

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, May 3, 2011

12:45 PM

ZONING COMMISSIONERS

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

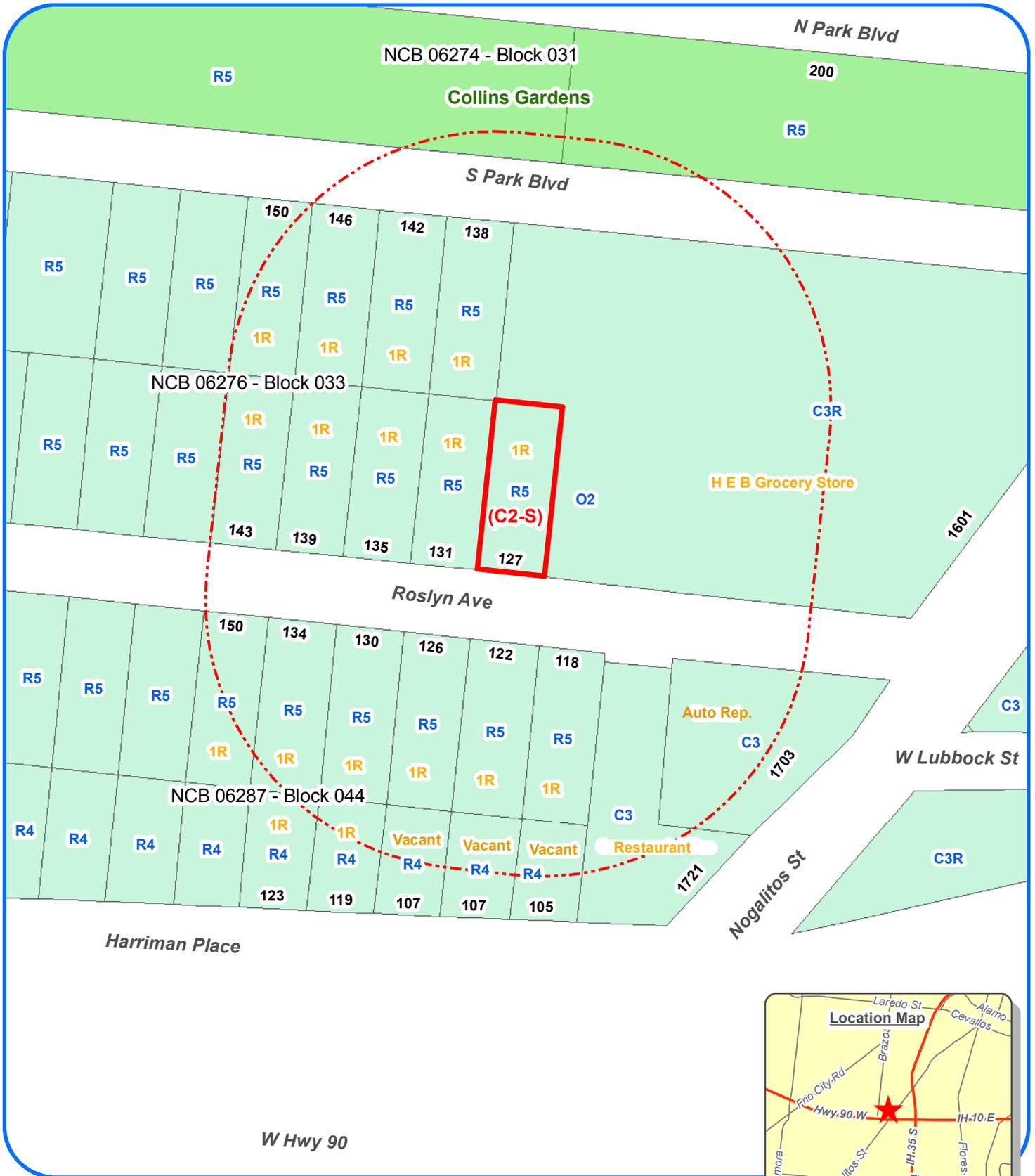
1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for May 3, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of April 19, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011098 CD - WITHDRAWN:** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-1 AHOD CD” Light Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on Lot 9 and the west 25 feet of Lot 10, Block 81, NCB 2799, 1804 West Hildebrand Avenue. (Council District 1)
7. **ZONING CASE NUMBER Z2011067 S:** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot Requiring Demolition of a Dwelling Unit on Lot 28, Block 33, NCB 6276, 127 Roslyn Avenue. (Council District 5)
8. **ZONING CASE NUMBER Z2011071:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 IDZ AHOD” General Commercial Infill Development Zone Airport Hazard Overlay District on south 50 feet of Lot 1 and all of Lot 2, Lot 3, Lot 4 and Lot 5, Block 1, NCB 2322, 105 South Zarzamora Street and 2918 West Commerce Street. (Council District 5)
9. **ZONING CASE NUMBER Z2011094:** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “NC IDZ AHOD” Neighborhood Commercial Infill Development Zone Airport Hazard Overlay District on the south 50.45 feet of the east 80.17 feet of Lot 6, Block 6, NCB 775, 321 Jackson. (Council District 1)

10. **ZONING CASE NUMBER Z2011101:** A request for a change in zoning from “C-3” General Commercial District and “C-3 GC-2” General Commercial Highway 151 Gateway Corridor Overlay District to “MF-33” Multi-Family District and “MF-33 GC-2” Multi-Family Highway 151 Gateway Corridor District on 21.611 acres out of NCB 17642, located along Highway 151 between Wiseman and West 1604 North. (Council District 6)
11. **ZONING CASE NUMBER Z2011104:** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 17 and 18, Block 5, NCB 7404, 1110 South General McMullen. (Council District 6)
12. **ZONING CASE NUMBER Z2011105 S:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on 0.040 of an acre out of NCB 8694, 1248 Austin Highway, #202B. (Council District 2)
13. **ZONING CASE NUMBER Z2011107 CD:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 4 NCB 12170 and 0.412 of an acre out of Lot 14, NCB 12170, 1700 Block of Austin Highway. (Council District 10)
14. **ZONING CASE NUMBER Z2011109 S:** A request for a change in zoning from “C-3 GC-1 MLOD-1” General Commercial Gateway Corridor Military Lighting Overlay District to “C-2 GC-1 MLOD-1 S” Commercial Gateway Corridor Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.014 of an acre out of Lot 3, Block 12, NCB 15825, 5410 Pecan Springs Road. (Council District 8)
15. **ZONING CASE NUMBER Z2011110 S:** A request for a change in zoning from “C-2 AHOD S” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital to “C-2 AHOD S” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 116.6 feet on 0.076 acre out of Lot 9, Block 9, NCB 842, 1310 McCullough Avenue. (Council District 1)
16. **ZONING CASE NUMBER Z2011111:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lots 19 & 20, Block 1, NCB 16663, 6151 & 6171 Northwest Loop 410. (Council District 7)
17. **ZONING CASE NUMBER Z2011112 S:** A request for a change in zoning from “C-3” General Commercial District to “C-3 S” General Commercial District with a Specific Use Authorization for an Auto Paint and Body on 3.417 acres out of NCB 17636, 75110 North Loop 1604 West. (Council District 6)
18. **ZONING CASE NUMBER Z2011113 CD:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots 3, 4 and 5, Block 3, NCB 2073, 1035 Culebra Road. (Council District 1)
19. **ZONING CASE NUMBER Z2011114:** A request for a change in zoning from “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for Townhomes at a density of 11 units per acre with a maximum of 33 Townhomes to “MF-25 AHOD” Multi-Family Airport Hazard Overlay District on Parcel 72C, NCB 18557, 7585 Mainland Drive. (Council District 7)

20. Briefing regarding the HemisFair Park Area Framework Plan and its next steps
21. **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.
22. **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-2011-067

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06276 - Block 033 - Lot 28

Legend

- Subject Properties (0.148 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
(03/18/2011 - 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 #: Z2011067 S
Hearing Date: May 3, 2011
Property Owner: Arturo R. Leos
Applicant: Casandra C. Ortiz
Representative: Casandra C. Ortiz
Location: 127 Roslyn Avenue
Legal Description: Lot 28, Block 33, NCB 6276
Total Acreage: 0.1481 of an acre
City Council District: 5
Case Manager: Micah Diaz, 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 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Parking – Non Commercial, Requiring Demolition of a Dwelling Unit

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Collins Garden Neighborhood Association

Planning Team Members: 30 – Nogalitos/South Zarzamora Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were identified in 1938, and was originally zoned under the 1938 zoning code. In a City-initiated zoning case, the property was rezoned to “R-5” 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. The property was platted into its current configuration in 1928 (volume 980, page 108-109). The existing single-family residence measures approximately 812 square feet and was constructed in 1942.

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

Adjacent Zoning and Land Uses

Direction: West and Southwest

Current Base Zoning: “R-5” Residential Single-Family District

Current Land Uses: Single-family residences

Direction: North and East

Current Base Zoning: “C-3R” General Commercial Restrictive Alcohol Sales District and “O-2” High-Rise Office District

Current Land Uses: Grocery store

Direction: South and Southeast

Current Base Zoning: “C-3” General Commercial District, “R-4” Residential Single-Family District and “R-5”

Current Land Uses: Single-family homes, restaurant, auto repair

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: Roslyn Avenue and Harriman Place

Existing Character: Local streets; one lane each direction; sidewalks

Proposed Changes: None known

Thoroughfare: Nogalitos Street

Existing Character: Secondary Arterial Type “B”; two lanes each direction; sidewalks

Proposed Changes: None known

Thoroughfare: South Park Boulevard

Existing Character: Local street; one-way, two lanes; sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 51, 54, and 251 operate along Nogalitos Street.

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: The requested specific use authorization is meant to allow parking as a primary use, which would provide additional parking for the adjacent grocery store. According to the requisite site plans submitted for this zoning request, the parking lot would include 11 spaces.

Staff Analysis and Recommendation: Staff recommends denial of the requested “C-2” base zoning district, with an alternate recommendation for approval of “C-1 S” Light Commercial District with a Specific Use Authorization for Parking – Non Commercial, Requiring Demolition of a Dwelling Unit, 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 Nogalitos/South Zarzamora Community Plan, and is designated as “Low Density Residential” in the Future Land Use Plan component. The applicant has requested amending the future land use designation to “Mixed Use”. Staff and Planning Commission recommend approval of the request.

2. Adverse Impacts on Neighboring Lands:

Should the requested specific use authorization be approved, a 15-foot Type B landscape buffer and 6-foot tall solid screen fence will be required along the subject property’s western boundary, where it abuts residential zoning. This required landscape buffer and fence will serve to mitigate possible adverse impacts, such as lighting and noise, on neighboring properties.

Residential neighborhoods benefit from having access to a neighborhood grocery store. Providing additionally parking for the existing facility may lessen the effect of over-flow, on-street parking.

3. Suitability as Presently Zoned:

The existing residence is habitable, and the current zoning is suitable for the property. However, the neighboring grocery store and parking lot bounds the subject property on two sides, and offers little protection through landscape buffers. The proposed rezoning will provide increased buffers between the parking area and the surrounding residential neighborhood.

4. Health, Safety and Welfare:

Staff has found no evidence that approval of the specific use authorization will adversely affect the health, safety or welfare of the general public.

5. Public Policy:

None.

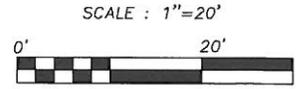
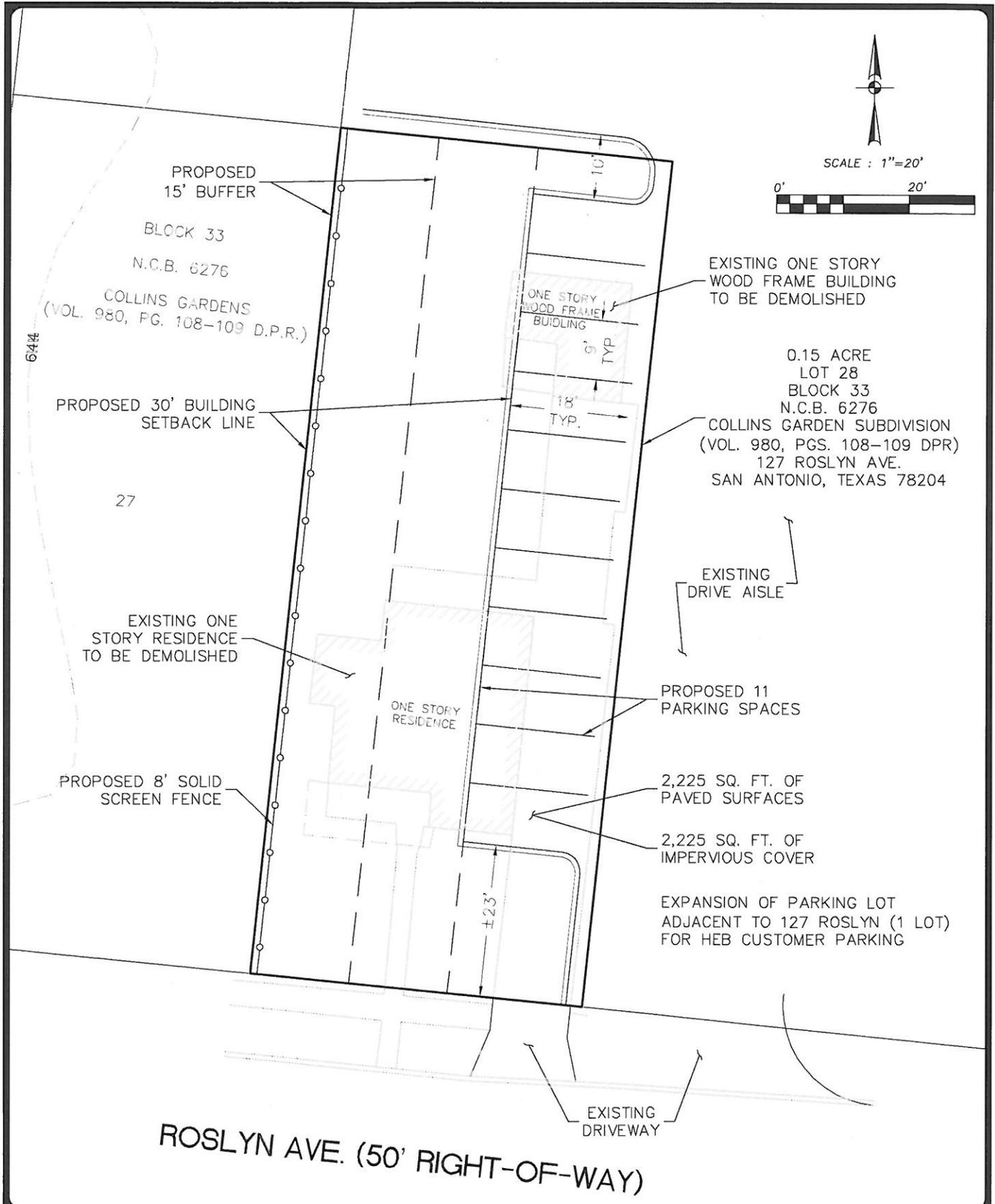
6. Size of Tract:

As shown on the requisite site plan, the subject property is of adequate size to accommodate the proposed use.

7. Other Factors:

Section 35-384(b) of the UDC requires a specific use authorization be obtained prior to the construction of a parking lot as a primary use that involves the demolition of a dwelling unit. Approval of the specific use authorization must be based on one of four specified standards.

The first of the four possible criteria is that the subject property be located within an area designated as commercial, office, industrial, or similar classification in an adopted land use plan. Should the applicant’s plan amendment request be approved and the property designated as “Mixed Use”, the single required criteria will be met.



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JOB NO. 7740-00
 DATE APRIL 2011
 DESIGNER JP
 CHECKED JP DRAWN ML
 SHEET 1 OF 1

HEB SA #4
SAN ANTONIO, TEXAS
SITE EXHIBIT


PAPE-DAWSON ENGINEERS
 555 EAST PARKWAY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.0000
 FAX: 210.375.0010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



Zoning Case Notification Plan

Case Z-2011-071

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02322 - Block 001 - N 107.1 ft of Lot 2 and All of Lots 3, 4, & 5

Legend

- Subject Properties (0.74 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
(02/24/2011 - 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 #: Z2011071
Hearing Date: May 3, 2011
Property Owner: Shirley Gonzales
Applicant: Brown & Ortiz, P. C.
Representative: Brown & Ortiz, P. C.
Location: 105 South Zarzamora Street and 2918 West Commerce Street
Legal Description: South 50 feet of Lot 1 and all of Lot 2, Lot 3, Lot 4 and Lot 5, Block 1, NCB 2322
Total Acreage: 0.74
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: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 IDZ AHOD" General Commercial 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 20, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Prospect Hill Neighborhood Association, Avenida Guadalupe Association Inc. within 200 feet.

Planning Team Members: 22 (Guadalupe Westside Community Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"C-3 AHOD"	Commercial Use
West	"C-3 AHOD"	Commercial Use
East across South Zarzamora Street	"C-3R AHOD"	Shopping Center
South across alley	"C-2 AHOD" and "MF-33"	Restaurant

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	Existing Character	Proposed Changes
South Zarzamora Street	Secondary arterial two lanes in each direction	None
West Commerce Street	Secondary arterial two lanes in each direction	None

Public Transit: The VIA number 75 and 76 bus lines operate along South Zarzamora Street and number 520 operates along West Commerce Street.

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

Parking Information: Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 150 sf GFA.

Staff Analysis and Recommendation: Denial, with an alternate recommendation of "C-2 CD IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Pawn Shop.

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

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "H" Local Retail. In 2001 following the adoption of the Unified Development Code, the existing "C-3 AHOD" General Commercial Airport Hazard Overlay District converted from the previous "H" Local Retail.

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 currently designated as "Community Commercial" which includes a range of medium intensity commercial uses that serve two or more neighborhoods. The corresponding zoning is "NC", "C-1", "C-2P", "O-1" and "UD". Therefore, the current and requested zoning district is inconsistent with the plan. The applicant has submitted a Master Plan

Amendment that will be considered by the Planning Commission on May 16, 2011. Planning and Community Development Department Staff recommends Denial of the Master Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

The granting of the "IDZ" Infill Development Zone will not have an adverse impact on the neighborhood. The purpose for the requested zoning change is to allow for an expansion of the existing Bill's Pawn Shop.

3. Suitability as Presently Zoned:

The current "C-3 AHOD" General Commercial Airport Hazard Overlay District will allow a Pawn Shop by right. The "IDZ" district provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Bill's Pawn Shop currently exists on the south 50 feet of Lot 1 and Lot 2.

5. Public Policy:

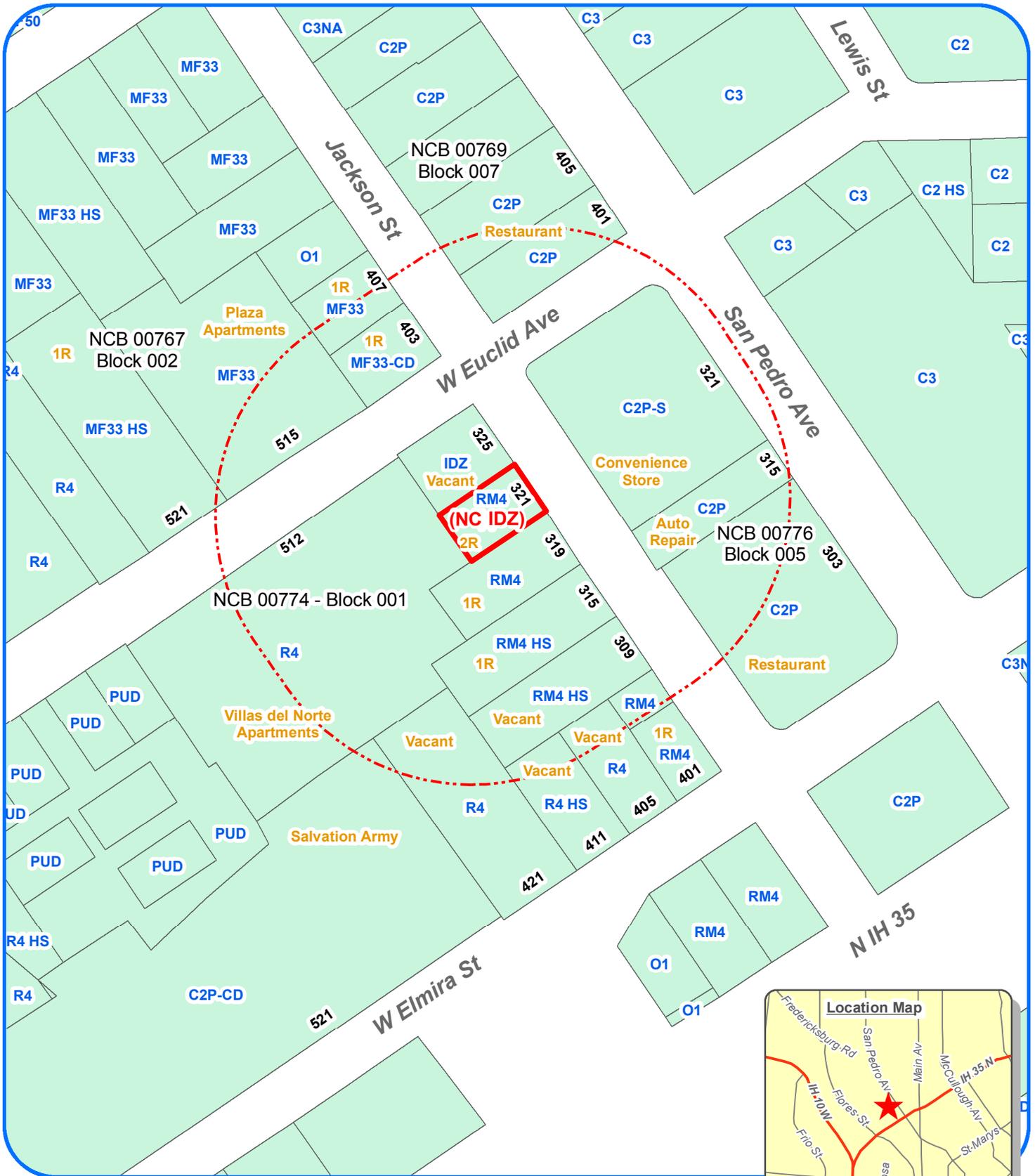
The request does not appear to conflict with any established public policy.

6. Size of Tract:

The subject property is 0.74 acres in size, which is adequate to accommodate a Pawn Shop (see site plan).

7. Other Factors:

A Pawn Shop requires a "C-3" zoning district to be permitted by-right, but it may be allowed in the "C-2" district with the approval of a Conditional Use and be consistent with the Guadalupe Westside Community Plan.



Zoning Case Notification Plan

Case Z-2011-094

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00775 - Block 006 - S 50.45 ft of E 80.17 ft of Lot 6

Legend

- Subject Properties (0.092 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
(03/25/2011 - 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 #: Z2011094
Hearing Date: May 3, 2011
Property Owner: Kevin & Jennifer Hays
Applicant: Kevin & Jennifer Hays
Representative: Kevin Hays
Location: 321 Jackson Street
Legal Description: The south 50.45 feet of the east 80.17 feet of Lot 6, Block 6, NCB 775
Total Acreage: 0.092
City Council District: 1
Case Manager: Micah Diaz, 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: "NC IDZ AHOD" Neighborhood Commercial 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). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: Five Points Neighborhood Association

Planning Team Members: 22 – Five Points Neighborhood 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 "D" Apartment District. In a 1999 case, the property was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "O-2" High Rise Office District. In a 2002, City-initiated zoning case that included the entire Five Points area, the property was rezoned to the current "RM-4" Residential Mixed District. The property's current configuration is not platted.

According to the Bexar County Appraisal District record, the existing structure was built in 1903 and measures approximately 1176 square feet in size. The property has been vacant, neglected, and vandalized for a number of years.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "IDZ" Infill Development Zone with uses permitted in "O-1" Office District, "MF-33 CD" Multi-Family District with a Conditional Use for Fruit Stand, "C-2P" Commercial Pedestrian District, and "MF-33"

Current Land Uses: Undeveloped parcel, vacant commercial structure, restaurant, single-family residence

Direction: East and Southeast

Current Base Zoning: "C-2P S" with a Specific Use Authorization for a Self-service Drive-thru Car Wash, and "C-2P"

Current Land Uses: Convenience store, auto repair, restaurant

Direction: South and West

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

Current Land Uses: Single-family residences, apartments, and undeveloped parcels

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

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

Transportation

Thoroughfare: Jackson Street, West Euclid Avenue

Existing Character: Local streets, partial sidewalks

Proposed Changes: None known

Thoroughfare: San Pedro Avenue

Existing Character: Secondary Arterial Type B; two lanes in each direction with a center turn lane; sidewalks

Proposed Changes: None known

Thoroughfare: West Elmira Street

Existing Character: Primary Arterial Type A; one-way, three lanes and entrance ramp for IH-35

Proposed Changes: None known

Public Transit: Multiple VIA bus lines operate along San Pedro Avenue.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements. The subject property has an existing driveway, and may be able to accommodate a limited number of parking spaces.

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 Five Points Neighborhood Plan, and is designated as “Medium Density Residential” in the Future Land Use Plan component. The applicant has requested amending the future land use designation to “Low Density Mixed Use”. Staff and Planning Commission recommend approval of the request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts that may be caused by approval of the requested zoning. The subject property has been vacant for a number of years, and previously showed extreme signs of long-term neglect, vandalism, and use by vagrants. The proposed adaptive reuse of the century-old residence is ideal for the subject property and the surrounding neighborhood.

3. Suitability as Presently Zoned:

The existing residential mixed zoning district is appropriate for the subject property. However, the requested zoning is consistent with the emerging pattern of infill development and restorative reuse along Jackson Street.

4. Health, Safety and Welfare:

Staff has found no evidence that approval of the specific use authorization will adversely affect the health, safety or welfare of the general public.

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 very small. Demolition of the existing structure would be necessary to accommodate parking on the property.

7. Other Factors:

The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Pedestrian circulation is required as are common parking areas.



Zoning Case Notification Plan

Case Z-2011-101

Council District 6

Scale: 1" approx. = 600 Feet

Subject Property Legal Description(s): 21.611 acres out of NCB 17642

Legend

- Subject Properties ——— (21.611 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
(03/29/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011101
Hearing Date: May 3, 2011
Property Owner: Stone Oak Park II, LP
Applicant: Brown & Ortiz, P. C.
Representative: Brown & Ortiz, P. C. (James Griffin)
Location: Located along Highway 151 between Wiseman and West 1604 North.
Legal Description: 21.611 acres out of NCB 17642
Total Acreage: 21.611
City Council District: 6
Case Manager: Brenda Valadez, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District and "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District

Requested Zoning: "MF-33" Multi-Family District and "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor 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 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 20, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Neighborhood Associations: Mountainview Acres Neighborhood Coalition

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped. The property was annexed in 1984 and was originally zoned "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. In a 2005 case, the GC-2 Highway 151 Gateway Corridor was applied to properties within 1,000 feet of the Highway 151 right of way between US Highway 90 and Loop 1604.

Topography: The property is relatively flat with a slight slope, and an abundance of grasses, shrubs and trees.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: C-3 and R-6

Current Land Uses: Single-family residence, Vacant Land, Cell Tower

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant land

Direction: East

Current Base Zoning: C-2 and R-6

Current Land Uses: Single-family residences, Vacant Land, Data Center

Direction: West

Current Base Zoning: C-3

Current Land Uses: Northwest Vista College, Wells Fargo

Overlay and Special District Information: Properties along Highway 151 are located within the "GC-2" Highway 151 Gateway Corridor District. Gateway Corridor overlay districts are meant to protect highway corridors that act as gateways to the city, from visual blight through site, structure, and signage design regulations.

Transportation

Thoroughfare: Highway 151

Existing Character: Freeway; 8 lanes

Proposed Changes: None known.

Thoroughfare: Rogers Road

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

Proposed Changes: None known.

Thoroughfare: West Loop 1604 North

Existing Character: Freeway; 4 lanes

Proposed Changes: None known.

Thoroughfare: Wiseman Boulevard

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

Proposed Changes: None known.

Public Transit: The nearest VIA busline is the number 660 which operates along Wiseman Boulevard.

Traffic Impact: A level 2 Traffic Impact Analysis has been submitted.

Parking Information: Minimum Parking Requirement: 1.5 per unit.

Maximum Parking Requirement: 2 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 newly adopted West/Southwest Sector Plan and the majority of the property is designated as “Regional Commercial” land use. A small portion of the subject site is designated as “Mixed Use” land use. Both land use designations permit multi-family zoning, therefore the request is consistent with the proposed future land use designations.

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. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

The subject property’s current zoning is 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.

5. Public Policy:

The request is consistent with the adopted West/Southwest Sector Plan and will be required to adhere to the Highway 151 Gateway Corridor Overlay standards.

6. Size of Tract:

The subject property measures 21.611 acres, would appear to accommodate the multi-family development with adequate space for parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2011-104

Council District 6

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 07404 - Block 005 - Lots 17 and 18

Legend

- Subject Properties (0.1303 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
(03/30/2011 - 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 #: Z2011104
Hearing Date: May 3, 2011
Property Owner: E. Ricardo & Yesenia Alanis
Applicant: Yesenia Alanis
Representative: Yesenia Alanis
Location: 1110 South General McMullen
Legal Description: Lots 17 and 18, Block 5, NCB 7404
Total Acreage: 0.1303 of an acre
City Council District: 6
Case Manager: Micah Diaz, 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-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1945 (Ordinance 2381), and was originally zoned "JJ" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In a 2008 City-initiated zoning case, the property was rezoned to "R-5" Residential Single-Family District because the property was developed and used as a residence at the time. A demolition permit was issued by the Development Services Department on March 3, 2011, and the primary residential structure has been removed from the property. A small accessory structure remains on back portion of the property.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2NA" Commercial Nonalcoholic Sales District, "MF-33" Multi-Family District

Current Land Uses: Auto Repair, parking, the San Fernando Cemetery

Direction: East and Southeast

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

Current Land Uses: Single-family residences

Direction: West and South

Current Base Zoning: "C-2NA"

Current Land Uses: Retail center and appliance repair

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 General McMullen

Existing Character: Primary Arterial Type A; three lanes in each direction with a center lane; partial sidewalks

Proposed Changes: None known

Thoroughfare: Morelia

Existing Character: Collector street; one lane each direction; sidewalks

Proposed Changes: None known

Thoroughfare: Queretaro

Existing Character: Local street; sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 67 and 524 operate along South General McMullen, with multiple stops in close proximity to the subject property.

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: The requested zoning change is meant to accommodate construction of a parking lot which would provide additional parking for the auto repair facility to the north.

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. The West/Southwest Sector Plan includes properties along the west side of General McMullen, but not those located along the east side.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The subject property is not likely to be redeveloped as a single-family residence, as it is located on a major arterial roadway between other intense commercial uses (auto and appliance repair).

4. Health, Safety and Welfare:

None.

5. Public Policy:

The subject property and surrounding area was the subject of a City-initiated zoning case in 2008. The purpose of the previous zoning case was to reduce the amount of heavy commercial and industrial zoning along the Castroville Road and South General McMullen corridors, but also accommodating existing uses when possible. All properties with single-family residential structures were given single-family residential zoning, while properties with existing non-residential uses typically were given commercial zoning with alcohol sales restrictions.

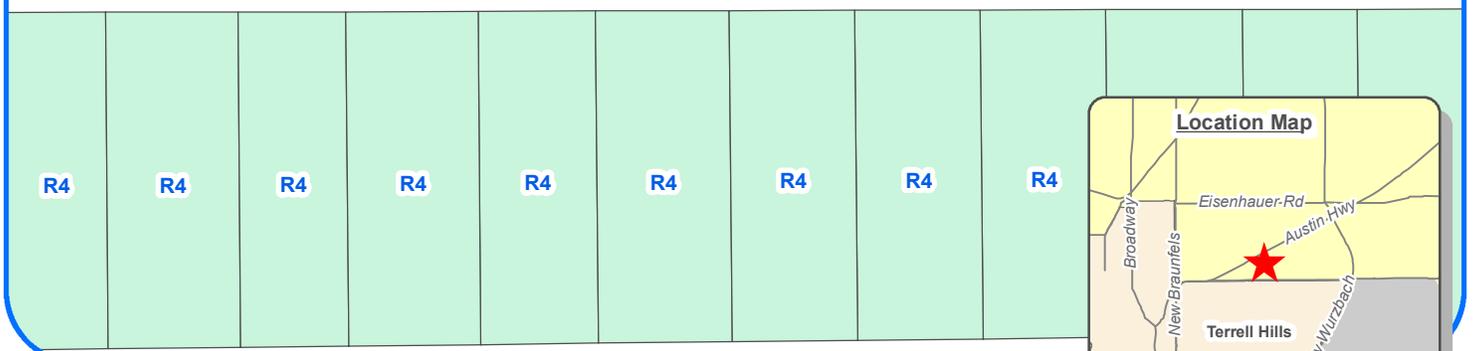
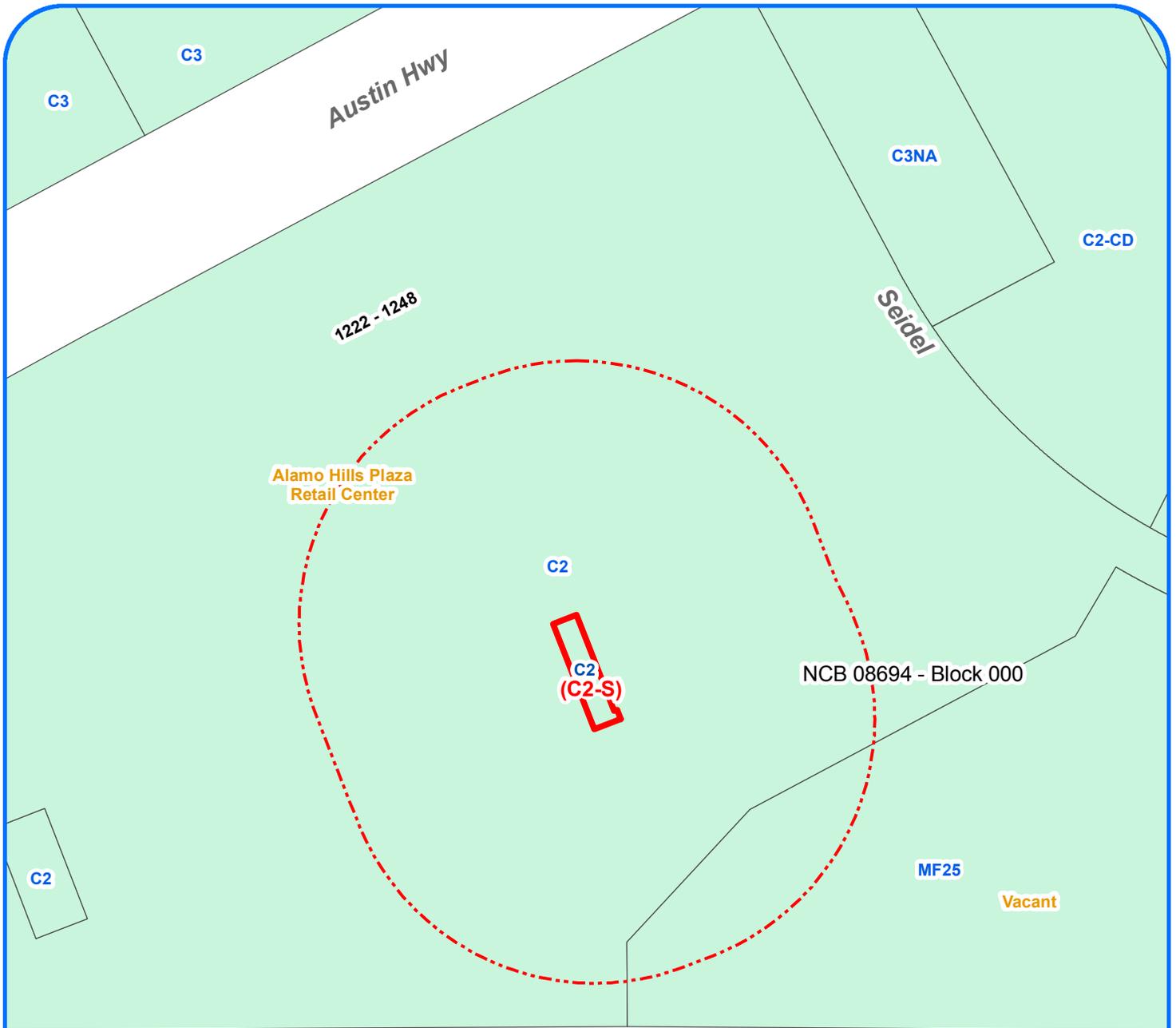
The proposed zoning change is consistent with the zoning pattern and goals established by the 2008 Castroville Road/General McMullen corridor rezoning case.

6. Size of Tract:

The subject property is of sufficient size to accommodate the proposed use, and other small commercial uses permitted in the "C-2NA" district.

7. Other Factors:

Approval of the requested zoning and construction of the proposed parking lot will require a 15-foot Type B landscape buffer where the subject property abuts residential zoning. Additionally, a 6-foot tall solid screen fence will be required along property boundaries abutting residential uses. The remaining accessory structure will be considered a nonconforming structure, and will reduce the required landscape buffer area. Should the building be demolished, the full landscape buffer requirement will apply. Additionally, construction of any new structures must comply with the 30-foot rear setback requirement for commercially-zoned properties that abut single-family residential zoning or uses.



Zoning Case Notification Plan

Case Z-2011-105 S

Council District 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.040 of an acre out of NCB 08694

Legend

- Subject Properties ▬ (0.040 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
(04/26/2011 - 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 #: Z2011105 S

Hearing Date: May 3, 2011

Property Owner: Aberfeldy Limited Partnership c/o TIG Real Estate

Applicant: Interplan, LLC (Jarrod Cooper)

Representative: Axxess Financial (Wendy Elkins & Ralph Hodges)

Location: 1248 Austin Highway, #202B; On the south side of Austin Highway between Seidel to the east and Exeter to the west.

Legal Description: 0.040 of an acre out of NCB 8694

Total Acreage: 0.040

City Council District: 2

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution

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 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 20, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 2

Neighborhood Associations: Wilshire Village Neighborhood Association

Planning Team Members: 42 (Northeast Inner Loop Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a multi-tenant structure measuring 137,409 square feet. According to the Bexar County Appraisal District, the 137,409 square foot structure was constructed in 1980. The property was annexed in 1944 and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property owner is requesting a zoning change in order to relocate the existing Check 'n Go, which is at 1201 Austin Highway, Suite 124 to 1248 Austin Highway, Suite 202B, directly across the street.

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: C-3 and C-2

Current Land Uses: Commercial Uses

Direction: South

Current Base Zoning: C-2, MF-25 and R-4

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

Direction: East

Current Base Zoning: C-3 and C-2

Current Land Uses: Commercial Uses

Direction: West

Current Base Zoning: C-3 and C-2

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.

Transportation

Thoroughfare: Austin Highway

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

Proposed Changes: None Known

Public Transit: The nearest VIA busline is the number 14 line which operates along Austin Highway.

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

Parking Information: Parking requirements are determined by use and, often, size of the development. The property is already developed with sufficient parking to accommodate the proposed specific use.

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 Northeast Inner Loop Neighborhood Plan and is currently designated as "Community Commercial" in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The property owners intend to operate a check cashing facility, which is classified in the Unified Development Code as a Specified Financial Institution, and therefore requires a specific use authorization. The purpose of the specific use criterion of specified financial institutions is to ensure that these uses do not become overly prevalent in any one general area. Currently, there are seven existing businesses located along Austin Highway that provide loans and/or check cashing services, which are other uses classified as specified financial institutions. These businesses are within approximately 3 blocks from the subject property and include:

- Ace Cash Express is located at 1308 Austin Highway Ste. 200,
- Cash Advance is located at 1533 Austin Highway Ste. 106,
- Cash America Pawn is located at 1537 Austin Highway Ste 101,
- Pay Day Advance is located at 1432 Austin Highway Ste. 115,
- EZ Money is located at 1464 Austin Highway Ste.104 and
- Title Max is located at 1550 Austin Highway Ste. 101,
- Money Box is located at 1533 Austin Highway Ste. 100

Therefore, staff does not support the request of a Specific Use Authorization for a specified financial institution at this location.

3. Suitability as Presently Zoned:

The current C-2 commercial 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.

5. Public Policy:

This request is inconsistent with criterion #2, in 2008 City Council required this type of business to have a Specific Use Authorization to ensure that they do not create a major concentration in any particular area.

6. Size of Tract:

The subject property is of sufficient size to accommodate the use permitted in the requested Specific Use Authorization.

7. Other Factors:

None.

ALAMO HILLS

1248 AUSTIN HIGHWAY SUITE 202B
San Antonio, Texas 78216



**DESCRIPTION OF
A VARIABLE WIDTH STRIP OF LAND
(0.040 OF ONE ACRE)**

Being a Variable Width strip of land, 0.040 of one acre (1,762 sq. ft.), in New City Block (N.C.B.) 8694, San Antonio, Bexar County, Texas, being out of Lot 24, Austin Hills Subdivision, recorded in Volume 9200, Page 238, Deed and Plat Records, Bexar County, Texas, and being more particularly described as follows:

COMMENCING at a point on the north line of a 15-foot Alley, shown on the resubdivision plat of Blakeley Place, recorded in Volume 2222, Pages 202-203, Deed and Plat Records, Bexar County, Texas, the common corner of said Lot 24 and a 4.281 acre tract of land described in Volume 13358, Page 402, Official Public Records, Bexar County, Texas; thence North 00°15'24" West, coincident with the common line of Lot 24 and said 4.281 acre tract, a distance of 66.82 feet to a point; thence North 42°39'06" East, continuing coincident with said common line, a distance of 126.66 feet to a point; thence North 47°20'54" West, crossing Lot 24, a distance of 126.95 feet to a point, the **POINT OF BEGINNING**, the most southeasterly corner of this strip;

THENCE South 68°40'23" West, a distance of 22.00 feet to a point, the most southerly corner of this strip;

THENCE North 21°21'08" West, a distance of 88.93 feet to a point, the most northwesterly corner of this strip;

THENCE North 68°40'23" East, a distance of 19.60 feet to a point, the most northerly corner of this strip;

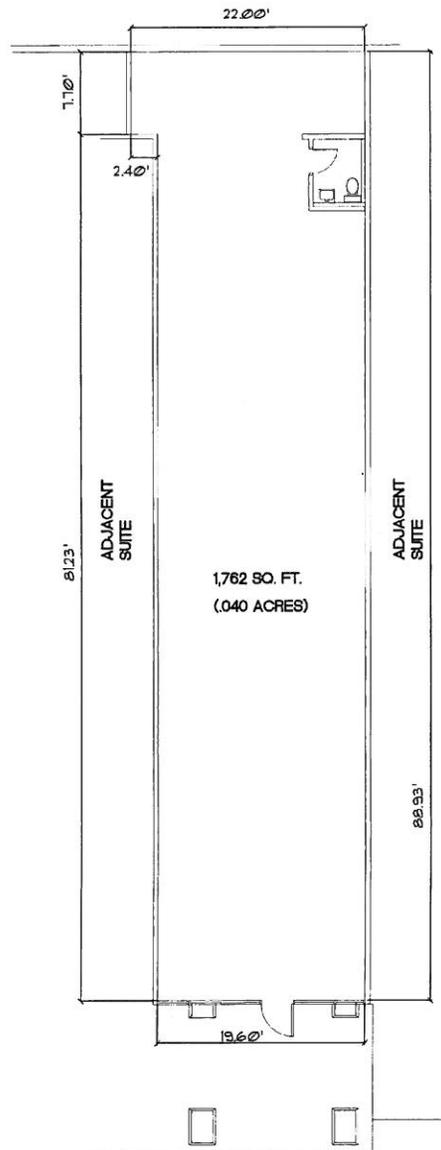
THENCE South 21°21'08" East, a distance of 81.23 feet to a point, a reentrant corner of this strip;

THENCE North 68°40'23" East, a distance of 2.40 feet to a point, a corner of this strip;

THENCE South 21°21'08" East, a distance of 7.70 feet to the **POINT OF BEGINNING**, and containing 0.040 of one acre (1,762 sq. ft.) of land, more or less.

The basis of bearing recited hereon is the plat of Austin Hills subdivision Lot 24 recorded in Volume 9200, Page 238, Deed and Plat Records, Bexar County, Texas. There is an exhibit plat with like job number.

This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



TOTAL SHELL BUILDING AREA:
140,798 SQ. FT.

CHECK'N GO SITE SUMMARY
AREA OF IMPERVIOUS COVER:
1,762 SQ. FT. (.040 ACRES)

INTENDED USE OF PROPERTY:
CHECK CASHING

NOTE: ALL SETBACKS, OFF STREET PARKING, AND LANDSCAPING REQUIREMENTS APPLY TO THE LARGER LOT AND ARE NOT APPLICABLE TO THE PORTION THAT IS THE SUBJECT OF THIS REZONING REQUEST.

I, DAVID ALSMEYER, 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.



SCALE: 3/16" = 1'-0"

INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

4560 BELT LINE RD. SUITE 140
ADDISON, TX 75001
PH 972-980-0002
FX 972-980-0004

SEAL:



CONSULTANT:

REVISIONS:
NO. DATE REMARKS

Check'n Go

CHECK'N GO
TENANT IMPROVEMENT

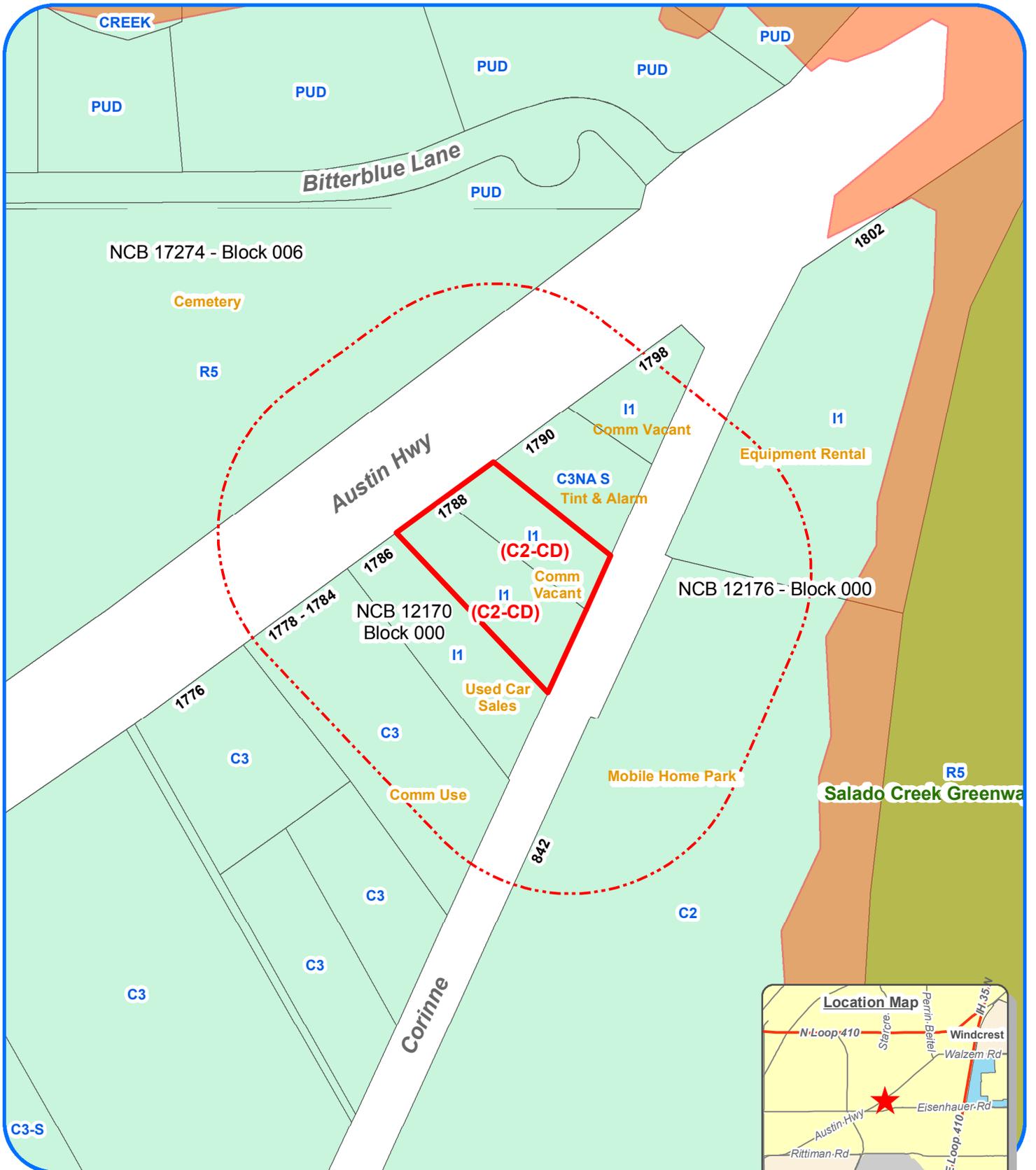
1248 AUSTIN HIGHWAY
SUITE 202B
SAN ANTONIO, TEXAS 78209

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PROJECT NO. 022011.0060
DATE: 03/22/11

A0.0

CHECKED:



Zoning Case Notification Plan

Case Z-2011-107 CD

Council District 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 12170 - Block 000 - Lot 4 & 0.412 of an acre out of Lot 14

Legend

- Subject Properties (0.7327 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
(04/18/2011 - 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 #: Z2011107 CD

Hearing Date: May 3, 2011

Property Owner: S & R Blocker, LLC

Applicant: Su C & Richard M. Blocker

Representative: Su C & Richard M. Blocker

Location: 1700 Block of Austin Highway; Located on the southeast side of Austin Highway, northwest of Corinne.

Legal Description: Lot 4 NCB 12170 and 0.412 of an acre out of Lot 14, NCB 12170

Total Acreage: 0.7327

City Council District: 10

Case Manager: Brenda Valadez, 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 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

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 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 20, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Neighborhood Associations: None

Planning Team Members: 54 (San Antonio International Airport Vicinity Plan)

Applicable Agencies: The Aviation Department does not object to the rezoning request.

Property Details

Property History: The subject site is currently vacant. The property was annexed in 1952 and was originally zoned "JJ" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain. The property is currently almost 100% pavement with little vegetation.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-5 and PUD RM-4

Current Land Uses: Cemetery and Single-Family Residences

Direction: South

Current Base Zoning: C-2

Current Land Uses: Mobile Home Park

Direction: East

Current Base Zoning: I-1 and C-3

Current Land Uses: Commercial Uses

Direction: West

Current Base Zoning: I-1 and C-3

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.

Transportation

Thoroughfare: Austin Highway

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

Proposed Changes: None known.

Thoroughfare: Corinne

Existing Character: Collector; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA busline is the number 14 line which operates along Austin Highway.

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

Parking Information: Parking requirements for motor vehicle sales are determined by the size of the sales and service building(s).

Minimum Parking Requirement: 1 space per 500 square feet

Maximum Parking Requirement: 1 space per 375 square feet

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 “Community Commercial” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Changing the zoning from an industrial zoning district to a medium intensity commercial district will support the land use plan and ensure appropriate development adjacent to the other established commercial properties. The proposed zoning district and use of the property is consistent with the current development pattern along this portion of Austin Highway. It is foreseeable that future neighboring development will be of similar character. Further, medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

3. Suitability as Presently Zoned:

The existing industrial zoning is not appropriate for the subject property and is not consistent with the future land use plan. Current zoning practices would not place intense industrial zoning along a commercial corridor or near established residential neighborhoods.

4. Health, Safety and Welfare:

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

5. Public Policy:

The subject property is located within the San Antonio International Airport Awareness Area; therefore, the zoning request was reviewed by the City's Aviation Department. The Aviation Department does not object to the proposed use; however any new construction will be reviewed for compliance with height regulations and will be required to conform with Federal Aviation Administration rules concerning height and reflectivity of both light and radio waves.

6. Size of Tract:

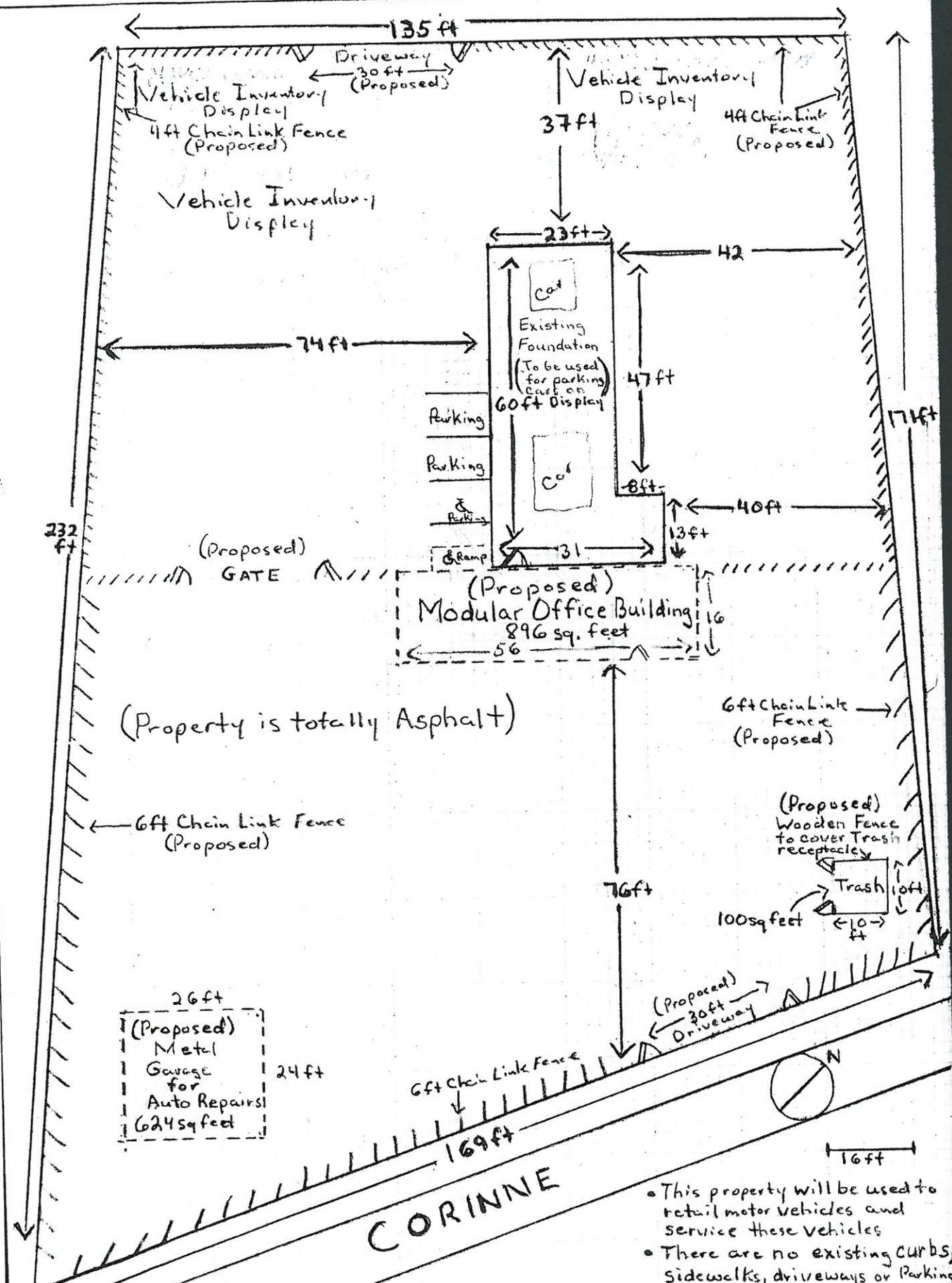
The subject property is 0.7327 acres, which should be able to reasonably accommodate the proposed commercial use with adequate spaces for parking and loading (see site plan).

7. Other Factors:

None.

Austin Hwy

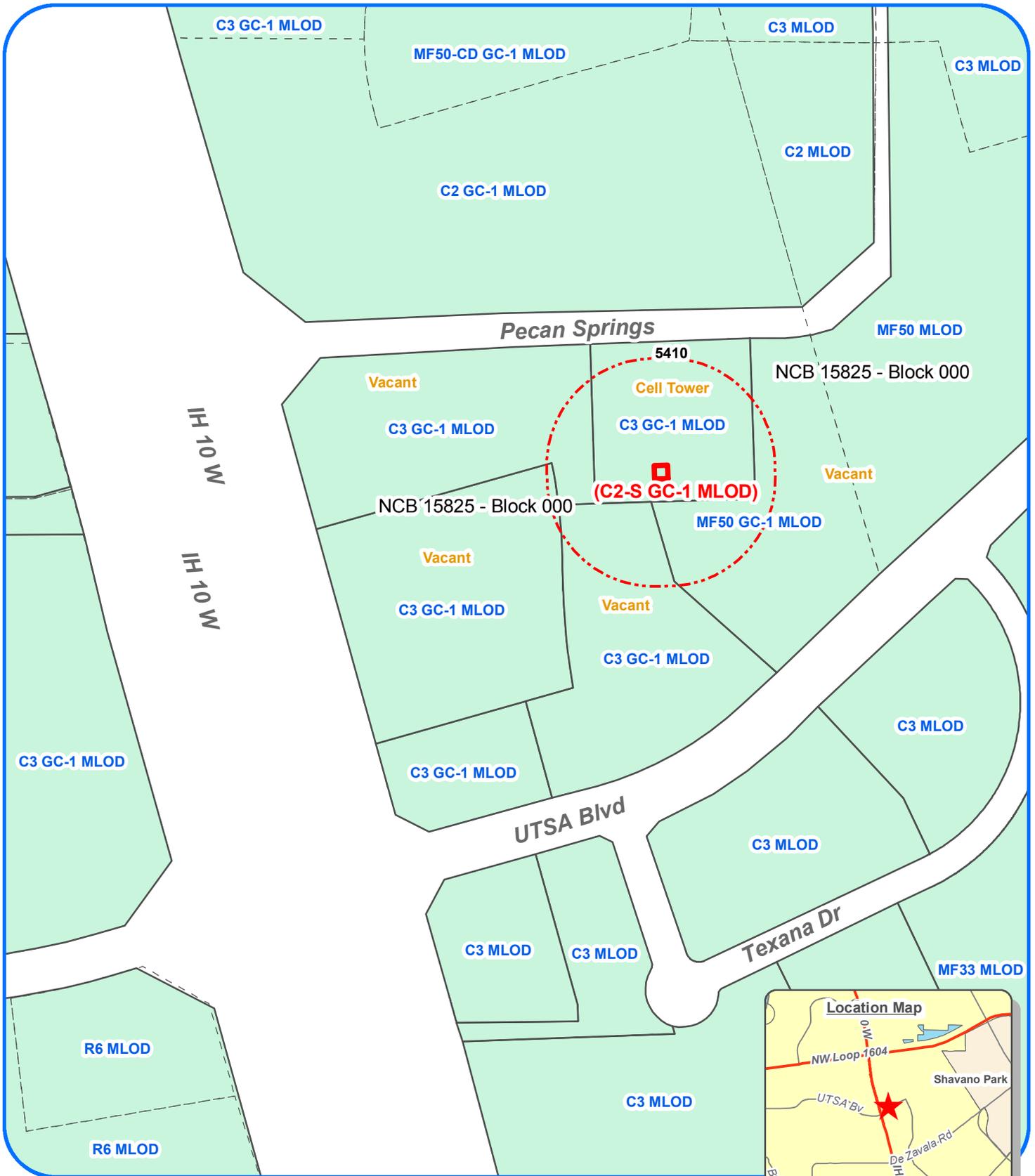
22011107



(Property is totally Asphalt)

- This property will be used to retail motor vehicles and service these vehicles
- There are no existing curbs, sidewalks, driveways or parking areas
- No Landscaping required for zoning (conversation on) 3-24-2011 with Jacob Sanchez

I, Richard Blocker, 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 rezoning.



Zoning Case Notification Plan

Case Z-2011-109 S

Council District 8

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): A Portion of NCB 15825 - Block 012 - Lot 3

Legend

- Subject Properties (0.014 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
(04/08/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011109 S

Hearing Date: May 3, 2011

Property Owner: CellTex Services, Ltd.

Applicant: C. Greg Huber

Representative: The Francis Law Firm, P. C. (W. Bebb Francis, III)

Location: 5410 Pecan Springs Road

Legal Description: A 0.014 of an acre tract of land out of Lot 3, Block 12, NCB 15825

Total Acreage: 0.014

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: "C-3 GC-1 MLOD-1 S" General Commercial Gateway Corridor Military Lighting Overlay District with a Specific Use Permit for a Wireless Communication Facility

Requested Zoning: "C-2 GC-1 MLOD-1 S" Commercial Gateway Corridor Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System

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 20, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Neighborhood Associations: None

Planning Team Members: 42 (North Sector Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North across Pecan Springs Road	"C-2 GC-1 MLOD-1"	Vacant Land
South	"C-3 GC-1 MLOD-1"	Vacant Land
West	"C-3 GC-1 MLOD-1"	Vacant Land
East and South	"MF-50 GC-1 MLOD-1"	Vacant Land

Overlay and Special District Information: Military Lighting Overlay District (MLOD) - The purpose of this section is to establish regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, and Lackland Air Force Base. To reduce glare and potential distractions to night time training exercises occurring within this area. To balance the needs of the military, the City of San Antonio, and property owners regarding responsible development including outdoor lighting within this area.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Pecan Springs Road	Dirt Road	60 foot R.O.W.

Public Transit: The nearest VIA bus line is the number 603 line which operates along Interstate Highway 10 West Access 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: Wireless Communication Systems are required to provide one parking space per service employee.

Staff Analysis and Recommendation: Approval

Topography:

Property History: The subject property was annexed in February of 1971 and was originally zoned Temporary "R-1" Single-family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to "R-6" Residential Single-Family District. In February of 2002, this property was the subject of zoning case Z2002004, in which the applicant was granted "C-3 S" General Commercial District with a Specific Use Permit for a Wireless Communication Facility.

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 and is currently designated as "Mixed Use" which includes a range of use classifications from high density residential to office and community commercial uses. Therefore, the requested zoning district is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood.

3. Suitability as Presently Zoned:

The current general commercial zoning and proposed commercial zoning are both appropriate for 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 does not appear to conflict with any established public policy.

6. Size of Tract:

The 0.014 acre site is adequate for a Wireless Communication Tower. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

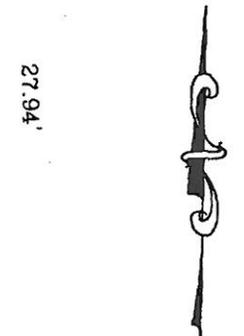
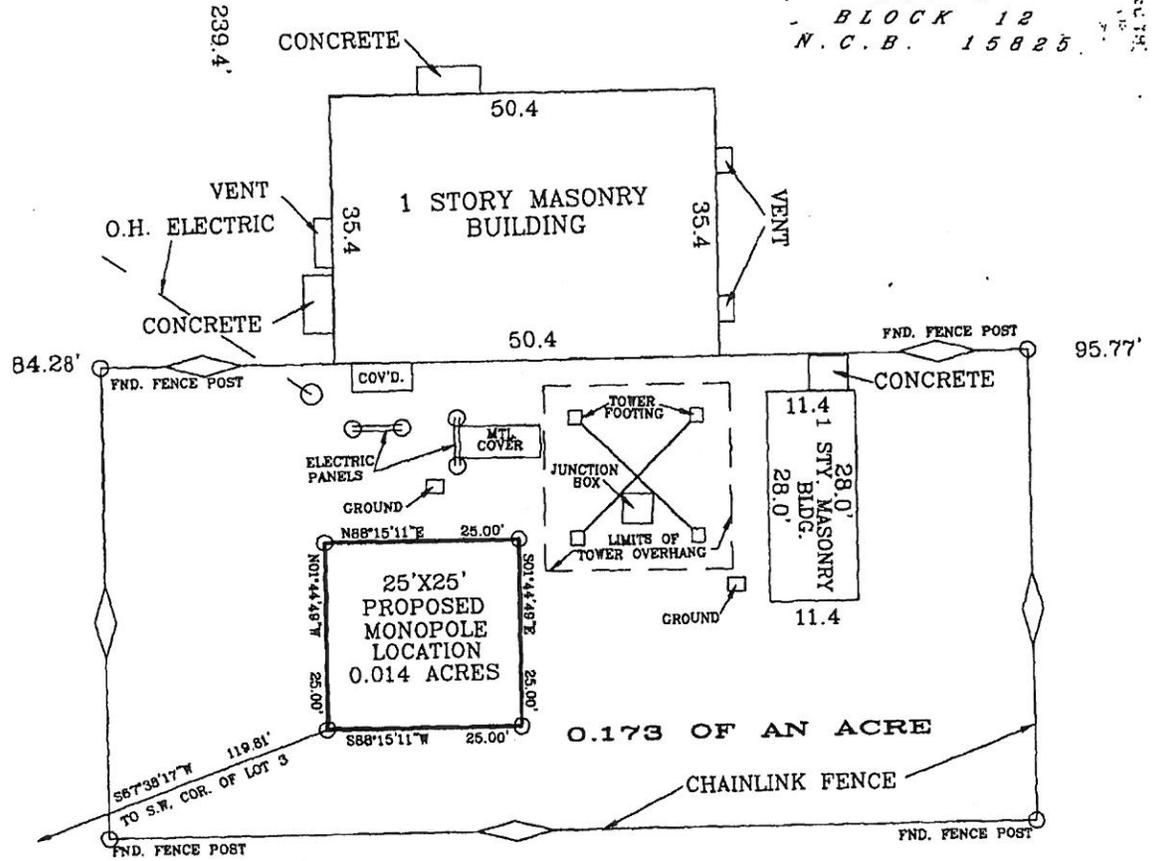
7. Other Factors:

The proposed location of the wireless communication system will not meet the minimum 200 foot spacing requirement from the nearest residential land use. Where the wireless communication system use is allowed only by a Specific Use Authorization, the City Council could elect to reduce the greater setback from residential zoning districts.

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.

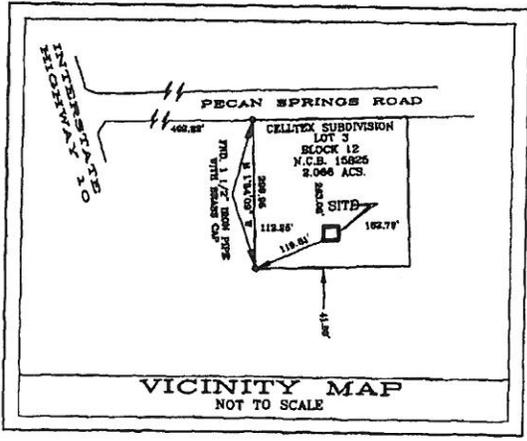
29011109 5

CELLTEX SUBDIVISION
LOT 3
BLOCK 12
N.C.B. 15825



SCALE: 1" = 20'
 NOTE: SET 1/2" IRON PINS AT ALL CORNERS
 WITH ORANGE PLASTIC CAP STAMPED "RPLS 4020"
 BEARING SOURCE TEXAS STATE PLANE
 (NAD 83) SOUTH CENTRAL ZONE.

PLAT OF 0.014 OF AN ACRE,
 BEING A PORTION OF LOT 3, BLOCK 12,
 NEW CITY BLOCK 15825,
 CELLTEX SUBDIVISION,
 PLAT RECORDED IN VOLUME 9598, PAGE 120,
 CITY OF SAN ANTONIO,
 BEXAR COUNTY, TEXAS.
 SURVEYED: OCTOBER 1, 2010



H.A. KUEHLEM SURVEY COMPANY
 14350 NORTHBROOK DRIVE SUITE 130
 SAN ANTONIO, TEXAS 78232
 PHONE: (210) 490-7847



[Signature]
HENRY A. KUEHLEM
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4020



Zoning Case Notification Plan

Case Z-2011-110 S

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): A Portion of NCB 00842 - Block 009 - Lot 9

Legend

- Subject Properties ——— (0.061 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
(04/18/2011 - 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 #: Z2011110 S

Hearing Date: May 3, 2011

Property Owner: Methodist Healthcare System of San Antonio, Ltd., LLP

Applicant: Methodist Healthcare System of San Antonio, Ltd., LLP

Representative: John Jacks, Drenner & Golden Stuart Wolff, Llp.

Location: 1310 McCullough Avenue

Legal Description: A 0.076 acre tract of land out of Lot 9, Block 9, NCB 842

Total Acreage: 0.061

City Council District: 1

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital

Requested Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 111.53 feet.

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 20, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: Tobin Hill Neighborhood Association

Planning Team Members: 14 (Tobin Hill Neighborhood Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North across East Laurel Street	"C-2 AHOD S" Medical-Hospital	Metropolitan Methodist Hospital
South	"C-2 AHOD"	Metropolitan Methodist Hospital
West	"C-2 AHOD"	Metropolitan Methodist Hospital
East across Erie Street	"MF-33 AHOD"	Apartments

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	Existing Character	Proposed Changes
East Laurel Street	Collector street one lane in each direction	None
Erie Street	Local street one lane in each direction	None

Public Transit: VIA bus lines 5 and 204 operate along McCullough Avenue; with multiple bus stops in close proximity to the subject property.

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

Parking Information: Minimum Parking Requirement: 1 per 400 sf of GFA. Maximum Parking Requirement: 1 per 100 sf of GFA.

Staff Analysis and Recommendation: Approval

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

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "E" Office District. In September of 1990, this property was the subject of zoning case Z90108, in which the applicant was granted "B-2 CC" Business District with City Council approval for a Medical-Hospital. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital.

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 "Public/Institutional". Therefore, the requested zoning district is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the Specific Use Authorization for a Medical-Hospital with a maximum height of 116.6 feet will not have an adverse impact on the neighborhood. The Metropolitan Methodist Hospital currently exists on the subject property and has maintained a long-term presence in the Tobin Hill Neighborhood.

3. Suitability as Presently Zoned:

The base zoning district will remain "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital, which is suitable for the property. The request is also suitable.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Considering the current location of the hospital and the importance of such emergency facilities to the benefit of public health, the rezoning request shall not adversely affect the surrounding community.

5. Public Policy:

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

6. Size of Tract:

The proposed structure addition will be 59,443 square feet in size. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

7. Other Factors:

A Specific Use Authorization is requested to allow additional height in the current "C-2 AHOD S" zoning district to accommodate a vertical expansion of a portion of the existing Metropolitan Methodist Hospital.

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.

TABULATED SITE DATA

TOTAL SITE ACREAGE:	3.15 ACRES
SPECIFIC USE REQUEST:	0.061 ACRE
NUMBER OF LOTS:	1 LOT
OPEN SPACE AREA:	0.344 ACRES
STRUCTURE SQUARE FOOTAGE:	388,305 SF (EXISTING)
	56,443 SF (PROP. ADDITION)
IMPERVIOUS COVER:	2.814 ACRES
FRONT SETBACK REQUIREMENT:	0 FEET
SIDE SETBACK REQUIREMENT:	0 FEET
REAR SETBACK REQUIREMENT:	0 FEET
NUMBER OF STANDARD PARKING SPACES:	UNKNOWN
NUMBER OF ACCESSIBLE PARKING SPACES:	UNKNOWN
TOTAL NUMBER OF PARKING SPACES:	1589 (EXISTING)
ACCESSIBLE STALL DIMENSIONS:	8' X 18' WITH 5' AISLE
STANDARD STALL DIMENSIONS:	9' X 18'
PARKING AREA AISLE WIDTH:	24'
PARKING AREA LANDSCAPING:	N/A (EXISTING GARAGE)
LANDSCAPING OUTSIDE PARKING AREAS:	N/A (EXISTING GARAGE)

LEGEND



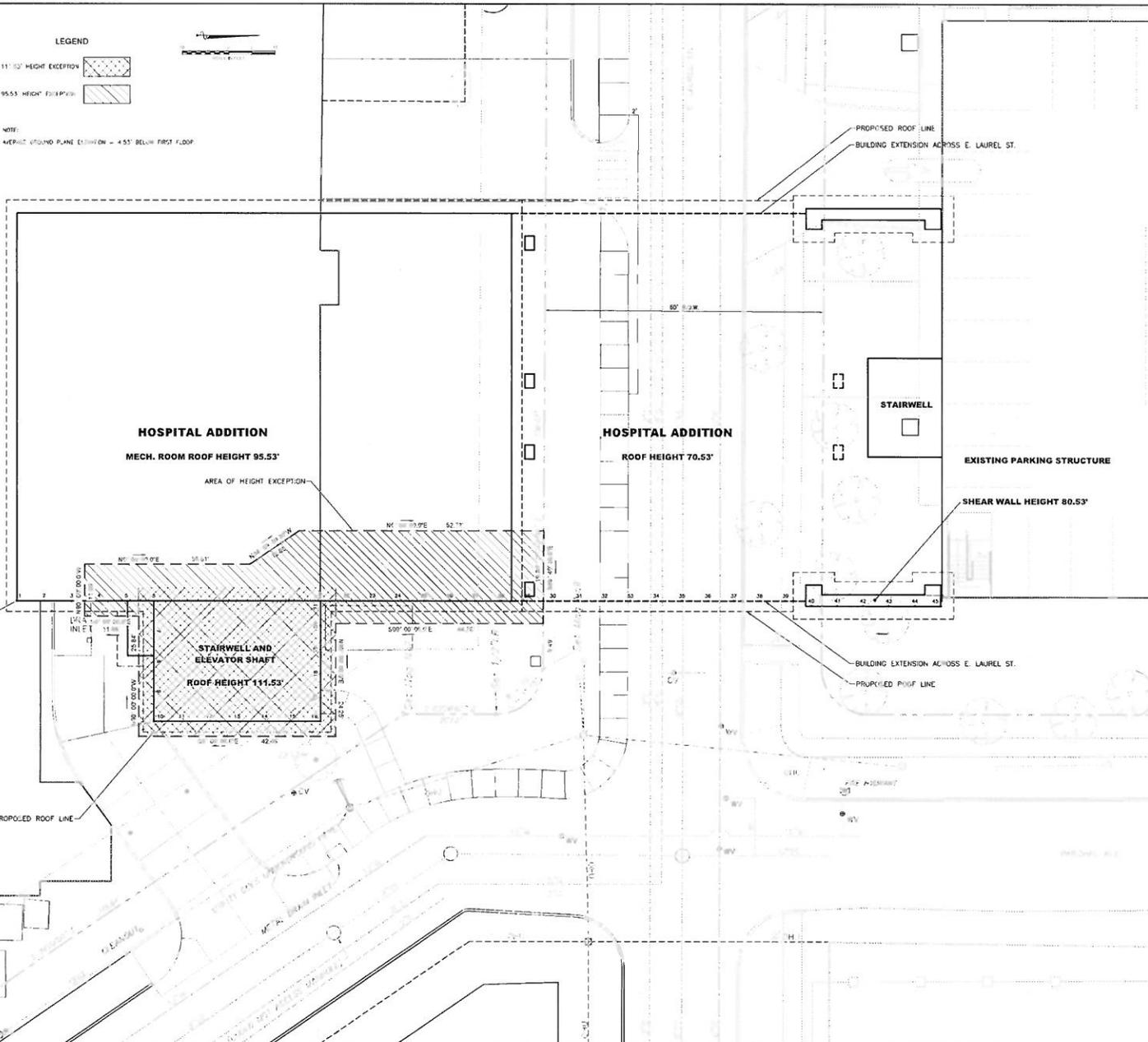
NOTE:
METROPOLITAN PLANE ELEVATION = 4.53' BELOW FIRST FLOOR

OWNER'S STATEMENT:

I, _____ THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF FOLLOWING 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 AND ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SIGNATURE _____ DATE _____

METROPOLITAN METHODIST HOSPITAL



**LITTLEJOHN
ENGINEERING
ASSOCIATES**



1935 25ST A-ENRUE SOUTH, NASHVILLE, TENNESSEE 37012
T 615.961.4144 F 615.961.4140 WWW.LEAENG.COM

METROPOLITAN METHODIST HOSPITAL *

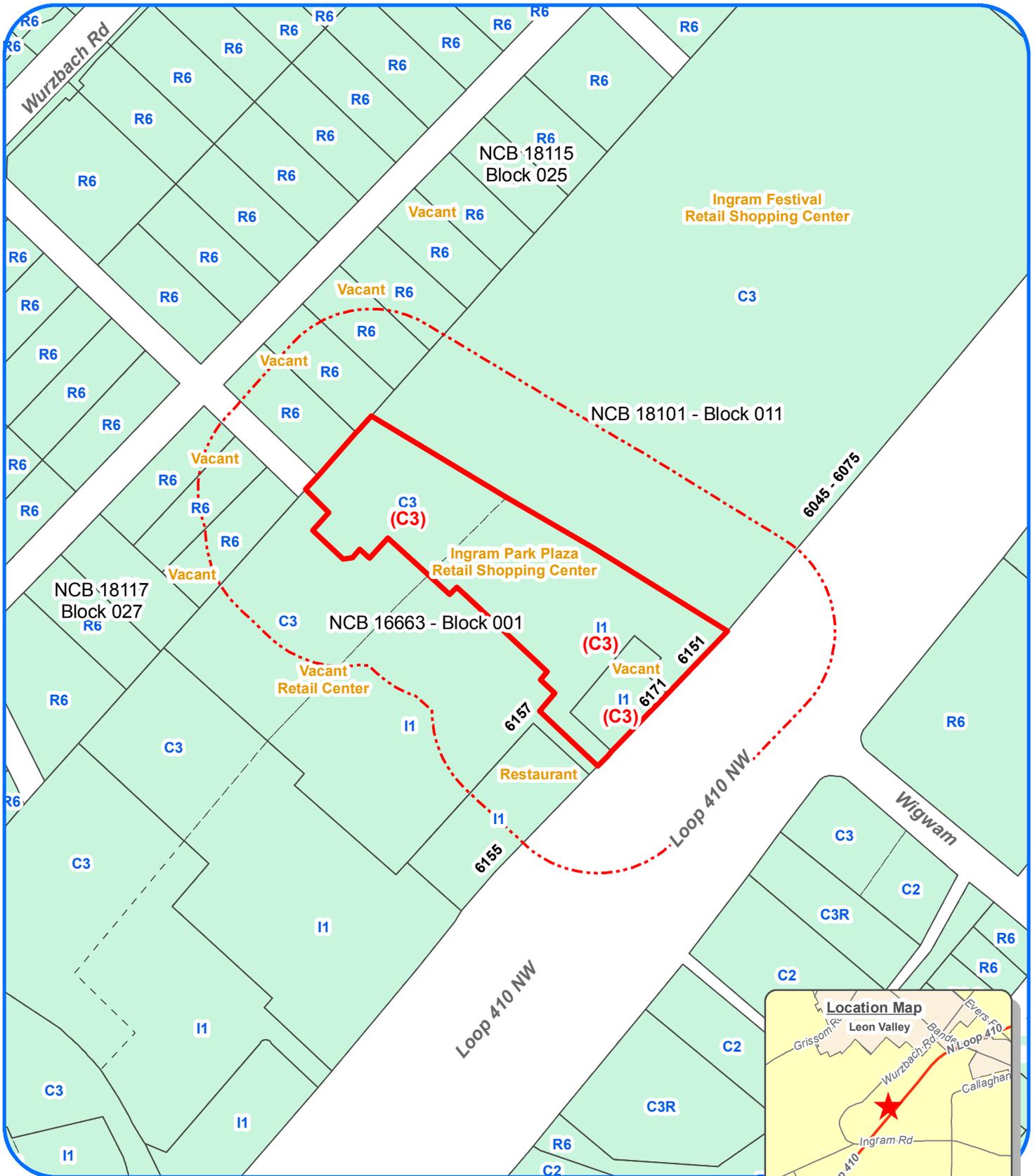
ICU, ITRI, PACU AND LABORATORY
ADDITIONS AND RENOVATION

*A Methodist Hospital Facility

REVISIONS	
DATE	DESCRIPTION

C2.0
AREA OF HEIGHT
EXCEPTION

C:\Users\j2010129\43\proj\1040129\1040129.dwg - layout - layout - 12/13/11 12:30pm - j2010129



Zoning Case Notification Plan

Case Z-2011-111

Council District 7

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 16663 - Block 001 - Lots 19 and 20

Legend

- Subject Properties (4.1598 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
(04/11/2011 - 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 #: Z2011111

Hearing Date: May 3, 2011

Property Owner: Ithaca-Ingram, Ltd.

Applicant: Perez Project Consulting, Inc.

Representative: Gabriel Perez

Location: 6151 & 6171 Northwest Loop 410; Located on the northwest side of Northwest Loop 410, north of Ingram Road.

Legal Description: Lots 19 & 20, Block 1, NCB 16663

Total Acreage: 4.1598

City Council District: 7

Case Manager: Brenda Valadez, 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 and "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 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 20, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a multi-tenant structure measuring 13,990 square feet in total. According to the Bexar County Appraisal District, the 13,990 square foot structure was constructed in 1986. The "I-1" portion of the subject property was annexed in 1971 and the "C-3" portion was annexed in 1980. The subject property was originally zoned "I-1" Light Industry District and "B-3" Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District and "C-3" General Commercial District. The following uses are currently located on the subject site: a photography studio, craft store, bridal shop, restaurant and a beauty school.

Topography: The property does not include any abnormal physical features such as inclusion in a floodplain. The property is currently 100% pavement with little vegetation.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: C-3 and R-6

Current Land Uses: Retail Shopping Center and Vacant Land

Direction: South

Current Base Zoning: C-3, C-2 and R-6

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

Direction: East

Current Base Zoning: C-3, C-2, MF-33 and R-6

Current Land Uses: Commercial/Office Uses, Apartments and Single-Family Residences

Direction: West

Current Base Zoning: I-1, C-3 and R-6

Current Land Uses: Retail Shopping Center and Vacant Land

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

Transportation

Thoroughfare: NW Loop 410

Existing Character: Freeway; 8 Lanes with 3 Access Lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 550, 551 and 607 lines which operate along the NW loop 410 access roads. VIA busline number 534 operates along Wurzbach Road.

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

Parking Information: Parking requirements are determined by use and, often, size of the development. The property is already developed with sufficient parking to accommodate the established uses.

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 newly adopted West/Southwest Sector Plan and is currently designated as "General Urban" in the Future Land Use Plan. The zoning request is not consistent with the Future Land Use designation; however, this rezoning application was submitted prior to the adoption of the sector plan.

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 northwest, are zoned for heavy commercial and industrial uses.

3. Suitability as Presently Zoned:

The existing industrial zoning is not appropriate for the subject property. The property's current split-zoning makes any future development more difficult and would accommodate future inappropriate uses in this established multi-tenant retail shopping center. The proposed rezoning would allow a consistent zone on the entire lot.

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 uses along this portion of NW Loop 410.

5. Public Policy:

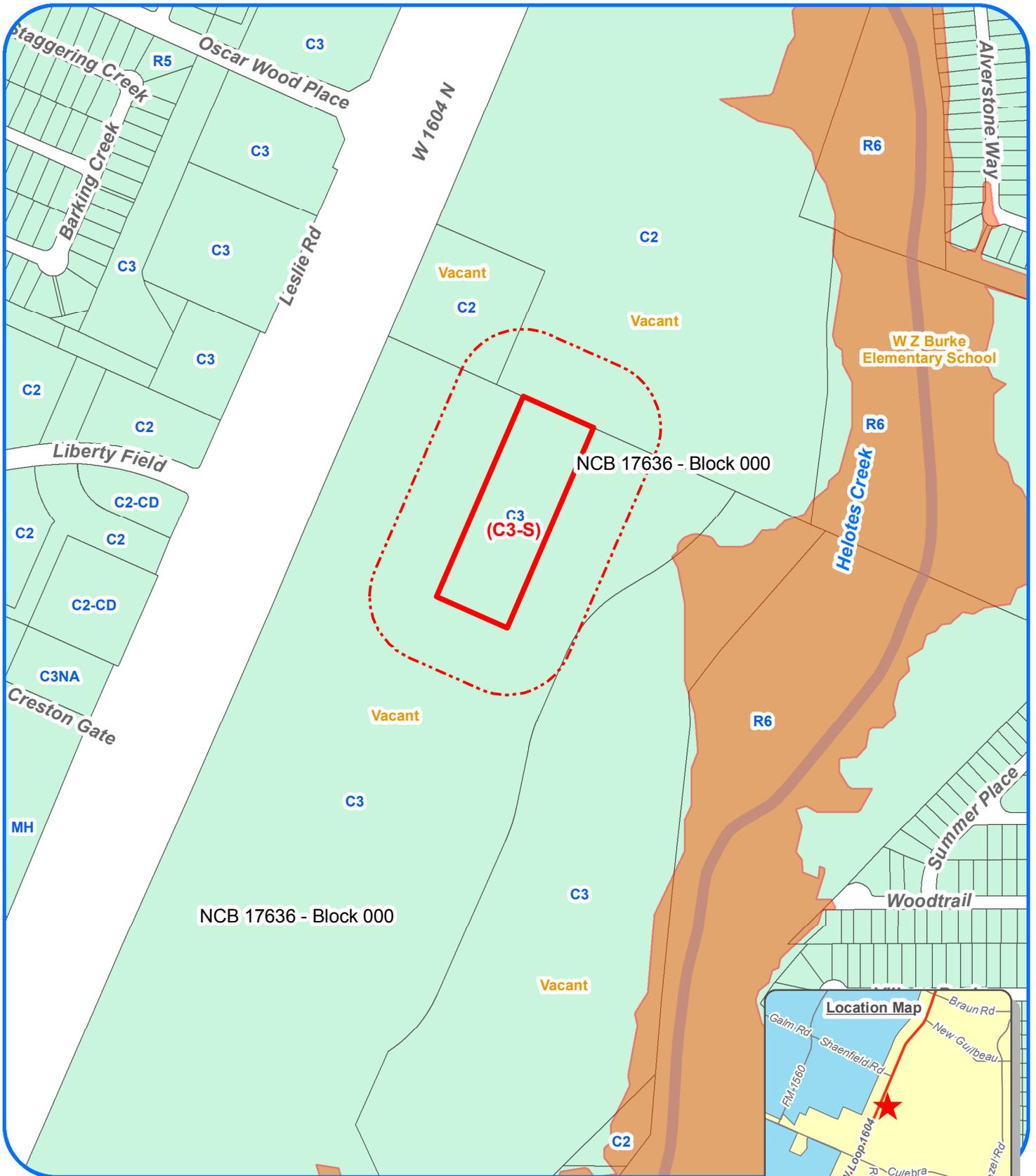
The request does not appear to conflict with any public policy objective. While inconsistent with the adopted sector plan, the plan does encourage commercial uses in the general vicinity.

6. Size of Tract:

The subject property is 4.1598 acres, which is of sufficient size to accommodate the existing commercial uses.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2011-112 S

Council District 6

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): NCB 17636 - Block 000 - Parcel P-10

Legend

- Subject Properties ——— (3.417 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
(04/11/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011112 S
Hearing Date: May 3, 2011
Property Owner: SLF IV-1604/Culebra, L. P.
Applicant: Kaufman & Killen, Inc.
Representative: Kaufman & Killen, Inc.
Location: 75110 North Loop 1604 West
Legal Description: A 3.417 acre tract of land out of NCB 17636
Total Acreage: 3.417
City Council District: 6
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District

Requested Zoning: "C-3 S" General Commercial District with a Specific Use Authorization for an Auto Paint And Body.

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 20, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 13, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet:

Neighborhood Associations: None

Planning Team Members: 54 (North Sector Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
Northeast	"C-2"	Vacant Land
Southwest	"C-3"	Vacant Land
Northwest	"C-3"	Vacant Land
Southeast	"C-3"	Vacant Land

Overlay and Special District Information: None

Transportation

Thoroughfare	Existing Character	Proposed Changes
North Loop 1604 West	Expressway two lanes in each direction	None

Public Transit: The nearest VIA bus line is the number 606 line which operates 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: Minimum Parking Requirement: 1 per 500 sf of GFA including service bays, wash tunnels and retail areas. Maximum Parking Requirement: 1 per 375 sf of GFA including service bays, wash tunnels and retail areas.

Staff Analysis and Recommendation: Approval

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

Property History: The subject property was annexed in December of 1989 and was originally zoned Temporary "R-1" Single-family Residence District. In April of 1990, the 3.417 acre site was part of a city initialed rezoning that changed the zoning to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-3" General Commercial District.

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 and is currently designated as "Regional Center" which includes a range of use classifications from high density residential to office and intense commercial uses. Therefore, the requested Specific Use Authorization is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the Specific Use Authorization shall not be for all of the uses permitted in a given district but shall be only for the Specific Use Authorization named in the ordinance (Auto Paint And Body).

3. Suitability as Presently Zoned:

The base zoning district will remain "C-3" General Commercial District.

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 established public policy.

6. Size of Tract:

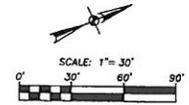
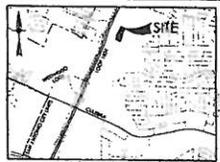
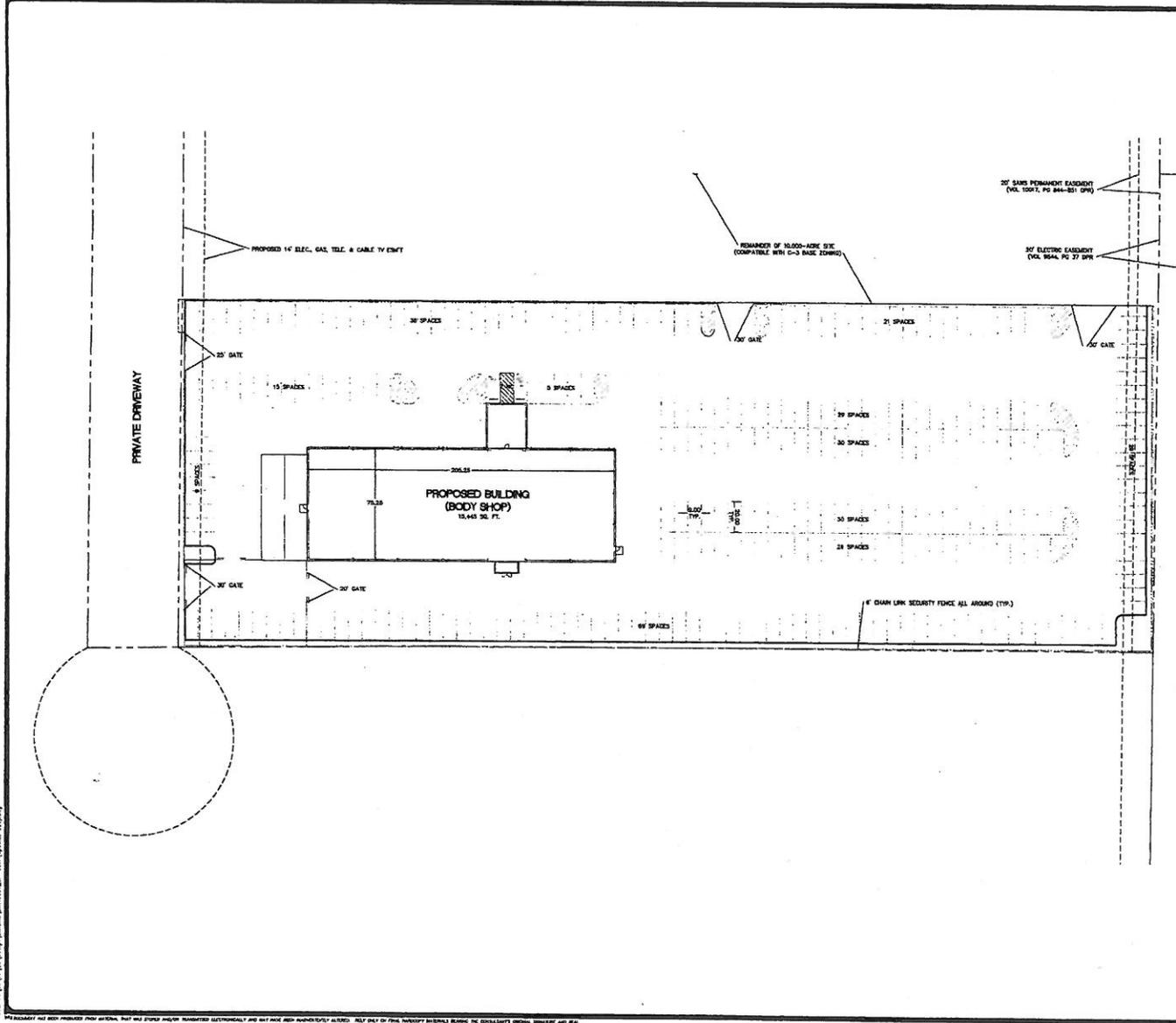
The 3.417 acre tract is of sufficient size to accommodate the proposed Auto Paint And Body Facility. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

7. Other Factors:

The requested zoning change is compatible with the surrounding zoning along North Loop 1604 West. Further, the applicant is requesting a Specific Use Authorization for an Auto Paint And Body Facility within the current base zone of "C-3"; thus, not changing the base zone.

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.

DRAWN BY: J. CAVENDER
 CHECKED BY: J. CAVENDER
 DATE: MARCH 2017
 PROJECT: 15448 SQ. FT. BODY SHOP



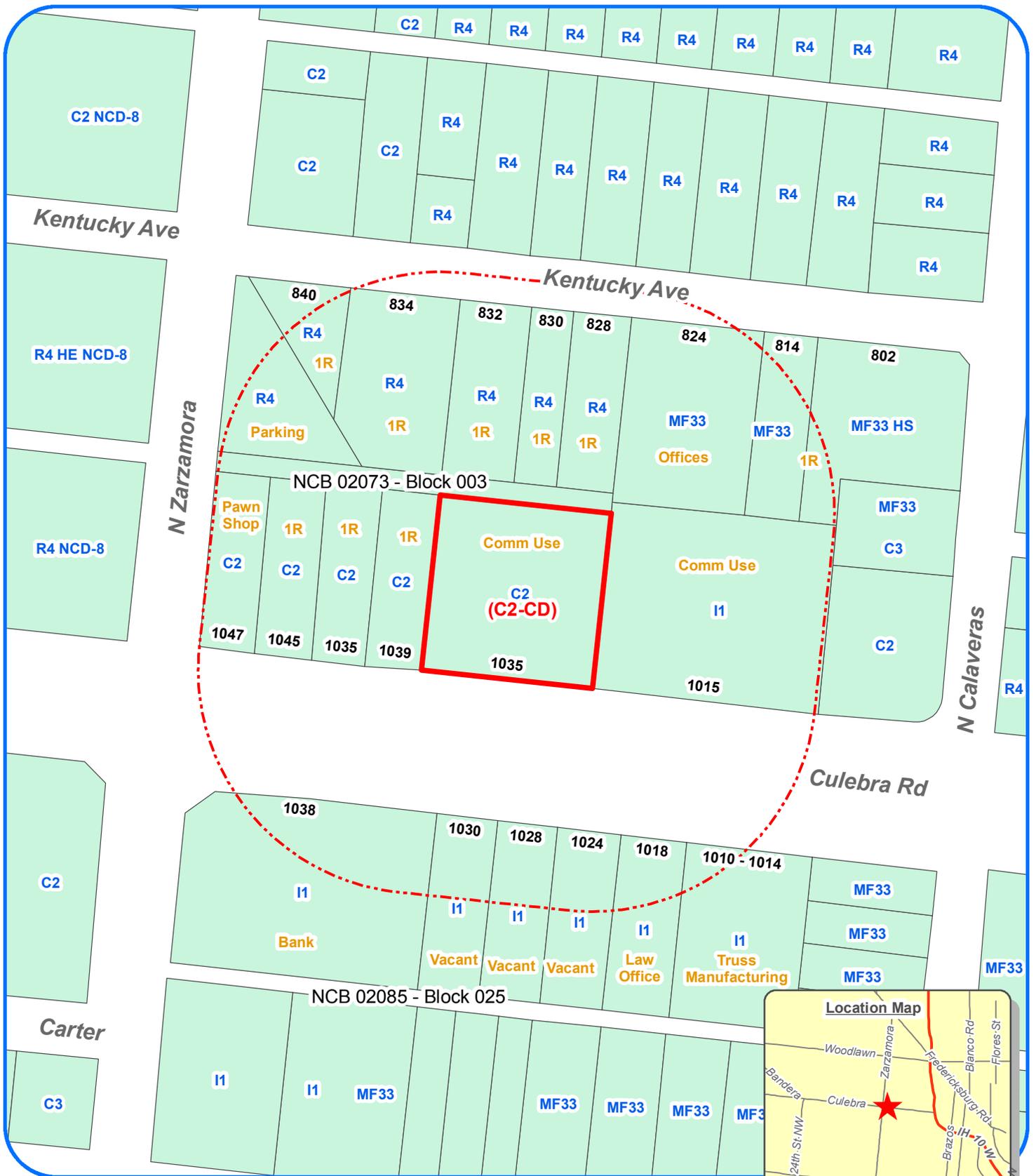
- SITE PLAN REQUIREMENTS**
 NOTE: HATCHING CORRESPONDING TO LODA REQUIREMENTS LIST
- 1) SEE PLAN GRAPHIC
 - 2) SEE PLAN GRAPHIC
 - 3) SEE PLAN GRAPHIC. TOTAL 308 PARKING SPACES: 304 REGULAR AND 2 ADA SPACES (SUBJECT TO CHANGE).
 - 4) SEE PLAN GRAPHIC. NO BUFFERS REQUIRED.
 - 5) NO EXISTING IMPROVEMENTS.
 - 6) INTENDED USE IS FOR BODY SHOP AND AUXILIARY USES RELATED TO AUTO DEALERSHIP OR OVERALL 10-ADE TRACT.
 - 7) ~~SEE PLAN GRAPHIC. SEE PLAN GRAPHIC.~~ THE PROPERTY OWNER ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RECORDING 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 COMPLIANCE WITH A RECORDING CODE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

EXCISE
PAPE-DAWSON ENGINEERS
 510 EAST FAULKNER | SAN ANTONIO, TEXAS 78217 | PHONE: 214.278.2000
 10011 ROAD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 110

CAVENDER
 SPECIFIC USE AUTHORIZATION
 SITE PLAN

JOB NO. 10020
 DATE MARCH 2017
 DRAWN BY J. CAVENDER
 CHECKED BY J. CAVENDER
 SHEET SP

5 26 11 027



Zoning Case Notification Plan

Case Z-2011-113 CD

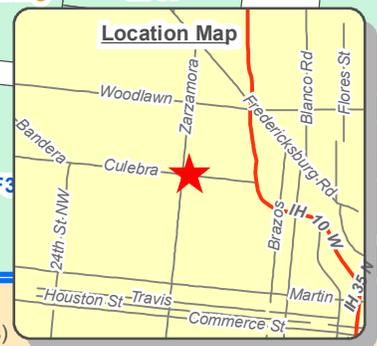
Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02073 - Block 003 - Lots 3, 4 & 5

Legend

- Subject Properties (0.5568 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
(04/11/2011 - 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 #: Z2011113 CD

Hearing Date: May 3, 2011

Property Owner: Alejandro Alanis

Applicant: Kaufman & Killen, Inc.

Representative: Kaufman & Killen, Inc.

Location: 1035 Culebra Road; Located on the north side of Culebra Road between North Zarzamora to the west and North Calaveras to the east.

Legal Description: Lots 3, 4 and 5, Block 3, NCB 2073

Total Acreage: 0.5568

City Council District: 1

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

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 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 20, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: Gardendale Neighborhood Association

Planning Team Members: 21 (Near Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a multi-tenant structure. According to the Bexar County Appraisal District, the structure was constructed in 1935. The property is located within the City Limits as they were recognized in 1936, and was originally zoned "F" Local Retail District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The following uses are currently located on the subject site: a wrecker service, catering service and limousine service.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain. The property is currently almost 100% pavement with little vegetation.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant Land, Bank, Office Use

Direction: East

Current Base Zoning: I-1

Current Land Uses: Vacant Commercial Structure

Direction: West

Current Base Zoning: C-2

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: Culebra Road

Existing Character: Primary Arterial Type A; 3 lanes in each direction

Proposed Changes: None known.

Thoroughfare: North Zarzamora

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

Proposed Changes: None known.

Thoroughfare: North Calaveras

Existing Character: Local street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA buslines are the number 82 and 88 lines which operate along Culebra Road. VIA busline number 520 operates along North Zarzamora.

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

Parking Information: Parking requirements for motor vehicle sales are determined by the size of the sales and service building(s).

Minimum Parking Requirement: 1 space per 500 square feet

Maximum Parking Requirement: 1 space per 375 square feet

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 and is currently designated as “Community Commercial” 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 Specific Use Authorization to be appropriate as the subject property will maintain the current C-2 district (which is consistent with the community plan). Further, the alley to the north will provide a buffer between the existing residential uses and the proposed commercial use.

3. Suitability as Presently Zoned:

The current C-2 commercial 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. The property is currently used for commercial purposes and is part of the commercial development pattern along this portion of Culebra Road.

5. Public Policy:

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

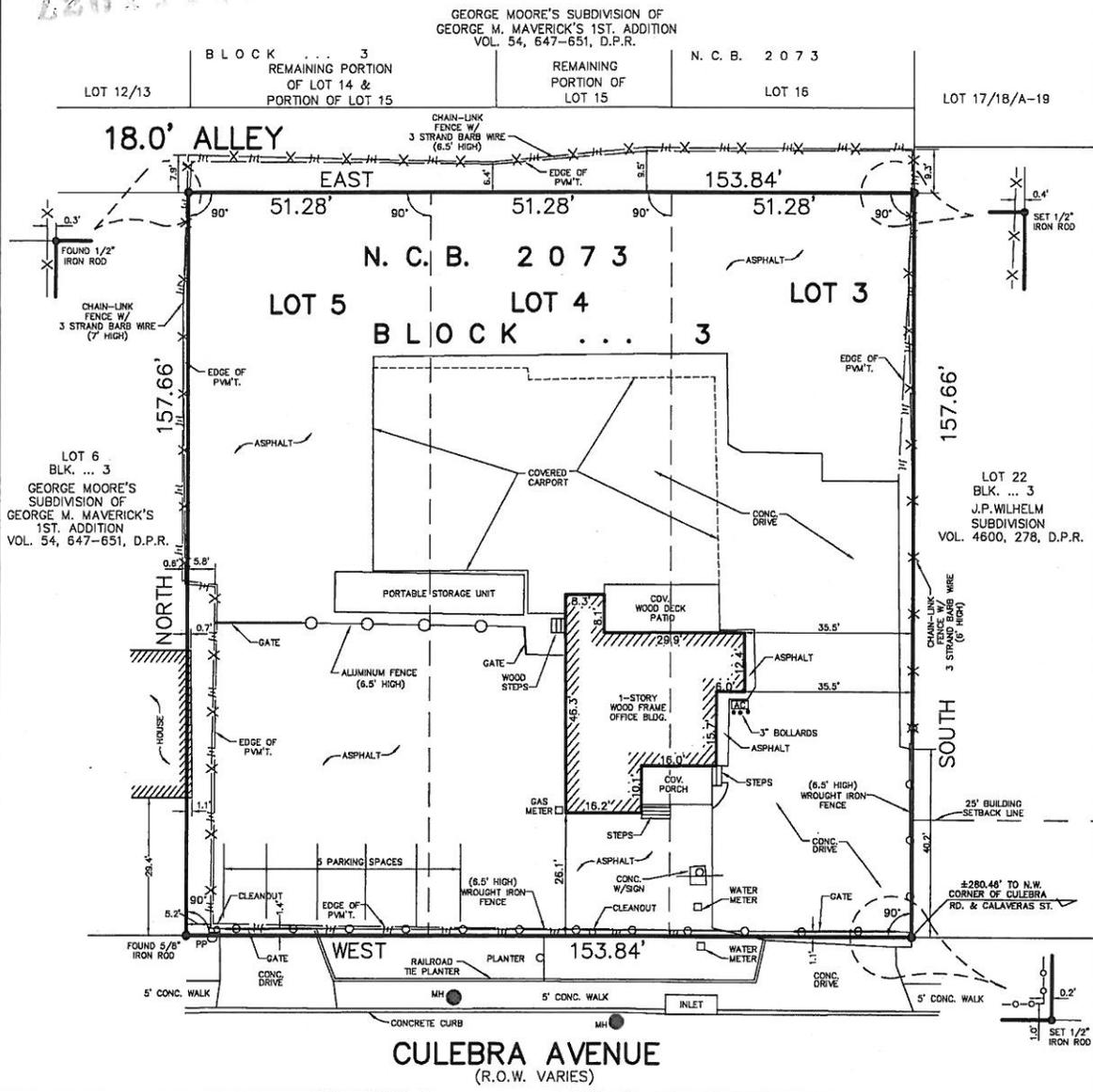
6. Size of Tract:

The subject property is 0.5568 acres, which should be able to reasonably accommodate the proposed commercial use (see site plan).

7. Other Factors:

None.

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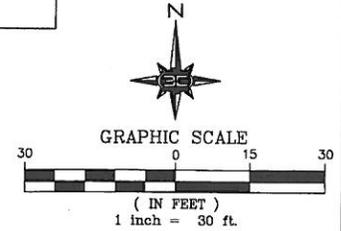


"I, ALEJANDRO ALANIS the property owner, acknowledge that this plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning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

23,314 SQ.FT. OF IMPERVIOUS COVER
 1,210 SQ.FT. OF BUILDING TO BE REZONED
 2,2104 SQ.FT. OF ALL PAVED OR HARD SURFACE
 STREETS, PARKING FACILITIES, INCLUDING CURB
 AND GUTTERS, WALLS, LOADING AREAS AND ASPHALT
 INTENDED USE: USED CAR LOT
 ZONING: C-2

PARKING SPACES : 5
 HANDICAPPED SPACES : 0
 TOTAL PARKING SPACES : 5

PROPERTY ADDRESS: 1035 CULEBRA ROAD
 PLAT OF:
 Lot 3/4/5, Blk. 3, N.C.B. 2073
 Subdivision GEORGE MOORE'S SUBDIVISION OF
GEORGE M. MAVERICK'S 1ST. ADDITION
SAN ANTONIO, BEXAR County, Texas



Prepared by
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 DBNSATX@YAHOO.COM

Reference:
 As recorded in Vol. and Pg.
54, 647-651, Deed & Plat Records
BEXAR County, Texas

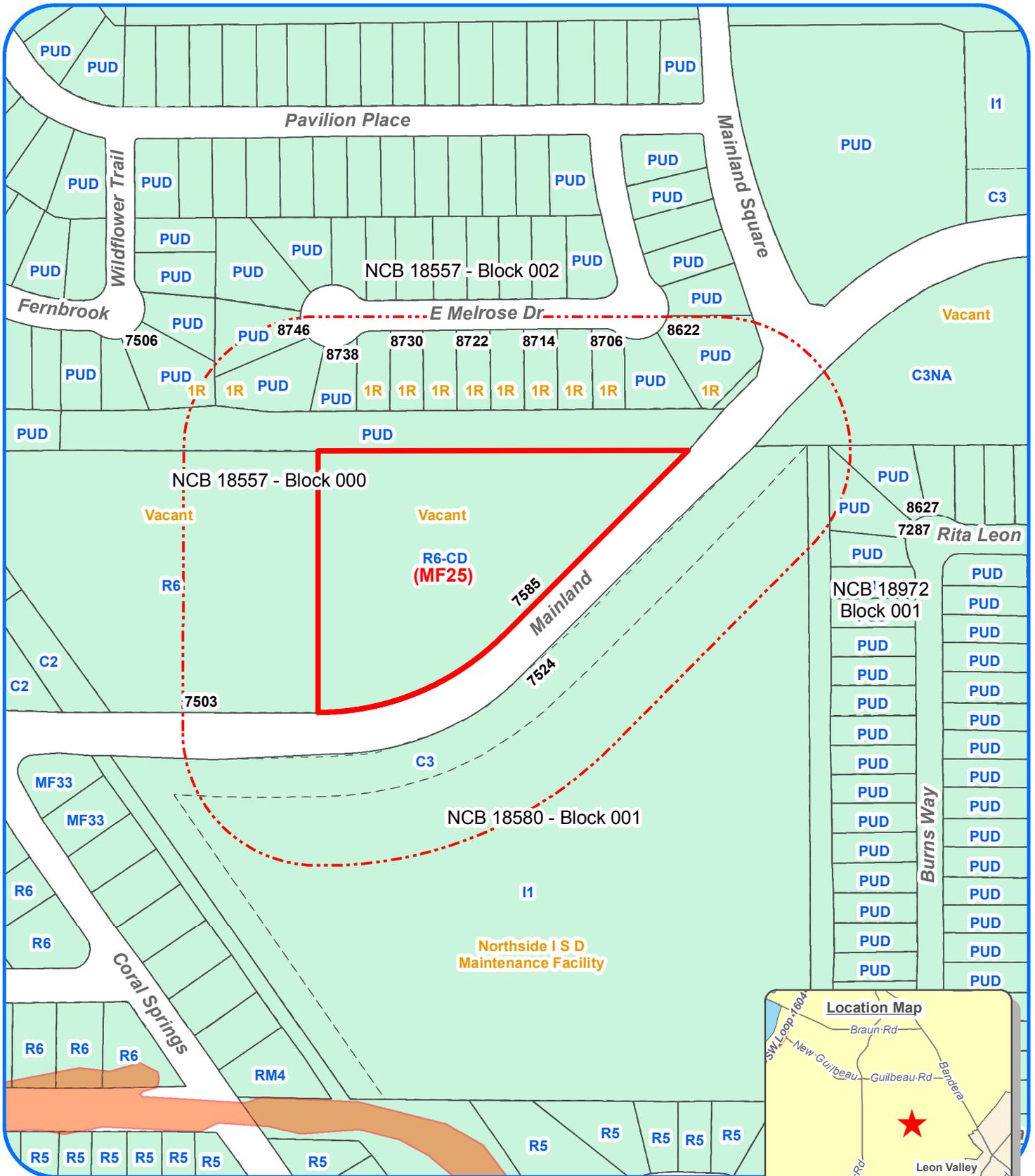


STATE of TEXAS
 COUNTY of BEXAR

This is to certify that the above plat is true and correct according to an actual survey made on the ground under my supervision.

Dated: March 31, 2011

David Barrera
 David Barrera
 Registered professional Land Surveyor No. 5286



Zoning Case Notification Plan

Case Z-2011-114

Council District 7

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 18557 - Block 000 - Parcel P-72C

Legend

- Subject Properties (3.121 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
(04/11/2011 - 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 #: Z2011114
Hearing Date: May 3, 2011
Property Owner: Virginia & Robert Broll
Applicant: Cassandra C. Ortiz
Representative: Robert J. Perez
Location: 7585 Mainland Drive
Legal Description: Parcel 72C, NCB 18557
Total Acreage: 3.121 acres
City Council District: 7
Case Manager: Micah Diaz, Planner
Case History: This is first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Townhomes at a Density of 11 units per acre with a Maximum of 33 Townhomes

Requested Zoning: "MF-25 AHOD" 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 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 29, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: None registered

Planning Team Members: 29 – Northwest Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1992 (Ordinance 76896), and was originally zoned "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In a 2007 case, the property was rezoned to the current "R-6 CD" Residential Single-Family District with a Conditional Use for Townhomes at a density of 11 units per acre with a maximum of 33 townhomes. The property is undeveloped and unplatted.

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: "PUD R-5" Planned Unit Development Residential Single-Family District

Current Land Uses: Single-family residences, access/drainage easement

Direction: West

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

Current Land Uses: Single-family residence

Direction: South and East

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

Current Land Uses: Northside ISD maintenance facility and child nutrition program

Direction: East

Current Base Zoning: "C-3NA" General Commercial Nonalcoholic Sales District and "PUD R-4" Planned Unit Development Residential Single-Family District

Current Land Uses: Undeveloped parcel 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: Mainland Drive

Existing Character: Arterial roadway; two lanes each direction; partial side walk

Proposed Changes: None known. Turn lanes may be required due to limited sight distance.

Thoroughfare: Coral Springs

Existing Character: Collector; one lane each direction; partial sidewalks

Proposed Changes: None known

Thoroughfare: Mainland Square and East Melrose Drive

Existing Character: Local streets

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. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements for multi-family uses are determined by the number of dwelling units.

Minimum Parking Requirement: 1.5 spaces per unit

Maximum Parking Requirement: 2 paces per unit

Staff Analysis and Recommendation:

This zoning request requires an amendment to the Northwest Community Plan.

This community plan is undergoing the 5-year update process. Staff's update proposal includes a recommendation for "High Density Residential" future land use designation for the subject property.

The plan update was heard by the Planning Commission on April 27th. The Commission did not issue a recommendation on the proposal, instead choosing to continue the case to the May 25th public hearing.

Per Section 35-421(d)(1), the requested rezoning shall not be considered by the zoning commission until the planning commission has considered the plan amendment request.

Therefore, staff recommends the zoning case be continued to the June 7, 2011 public hearing; and staff reserves the final zoning recommendation until that time.

Courtesy notices explaining the continuance were mailed to surrounding property owners and planning team members on April 29, 2011.

**CITY OF SAN ANTONIO
CENTER CITY DEVELOPMENT OFFICE**

TO: Zoning Commission
FROM: Lori Houston, Economic Development Manager 
COPIES: Andres Andujar, HPARC CEO; file
DATE: April 19, 2011
SUBJECT: Briefing on the HemisFair Area Framework Plan

Staff is requesting that this item be placed on the Zoning Commission agenda for May 3, 2011. Andres Andujar, CEO of the HemisFair Park Area Redevelopment Corporation, will provide the briefing.

BACKGROUND

In September 2010, the HemisFair Park Area Redevelopment Corporation (HPARC) selected Johnson Fain Inc as the consultant for the HemisFair Area Master Plan. Since inception of the HemisFair Park Area Master Planning project, Johnson Fain has been engaged in a series of intensive interviews, focus groups, and workshops aimed at getting a range of opinions, insights, and points of information about the future of the HemisFair. They have met individually or in small groups with more than 175 persons representing a wide range of stakeholder interests in the community, and there were 352 registered participants at the first public workshop on January 12, 2011. Several themes came out of the first public workshop that are inline with the San Antonio 2020 effort to include Parks and Open Space, "24/7 Living Place", Arts & Culture, History and Preservation, and Education.

The second public workshop was held on February 24th at Sunset Station. The theme for the three- hour workshop was "Achieving Balance at HemisFair: A Programming Exercise." The event was attended by more than 200 participants who were seated at 26 tables for the purpose of doing a programming exercise built around a "board game." The exercise was described as a "program" activity, as compared to a site plan. Participants were asked to address the following:

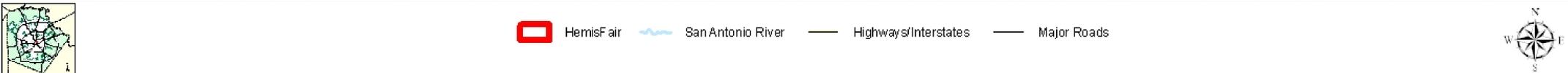
1. What is the right mix of uses on this site?
2. How can we achieve the right balance between open space and developed uses in order to ensure an active and healthy park space?

Each table reported its ideas and the results were thoughtful and diverse. While no single approach to the site emerged, taken collectively they presented an interesting set of potential program ideas.

A copy of the report for each public workshop is available online at the following address:
www.sanantonio.gov/HemisFairPark/MasterPlan.aspx

Based on the public outreach to date, Johnson Fain has developed a framework plan that serves as a pre draft master plan and shows the preliminary big ideas. Johnson Fain will present the Framework Plan at the April 26, 2011 Public Workshop at Sunset Station Depot 1. Registration begins at 5:30 pm and the workshop begins at 6:00 pm.

The purpose of this briefing is to provide the Zoning Commission a briefing on the HemisFair Area Framework Plan and its next steps. City Council will be asked to endorse the Framework Plan at the May 12, 2011 City Council Meeting.



City of San Antonio Planning and Development Services Department
 Title: HemisFair - April 20, 2010
 PDF File Name: 10055P 14.pdf

HemisFair



City of San Antonio
 Planning and Development
 Services Department



