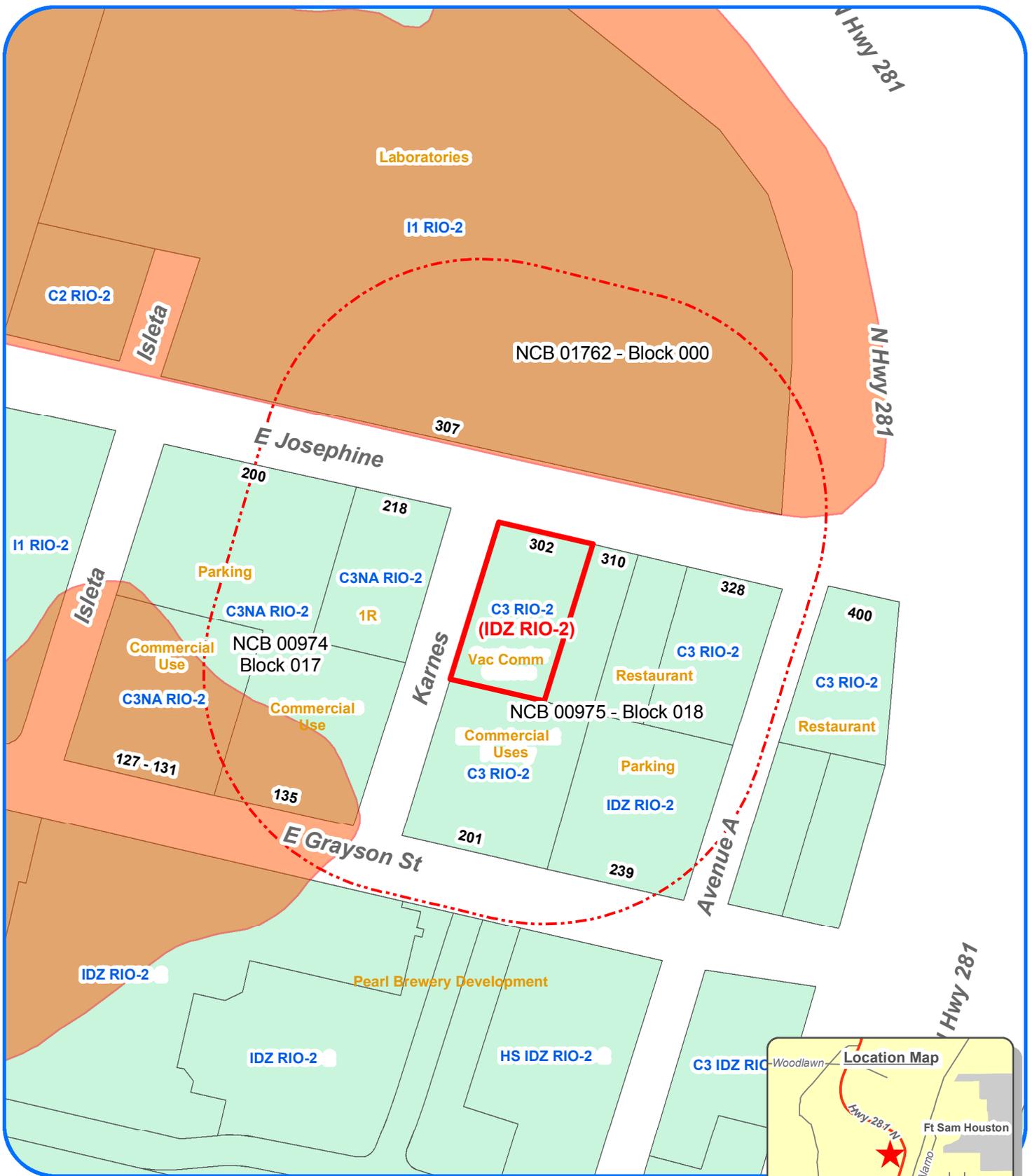
The North Sector Plan was adopted in September 16, 2010. According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. The Plan is a component of the City's Master Plan.

6. Size of Tract:

The combined 19.212 acre tracts are of sufficient size to accommodate the proposed (322 units) multi-family development.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. The Military's concerns on this proposed development's compatibility with the Camp Bullis installation would be addressed "as long as the appropriate endangered species surveys are completed and sent to the United States Fish and Wildlife Service."



Zoning Case Notification Plan

Case Z-2012-106

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00975 - Block 018 - Lots 9 and 10

Legend

- Subject Properties (0.293 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 #: Z2012106
Hearing Date: May 15, 2012
Property Owner: 302 Josephine Ltd.
Applicant: Tracy Hammer
Representative: Alberto Cantu
Location: 302 E. Josephine Street
Legal Description: Lots 9 and 10, Block 18, NCB 975
Total Acreage: 0.293
City Council District: 1
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay-2 Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 26, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 2, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 11, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 11 (Tobin Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a commercial structure measuring 2,550 square feet. According to the Bexar County Appraisal District, the commercial structure was built in 1921.

The property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. In a 1995 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: DPT Laboratories

Direction: South

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

Current Land Uses: Commercial Uses and the Pearl Brewery Development

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Restaurant and Parking lot

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Single-Family Residence and Parking Lot

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: East Josephine

Existing Character: Collector Street; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Karnes

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 20 line, which operates along East Josephine Street.

Traffic Impact: A Traffic Impact Analysis is not required.

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

The zoning request generally refers to proposed retail, office, service and residential uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property.

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 requirements for multi-family dwellings are determined by the total number of dwelling units. Minimum parking requirement: 1.5 spaces per unit; Maximum parking allowance: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development.

The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. There is a mix of uses surrounding the subject property. This development pattern is desired along this block of East Josephine, as described in the Tobin Hill Neighborhood Plan.

3. Suitability as Presently Zoned:

The “C-3” General Commercial zoning district is designed to provide for more intense uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, hospitals and wholesalers, among others. The “C-3” General Commercial base zoning district is best located on large-acreage lots at intersections of highways and major arterials; and therefore, is not appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request. The “IDZ” district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

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.

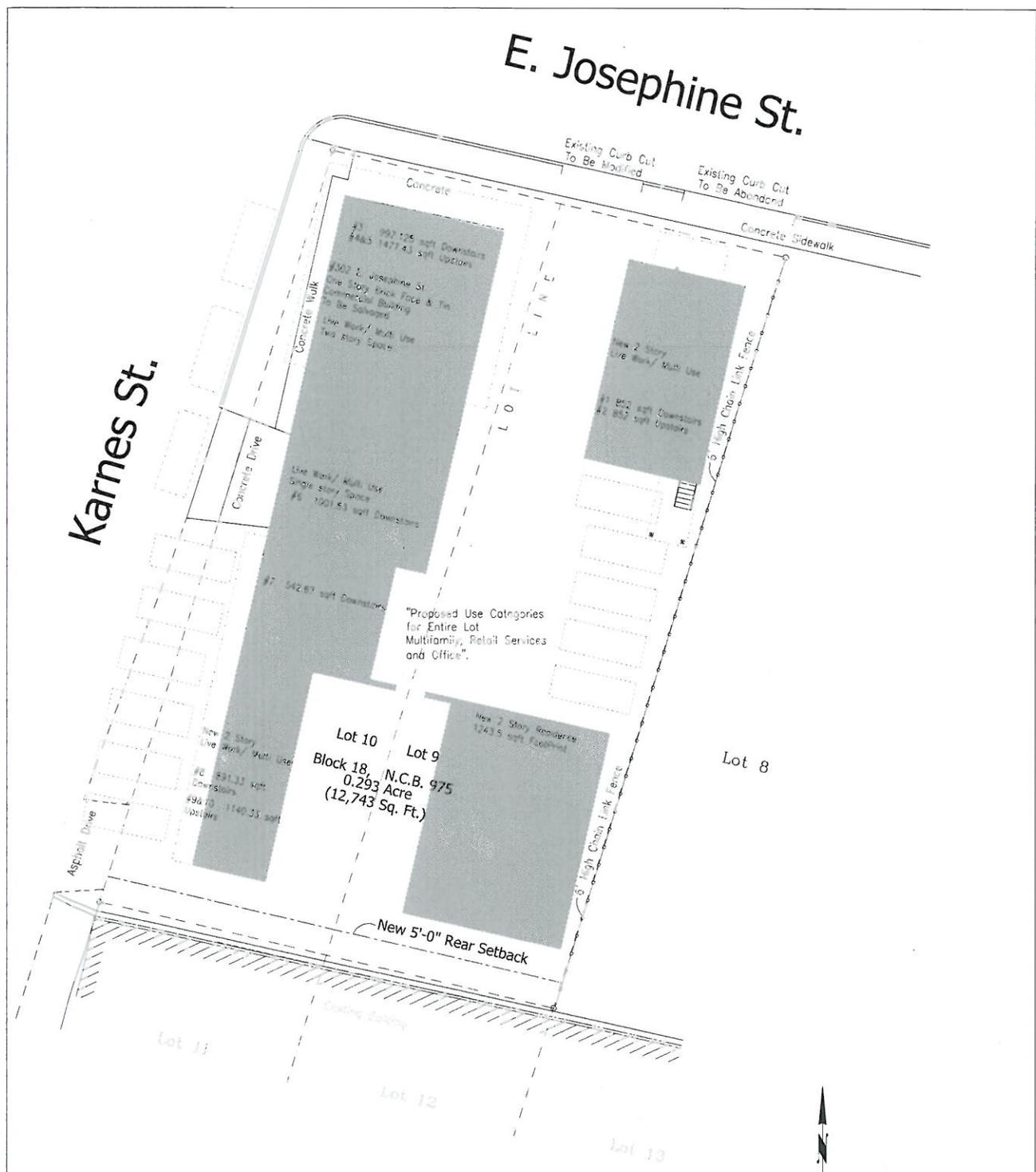
6. Size of Tract:

The subject property is 0.293 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

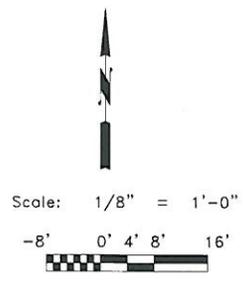
Goal 5 of the Tobin Hill Neighborhood Plan encourages development that is compatible with the existing commercial and residential areas of the neighborhood. It also has the objective to “promote development and businesses that are diverse, neighborhood-oriented and meet the needs of the neighborhood”.

Z2012108



"302 Josephine Ltd., 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.

Legal Description:
 NCB 975 BLK 18 LOT 9 & 10





Zoning Case Notification Plan

Case Z-2012-107

Council District 2
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 10253 - Block 017- Lot 4

Legend

- Subject Properties (0.143 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
 (05/01/2012 - R Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012107
Hearing Date: May 15, 2012
Property Owner: Christopher P. Mayo
Applicant: Christopher P. Mayo
Representative: P.W. Christensen, PC c/o Patrick W. Christensen
Location: 214 Cardiff
Legal Description: Lot 4, Block 17, NCB 10253
Total Acreage: 0.1435
City Council District: 2
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-4 EP-1" Residential Single-Family Facility Parking/Traffic Control Overlay District

Requested Zoning: "RM-6 EP-1" Residential Mixed Facility Parking/Traffic Control 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 26, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 02, 2012. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on May 11, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: None

Planning Team Members: 25 – Arena District/Eastside Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "B" Residence District. Upon the adoption of the 2001 UDC, the previous base zoning district was converted to the current "R-4" Residential Single-Family District.

The subject property consists of an approximately 2,200-square foot duplex, which was built in 1985 according to the Bexar County Appraisal District. The zoning change request is meant to bring the existing duplex into compliance.

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

Adjacent Zoning and Land Uses

Direction: North, South, East and West

Current Base Zoning: “R-4” Residential Single-Family District

Current Land Uses: Single-family residences and vacant lots

Overlay and Special District Information: The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: Cardiff, Latimer, Bundy, and Lone Oak Avenue

Existing Character: Local streets, one (1) lane each direction

Proposed Changes: None known

Public Transit: There are no VIA bus lines that operate near the subject property.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Parking requirements for residential uses are determined by the total number of dwelling units. Duplexes require a minimum of one (1) space per dwelling unit and a maximum of two (2) spaces per dwelling 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 Arena District/Eastside Community Plan and is identified as Medium-Density Residential in the Future Land Use component of the plan. This classification includes urban low-density residential uses such as single-family houses on individual lots, as well as duplexes, and attached and detached accessory dwelling units. Triplexes, fourplexes, and townhomes are also permitted in the Medium Density Residential land use category. The proposed “RM-6” Residential Mixed District allows a maximum of two (2) dwelling units on a single lot, making the zoning change request consistent with the Arena District/Eastside Community Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence that the proposed “RM-6” district will have any adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

The current “R-4” Single-Family Residential zoning district is appropriate for the subject property. The “R-4” district was established through the zoning district conversion that accompanied the adoption of the 2001 UDC. The current zoning converted from the previous “B” Residence District, which allowed a maximum of two (2) dwelling units per lot. The 2001 zoning district conversion made the existing use nonconforming. The proposed zoning district will bring the property into compliance with the current provisions of the UDC, while remaining consistent with the adopted land use plan.

4. Health, Safety and Welfare:

The proposed zoning district will not adversely impact the health, safety and welfare of the general public.

5. Public Policy:

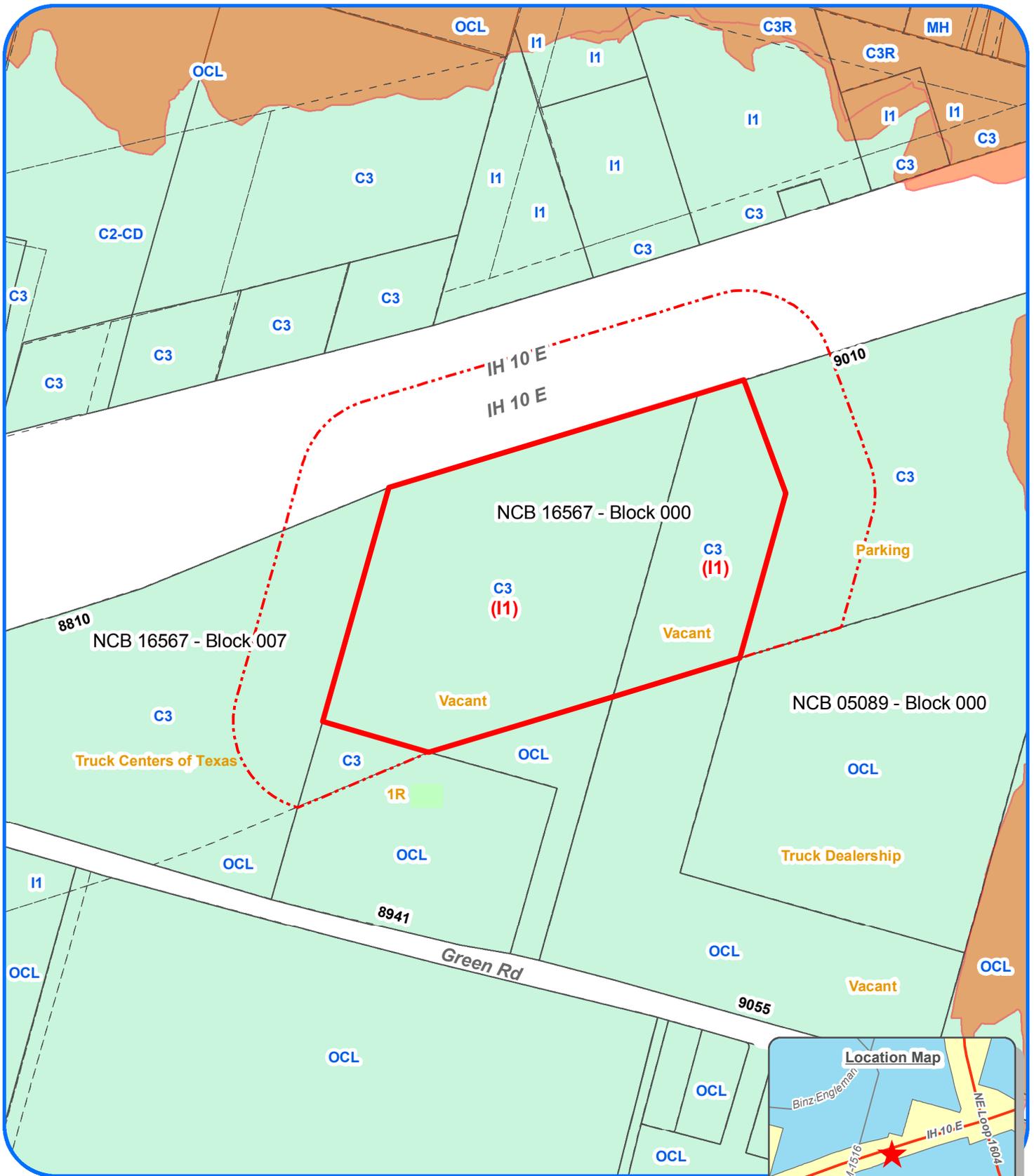
The zoning change request is consistent with the Arena District/Eastside Community Plan, which was adopted in December 2003.

6. Size of Tract:

The subject property measures approximately 6,250 square feet in size, which exceeds the 6,000-square foot minimum lot area required for the “RM-6” district.

7. Other Factors:

One of the goals of the Arena District/Eastside Community Plan is to establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations. The plan also encourages conserving existing neighborhoods. The subject property owner wishes to bring an existing, non-conforming duplex into compliance with the current Unified Development Code. The proposed “RM-6” Residential Mixed District and continued duplex use support the goals and objectives of the Arena District/Eastside Community Plan.



Zoning Case Notification Plan

Case Z-2012-108

Council District 2

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 16567 - Block 007 - W Irr 109.28 ft of Lot 1 and

A Portion of NCB 16567 - Block 000 - Parcel P-20B and CB 05089 - Parcel P-20B

Legend

Subject Properties ——— (13.004 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 #: Z2012108
Hearing Date: May 15, 2012
Property Owner: Rush Truck Centers of Texas, L. P.
Applicant: Rush Truck Centers of Texas, L. P. (Derrek Weaver)
Representative: Golden Steves Cohen & Gordon, LLP (Trey Jacobson)
Location: 8810 Interstate Highway 10 East
Legal Description: A 13.004 acre tract of land out of NCB 16567 and CB 5089
Total Acreage: 13.004
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: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial 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 May 2, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 26, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 11, 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: 29 (I-10 East Corridor Perimeter Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1985 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In November of 1989, the 13.004-acre site was part of a large area case that rezoned the property to "B-3" Business District. Following the adoption of the 2001 Unified Development Code, the previous "B-3" base zoning district converted to the current "C-3" General Commercial District.

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

Adjacent Zoning and Land Uses

Direction: South

Current Base Zoning: "OCL" Outside City Limits

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Truck Dealership with Truck Repair and Maintenance Facility

Direction: Southwest

Current Base Zoning: "C-3"

Current Land Uses: Vacant Land and Truck Repair and Maintenance Facility

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

Transportation

Thoroughfare: Interstate Highway 10 East

Existing Character: Expressway with two lanes in each direction and two-way access roads

Proposed Changes: None known.

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

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

Parking Information: Truck Repair and Maintenance -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: Denial

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

1. Consistency:

The subject property is located within the I-10 East Corridor Perimeter Plan and is currently designated as "Urban Living" in the future land use plan. The land use designation provides for compact neighborhoods located around centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. The requested "I-1" zoning district is inconsistent with the adopted land use plan. The applicant has submitted a Master Plan Amendment requesting an "Industrial" designation. Planning and Community Development Department staff recommends denial of the Master Plan Amendment. The request was considered by the Planning Commission on May 9, 2012, where they recommended approval of the "Industrial" designation.

2. Adverse Impacts on Neighboring Lands:

Granting the "I-1" zoning district will adversely impact the surrounding area by continuing a trend of industrial development. Although the surrounding land uses are industrial in character, the proposed expansion of industrial uses will likely increase traffic, lighting and noise in the area.

3. Suitability as Presently Zoned:

Although the subject property has significant frontage on Interstate 10, the existing "C-3" zoning district is not consistent with the "Urban Living" land use designation.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare due to the pervasive heavy truck traffic in the area. Freight and trucking uses are concentrated in the area, although the I-10 East Corridor Perimeter Plan encourages reducing the prevalence of such uses along the corridor.

5. Public Policy:

The request conflicts with the goals of the I-10 East Corridor Perimeter Plan. Granting this zoning request does not support the land use compatibility goal of the Plan: Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor.

6. Size of Tract:

The 13.004 acre tract is of sufficient size to accommodate a truck repair and maintenance facility, which is currently proposed as an expansion of a business on the abutting property.

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2012-110 S

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02069 - Block 017 - Lots 7 and 8, and E 29 ft of Lot 9

Legend

- Subject Properties (0.4903 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
(04/19/2012 - 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 #: Z2012110 S
Hearing Date: May 15, 2012
Property Owner: Ventura Ben Rodriguez
Applicant: Brad Peak
Representative: Andrew C. Guerrero
Location: 1431 Culebra Road
Legal Description: Lots 7, 8 and the east 29 feet of Lot 9, Block 17, NCB 2069
Total Acreage: 0.4903
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "C-2 S NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization for a Carwash

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 25, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 2, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 11, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Woodlawn Lake Community Association and Prospect Hill Neighborhood Association is located within 200 feet of the subject property

Planning Team Members: 19 (Near Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "F" Local Retail. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

The applicant requests a Specific Use Authorization to replace the existing nonconforming carwash with a new drive-thru carwash.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4” Residential Single-Family District

Current Land Uses: Alley and Single-Family Dwellings

Direction: South across Culebra Road

Current Base Zoning: “C-3” General Commercial District

Current Land Uses: Commercial Uses

Direction: East

Current Base Zoning: “C-2” Commercial District

Current Land Uses: Convenience Store

Direction: West

Current Base Zoning: “C-2” Commercial District

Current Land Uses: Commercial 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 Woodlawn Lake Area Conservation District (NCD-8) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with planning staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial Type A; two lanes in each direction with left and right turn lanes.

Proposed Changes: None

Public Transit: The VIA number 82, 88, 282 and 288 bus lines operate along Culebra 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: Carwash-Minimum Parking Requirement: 1 space per 500 square feet GFA (Gross Floor Area) including service bays, wash tunnels, and retail areas. Maximum Parking Requirement: 1 space per 375 square feet GFA including service base, 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 Near Northwest Community Plan area, and is identified as “Community Commercial” in the Future Land Use component of the Plan. The “C-2” base zoning district is consistent with the adopted land use designation.

According to the Near Northwest Community Plan, the “Community Commercial” land use classification includes all neighborhood commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers.

2. Adverse Impacts on Neighboring Lands:

The granting of the Specific Use Authorization for a Carwash is not likely to have adverse impacts on the neighboring lands. Staff finds the requested Specific Use Authorization to be appropriate, as the subject property will maintain the current “C-2” district that is consistent with the Near Northwest Community Plan and has the required site plan that demonstrates appropriate vehicular circulation.

3. Suitability as Presently Zoned:

The existing “C-2” zoning district is suitable for this location.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community. An alley serves as a buffer between the existing commercial and neighboring residential uses.

5. Public Policy:

The Woodlawn Lake Area Neighborhood Conservation District was adopted in 2010, and includes design and preservation standards for existing residential and commercial development. Currently, the NCD does not include regulations for new commercial structures. However, the City Office of Historic Preservation does review all applications for demolition.

6. Size of Tract:

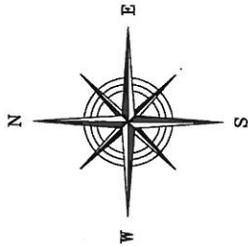
The subject property is 0.4903 acres in size and should reasonably accommodate the proposed use with adequate spaces for parking and loading, as shown on the requisite site plan.

7. Other Factors:

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

LEGEND:

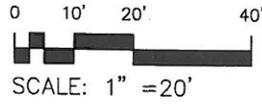
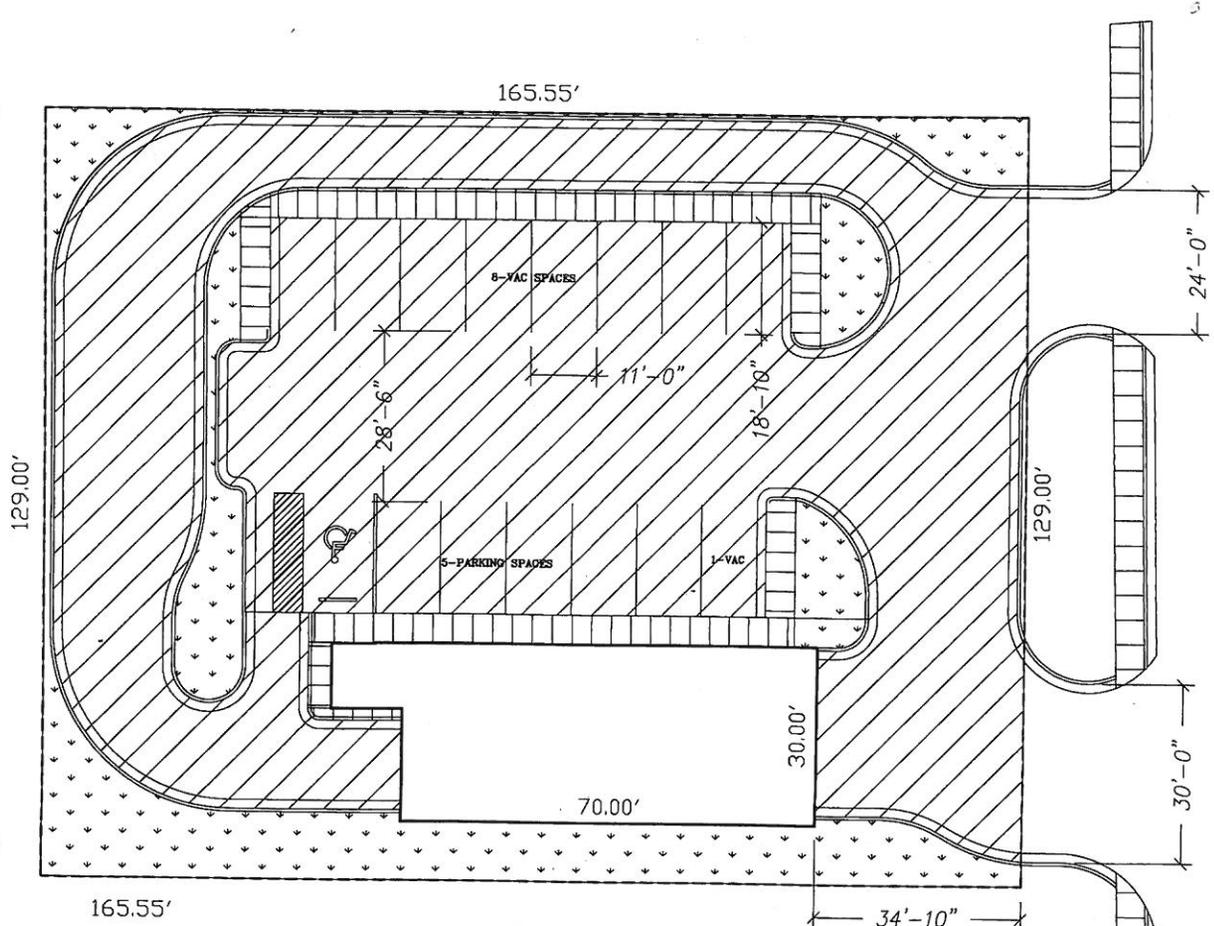
PROPERTY AREA: 0.490 ACRES
 GREEN AREA: 3428 SQ.FT.
 PAVED AREA: 14079 SQ.FT.
 SIDE WALK AREA: 1264 SQ.FT.
 BLDG. AREA: 2234 SQ.FT.



NOTES:

- Intended use, Car Wash
- *7 Brad Peak*, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is an 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.

Legal Description:
 Lots 7,8 and the East 29ft of Lot 9,
 Blk.17, NCB 2069.
 Address: 1431 Culebra Road.



NOT FOR CONSTRUCTION UNTIL APPROVED BELOW.
 APPROVED BY. _____ DATE _____

DATE:	10.06.11
REVISION DATE:	04.24.12
CREATED BY:	JC
REVISED BY:	LAV
CHECKED BY:	Luis V.



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 SITE LAYOUT

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CWP-11383-C10-3B ROCKET

SCALE: 1"=20' LOCATION: TX

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