

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, May 7, 2013

12:30 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
Dan Martinez – District 2	Billy J. Tiller – District 8
Terry Boyd – District 3	Rick McNealy – District 9
Thomas Lopez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4	
Chairman	

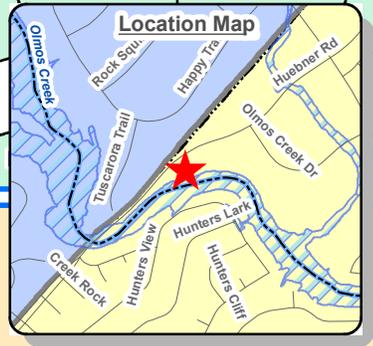
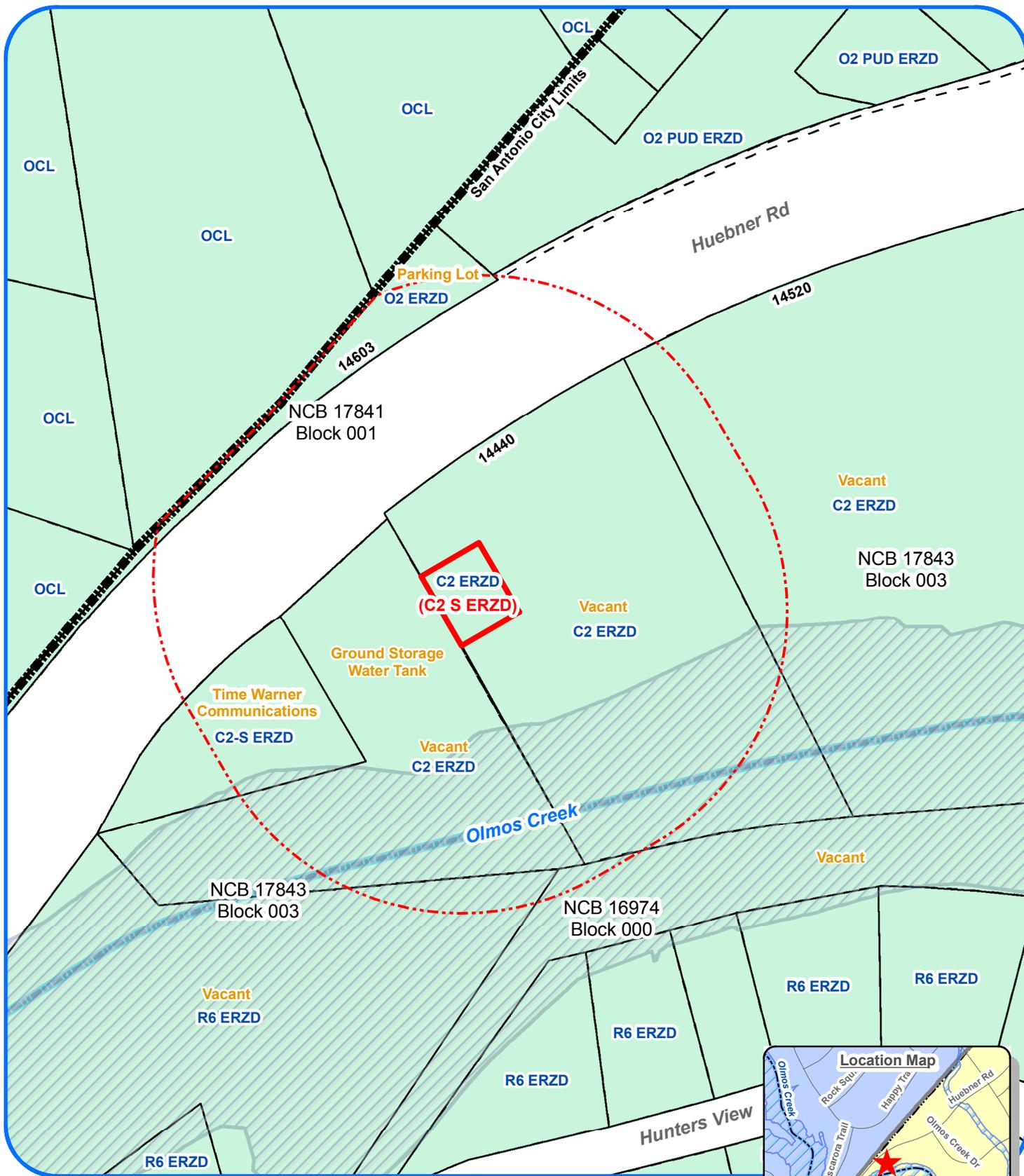
1. **12:30 PM** - Work Session – briefing related to committee and task force appointments, upcoming District 3 large-area rezoning case, discussion of policies and administrative procedures and any items for consideration on the agenda for May 7, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the April 16, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013100 (Council District 4) - POSTPONED:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District on P-9, NCB 34393 on a portion of the 10000 Block of Potranco Road.
7. **ZONING CASE NUMBER Z2013105 (Council District 6) – POSTPONED:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 11, Block 11, NCB 8990, 826 Southwest 38th Street.
8. **ZONING CASE NUMBER Z2013074 S ERZD (Council District 8):** A request for a change in zoning from “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 S ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.0689 of an acre out of Lot 4, Block 3, NCB 17843 on a portion of 14440 Huebner Road.
9. **ZONING CASE NUMBER Z2013103 ERZD (Council District 8):** A request for a change in zoning from “C-2” Commercial District, “C-3” General Commercial District and “C-3 ERZD” General Commercial Edwards Recharge Zone District to “MF-33” Multi-Family District on 16.884 acres out of Lot 1, Block 1, NCB 17333 on a portion of the 11000 Block of Huebner Road.

10. **ZONING CASE NUMBER Z2013097 CD (Council District 6):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home on Lot 11, NCB 8669, 2702 Castroville Road.
11. **ZONING CASE NUMBER Z2013099 (Council District 8):** A request for a change in zoning from “MF-50 CD MLOD-1” Multi-Family Camp Bullis Military Lighting Overlay District with a Conditional use for multi-family dwellings not to exceed 100 units per acre, “MF-50 CD GC-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 MLOD-1” General Commercial Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “MPCD MLOD-1” Master Planned Community Camp Bullis Military Lighting Overlay District, and “MPCD GC-1 MLOD-1” Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to “MF-33 MLOD-1” Multi-Family Camp Bullis Military Lighting Overlay District and “MF-33 GC-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on 14.564 acres out of NCB 14858 on a portion of the 15000 Block of Interstate Highway 10.
12. **ZONING CASE NUMBER Z2013101 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 14, 15, 16, 17 and 18, Block 1, NCB 1924, 135, 139, 141, 143, 147, 155 Carter and 1614 North Elmendorf.
13. **ZONING CASE NUMBER Z2013104 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 5 & 6, Block 2, NCB 2307, 1416, 1420, 1424, 1428, and 1430 West Commerce Street.
14. **ZONING CASE NUMBER Z2013106 (Council District 5):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 25 & 26, Block 3, NCB 8291, 639 North San Augustine.
15. **ZONING CASE NUMBER Z2013107 S (Council District 3):** A request for a change in zoning from “RP” Resource Protection District to “RP S” Resource Protection District with a Specific Use Authorization for a Manufactured Home on 1 acre out of Parcel 3B, County Block 4012 on portion of the 16000 Block of Laredo Road.
16. **ZONING CASE NUMBER Z2013108 CD (Council District 2):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “RM-4 CD AHOD” Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 8, the north 48.62 feet of Lot 10, and the north 48.62 feet of Lot 11, Block 3, NCB 661, 724 Indiana Street and 909 South Pine Street.
17. **ZONING CASE NUMBER Z2013109 (Council District 7):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District on the southwest 51 feet of the northeast 221.6 feet of Lot 33 and the southwest 94 feet of the northeast 315.6 feet of Lot 33, Block B, NCB 11514 on a portion of the 4100 Block of Willard Drive.
18. **ZONING CASE NUMBER Z2013111 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 7 & Parcel 108, NCB 8267, 4343 West Commerce Street.

19. **ZONING CASE NUMBER Z2013112 CD (Council District 10):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair and “C-2 CD MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 1.212 acres out of Lots 23 and 24, Block A, NCB 8695, 1331 Austin Highway.
20. **ZONING CASE NUMBER Z2013114 (Council District 6):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “MF-33 GC-2 AHOD” Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on 12.65 acres out of NCB 17640 on a portion of the 2100 Block of North Ellison Drive.
21. **ZONING CASE NUMBER Z2013115 CD (Council District 3):** 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 on Lots 11, 12, and 13 and the south 11 feet of Lot 10, Block 83, NCB 9365, 2619 Commercial Avenue.
22. **ZONING CASE NUMBER Z2013116 CD (Council District 1):** A request for a change in zoning from “R-6 NCD-2 AHOD” Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “R-6 CD NCD-2 AHOD” Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lots 3 & 4, Block 34, NCB 1856, 526 and 530 (also known as 524) West Woodlawn.
23. Appointment of Zoning Commission representative(s) to the Comprehensive Plan Advisory Committee.
24. Appointment of Zoning Commission representative to the City South Effectiveness Study Implementation Task Force.
25. **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.
26. **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-2013-074

Council District: 8
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 17843 - BLK 003 - LOT E 195.62 FT OF 4

Legend

- Subject Properties (0.068 Acres) [Red Solid Line]
- 200' Notification Area [Red Dashed Line]
- Current Zoning [TEXT]
- Requested Zoning Change [TEXT]
- 100-Year DFIRM Floodplain [Blue Hatched Area]
- Single Family Residential [1R]

Development Services Dept
 City of San Antonio
 (04/12/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013074 S ERZD

Hearing Date: May 7, 2013

Property Owner: F.A. McComas, Inc. (by Theresa McComas, Vice President)

Applicant: F.A. McComas, Inc. (by Theresa McComas, Vice President)

Representative: P.W. Christensen, P.C. (Patrick Christensen)

Location: A portion of 14440 Huebner Road

Legal Description: 0.0689 of an acre out of Lot 4, Block 3, NCB 17843

Total Acreage: 0.0689

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this case. The case was continued from the April 16, 2013 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 S ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard 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). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 29, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 3, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: Hunters Creek North Neighborhood Association

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

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

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1985 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1986, the property was rezoned to "B-2 ERZD" Business Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2 ERZD" Commercial Edwards Recharge Zone District. The subject property is a small portion of a larger platted lot (Volume 9546, Page 141 of the Bexar County Plat Records).

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "O-2"

Current Land Uses: Parking lot

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C2"

Current Land Uses: Utility service building, vacant

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwellings

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

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

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial Type A 120'; two lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA line is the 97, which operates along Huebner Road.

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

Parking Information: Minimum Parking Requirement for a Wireless Communication System: 1 per service employee; Maximum Parking Allowance: N/A

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the San Antonio International Airport Vicinity Neighborhood Plan, and is currently designated as “Community Commercial” which includes a range of use classifications from low to medium intensity commercial and office. The base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The uses permitted in the “C-2” zoning district are likely appropriate for the subject property. However, the zoning request will not change the base zoning district but allow for a wireless communication system subject to section 35-385(d) which requires a specific use authorization.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community, provided the SAWS recommendations are adhered to.

5. Public Policy:

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

The request does not appear to conflict with any public policy objective. The request is consistent with the San Antonio International Airport Vicinity Neighborhood Plan.

6. Size of Tract:

The subject property is .0689 acres in size, which should be able to accommodate the proposed development with adequate space for parking.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff is not required to provide the Military with a copy of the zoning request due to the subject site being south of Loop 1604 and being less than 10 acres in size.

SAWS Summary:

The property is classified as a Category 2 property.

No sensitive geologic features were observed on the site.

The impervious cover shall not exceed 15% for the entire site.

SAWS staff recommends approval.

RECEIVED

13 MAR 26 PM 3: 36

**SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet**

LAND DEVELOPMENT
SERVICES DIVISION

To: Zoning Commission Members

From: Scott R. Halty, Director, Resource Protection and Compliance Department, San Antonio Water System

Copies To: Joan B. Falkenberg Geologist, Aquifer Protection and Evaluation, Andrew Wiatrek, Manager, Edwards Aquifer Watershed Protection; Michael Barr, Supervisor, Aquifer Protection and Evaluation

Subject: Zoning Case Z2013074 Skyway Towers

Date: March 18, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 0.0689 acre portion of a larger 1.73 acre tract located within the Olmos Creek Business Park on the city's north side. A change in zoning from **C-2 ERZD AHOD MLOD** to **C-2 S ERZD AHOD MLOD** is being requested by the applicant, Mr. Patrick Christenson. The change in zoning has been requested to allow for a commercial use development, in particular Wireless Communication System (Cell Tower).

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

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

LOCATION

The subject property is located in City Council District 8, at 12330 Huebner Road. The property lies entirely within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from a C-2 ERZD AHOD MLOD to C-2 S ERZD AHOD MLOD and will allow for the construction of a commercial special use development for a cell tower. Currently the site is covered in native vegetation and not developed.

2. Surrounding Land Uses:

The site is surrounded by vacant land to the south and east, to the west a small Time Warner Utility Service building and appurtenances and to the north an existing office complex across Huebner Road.

3. Water Pollution Abatement Plan:

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

4. Geologic Conditions:

The Edwards Aquifer and Watershed Protection Division of the San Antonio Water System conducted an evaluation, on February 8, 2013 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Joan B. Falkenberg, P.G., was present during the site evaluation.

The site is covered by thick soil development, mature trees and brush and some outcropping of limestone bedrock. A geologic assessment is required as part of the WPAP process and any features will be noted on that report. No significant or sensitive recharge features were observed on-site. Stormwater falling on this site will drain southerly into Olmos Creek. According to the FEMA Flood Insurance Maps, the site is not located within a 100-year floodplain area.

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

The Cyclic and Marine Member of the Person Formation, within the Edwards Group, is characterized by extensive lateral porosity of both fabric and non-fabric makeup. This member is known as a water bearing member of the Edwards Aquifer, and is approximately 80 to 90 feet thick in full section.

The subject site was observed to be undeveloped. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. The applicant is proposing an on-site generator for emergency back-up power.

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The applicant agrees not to exceed 15% impervious cover for the entire site.
2. If any backup generator or alternate power supply is installed within the subject site, the applicant or property owner will be required to utilize propane or natural gas as a fuel supply. Under no circumstances may a diesel or gasoline powered backup generator be installed within the subject site.

3. Land uses that require an industrial designation, per the permitted use table shall not be allowed on the project site.
4. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
5. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Edwards Aquifer and Watershed Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Construction Monitoring Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
7. The applicant shall notify the Construction Monitoring Section of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting either above ground or at the surface; the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System at (210) 233-3522.

General Recommendations

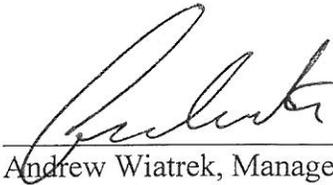
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Edwards Aquifer and Watershed Protection Division:

- A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development, if applicable shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
 4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Construction Monitoring Section of the San Antonio Water System at (210) 233-3564 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Construction Monitoring Section at (210) 233-3564 to schedule a site inspection. Additionally, a maintenance plan and schedule should be developed and submitted to Edwards Aquifer and Watershed Protection Division of SAWS.
 - C. If the basin fails to drain properly, the owner will notify the Construction Monitoring Section at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Edwards Aquifer and Watershed Protection Division at 233-3522.
 5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 6. The Edwards Aquifer and Watershed Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Zoning Commission Members
Z2013074 Skyway Towers
Page 6

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

APPROVED:

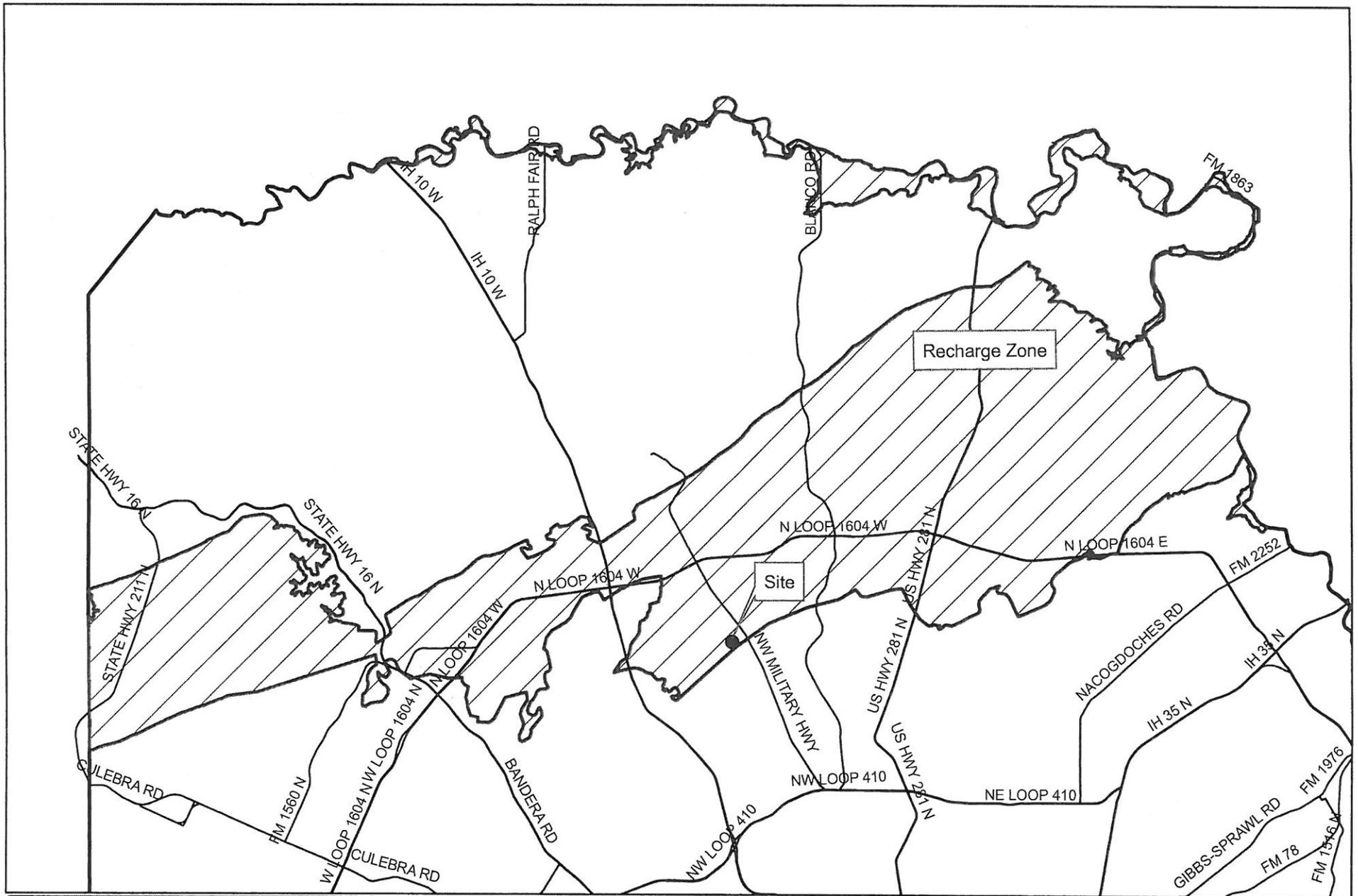


Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division



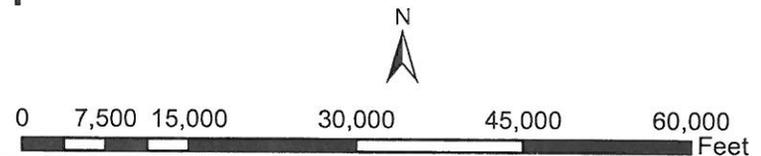
Scott R. Halty, Director
Resource Protection & Compliance Department

SRH:jbf



Zoning Case No.: Z2013074
Zoning Case Name: Skyway Towers
Map Page & Grid: 515 D8
 Map Prepared by Resourcer Protection PZG 03/19/2013

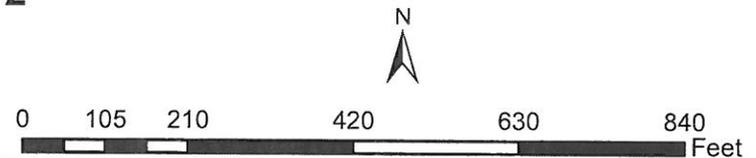
Figure 1

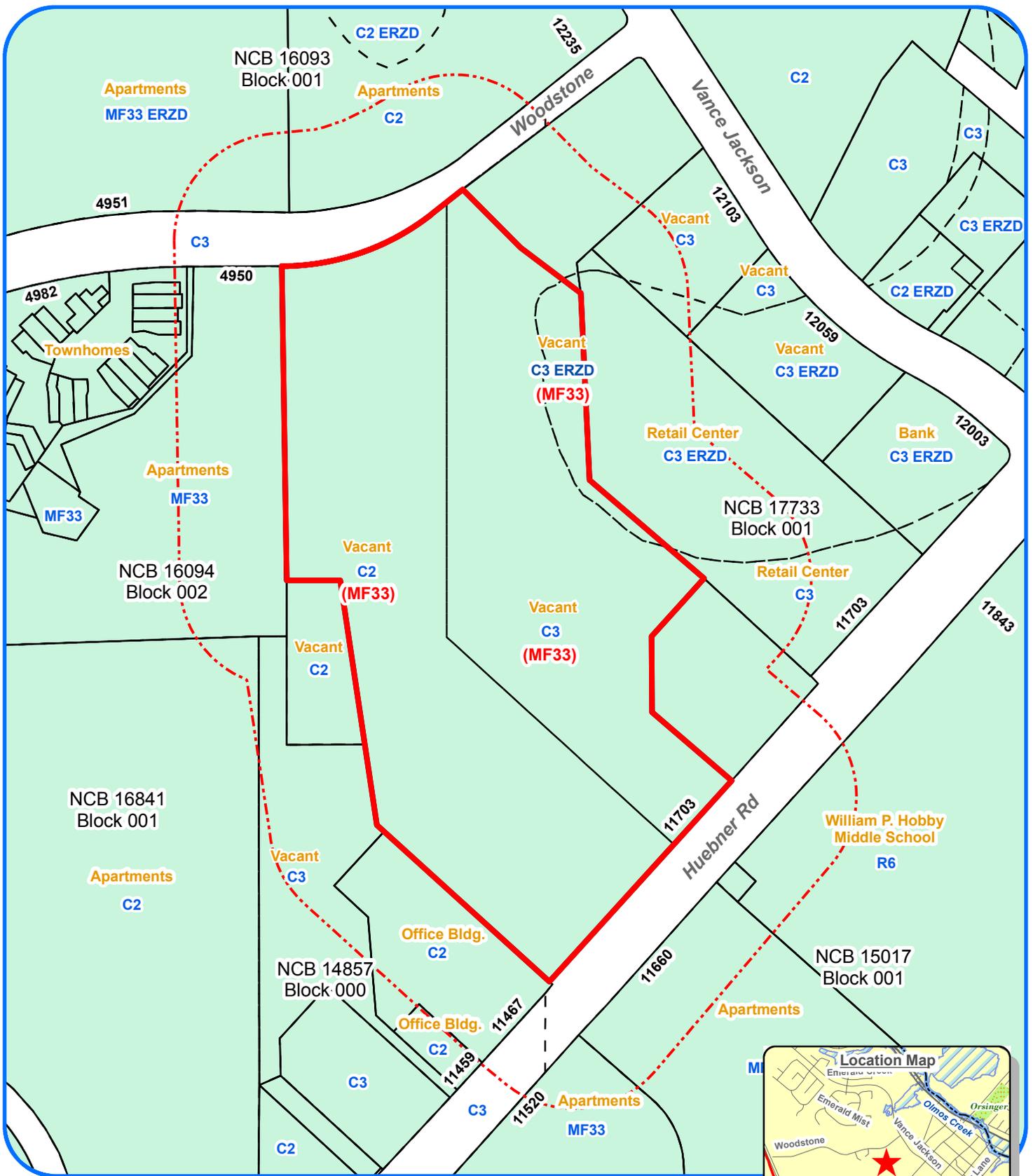




Zoning Case No.: Z2013074
Zoning Case Name: Skyway Towers
Map Page & Grid: 515 D8
 Map Prepared by Resourcer Protection PZG 03/19/2013

Figure 2





Zoning Case Notification Plan

Case Z-2013-103 ERZD

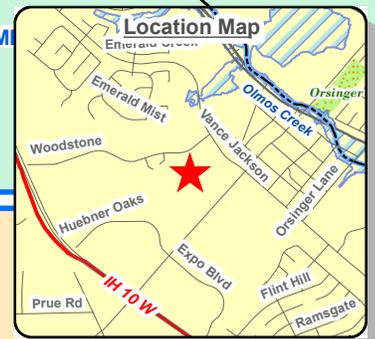
Council District: 8

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): 16.884 Acres out of NCB 17333 - BLK 001 - LOT 001

Legend

- Subject Properties ——— (16.884 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
(04/18/2013 - R.Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013103 ERZD
Hearing Date: May 7, 2013
Property Owner: CSC Huebner, Ltd. (by Tony Choueke, General Partner)
Applicant: CSC Huebner, Ltd. (by Tony Choueke, General Partner)
Representative: Brown & Ortiz, P.C. (James Griffin)
Location: A portion of the 11000 Block of Huebner Road
Legal Description: 16.884 acres out of Lot 1, Block 1, NCB 17333
Total Acreage: 16.884
City Council District: 8
Case Manager: Brenda V. Martinez
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2" Commercial District, "C-3" General Commercial District and "C-3 ERZD" General Commercial Edwards Recharge Zone District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 56

Neighborhood Associations: Vance Jackson Neighborhood, Inc. is located within 200 feet.

Planning Team Members: 41 (North Sector Plan)

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1964 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1973 case, the property was rezoned to "B-3" Business District, "B-2" Business District and "O-1" Office District. In a 1984 case, the "O-1" portion of the subject property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and "C-2" Commercial District. The subject property is a portion of a platted lot.

Topography: The property has a slight slope, and an abundance of grasses, shrubs and trees. The property does not include any abnormal physical features such as inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Apartments

Direction: South

Current Base Zoning: "R-6" and "MF-33"

Current Land Uses: Apartments and a Middle School

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Retail Shopping Center, Vacant Land and a Bank

Direction: West

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

Current Land Uses: Offices and Vacant Land

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

Transportation

Thoroughfare: Huebner Road

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

Proposed Changes: None known

Thoroughfare: Vance Jackson

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

Proposed Changes: None known

Thoroughfare: Woodstone

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 603 line and the 96 line, which operate along Huebner Road and Vance Jackson.

Traffic Impact: The Traffic Impact Analysis has been waived for the following reasons: TIA study is being prepared.

Parking Information: Multi-Family Dwellings - Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as “Mixed Use Center” in the Future Land Use Plan. The requested “MF-33” Multi-Family District is inconsistent with the future land use designation. A plan amendment has been initiated to change the land use designation on the subject property to “General Urban Tier”. Planning Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. Staff finds the proposed use to be appropriate as the property is situated along an arterial thoroughfare, surrounded by other properties of similar use and/or zoning district.

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.

The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. 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:

The existing “C-3” zoning is not consistent with the adopted “Mixed Use Center” land use designation.

6. Size of Tract:

The subject property measures 16.884 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 557 dwelling units. The applicant is proposing approximately 440 dwelling units for the entire site.

7. Other Factors:

A portion of the subject property carries the “ERZD” Edwards Recharge Zone overlay zoning district. However, according to current TCEQ maps, no part of the subject site is located over the aquifer recharge zone. Therefore, the applicant is requesting removal of the “ERZD” overlay zoning district so the subject property can accurately reflect current TCEQ maps. SAWS staff does not object to the requested rezoning.

SAN ANTONIO WATER SYSTEM RECEIVED
Interdepartmental Correspondence Sheet

13 APR 16 AM 11:28

To: Zoning Commission Members

From: Scott R. Halty, Director, Resource Protection and Compliance Department, San Antonio Water System

Copies To: Andrew Wiatrek, Manager, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2013103 (CSC Huebner)

LAND DEVELOPMENT
SERVICES DIVISION

Date: April 16, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 16.884-acre tract located on San Antonio's north side. A change in zoning from **C-2, C-3 and C-3 ERZD** to **MF-33** is being requested by the applicant, Tony Choueke, CSC Huebner LTD, by James Griffin. The change in zoning has been requested to allow construction of a multi-family residential development.

Currently, the subject site is undeveloped and covered in native vegetation. A former single family residence was noted to have been demolished on site. A domestic water well was noted to have been properly plugged and abandoned onsite.

According to current TCEQ Edwards Aquifer Recharge Zone maps, no part of the subject site is located within the Edwards Recharge Zone.

A history of the revisions of the Edwards Aquifer Recharge Zone limits indicates:

- The TCEQ updated the Edwards Recharge Zone limits in 1999, based on updated geological studies by the US Geological Survey and the University of Texas Bureau of Economic Geology.
- The TCEQ updated the Edwards Recharge Zone limits again in 2005 based on additional studies by the US Geological Survey and the University of Texas Bureau of Economic Geology.
- The City of San Antonio Development Services Department currently uses TCEQ Edwards Recharge Zone limit maps dated 1997.

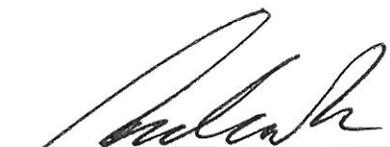
The Resource Protection Division of the San Antonio Water System conducted a site evaluation on March 15, 2013, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation. During the site visit, no evidence was observed of any Members of the Edwards Aquifer outcropping within the subject site.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Upper Confining Member of the Edwards Aquifer. The Undivided Upper Confining Unit is characterized by the presence of massive limestone with very low porosity and permeability throughout the formation. The full section thickness of this member is approximately 30 feet thick. The Upper Confining Member is not considered to be a water bearing unit of the Edwards Aquifer.

The subject property is located in City Council District 8, near the intersection of Huebner Road and Vance Jackson. The entire property lies outside of the Edwards Aquifer Recharge Zone (Figures 1 and 2).

Based on the information submitted by the applicant, SAWS staff does not object to the requested rezoning for multi-family residential development, as such activity does not affect ground water quality. Should the San Antonio City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any proposed development on that property after the zoning classification has been changed should be reviewed by all applicable agencies.

APPROVED:

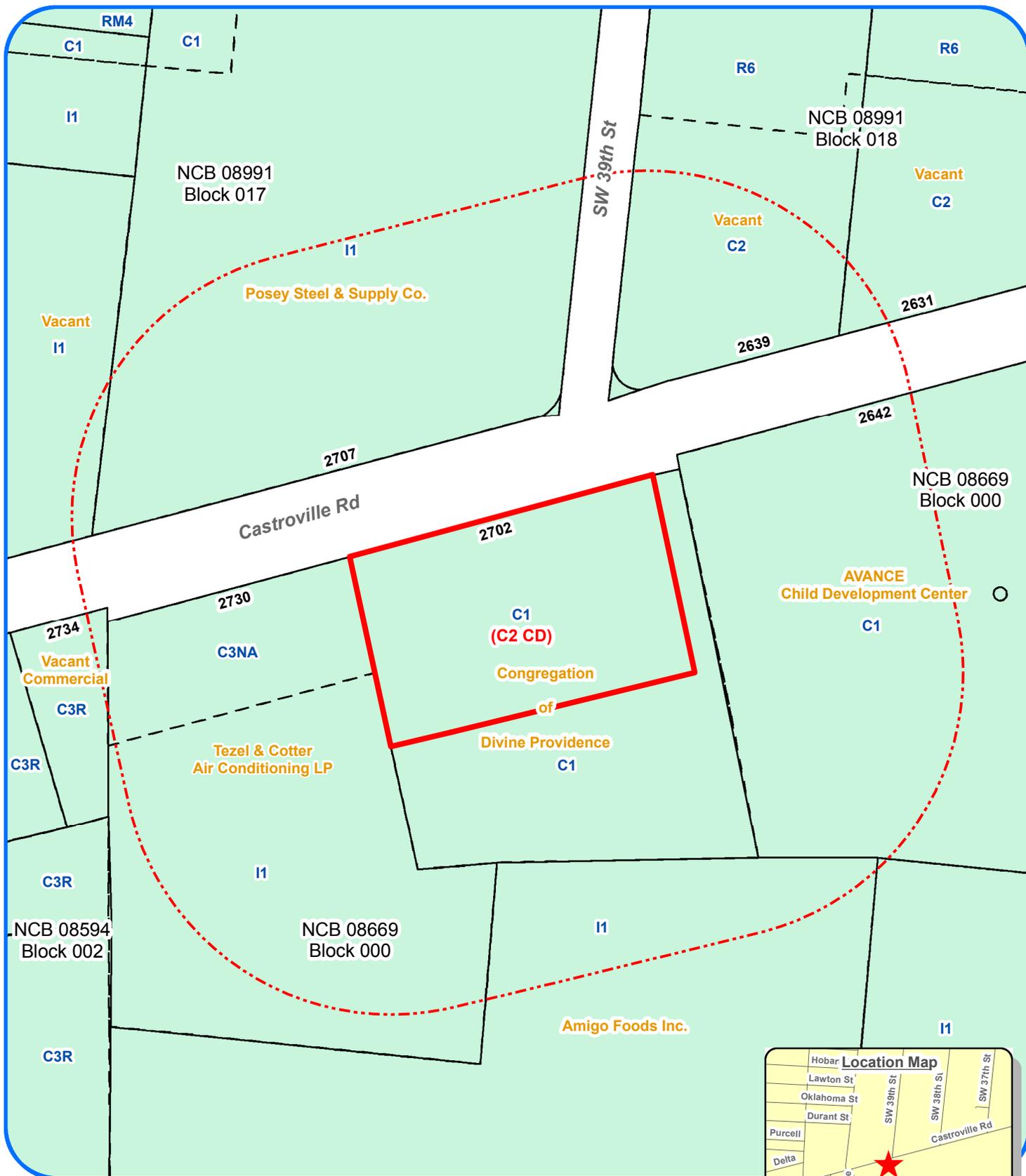


Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty, Director
Resource Protection and Compliance Department

SRH:bvk



Zoning Case Notification Plan

Case Z-2013-097 CD

Council District: 6

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 08669 - BLK 000 - LOT 11

Legend

- Subject Properties ——— (0.789 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
(04/30/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013097 CD
Hearing Date: May 7, 2013
Property Owner: Congregation of Divine Providence, by Sister Ann Petrus
Applicant: Eric Lee Hernandez
Representative: Eric Lee Hernandez
Location: 2702 Castroville Road
Legal Description: Lot 11, NCB 8669
Total Acreage: 0.789
City Council District: 6
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home

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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: Community Workers Council is located within 200 feet.

Planning Team Members: 35 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1952 and was originally zoned "JJ" Commercial District. In a 1987 City of San Antonio-initiated large-area case, the property was rezoned to "B-3R" Restrictive Business District. In a 1994 City of San Antonio-initiated zoning case, the property was rezoned to "B-1" Business District. Upon adoption of the Unified Development Code, the previous zoning district converted to the current "C-1" Light Commercial District. The subject site is currently developed with a commercial structure measuring 4,278 square feet in size. According to the Bexar County Appraisal District, the structure was built in 1970.

Topography: The property is relatively flat and 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: "I-1" and "C-2"

Current Land Uses: Metal supply and undeveloped land

Direction: West

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

Current Land Uses: Air conditioner supply and repair

Direction: East

Current Base Zoning: "C-1"

Current Land Uses: Head Start center

Direction: South

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

Current Land Uses: Religious institution and food processing

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: Castroville Road

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

Proposed Changes: None Known

Thoroughfare: Southwest 39th Street

Existing Character: Local Street; two-way with sidewalks but no center stripe

Proposed Changes: None Known

Public Transit: The nearest VIA bus lines are the 68 and 75 which operate along Castroville Road and have stops immediately adjacent 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: Funeral Home – Minimum Parking Requirement: 1 vehicle space per 4 seats. Maximum Parking Requirement: 1 vehicle space per 2 seats.

The subject property includes 40 existing parking spaces, including two ADA-compliant 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 West/Southwest Sector Plan area, and is identified as Civic Center in the Future Land Use component of the plan. The Civic Center designation reflects the property's previous church use, but does not accommodate the proposed funeral home use. A plan amendment has been initiated, requesting to change the land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2 CD" Commercial District with a Conditional Use for a Funeral Home is not likely to have an adverse impact on the neighboring lands. The rezoning request will allow adaptive reuse of the property at a scale that is appropriate for the surrounding neighborhood. The subject property is in close proximity to both State Highway 151 and U.S. Highway 90 West. The existing transportation infrastructure can support any additional demand, if any, generated by the requested zoning change.

3. Suitability as Presently Zoned:

The uses permitted in the "C-1" zoning district are likely appropriate for the subject property. However, the 5,000-square foot maximum building size limit of the "C-1" district is not appropriate given the size of the subject property. The requested "C-2" district allows a range of uses and development standards that are both appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

5. Public Policy:

The request does not appear to conflict with any established public policy. The rezoning request is consistent with the following Economic Development Goals within the City's Master Plan: Goal 1: Encourage economic diversity and jobs creation which are compatible with San Antonio's natural and cultural resources. Goal 2: Promote a business-government relationship that addresses the needs of businesses to operate in a positive and mutually beneficial environment. Goal 3: Create an environment of entrepreneurship, productivity, and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector.

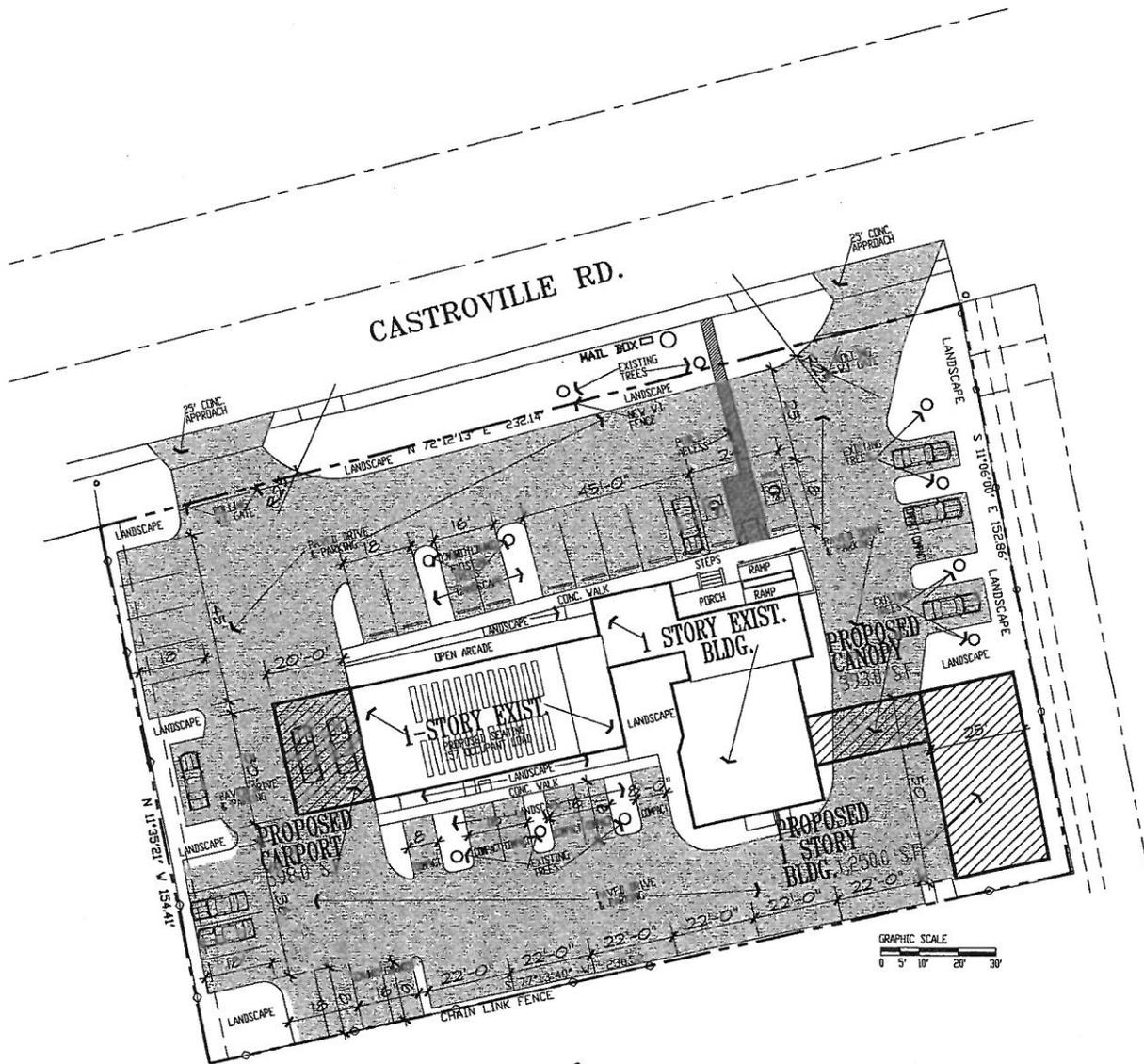
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property is 0.789 of an acre in size and appears to be of sufficient size to accommodate the proposed use as shown on the Conditional Use site plan.

7. Other Factors:

The "C-2" Commercial District permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.



Eric Hernandez

I, Eric Hernandez, 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 UNIFORM DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF 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 PERMIT.



**PROPOSED SITE PLAN
TEXAS FUNERAL HOME**

SCALE: 1" = 30'-0"

LEGAL:
LOT: 11
NCB: 8659
SISTERS OF DIVINE
PROVIDENCE
.789 AC. = 34,368.0 S.F.

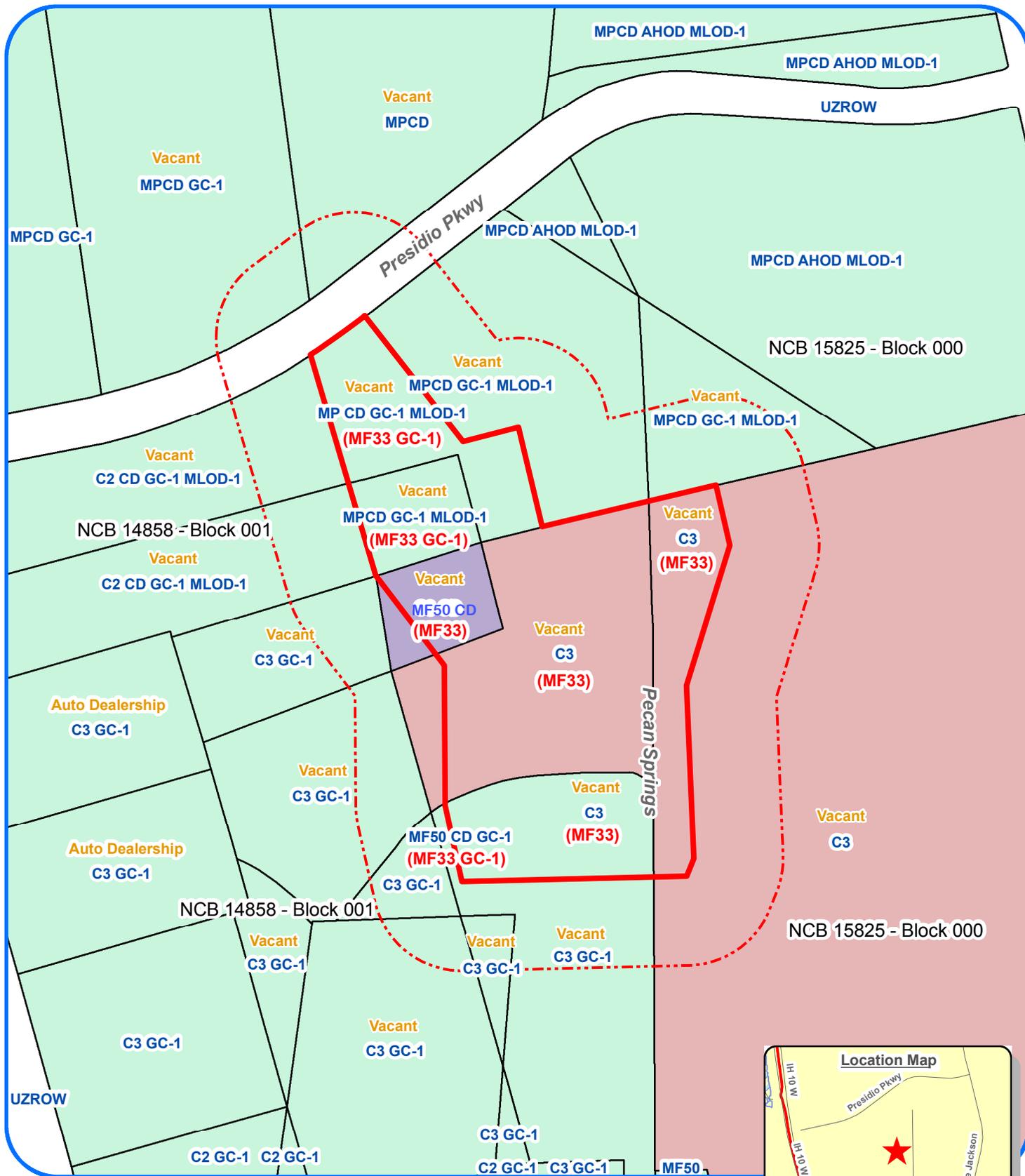
AREAS

DRIVES / PARKING:	22,263.0 S.F.
WALKS/CURBS/RAMPS	1,476.0 S.F.
EXISTING BLDGS.	4,224.0 S.F.
LANDSCAPE	5,155.0 S.F.
NEW BLDG.	1,250.0 S.F.

BLDG. / PARKING

GROUPING	A3
OCCUPANT LOAD	160
REQ'D PARKING	40 SPACES
PROVIDED PARKING	40 SPACES

<p>Funeral Home for Eric L. Hernandez Texas Funeral Home 2702 Castroville Rd. San Antonio, Tx.</p>	<p>td Building Designs 210.394.2539</p>	JOB NO.	SHT.
		REVISION	SP1
		DATE:	4/10/13



Zoning Case Notification Plan

Case Z-2013-099

Council District: 8
 Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 14858 & 15825 - BLK 001 - LOT P-9, P-9A, P-1G, P-1H, P-2F, P-10D, P-18 AND IRR 215.10 FT OF LOT 2

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

Legend	
Subject Properties	(14.564 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
 (04/18/2013 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013099

Hearing Date: May 7, 2013

Property Owner: Galleria Ventures, Ltd. (by Amin Guindi, Manager of Galleria General Partner, LLC, General Partner) and Cumberland Serengeti IH 10, LP (by George Field, Manager of Cumberland Serengeti IH10 GP, LLC, General Partner)

Applicant: Galleria Ventures, Ltd. (by Amin Guindi, Manager of Galleria General Partner, LLC, General Partner) and Cumberland Serengeti IH 10, LP (by George Field, Manager of Cumberland Serengeti IH10 GP, LLC, General Partner)

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

Location: A portion of the 15000 Block of Interstate Highway 10

Legal Description: 14.564 acres out of NCB 14858

Total Acreage: 14.564

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request. This case has been expedited to City Council for consideration on Thursday, May 16, 2013.

Proposed Zoning Change

Current Zoning: "MF-50 CD MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for multi-family dwellings not to exceed 100 units per acre, "MF-50 CD GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with a Conditional Use for multi-family dwellings not to exceed 100 units per acre, "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District, and "MPCD GC-1 MLOD-1" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District

Requested Zoning: "MF-33 MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District and "MF-33 GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 19, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: None

Planning Team Members: 42 (North Sector Plan)

Applicable Agencies: Camp Bullis Military Installation

Property Details

Property History: The project site, consisting of 14.564 acres, was annexed in February of 1971. In a 1973 case, the property was rezoned "B-3" Business District and "I-1" Light Industry District. Upon adoption of the 2001 UDC the previous base zoning districts converted to "C-3" General Commercial District "I-1" General Industrial District. In a 2006 case, the subject property was rezoned to "MF-50 CD" Multi-Family with a Conditional Use for Multi-Family Dwellings not to exceed 100 units per acre and "C-3" General Commercial District. In 2012, a portion of the subject property was rezoned to "MPCD" Master Planned Community District. The project site is undeveloped and is not platted.

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, South and East

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

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "C-2 CD", "C-3" and "MF-50 CD"

Current Land Uses: Auto Dealerships and Vacant Land

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

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

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

Transportation

Thoroughfare: Interstate Highway 10 West

Existing Character: Expressway; four lanes in each direction with three-lane access roads

Proposed Changes: None known

Thoroughfare: Presidio Parkway

Existing Character: Collector Street; two lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 93, 94, 97, 603, and 660, which operate from the University Park / Ride located at the intersection of Interstate Highway 10 West and Loop 1604 West.

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but may be deferred to the platting or permitting stage of development.

Parking Information: Multi-Family Dwellings - 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 North Sector Plan and is designated as Mixed Use Center in the future land use component of the plan. The requested "MF-33" Multi-Family District is not consistent with the Future Land Use designation. The applicant has requested a plan amendment to General Urban Tier. Although the Mixed Use Center encourages high-density multi-family development, the proposed residential density of 33 units per acre is too low to be considered consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning district is appropriate for the subject property due to the surrounding intense commercial and multi-family development and zoning. The property is located within a developing commercial node, in close proximity to expressways and other major thoroughfares.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the area; however, the existing split-zoning is likely to impede cohesive development. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

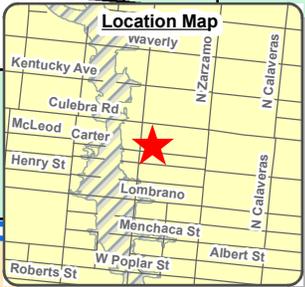
The request does not appear to conflict with any established public policy objective. Goal HOU-2 of the North Sector Plan: High density housing is developed near post secondary education facilities, principal and arterial transportation routes and major employment areas.

6. Size of Tract:

The subject property is 14.564 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff is not required to provide the Military with a copy of the zoning request due to the subject site being located south of Loop 1604.



Zoning Case Notification Plan

Case Z-2013-101

Council District 1
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 01924 - BLK 001 - LOT 14, 15, 16, 17, & 18

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

Legend

- Subject Properties (Red Solid Line) (0.769 Acres)
- 200' Notification Area (Red Dashed Line)
- Current Zoning (Blue Text)
- Requested Zoning Change (Red Text)
- 100-Year DFIRM Floodplain (Blue Hatched Area)
- Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (04/12/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013101
Hearing Date: May 7, 2013
Property Owner: GFR Development Services, LLC (by Mark Granados, Member)
Applicant: GFR Development Services, LLC (by Mark Granados, Member)
Representative: Kaufman & Killen, Inc.
Location: 135, 139, 141, 143, 147, 155 Carter and 1614 North Elmendorf
Legal Description: Lots 14, 15, 16, 17 and 18, Block 1, NCB 1924
Total Acreage: 0.769
City Council District: 1
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 45

Neighborhood Associations: Gardendale Neighborhood Association; Woodlawn Lake Community Association is located within 200 feet.

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject properties are located within the City Limits as recognized in 1938, and were originally zoned "C" Apartment District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. According to the Bexar County Appraisal District, the properties are developed with residential structures measuring between 748 square feet and 1560 square feet. The properties were platted into their current configuration in 1891 (volume 105, page 11 of the Bexar County Plat Records).

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-2"

Current Land Uses: Flower shop, single-family residences

Direction: West

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

Current Land Uses: Pet salon, hair salon, undeveloped land

Direction: South and East

Current Base Zoning: "MF-33"

Current Land Uses: Single family residences, multi-family residences, undeveloped 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: Carter Street

Existing Character: Local Street; 1 way in each direction with no sidewalks.

Proposed Changes: None known

Thoroughfare: North Elmendorf Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are number 82, 88, 282 and 288 lines, which operate along Culebra Road.

Traffic Impact: A Traffic Impact Analysis report is required. A traffic engineer familiar with the project will need to be present at the zoning commission meeting.

Parking Information: Off-street vehicle parking requirements are determined by type and size of use. As the zoning change application does not specify a proposed use, parking requirements cannot be calculated at this time.

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 not located within a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of "C-2" district may have an adverse impact on the neighboring properties. The property is located on a predominantly residential block surrounded by residential uses on small lots.

The "C-2" district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

3. Suitability as Presently Zoned:

The existing "MF-33" Multi-Family District is not appropriate for the subject property or the surrounding neighborhood because the existing uses are predominantly single-family residences. However, single-family development is permitted by-right within multi-family zoning districts. Retaining the residential zoning will maintain existing neighborhood integrity and character.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, and welfare. Staff believes that commercial uses would not be appropriate due to the subject properties' location on a local street surrounded by residential uses.

Landscape buffers are typically required between commercial and residential development in an effort to mitigate the effects of traffic and lighting generated by commercial uses. However, landscape buffer requirements are determined by abutting zoning districts. No landscape buffer is required between "C-2" and "MF-33" districts; therefore, the abutting residences may not be adequately protected from commercial development on the subject property.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property is 0.769 of an acre in size, which may not be able to accommodate commercial development, including building setbacks and parking while also providing sufficient protective measures for the surrounding residential neighborhood.

7. Other Factors:

None.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013104
Hearing Date: May 7, 2013
Property Owner: Alice O. Guzman
Applicant: Alice O. Guzman
Representative: Russell D. Felan
Location: 1416, 1420, 1424, 1428, and 1430 West Commerce Street
Legal Description: Lots 5 & 6, Block 2, NCB 2307
Total Acreage: 0.3704
City Council District: 5
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District
Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33
Neighborhood Associations: Prospect Hill Neighborhood Association
Planning Team Members: 41 – Downtown West Neighborhood Plan
Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938, and was originally zoned "J" Commercial District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The existing commercial structure measures approximately 12,502 square feet in size and was built in 1930.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "IDZ", "I-1", "MF-33"

Current Land Uses: Offices, single-family residences, multi-family residences, tire shop, vacant property

Direction: East and West

Current Base Zoning: "I-1"

Current Land Uses: Auto repair, TV repair

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Single-family residences, offices, and vacant commercial buildings

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

Transportation

Thoroughfare: West Commerce Street and Buena Vista Street

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

Proposed Changes: None known

Thoroughfare: South Colorado Street

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

Proposed Changes: None known

Thoroughfare: Felan

Existing Character: Local street, one lane with no curb.

Proposed Changes: None known

Public Transit: VIA bus lines 66, 70, 75, 76, 268, 275 and 276 operate along West Commerce Street and Buena Vista with multiple stops within one block of the subject property.

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

Parking Information: Off-street vehicle parking requirements are determined by type and size of use. The subject property consists of multiple suites that may accommodate a wide range of uses permitted in the "C-2" district; therefore, parking requirements cannot be calculated at this time. The subject property has an existing parking lot with approximately 20 parking spaces.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Downtown West Neighborhood Plan, and is identified as Low Density Mixed Use in the Future Land Use component of the Plan. The “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not appropriate for the area. The “I-1” district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. Many of the surrounding properties have industrial or commercial zoning but are developed as single-family residences, offices, or commercial uses.

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

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Should the property be used for the industrial uses permitted in the existing zoning district, public health, safety and welfare could be at risk because of the subject property’s proximity to residential uses.

5. Public Policy:

The existing “I-1” district is not consistent with the adopted future land use component of the Downtown West Neighborhood Plan, a component of the City’s Master Plan. The requested “C-2” district meets the following goals in City’s Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The subject property measures 0.3704 acres in size, which should be able to accommodate small commercial uses with adequate space for parking.

7. Other Factors:

The “C-2” Commercial District allows general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.



Zoning Case Notification Plan

Case Z-2013-106

Council District: 5
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 08291 - BLK 003 - LOT 025 & 026

Legend

- Subject Properties ——— (0.131 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (04/16/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013106
Hearing Date: May 7, 2013
Property Owner: Stephanie Lopez (by Gregory D. Borgert, Attorney-in-fact)
Applicant: Greg D. Borgert
Representative: Anthony T. Recine, III, P.E.
Location: 639 North San Augustine
Legal Description: Lots 25 & 26, Block 3, NCB 8291
Total Acreage: 0.1314
City Council District: 5
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District
Requested Zoning: "RM-5 AHOD" Residential Mixed 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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 35
Neighborhood Associations: Loma Vista
Planning Team Members: 35 (West/Southwest Sector Plan)
Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1945 and was rezoned to "C" Apartment District in 1948. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2003 case, the property was rezoned to "R-5" Residential Single-Family District. The subject property is developed with a residential structure measuring approximately 430 square-feet in size that was built in 2003. The property previously contained an additional residential structure that burned down and has been demolished. The applicant has indicated to staff that the purpose of the rezoning request is to create housing that will serve employees or students enrolled at St. Mary's University.

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, West and South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences and Vacant Land

Direction: East

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

Current Land Uses: Single-Family Residences and 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: North San Augustine

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: North General McMullen

Existing Character: Primary Arterial Type A; 3 lanes in each direction separated by a center median, with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 82 and 282 lines which operate along Culebra Road, and the number 524 line which operates along North General McMullen. There multiple bus stops within 3 blocks of the subject property

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Three-Family Dwelling – 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 property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The subject property is located in an area primarily composed of single-family residential development. The residential mixed districts are typically intended for areas with a mixture of single-family, two-family, and multi-family development patterns. The requested zoning would allow an increase in density that is not typical with the surrounding neighborhood. However, the property is located along the periphery of the residential neighborhood and across the street from commercial development along General McMullen.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Although many of the surrounding properties are zoned and used for single-family residences, the majority of properties located along North General McMullen and Culebra Road are zoned for commercial uses. The surrounding zoning pattern and location of the subject property makes the property suitable for an increase in density.

4. Health, Safety and Welfare:

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

5. Public Policy:

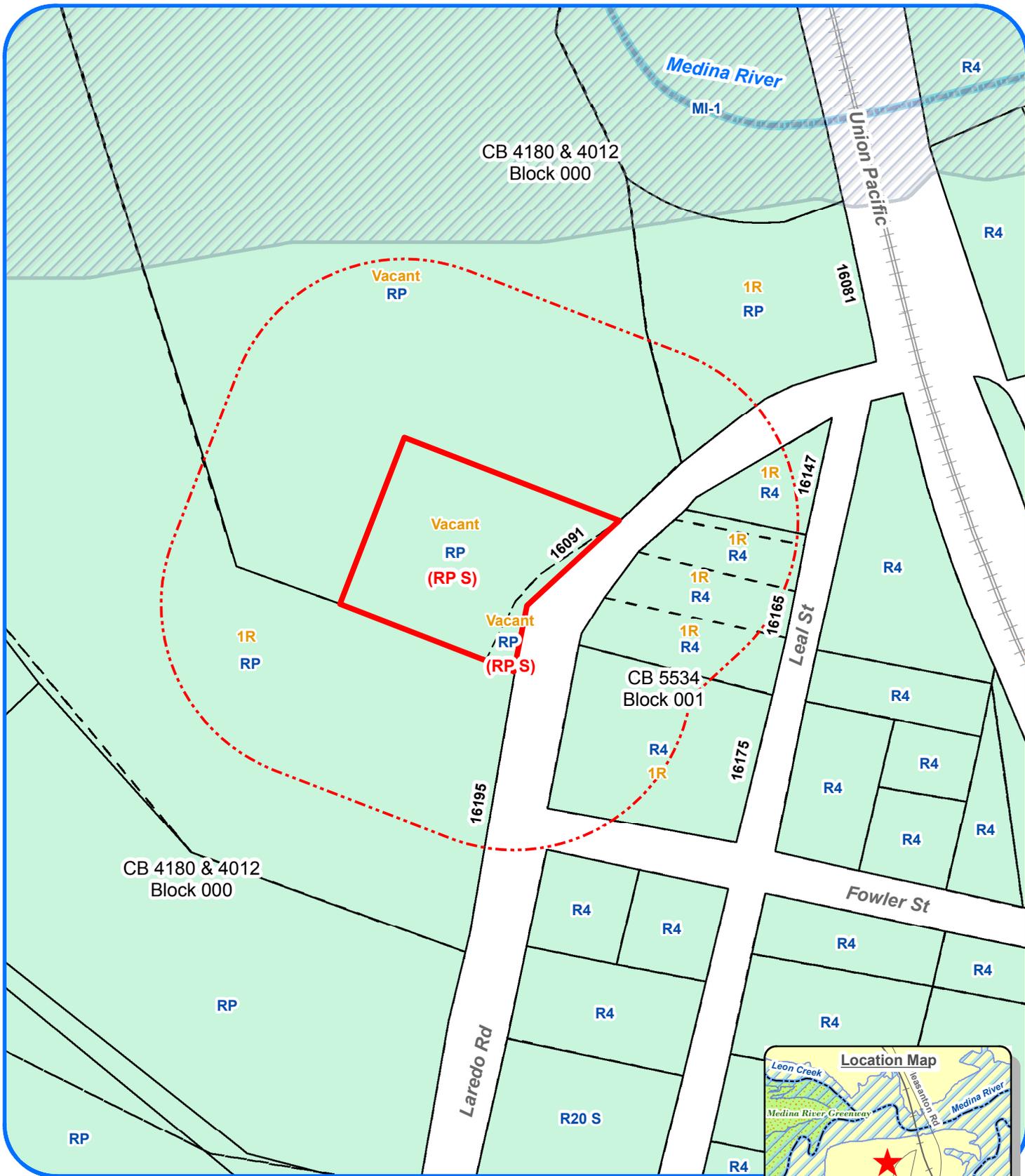
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1314 acres, which meets the minimum lot size for the “RM-5” district. With adequate site planning, the property should be able to accommodate the proposed dwelling units and required parking.

7. Other Factors:

None.

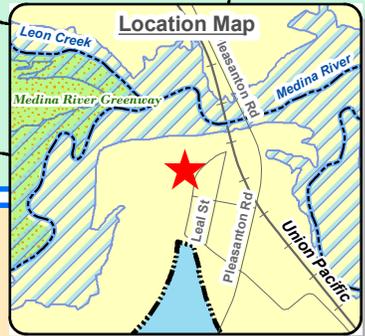


Zoning Case Notification Plan

Case Z-2013-107

Council District: 3
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): CB 4012 P-3//3 Tract # 7

- Legend**
- Subject Properties (1.000 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
 (04/23/2013 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013107 S
Hearing Date: May 7, 2013
Property Owner: Armando Fernandez-Urrutia & Raquel Lara Fernandez
Applicant: Armando Fernandez-Urrutia & Raquel Lara Fernandez
Representative: Armando Fernandez-Urrutia
Location: A Portion of the 16000 Block of Laredo Road
Legal Description: 1 acre out of Parcel 3B, County Block 4012
Total Acreage: 1
City Council District: 3
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "RP" Resource Protection District

Requested Zoning: "RP S" Resource Protection District with a Specific Use Authorization for a Manufactured Home

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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, 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: 31 - Heritage South Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped and consists of one acre out of a 10-acre parent-tract. The property was annexed in 2003 and was originally zoned "RP" Resource Protection District. The property is not platted.

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: All

Current Base Zoning: "RP, "R-4"

Current Land Uses: Undeveloped land, single-family residences

Overlay and Special District Information: None

Transportation

Thoroughfare: Laredo Road, Fowler Street, and Leal Street

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

Proposed Changes: None known

Public Transit: There are no transit lines in the immediate vicinity of the subject property.

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

Parking Information: Manufactured Home - Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A

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 Heritage South Sector Plan and is designated as "Country Tier" in the future land use component of the plan. The requested base zoning district is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. A manufactured home is identified in the Unified Development Code as a use requiring either "MHC" Manufactured Housing Conventional District or a Specific Use Authorization in other single-family residential districts. The proposed specific use authorization is appropriate for the site because there is an existing mix of residential housing types in the general area. A manufactured home on an individual lot is considered a low density residential use.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts will allow development that is consistent with the existing pattern of development in the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is of sufficient size to accommodate the manufactured home. The applicant has submitted the required site plan which indicates the proposed location for the manufactured home.

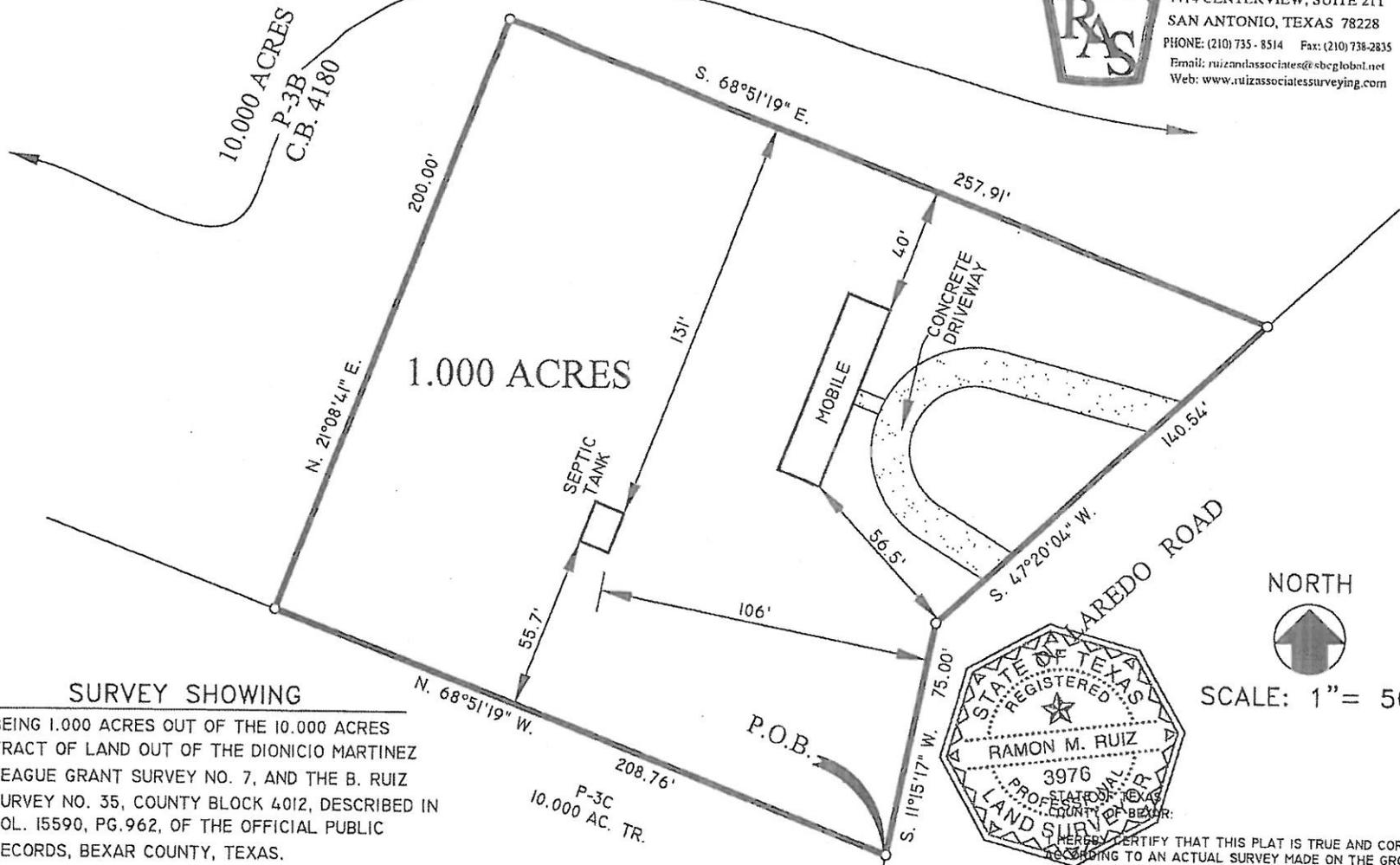
7. Other Factors:

HUD-code manufactured homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition, they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations: HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units must also have covered front and rear entries, and site built steps and porches. Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.

RUIZ & ASSOCIATES SURVEYING, INC.



4414 CENTERVIEW, SUITE 211
SAN ANTONIO, TEXAS 78228
PHONE: (210) 735-8514 Fax: (210) 738-2835
Email: ruizandassociates@sbcglobal.net
Web: www.ruizassociatesurveying.com



SURVEY SHOWING

BEING 1.000 ACRES OUT OF THE 10.000 ACRES TRACT OF LAND OUT OF THE DIONICIO MARTINEZ LEAGUE GRANT SURVEY NO. 7, AND THE B. RUIZ SURVEY NO. 35, COUNTY BLOCK 4012, DESCRIBED IN VOL. 15590, PG.962, OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

ARMANDO U. FERNANDEZ AND RAQUEL L. FERNANDEZ OWNER'S ACKNOWLEDGMENT:
THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSED 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 THE PLAN SUBMITTAL FOR BUILDING PERMITS.

SITE ADDRESS: 16091 LAREDO ROAD

LEGEND

- S.I.P. SET I. PIN
- F.I.P. FOUND I. PIN



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

SURVEYED ON THIS THE 25TH DAY OF MARCH, 2013 A.D.

Ramon M. Ruiz
RAMON M. RUIZ, RPLS #3976



SCALE: 1" = 50'

RAS NO. 2013-019

22013107



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013108 CD
Hearing Date: May 7, 2013
Property Owner: Madison Tyler, Jr.
Applicant: Joaquin Arch
Representative: Joaquin Arch
Location: 724 Indiana Street and 909 South Pine Street
Legal Description: Lot 8, the north 48.62 feet of Lot 10, and the north 48.62 feet of Lot 11, Block 3, NCB 661
Total Acreage: 0.2184
City Council District: 2
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 52

Neighborhood Associations: Denver Heights Neighborhood Association

Planning Team Members: 22- Arena District/Eastside Community Plan

Applicable Agencies: None

Property Details

Property History: The subject properties are located within the City Limits as recognized in 1938, and were originally zoned under the 1938 zoning code. In a 1993 City-initiated case, the properties were rezoned to “R-2” Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “RM-4” Residential Mixed District. The subject properties are undeveloped and are not in their current configuration platted.

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

Adjacent Zoning and Land Uses

Direction: North and west

Current Base Zoning: “RM-4”

Current Land Uses: Vacant and single-family residences

Direction: South and east

Current Base Zoning: “C-3”, “C-2 NA” and “RM-4”

Current Land Uses: Vacant 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: South Pine Street, Indiana Street, Utah Street and Cuney Way

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

Proposed Changes: None known

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

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

Parking Information: There are no parking requirements for parking lots as a primary use.

Staff Analysis and Recommendation: Approval, with conditions

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

1. Consistency:

The property is located within the Arena District Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested “RM-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The subject properties are currently undeveloped, as are many of the surrounding lots. The existing uses in the area are predominantly single-family residences. The proposed parking lot is meant to accommodate the parking needs of a future business located at 903 South Pine Street which is currently zoned “C-2NA” Commercial Nonalcoholic Sales District. The property at 903 South Pine Street likely is not large enough to accommodate a commercial use and the requisite parking, making the future commercial viability of the property contingent on parking being made available on the subject properties or waiver of the parking requirement through approval of “IDZ” Infill Development Zone District. Staff is concerned about commercial encroachment into a residential area and the possible impact of having a parking lot abutting

existing residential uses. However, the need for viable infill development on vacant and under utilized lots in the area is also of great concern. As evidenced by the number of vacant lots in the area, residential development on the properties is unlikely.

The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties through adherence to a site plan and the ability to include conditions for the proposed development that may mitigate the impact of the development on surrounding properties.

3. Suitability as Presently Zoned:

The current "RM-4" zoning is appropriate for the subject property and is consistent with the adopted land use designation. The property is currently undeveloped; therefore approval of the requested Conditional Use will not result in a loss of existing housing stock. Additionally, the request retains the residential base zoning district, maintaining the possibility of future residential development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request, should appropriate development constraints be imposed through the Conditional Use request.

5. Public Policy:

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

6. Size of Tract:

The subject properties are small, but with proper site consideration should be able to accommodate the proposed use while providing protective measures for surrounding residences. The Conditional Use site plan shows 18 parking spaces. Staff's recommended conditions may require a reduction in the number of parking spaces.

7. Other Factors:

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

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

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

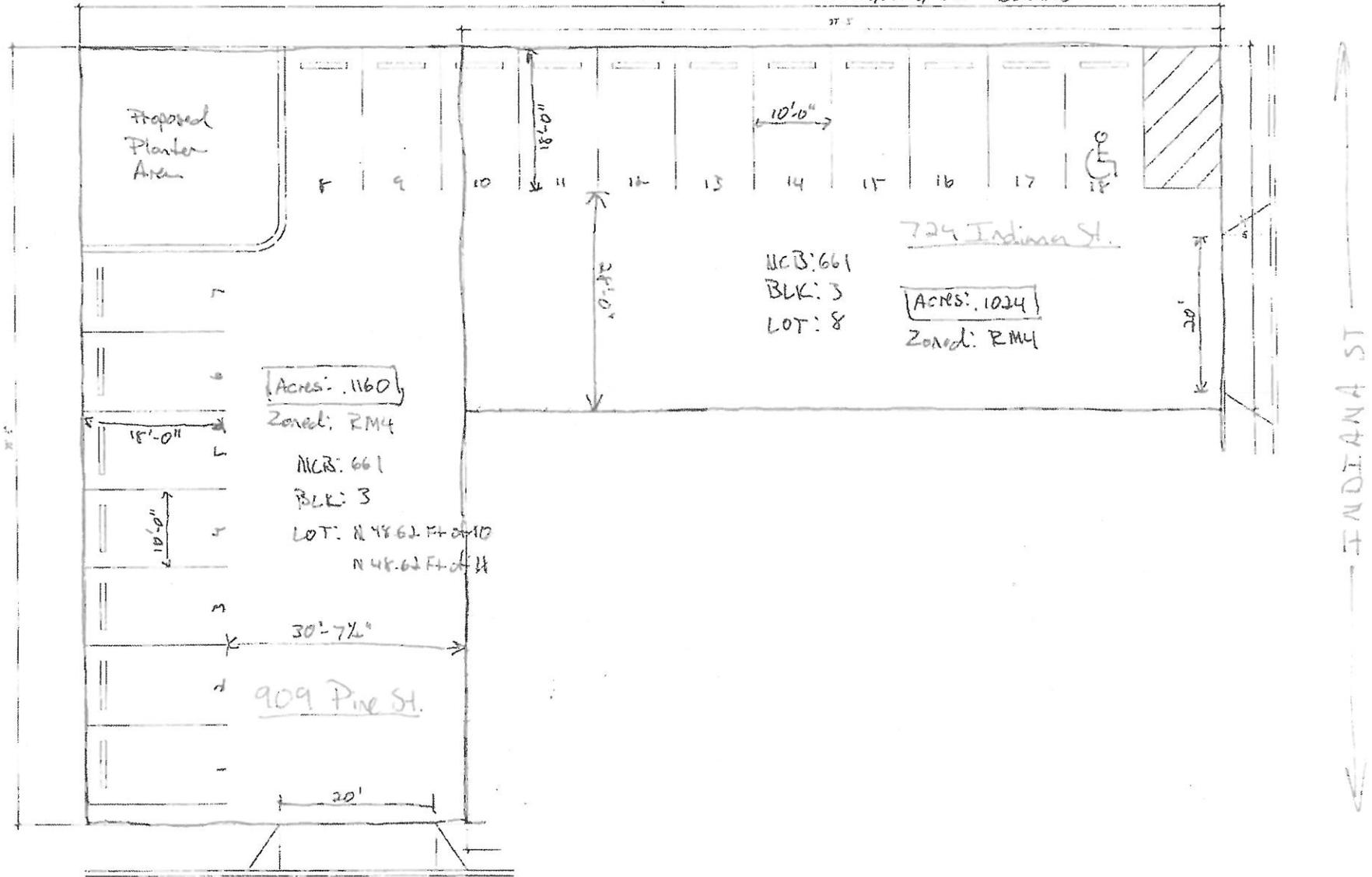
- A. A 10-foot Type A landscape buffer shall be provided along property boundaries abutting single-family residential zoning or uses.
- B. Any on-site lighting shall be directed onto the site and point away from any surrounding residential zoning or uses.
- C. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.
- D. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.
- E. Hours of operation shall be limited to the hours of operation of the facility being served.

The applicant's site plan will need revisions to accommodate staff's recommended conditions.

22013108

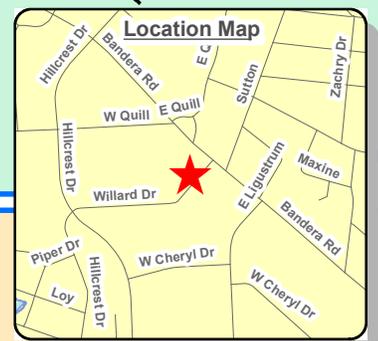
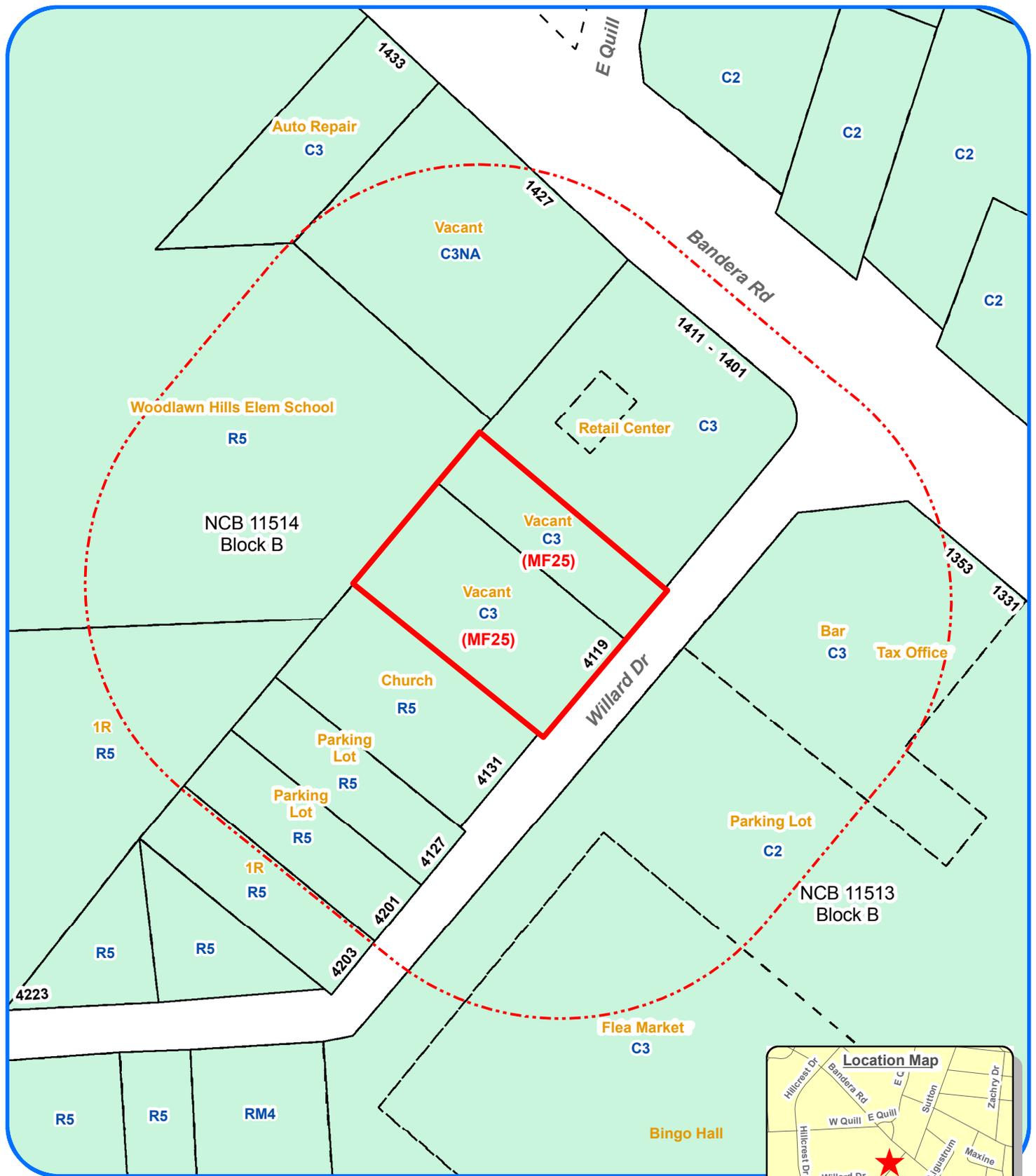
RM-4CD Non-Commercial
Parking Lot

I, Madison Tyler, the property owner, acknowledge that the 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 and all city codes at the time of plan submittal for building permits.



← PINE ST →

① PROPOSED LOT LAYOUT
SCALE: N.T.S.



Zoning Case Notification Plan

Case Z-2013-109

Council District: 7

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): The SW 51 feet of the NE 221.6 feet of Lot 33 & the SW 94 feet of the NE 315.6 feet of Lot 33, Blk B, NCB 11514

Legend

- Subject Properties ——— (0.598 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(04/17/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013109

Hearing Date: May 7, 2013

Property Owner: TCL Construction Enterprises, Inc. (by Carlos Abelar, Director & Vice President)

Applicant: Carlos Abelar

Representative: Carlos Abelar

Location: A portion of the 4100 Block of Willard Drive

Legal Description: The southwest 51 feet of the northeast 221.6 feet of Lot 33 and the southwest 94 feet of the northeast 315.6 feet of Lot 33, Block B, NCB 11514

Total Acreage: 0.598

City Council District: 7

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "MF-25 AHOD" Low Density 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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: None

Planning Team Members: 35 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1952 and was originally zoned "A" Single-Family Residence District. In a 1973 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District. The property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3"

Current Land Uses: Auto Repair, Vacant Land and Retail Shopping Center

Direction: South

Current Base Zoning: "R-5" and "C-3"

Current Land Uses: Church, Parking Lot, Flea Market and a Bingo Hall

Direction: East

Current Base Zoning: "R-5" and "C-3"

Current Land Uses: Parking Lot, Bar and Tax Office

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Elementary School

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: Bandera Road

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

Proposed Changes: None known

Thoroughfare: Willard Dr.

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 88 line and the 288 line, which operate along Bandera Road with stops adjacent to the subject property.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Multi-Family Dwellings - Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The zoning request is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The 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 such uses can support existing and planned commercial development. The site is located in an area with existing single-family and commercial uses as well as appropriate traffic circulation to major thoroughfares (Bandera Road). The proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The current intense commercial zoning is the result of out-dated zoning practices that were once common. The “C-3” zoning district typically allows Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of highways and major arterials.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the West/Southwest Sector Plan. The existing “C-3” zoning is not consistent with the adopted “General Urban Tier” land use designation.

6. Size of Tract:

The subject property measures 0.598 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 14 dwelling units.

7. Other Factors:

None.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013111
Hearing Date: May 7, 2013
Property Owner: UEMC, Inc (by Kimberley Jordon, President)
Applicant: Bari Sherman, Board Secretary, SACSFF REIT
Representative: Golden Steves Cohen & Gordon, LLP (Trey Jacobson)
Location: 4343 West Commerce Street
Legal Description: Lot 7 & Parcel 108, NCB 8267
Total Acreage: 7.353
City Council District: 5
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 40

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed by the city in 1944, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property was platted into its current configuration in 1999 (volume 9544, pages 178 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a commercial structure measuring 102,456 square feet in size that was built in 1968.

Topography: The northern and eastern portions of the subject property is included in a flood plain. Zarzamora Creek is located to the north and east of the subject property. The subject property does not include any abnormal physical features such as significant slope.

Adjacent Zoning and Land Uses

Direction: South

Current Base Zoning: "I-1" "C-2", "C-3 R" and "R-6 S"

Current Land Uses: Restaurant, gas station, auto parts, parking lot, institutional and bank

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Apartments and office

Direction: West

Current Base Zoning: "R-4" and "I-1"

Current Land Uses: Single-family residences and 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: West Commerce Street

Existing Character: Primary Arterial Type B 70'-120'

Proposed Changes: None known

Thoroughfare: Matyear Street, Landa Avenue, Faust and Wilmot

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

Proposed Changes: None known

Public Transit: VIA bus lines 75 and 275 operate along West Commerce Street, south of the subject property with multiple bus stops immediately adjacent to the subject property.

Traffic Impact: A traffic impact analysis has been waived for the following reasons: TIA study will be required at the permitting stage. A traffic engineer must be present at the Zoning Commission hearing.

Parking Information: The on-site vehicle parking requirements for school uses are determined by the number of classrooms.

Multi-Family Dwellings

Minimum requirement: 1 per classroom

Maximum allowance: 2 per classroom

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within area Neighborhood or Community Plan; therefore, a finding of consistency is not required. The surrounding area consists of multiple different zoning districts; the requested "C-2" Commercial District is not a departure from the established zoning pattern.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing "I-1" district is not appropriate for the 7.353-acre subject property or surrounding neighborhood. The surrounding area is zoned for single-family residential and commercial uses. This area is an established commercial corridor adjacent to a residential subdivision and is appropriate for institutional uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

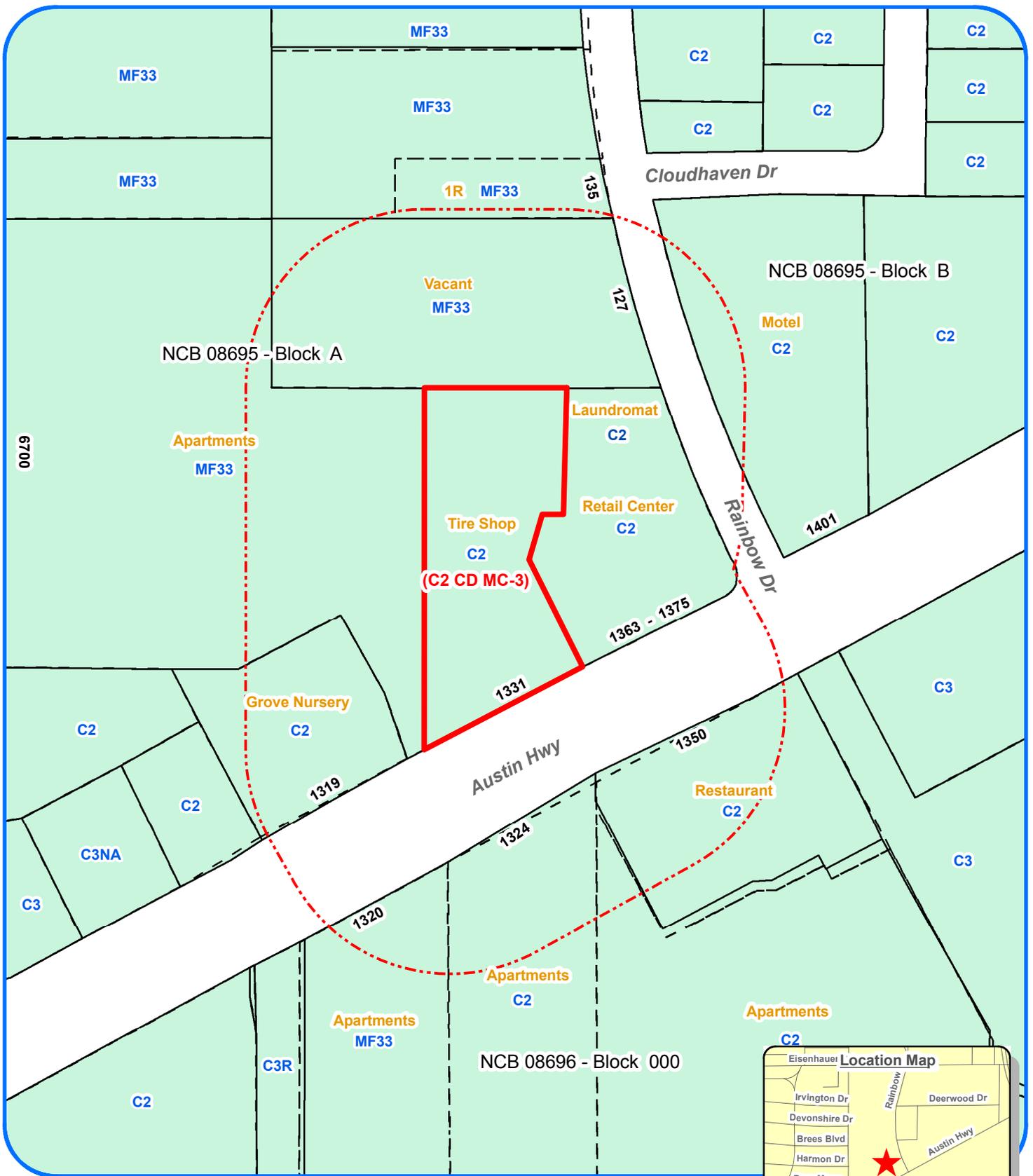
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 7.353 acres in size, which should be able to reasonably accommodate the proposed school.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-112

Council District: 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 08695 - BLK A - LOT Portions of 23 & 24

Legend

- Subject Properties ——— (1.212 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
(04/22/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013112 CD
Hearing Date: May 7, 2013
Property Owner: Rose & Antonio Guerrero
Applicant: Antonio Guerrero, Jr.
Representative: Brown & Ortiz, P.C. (James Griffin)
Location: 1331 Austin Highway
Legal Description: 1.212 acres out of Lots 23 and 24, Block A, NCB 8695
Total Acreage: 1.212
City Council District: 10
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair and "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 33- Northeast Inner Loop Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject 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 is a portion of two previously platted lots. The subject property is developed with a commercial structure measuring 4,092 square feet in size that was built in 1965.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Vacant

Direction: South

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

Current Land Uses: Apartments and restaurant

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Retail center, motel, laundromat

Direction: West

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

Current Land Uses: Apartments, vacant and botanical nursery

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

The "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along Austin Highway between Rittman Road and Northeast Loop 410 and along Harry Wurzbach between North Loop 410 and Old Austin Road. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A Certificate of Compliance review is performed by the Planning & Community Development Department.

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial Type A 120'; two lanes in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Rainbow Drive

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

Proposed Changes: None known

Public Transit: VIA bus lines 14 and 214 operates along Austin Highway, south of the subject property.

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

Parking Information: Auto and Light Truck Repair - Minimum Parking Requirement: 1 per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas. Maximum Parking Requirement: 1 per 375 square feet of GFA including service bays, wash tunnels and retail areas.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Northeast Inner Loop Neighborhood Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands related to this zoning change request.

3. Suitability as Presently Zoned:

Staff finds the requested base zoning district and conditional use appropriate for the subject property due to its location along an arterial thoroughfare, surrounded by other commercial uses and vacant land.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.212 of an acre in size, which should be able to reasonably accommodate an auto repair shop, required parking, and the development standards of the "MC-3" overlay district.

7. Other Factors:

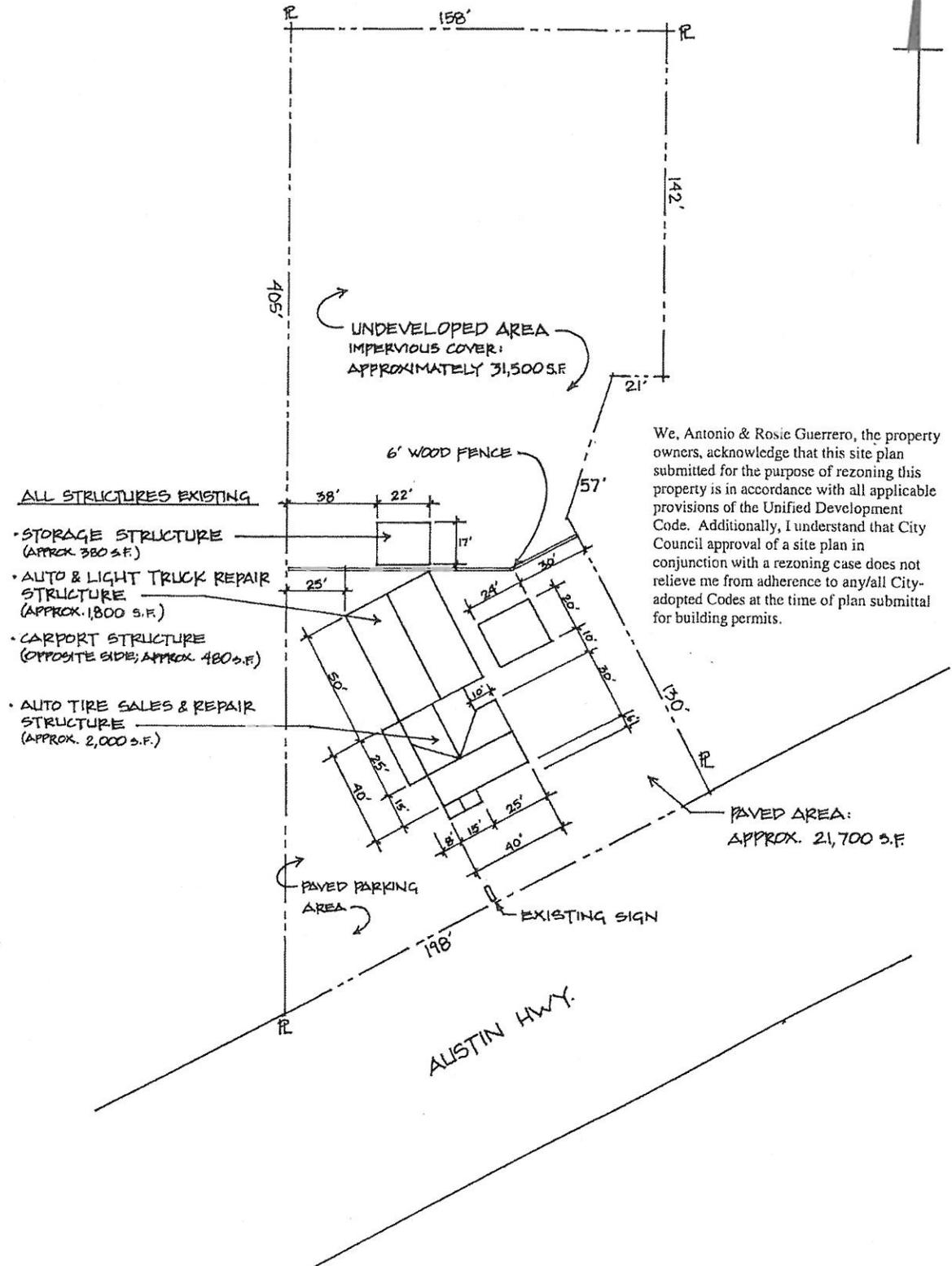
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting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

SITE PLAN: 1331 AUSTIN HWY (1.2207 AC.)

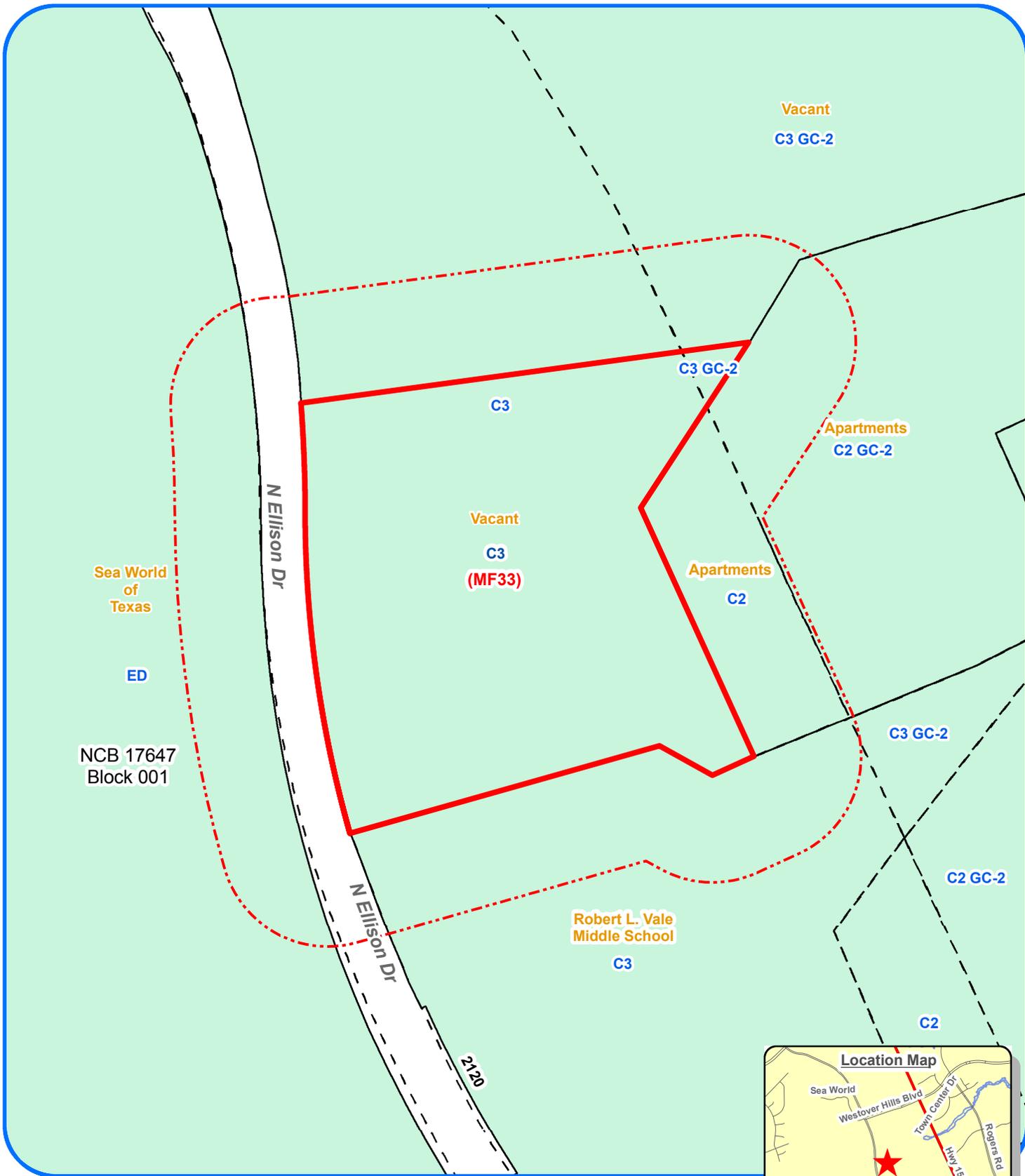
SCALE: 1" = 40'



- CURRENT ZONING: C2 AHOD MC-3
- PROPOSED ZONING: C2 CD AHOD MC-3 (AUTO & LIGHT TRUCK REPAIR)



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



Zoning Case Notification Plan

Case Z-2013-114

Council District: 6

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 17640 - BLK 000 - LOT A portion of P-10B

Legend

- Subject Properties ——— (12.650 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
(04/22/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013114
Hearing Date: May 7, 2013
Property Owner: SRP, Ltd. (by Neil Meili, President)
Applicant: SRP, Ltd. (by Neil Meili, President)
Representative: Mark Footlik
Location: A portion of the 2100 Block of North Ellison Drive
Legal Description: 12.65 acres out of NCB 17640
Total Acreage: 12.65
City Council District: 6
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor 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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Neighborhood Associations: None

Planning Team Members: 35- West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed by the city in 1988 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. The property is not platted and is currently undeveloped.

Topography: The subject property has an abundance of trees and grasses. The property slopes from west to the east. The property is not included in a floodplain.

Adjacent Zoning and Land Uses

Direction: North and south

Current Base Zoning: “C-3”

Current Land Uses: Vacant and school

Direction: East

Current Base Zoning: “C-3” and “C-2”

Current Land Uses: Apartments and vacant

Direction: West

Current Base Zoning: “ED”

Current Land Uses: Amusement park

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

Transportation

Thoroughfare: North Ellison Drive

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

Proposed Changes: None known

Public Transit: VIA bus line 64 operates along North Ellison Drive, west of the subject property.

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

Parking Information: The off-street vehicle parking requirements for multi-family uses are determined by the number of dwelling units.

Multi-Family Dwellings

Minimum requirement: 1.5 per unit

Maximum allowance: 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 property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “MF-33” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is surrounded by vacant land and multi-family residential to the east, and an amusement park to the west.

3. Suitability as Presently Zoned:

The existing “C-3” district is appropriate for the subject property’s location along an established commercial corridor, surrounded by intense commercial, multi-family residential, and institutional uses. However, the existing zoning is not consistent with the West/Southwest Sector Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

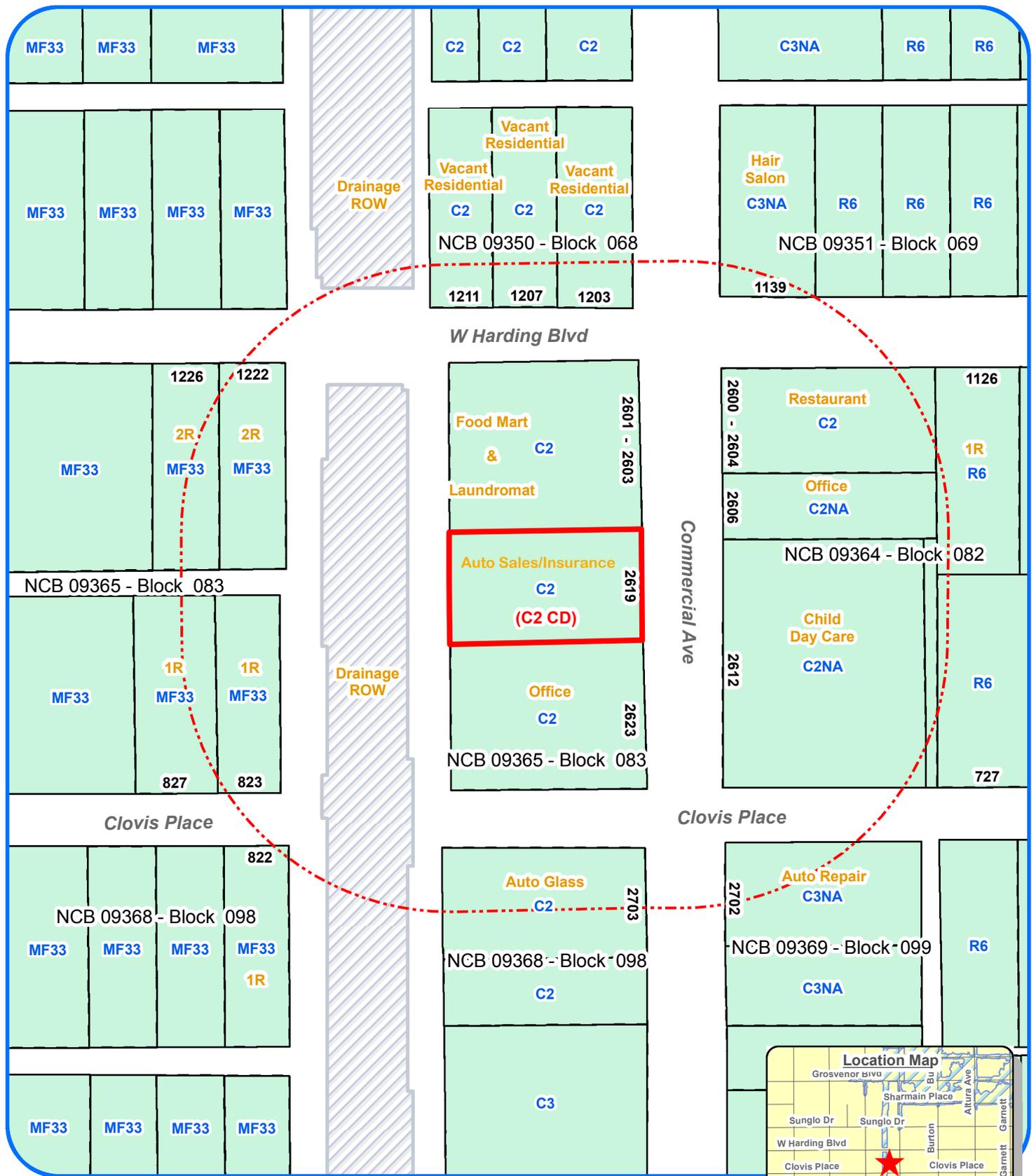
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 12.65 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2013-115 CD

Council District: 3

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 09365 - BLK 083 - LOT S 11 FT OF 10, 11, 12, 13 & ALL OF LOTS 11, 12, 13

Legend

- Subject Properties ——— (0.256 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
(04/22/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013115 CD
Hearing Date: May 7, 2013
Property Owner: Ricardo Arizpe, Francisco Javier Arizpe & Rosario Medina
Applicant: Ricardo Arizpe
Representative: Andrew Borrego
Location: 2619 Commercial Avenue
Legal Description: Lots 11, 12, and 13 and the south 11 feet of Lot 10, Block 83, NCB 9365
Total Acreage: 0.2567
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "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

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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: None

Planning Team Members: 29 (Heritage South Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1947 and was originally zoned “F” Local Retail. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District. The property is not platted in its current configuration and is undeveloped.

Topography: The property does include abnormal physical features such as slope and small inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”

Current Land Uses: Laundromat and Food Mart

Direction: West

Current Base Zoning: None

Current Land Uses: Drainage ROW

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Office

Direction: East across Commercial Avenue

Current Base Zoning: “MF-33”

Current Land Uses: Multi-Family Dwellings

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: Commercial Avenue

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

Proposed Changes: None known.

Public Transit: The VIA number 46 bus line operates along Commercial Avenue.

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 GFA of sales and service building. Maximum Parking Requirement: 1 per 375 sf GFA of sales and service building.

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is currently designated as General Urban Tier. The requested base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the requested Conditional Use is not likely to have an adverse impact on the neighborhood.

3. Suitability as Presently Zoned:

The existing base zoning district is suitable for the property. The Conditional Use for a Motor Vehicle Sales is also suitable.

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 commercial and multi-family zoning along Commercial Avenue.

5. Public Policy:

The requested "C-2 CD" Commercial with a Conditional Use for a Motor Vehicle Sales is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

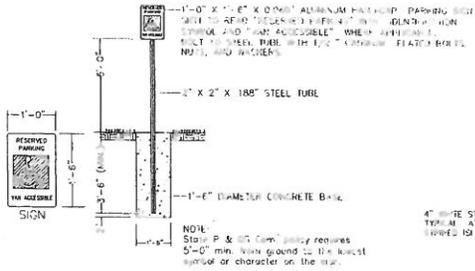
6. Size of Tract:

The subject property is sufficient size to accommodate the requested conditional use, as shown on the requisite site plan.

7. Other Factors:

Staff finds this request reasonable due to the location of the subject property and the existing similarly zoned properties in the immediate area.

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



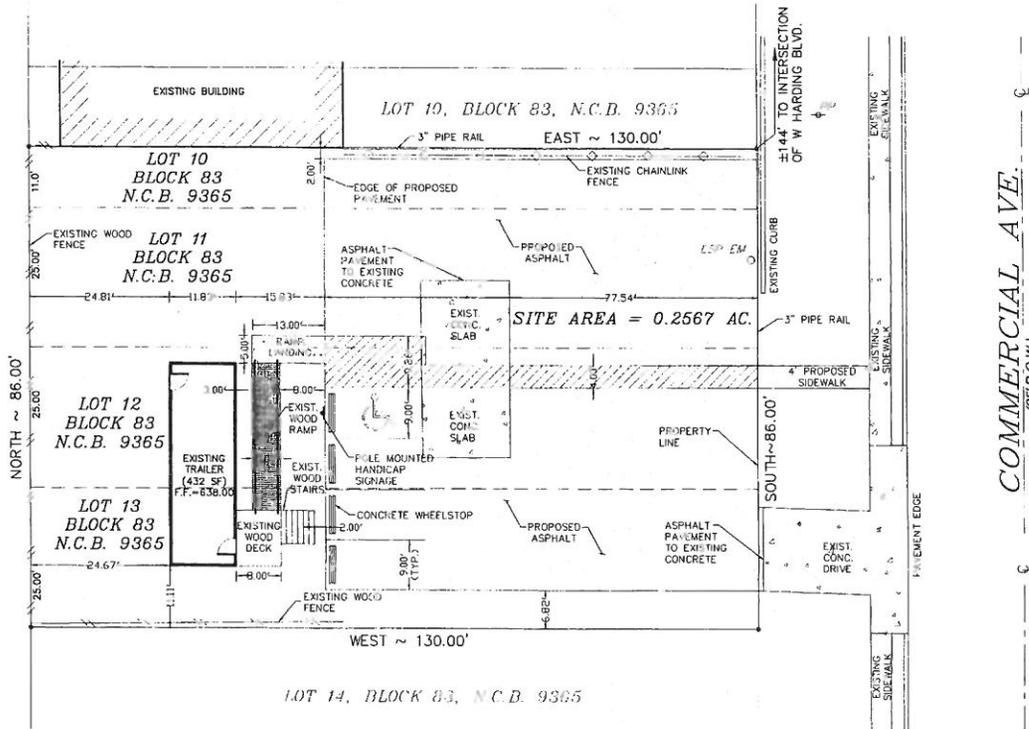
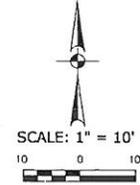
1 HANDICAP PARKING SIGNAGE DETAIL
N.T.S.



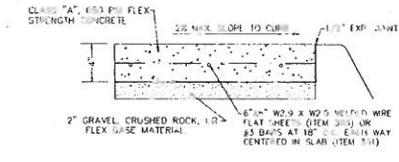
2 HANDICAP PARKING STRIPING DETAIL
N.T.S.

THE INTENDED USE OF THE 0.2567 ACRES PROPERTY TO WHICH THE CURRENT AND PROPOSED IMPROVEMENTS RELATE IS PRE-OWNED AUTO SALES.

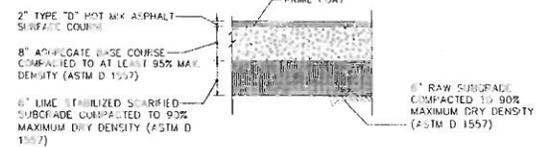
I, RICARDO ARIZPE, FRANCISCO J. ARIZPE, AND MARIA DEL ROSARIO MEDINA, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL 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 SUBMITTED FOR BUILDING PERMITS.



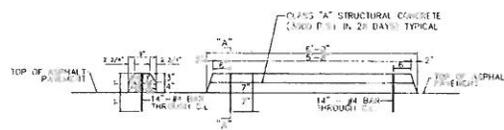
PROPOSED HANDICAP ACCESS DETAIL
SCALE: 1"=10'



3 SIDEWALK DETAIL
N.T.S.



4 ASPHALT PAVEMENT
N.T.S.



5 WHEEL STOP DETAIL
N.T.S.

NO.	DATE	REVISIONS

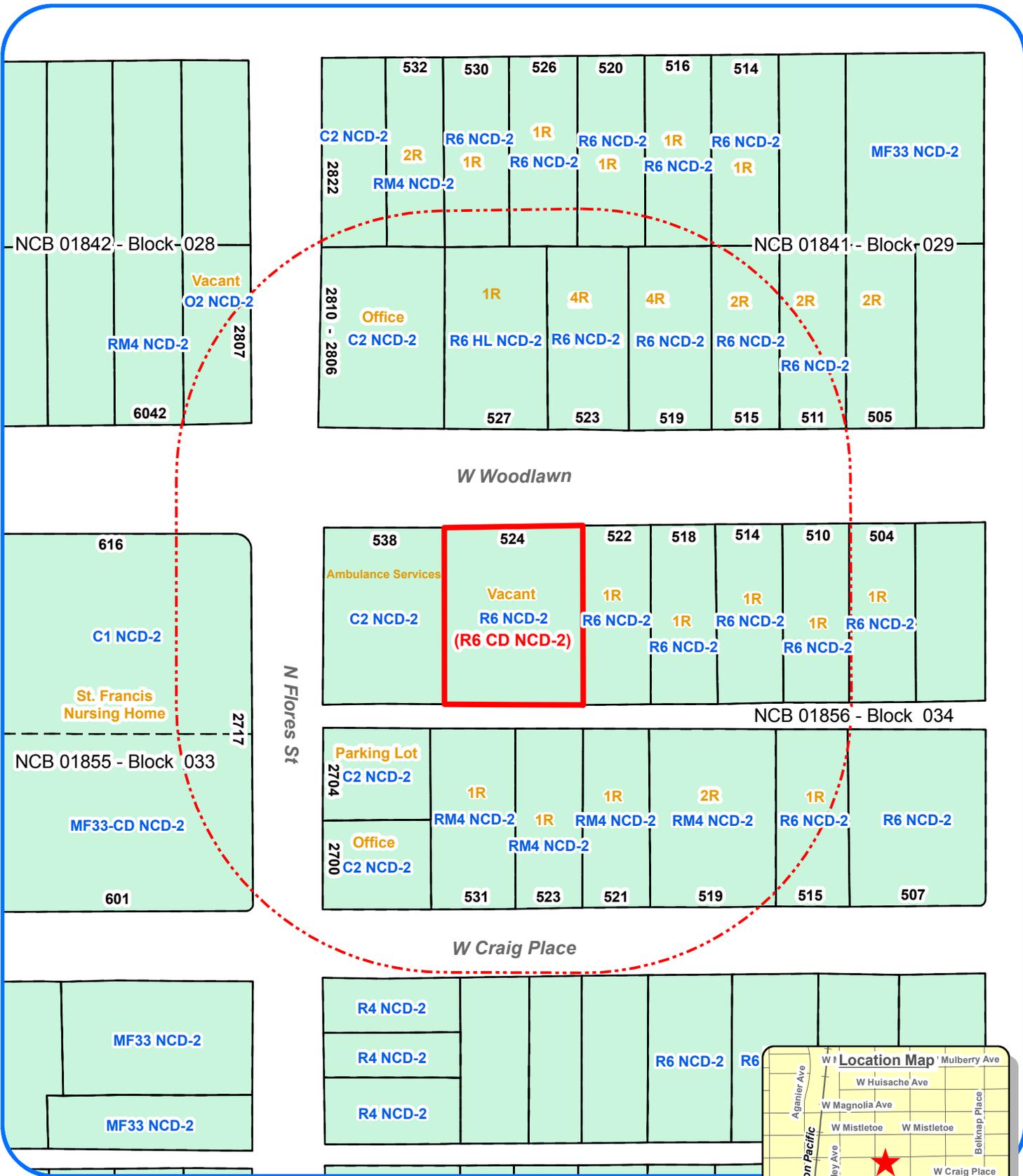
GE

 GE Reeves Engineering, Inc.

2619 COMMERCIAL AVENUE (0.2567 AC.)
 SITE DIMENSIONAL CONTROL PLAN
 RICARDO ARIZPE
 P.O. BOX 681025
 SAN ANTONIO, TEXAS 78268

JOB NO: 13-01434
 DATE: 03/09/2013
 DESIGNER: ATR
 CHECKED: ATR
 DRAWN: DB

C200



Zoning Case Notification Plan

Case Z-2013-116 CD

Council District: 1
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 01856 - BLK 034 - LOT 3 & 4

- Legend**
- Subject Properties (Red Solid Line) (0.298 Acres)
 - 200' Notification Area (Red Dashed Line)
 - Current Zoning (Blue Text)
 - Requested Zoning Change (Red Text)
 - 100-Year DFIRM Floodplain (Blue Hatched Box)
 - Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (04/23/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013116 CD
Hearing Date: May 7, 2013
Property Owner: Agnes C. Specia
Applicant: 2810 N. Flores, LLC (by Harry A. Ness, III, Manager)
Representative: Kaufman & Killen, Inc. (Mitsuko Ramos)
Location: 526 and 530 (also known as 524) West Woodlawn
Legal Description: Lots 3 & 4, Block 34, NCB 1856
Total Acreage: 0.2984
City Council District: 1
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Neighborhood Associations: Alta Vista Neighborhood Association

Planning Team Members: 11 (Midtown Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped. The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1997 City-initiated large-area case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Offices, single-family residence, two-family dwellings and four-family dwellings

Direction: South

Current Base Zoning: "C-2", "RM-4" and "R-6"

Current Land Uses: Parking lot, office, duplex and single-family residences

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-family residences

Direction: West

Current Base Zoning: "C-2", "C-1" and "MF-33"

Current Land Uses: Ambulance services, and a Nursing home

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

The Alta Vista Neighborhood Conservation District (NCD-2) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with Planning & Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: West Woodlawn

Existing Character: Secondary Arterial Type "B" Street; 1 lane in each direction with a center median

Proposed Changes: None known

Thoroughfare: North Flores Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 90 line that operates along West Woodlawn and North Flores Street.

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

Parking Information: As shown on the Conditional Use site plan, the applicant proposes approximately twenty-one (21) parking spaces on the subject property.

Staff Analysis and Recommendation: Approval, with conditions

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

1. Consistency:

The property is located within the Midtown Neighborhoods Neighborhood Plan and is currently designated as “Medium Density Residential” in the Future Land Use Section. The requested base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested “R-6 CD” to be appropriate given that the subject property will continue to permit residential development and that the existing commercial development along Flores Street lacks sufficient parking. The Conditional Use will only permit the single additional use of a Non-Commercial Parking Lot. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties.

The proposed parking lot is meant to accommodate the parking needs of employees and customers of a nearby office building located at 2806 & 2810 North Flores Street. Providing additional parking for the existing facility may lessen the effect of over-flow, on-street parking.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

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

6. Size of Tract:

The subject property is 0.2984 acres, which should be able to reasonably accommodate the proposed use (see site plan).

7. Other Factors:

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

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

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

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;
2. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions; and
3. Hours of operation for the noncommercial parking lot shall be limited to the hours of operation of the facility served.

Item 23

Comprehensive Plan Advisory Committee. The department is forming an advisory committee to guide the comprehensive plan process which is currently underway. Staff is currently doing a “current conditions analysis” and securing consultant services or 2 specialized studies. This committee will likely meet over the next 2 years; amount of time dedicated to this committee is yet to be determined. **No limit on the number of Commissioners that can participate.** This committee will likely not meet until mid-late summer at the earliest.

Item 24

City South Effectiveness Study Implementation Task Force. The department is forming a limited scope task force to review and comment on the proposed land use amendments and zoning modifications for areas proposed for annexation based on the Effectiveness Study. Staff is currently studying areas for annexation within the CSMA jurisdiction. Once these boundaries have been solidified. We'll move forward analyzing the land use plan and current zoning in order to encourage economic development at strategically-located development nodes. **Need only 1 commissioner; should not be a property owner or work in CSMA area (task force has both of these positions filled by CSMA Executive Board representatives).** Task Force will likely meet early summer at earliest.