

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, November 1, 2011
12:45 PM

ZONING COMMISSIONERS

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

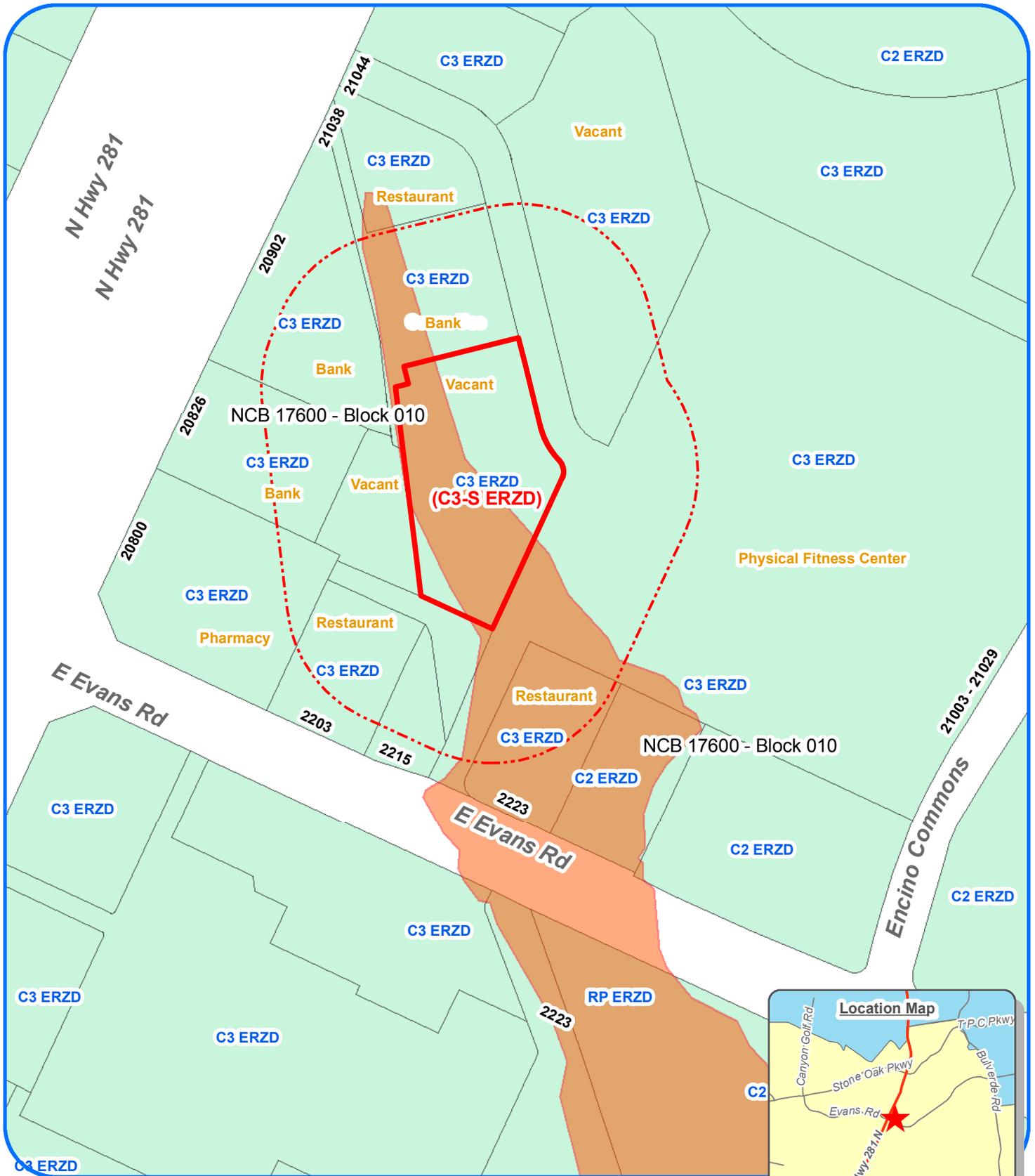
1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, and any items for consideration on the agenda for November 1, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of October 18, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011201 S ERZD (Council District 8) – POSTPONED:** A request for a change in zoning from “C-3 ERZD” General Commercial Edwards Recharge Zone District to “C-2 S ERZD” Commercial Edwards Recharge Zone District with a Specific Use Authorization for an animal clinic on 0.113 acre out of NCB 16883, 8202 North Loop 1604 West, Suites 111 and 112.
7. **ZONING CASE NUMBER Z2011194 S ERZD (Council District 9):** A request for a change in zoning from “C-3 ERZD MLOD” General Commercial Edwards Recharge Zone Military Lighting Overlay District to “C-3 S ERZD MLOD” General Commercial Edwards Recharge Zone Military Lighting Overlay District with a Specific Use Authorization for a Car Wash on Lot 27, Block 10, NCB 17600, 21040 North US Hwy 281.
8. **ZONING CASE NUMBER Z2011135 (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a conditional use for mini-storage units to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 34, Block 18, NCB 8280 together with that portion of Colby Street adjacent to and north of Lot 34 abandoned by Ordinance No. 98915 of the City of San Antonio (also known as P-100 by the Bexar County Appraisal District), Lot 49, Block 18, NCB 8280, and Lots 15 through 24, Block 17, NCB 8284, 414, 418 and 422 North General McMullen Drive.

9. **ZONING CASE NUMBER Z2011196 (Council District 5):** 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 Lot 30 and Lot 31, Block 6, NCB 2137, 1919 and 1921 Lyons Street.
10. **ZONING CASE NUMBER Z2011200 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 19, Block 17, NCB 3775, 1802 Culebra Road.
11. **ZONING CASE NUMBER Z2011204 (Council District 3):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 9, 10, 11 and the south 11.55 feet of Lot 8, Block 3, NCB 9475, 7222, 7226 and 7230 Briar Place.
12. **ZONING CASE NUMBER Z2011182 CD (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than 16 residents on Lot 8, Block 1, NCB 11500, 208 Hope Drive.
13. **ZONING CASE NUMBER Z2011203 (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on Parcel 2, NCB 17636 on a portion of the 10400 Block of Culebra Road.
14. **ZONING CASE NUMBER Z2011207 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 39 and Lot 40, Block 14, NCB 8253, 4527 West Commerce Street.
15. **ZONING CASE NUMBER Z2011209 (Council District 8):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on Tract 8, NCB 11619, 7314 Oak Manor Drive.
16. **ZONING CASE NUMBER Z2011211 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District on Lots 2 and 3, NCB 8947, 2211 and 2221 Southwest Military Drive.
17. **ZONING CASE NUMBER Z2011213 (Council District 3):** A request for a change in zoning from “H I-1 AHOD RIO-5” Mission Historic General Industrial Airport Hazard Overlay District River Improvement Overlay District-5 to “H C-2 AHOD RIO-5” Mission Historic Commercial Airport Hazard Overlay District River Improvement Overlay District-5 on Lot 21, NCB 7665 save and except the north 3 feet, 1007 East Southcross Boulevard.
18. **ZONING CASE NUMBER Z2011214 (Council District 3):** A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District to “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District on 72.546 acres out of NCB 10915 on the south side of Southeast Loop 410, between Southton Road and US Highway 181 South.
19. **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.

20. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2011-194 S

Council District 9

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): NCB 17600 - Block 010 - Lot 27

Legend

- Subject Properties ——— (1.691 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
(09/16/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011194 S ERZD

Hearing Date: November 1, 2011

Property Owner: Promenade at Encino Commons, Ltd.

Applicant: BLN Properties No. 5, LLC

Representative: Klove Engineering, LLC (Kevin Love)

Location: 21040 North US Hwy 281; Located northeast of the intersection of North Highway 281 and East Evans Road.

Legal Description: Lot 27, Block 10, NCB 17600

Total Acreage: 1.691

City Council District: 9

Case Manager: Brenda Valadez, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the October 18, 2011 public hearing.

Proposed Zoning Change

Current Zoning: "C-3 ERZD MLOD" General Commercial Edwards Recharge Zone Military Lighting Overlay District

Requested Zoning: "C-3 S ERZD MLOD" General Commercial Edwards Recharge Zone Military Lighting Overlay District with a Specific Use Authorization for a Car Wash

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 September 29, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 5, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: None

Planning Team Members: 41 (North Sector Plan)

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property is currently undeveloped. The majority of the property was annexed in 1984, with the small remaining portion being annexed in 1985 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1998 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. A portion of the subject property contains a water quality basin. The applicant is requesting a zoning change in order to allow the construction of a car wash over the Edwards Recharge Zone.

Topography: The property has an abundance of grasses with a slight slope. A portion of the subject property also appears to be within the 100 year floodplain.

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: C-3
Current Land Uses: Bank

Direction: South
Current Base Zoning: C-3
Current Land Uses: Restaurant

Direction: East
Current Base Zoning: C-3
Current Land Uses: Vacant land and a Gym

Direction: West
Current Base Zoning: C-3
Current Land Uses: Bank and Pharmacy

Overlay and Special District Information: 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: North Highway 281
Existing Character: Freeway; 6 lanes
Proposed Changes: None known.

Thoroughfare: East Evans Road
Existing Character: Primary Arterial Type A; 2 lanes in each direction
Proposed Changes: None known

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

Traffic Impact: A Traffic Impact Analysis is not required.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan area, and is identified as Regional Center 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:

Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of surrounding properties are zoned for commercial uses and contain said types of uses. Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current C-3 district (that is consistent with the sector plan) and has a site plan that accommodates appropriate vehicular circulation.

3. Suitability as Presently Zoned:

The existing C-3 zoning district is suitable. The requested Specific Use Authorization for a car wash is necessitated by the presence of the Edwards Recharge Zone District requirements

4. Health, Safety and Welfare:

The attached SAWS report outlines potential water quality concerns with the proposed car wash use. Staff has found no evidence of likely adverse impacts on the health, safety and welfare of the surrounding community, provided the SAWS recommendations are followed.

5. Public Policy:

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, the Garrison Commander did not review the rezoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.

6. Size of Tract:

The subject property is 1.691 acres, which should be able to reasonably accommodate the proposed commercial use with adequate spaces for parking and loading as shown on the requisite site plan.

7. Other Factors:

SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 59% on the site.

DEVELOPMENT SERVICES
RECEIVED

2011 SEP 30 AM 9: 22

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

To: Zoning Commission Members

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

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Patricia M. Garza, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2011194 (Commercial Development)

Date: September 21, 2011

SUMMARY

A request for a change in zoning has been made for an approximate 1.691-acre tract located on the city's north side. A change in zoning from **C-3 ERZD** to **C-3 S ERZD** is being requested by the applicant, BLN Properties No. 5, LLC, through his engineer Mr. Kevin Love of KLOVE Engineering, LLC. During SAWS' review of the building permit it was noted that the subject property was not properly zoned for the proposed business on the subject property. Therefore the change in zoning has been requested to allow for the development of a car wash. The subject property is classified as a category 1 property.

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

LOCATION

The subject property is located in City Council District 9, at 21040 N US Hwy 281 north of Evans Road. The entire tract lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-3 ERZD to C-3 S ERZD this will allow for the construction of the proposed Bee Clean Car Wash. Currently the site has been cleared and graded.

2. Surrounding Land Uses:

The subject property is surrounded by commercial development, associated parking and driveways.

3. Water Pollution Abatement Plan:

The Promenade at Encino Common Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on August 21, 2006. The plan submittal covered an overall 4.801 acre of land that includes the subject property requesting rezoning. According to the geologic assessment in the WPAP, there were no sensitive geologic features located on the site. The best management practice or water quality basin was constructed with phase I of the overall TCEQ project no.2533.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on September 22, 2011, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a single parcel part of a multi-phased project, currently undeveloped, approximately 1.424 acres in area. Two water quality basins, one for the subject site and a larger basin treating adjacent properties were observed along the southern edge of the site.

No significant exposure of bedrock was observed throughout the property. The entire site was observed to be disturbed by previous site clearing and mass grading activity. The entire site was observed to be covered with several feet of imported fill material. The site appeared to slope slightly to the south and southeast. Stormwater occurring on the subject site would drain to the southeast towards an unnamed tributary to West Elm Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick. Due to the disturbed nature of the subject site, the local geology could not be visually confirmed.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. The capture of detergents and chemicals used in the carwash process.
2. The proper containment of the first one and a half inch of stormwater run-off to the existing permanent best management practice on site.

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The applicant agrees not to exceed 59% impervious cover for the entire site and has agreed to deed restrict the property in order to limit the impervious cover.
2. The car wash bay shall have a sump.
3. All wash water must be recycled or the proper permits obtained to allow for the discharge of wash water to the sanitary sewer system.
4. Due to the multi-phase project the applicant shall verify the operation of the existing permanent best management practice as designed by the engineer for the subject site prior to building permit release.
5. As a secondary safety measure the water quality basin shall be positioned and the site graded to capture the runoff from 100% of the facility.
6. Land uses that require an industrial designation, per the permitted use table shall not be allowed on the project site.

7. 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 Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
8. 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.
9. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
10. 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, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

General Recommendations

1. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
2. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.

3. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
4. 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.
5. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Zoning Commission Members
Z2011194 (Commercial Development – Bee Clean Car Wash)
Page 6

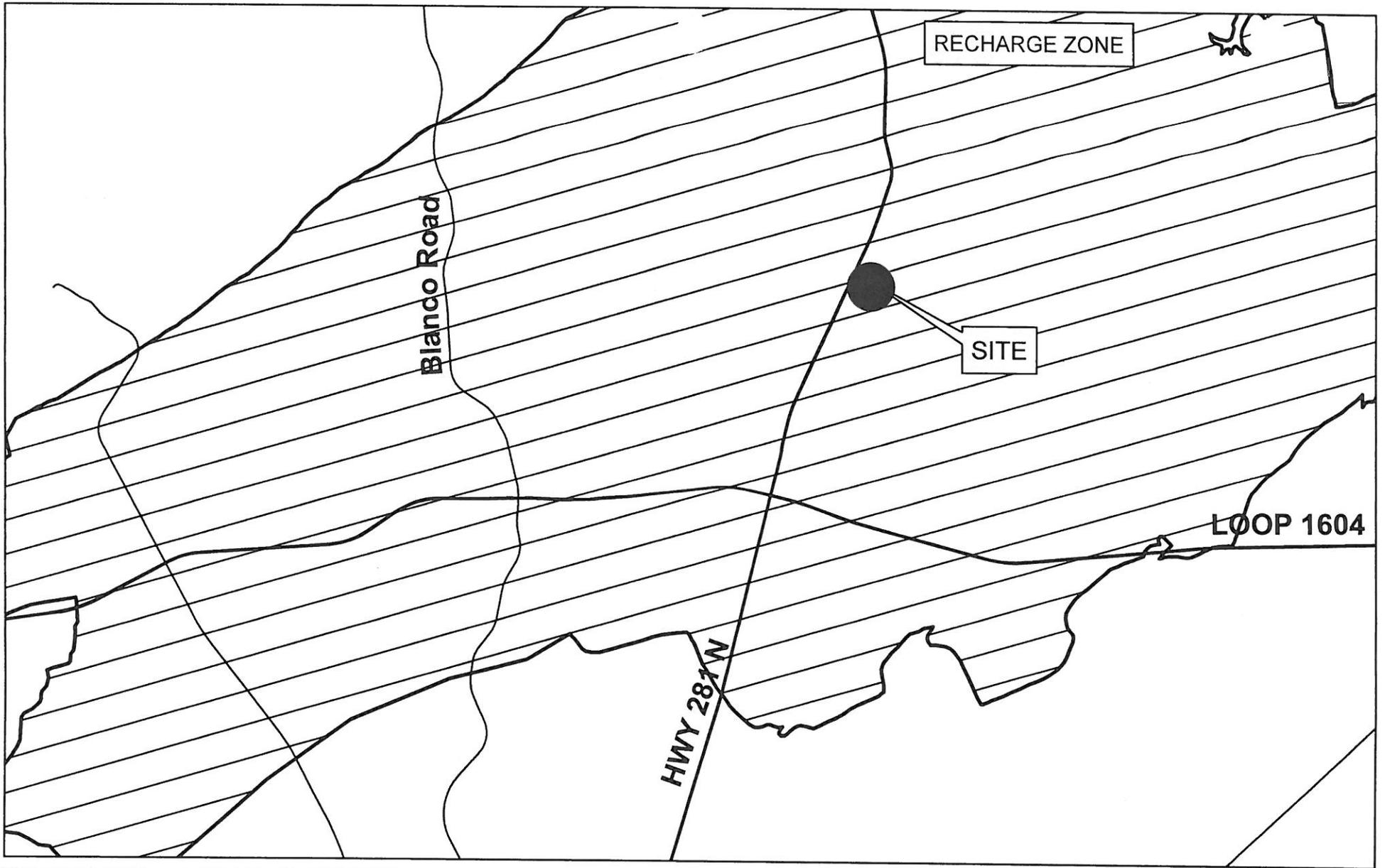
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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


Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director
Resource Protection & Compliance Department

KMN:PMG



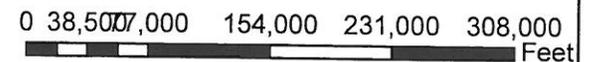
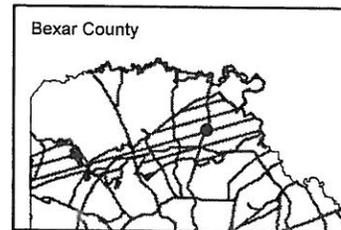
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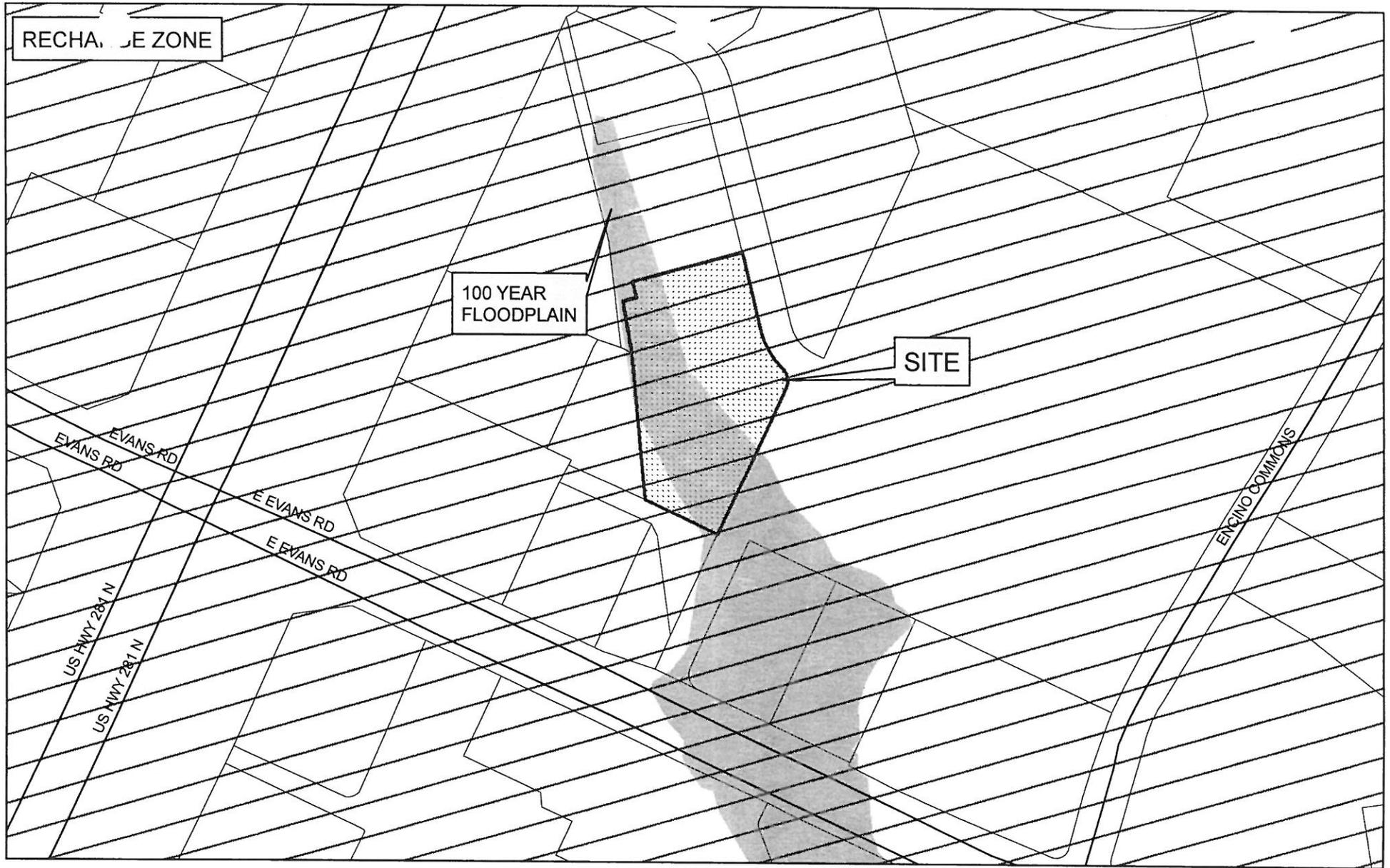
FIGURE 1

Bee Clean Car Wash
aka Promenade at Encino Commons - Phase II

Map Book Page & Grid: 483 D6

Map Prepared by Aquifer Protection & Evaluation PMG 09/19/2011





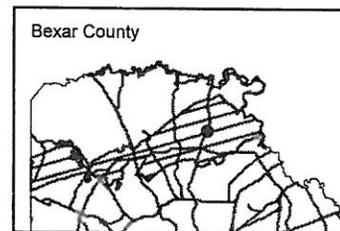
Zoning Case Number: Z2011194

FIGURE 2

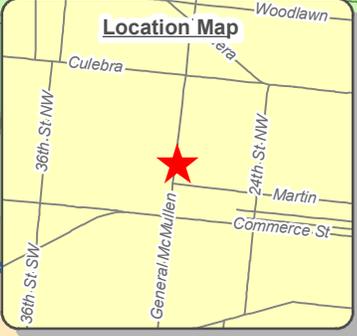
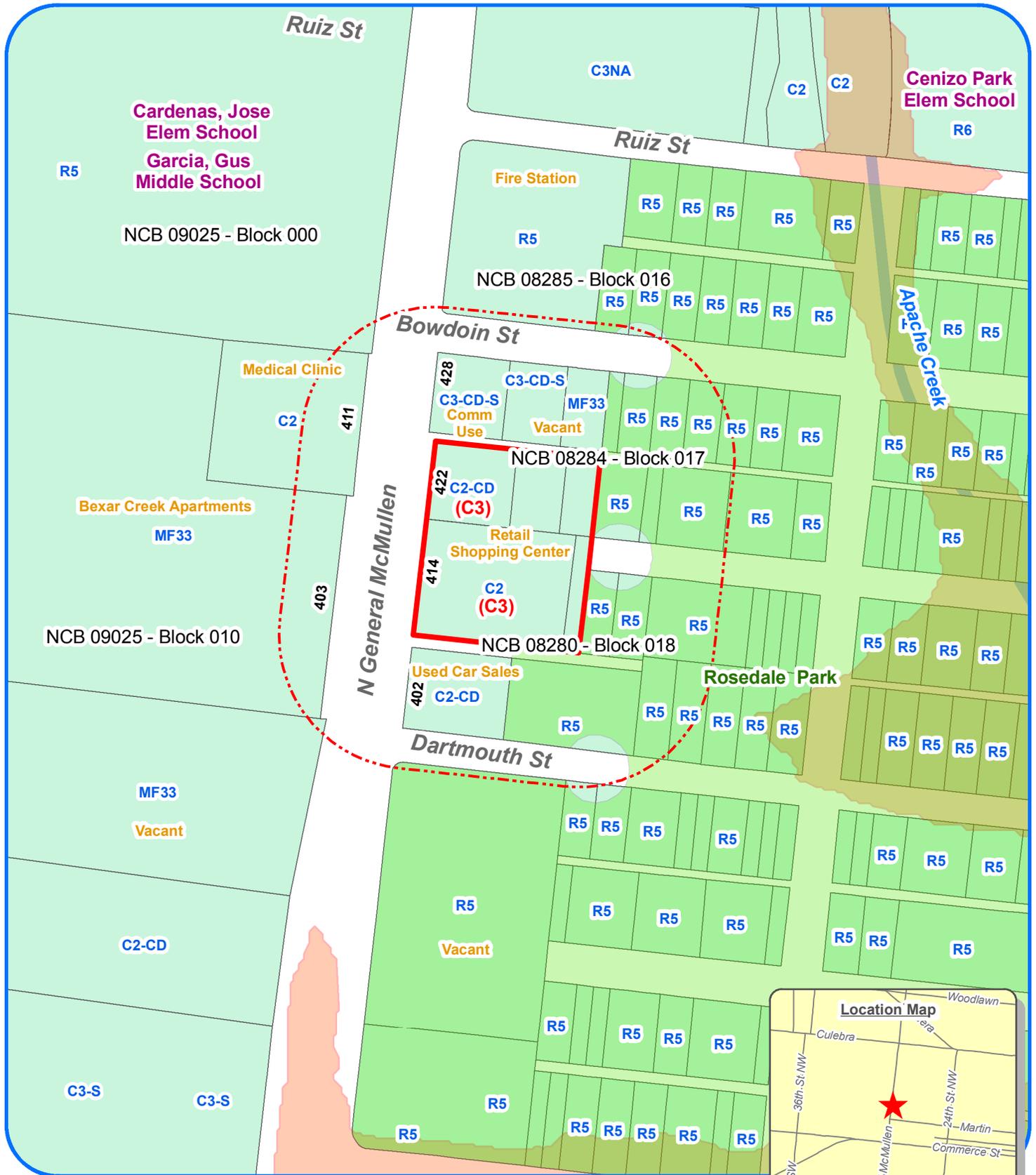
Bee Clean Car Wash
aka Promenade at Encino Commons - Phase II

Map Book Page & Grid: 483 D6

Map Prepared by Aquifer Protection & Evaluation PMG 09/19/2011



0 38,500 75,000 154,000 231,000 308,000 Feet



Zoning Case Notification Plan

Case Z-2011-135

Council District 5

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): NCB 08284 - Block 017 - Lots 15 thru 24 and NCB 08280 - Block 018 - Lots 34, 49 and Parcel P-100

Legend

- Subject Properties (1.756 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
 (08/02/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011135

Hearing Date: November 1, 2011

Property Owner: Mireles Properties, LLC.

Applicant: Lupe Mireles

Representative: Jose Gallegos

Location: 414, 418 and 422 North General McMullen Drive

Legal Description: Lot 34, Block 18, NCB 8280 together with that portion of Colby Street adjacent to and north of Lot 34 abandoned by Ordinance No. 98915 of the City of San Antonio (also known as P-100 by the Bexar County Appraisal District), Lot 49, Block 18, NCB 8280, and Lots 15 through 24, Block 17, NCB 8284

Total Acreage: 1.7562

City Council District: 5

Case Manager: Andreina Dávila-Quintero, Planner

Case History: This is the third public hearing for this zoning case. The applicant requested this case be postponed on May 19, 2011. On July 15, 2011, the applicant submitted a request for this case to be scheduled for the August 16, 2011 Zoning Commission Public Hearing. The case was continued from the August 16, 2011 Zoning Commission Public Hearing. The case was continued from the September 6, 2011 Zoning Commission Public Hearing due to lack of quorum. The case was continued from the September 20, 2011 Zoning Commission Public Hearing per request of the applicant.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Mini-Storage Units

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 29, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 3, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 12, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 35

Neighborhood Associations: Prospect Hill Neighborhood Association. The Loma Vista Neighborhood Association is located within two hundred (200) feet of the subject properties.

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject properties were annexed on August 3, 1944 (Ordinance No. 1258), and were zoned “JJ” Commercial District and “C” Apartment District. Upon the adoption of the 2001 UDC, the previous base zoning districts were converted to the “I-1” General Industrial and “MF-33” Multi-Family Residential districts, respectively. In February 2002, the current property owner submitted a request to rezone the northern half of the subject properties (Lots 15 through 24, Block 17, NCB 8284) to “C-3” General Commercial district; however, on April 11, 2002, the City Council approved “C-2 CD” Commercial District with a Conditional Use for Mini-Storage Units (Ordinance No. 95609) rather than the “C-3” General Commercial District requested by the owner. Thereafter, on January 8, 2004, the City Council approved the rezoning of the southeast portion of the subject properties (Lots 31 through 34, Block 18, NCB 8280) to “C-2” Commercial District (Ordinance No. 98679). On March 4, 2004, the City Council approved the abandonment of an unimproved portion of Colby Street public right-of-way in the Rosedale Park Addition immediately adjacent to the park and abutting the subject properties. On May 25, 2004, Lots 25 through 33 and the portion of Colby Street immediately to the north of these lots were replatted into Lot 49 (Volume 9561, Page 86, Deed and Plat Records of Bexar County, Texas). Lastly, on May 17, 2007, the City Council approved the rezoning of the southwest portion of the subject properties (Lot 49, Block 18, NCB 8284) to “C-2” Commercial District.

The subject properties consist of a retail shopping center with three (3) buildings (414, 418 and 422), which were built between 2002 and 2004 according to the Bexar County Appraisal District.

Topography: The subject properties do 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 CD S” General Commercial with a Conditional Use for Heavy Equipment Repair and a Specific Use Authorization for a Contractor Facility, and “MF-33” Multi-Family Residential districts

Current Land Uses: Commercial use and vacant

Direction: South

Current Base Zoning: “C-2 CD” Commercial with a Conditional Use for Auto Sales and “R-5” Single-Family Residential districts

Current Land Uses: Used Car Sales and Rosedale Park

Direction: East

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

Current Land Uses: Rosedale Park

Direction: West

Current Base Zoning: “C-2” Commercial and “MF-33” Multi-Family Residential districts

Current Land Uses: Medical Clinic and Apartments

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

Transportation

Thoroughfare: North General McMullen Drive

Existing Character: Primary Arterial Type A, three (3) lanes each way with a median or center lane

Proposed Changes: None known

Public Transit: VIA bus lines 79 and 524 operate along General McMullen in front of the subject properties with bus stops located at the intersections of North General McMullen and Dartmouth Street, and Ruiz Street. VIA bus line 524 terminates at the Crossroads Park and Ride facility.

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: Table 526-3 of the UDC establishes the minimum and maximum number of parking spaces required on a property. The number of parking spaces required on the subject property will be determined by the existing and proposed uses, as well as the size of the structures.

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 properties are not within a Neighborhood or Community Plan. However, one (1) of the goals of the City’s Master Plan is to ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas. The subject properties have a range of service, retail and office uses that are consistent with the current “C-2” Commercial base zoning district, and are compatible with the surrounding land uses and zoning districts. The proposed “C-3” General Commercial zoning district would allow uses that are more intense in nature, and will have a greater impact on the surrounding areas. With Rosedale Park, Jose Cardenas Elementary School, Gus Garcia Middle School and Bexar Creek Apartments, all of which are located within two hundred (200) feet of the subject properties, it is staff’s professional opinion that the proposed “C-3” General Commercial zoning district is neither appropriate for the subject properties, nor consistent with the City’s Master Plan.

2. Adverse Impacts on Neighboring Lands:

The proposed “C-3” General Commercial zoning district is designed to provide for more intense uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, hospitals and wholesalers, among others. Due to its classification, the “C-3” General Commercial base zoning district is best located at intersections of major arterials and within commercial nodes. With the exception of the properties to the north, the subject properties are surrounded by zoning districts and uses that are less intense than the range of uses allowed in the proposed “C-3” General Commercial zoning district, and which are more compatible with the existing “C-2” Commercial District. The proposed “C-3” General Commercial District would allow land uses that will adversely impact the neighboring properties to the east (Rosedale Park) and west (Bexar Creek Apartments), as well as other properties within the vicinity. Samples of incompatible uses include bars, nightclubs, auto sales and repair facilities.

3. Suitability as Presently Zoned:

The “C-2” Commercial zoning 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. The existing retail shopping center has a variety of service, retail and office uses, which are compatible with the current “C-2” Commercial base zoning district. The subject properties may continue to be used as a retail shopping center with the current zoning district. Moreover, the applicant has the option to apply to rezone the subject properties (in whole or in part) with a conditional use for an assortment of uses that are best suited in a more intensive commercial district without altering the base zoning districts of the subject properties, or character of the area.

4. Health, Safety and Welfare:

The approval of the requested “C-3” General Commercial zoning district would allow more intense commercial uses increasing traffic, noise, and lighting in the area. In addition, staff has found no evidence that a substantial public need exists for the proposed rezoning.

5. Public Policy:

In 2007, the City Council directed city staff to initiate the rezoning of the North General McMullen area between Culebra Road to the north and West Commerce Street to the south due to the incompatibility of existing land uses with the zoning districts that resulted from the adoption of the 2001 UDC. The intent was to downzone properties to a less intense zoning district so that the properties are brought into compliance with the current provisions of the UDC. In addition, the intention of the down-zoning of these properties was to provide the most appropriate zoning to the current land uses, and thus, protect current business owners from future non-conforming uses. This rezoning case resulted in a number of properties fronting North General McMullen Drive being downzoned to the lowest intense zoning district possible depending on the existing business and uses on site. The majority of the southern half of the subject properties was subject to the North General McMullen area rezoning case. Due to the existing retail and service type uses, this portion of the subject properties was downzoned to "C-2" Commercial District.

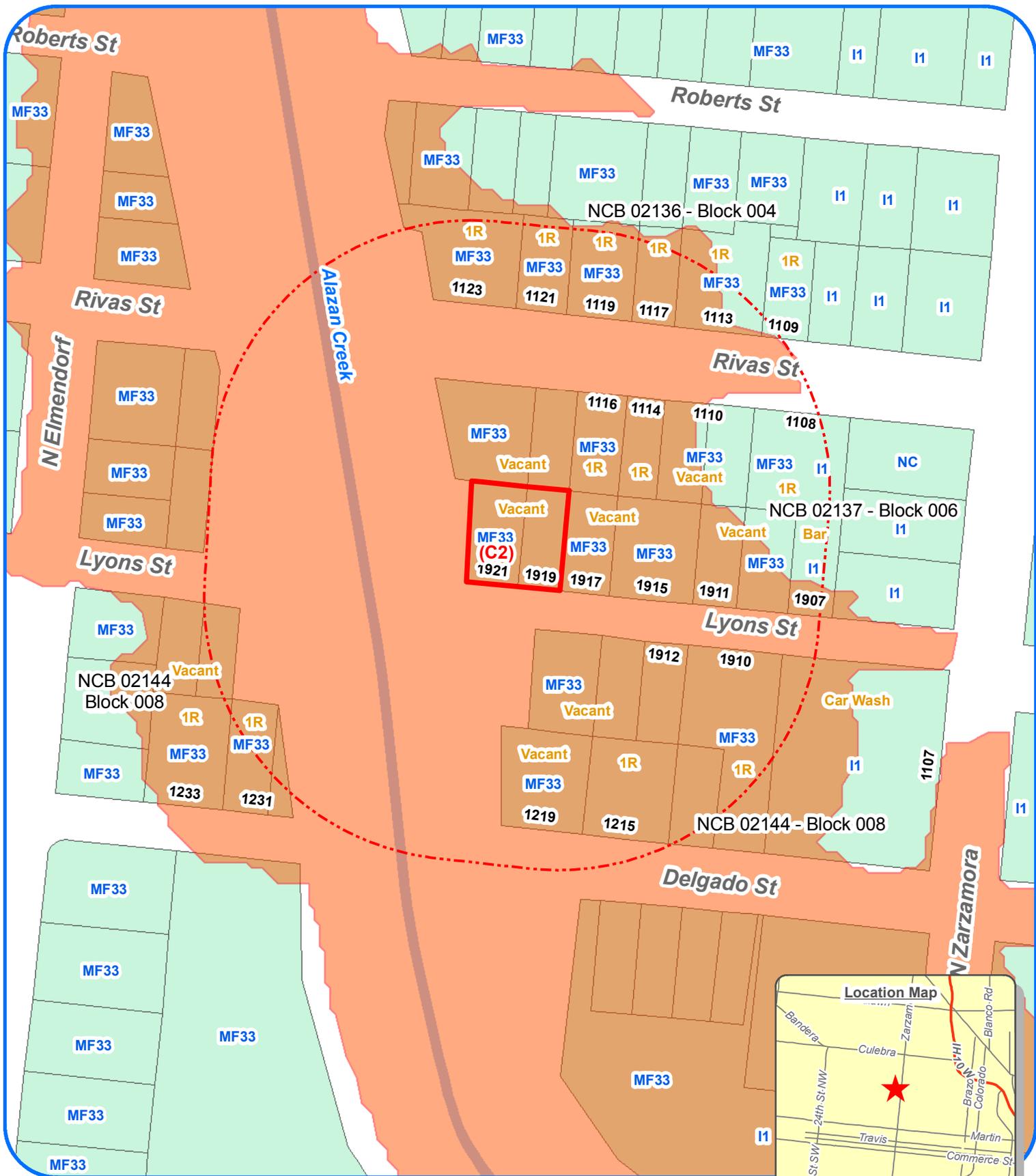
6. Size of Tract:

The subject properties comprise of a total area of approximately 1.76 acres, which is adequate size for the existing and proposed zoning districts. Additionally, the subject properties comply with the 20-foot minimum lot street frontage requirement of the "C-2" Commercial and "C-3" General Commercial base zoning districts as established by the UDC.

7. Other Factors:

Since the adoption of the 2001 UDC, the subject properties have been rezoned multiple times, all of which resulted in the subject properties having the "C-2" Commercial zoning district. At present, there have been no significant changes within the area or changes in development patterns that result in the need of a higher zoning classification than what already exists.

Furthermore, while the subject properties are not located within a Neighborhood or Community Plan, it should be noted that in 2011, the City adopted the West/Southwest Sector Plan that extends to the west side of North General McMullen Drive. Per the West/Southwest Sector Plan, the properties to the west of the subject properties are within the General Urban Tier, which is characterized as urbanized areas where frequent and/or attached retail services are appropriate. Within the General Urban Tier, the highest zoning district allowed is "C-2" Commercial District. While staff recognizes that the subject properties are not located within the boundaries of this land use plan, it is appropriate planning practice to recommend that both block-faces develop in a cohesive, thoughtful pattern. Therefore, the proposed "C-3" General Commercial zoning district is also inconsistent with the recommended future development along North General McMullen Drive.



Zoning Case Notification Plan

Case Z-2011-196

Council District 5
 Scale: 1" approx. = 100 ft.
 Subject Property Legal Description(s): NCB 02137 - Block 006 - Lots 30 and 31

Legend

- Subject Properties (0.1186 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
 City of San Antonio
 (10/06/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011196
Hearing Date: November 1, 2011
Property Owner: Jose R. Gonzalez
Applicant: Alfredo C. Esparza
Representative: Alfredo C. Esparza
Location: 1919 and 1921 Lyons Street
Legal Description: Lot 30 and Lot 31, Block 6, NCB 2137
Total Acreage: 0.1186
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the second public hearing for this zoning request. The case was continued from the October 18, 2011 meeting.

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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 5, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 29, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 35

Neighborhood Associations: Gardendale Neighborhood Association and Prospect Hill Neighborhood Association within 200 feet

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "C" Apartment District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "MF-33 AHOD" Multi-Family Airport Hazard Overlay District.

Topography: The subject property is relatively flat and has physical characteristics that are likely to affect development. The overall scale of any development will be somewhat limited due to the presence of Alazan Creek and the resulting flood plain. According to the most recent 100-year FEMA flood map, the subject property is located entirely within the floodplain.

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Vacant Land

Direction: East

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

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: Alazan Creek

Current Land Uses: Alazan Creek

Direction: South

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

Current Land Uses: Vacant Land and Alazan Creek

Transportation

Thoroughfare: Lyons Street (Dead-end Street)

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

Public Transit: The VIA number 520 bus line operate along North Zarzamora Street.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. Since surrounding properties are vacant and undeveloped and due to the presence of the floodplain unlikely to be developed with the uses for which they are zoned.

3. Suitability as Presently Zoned:

Staff supports rezoning the property to a commercial designation. The property's current "MF-33 AHOD" Multi-Family Airport Hazard Overlay District is not appropriate as the property is not likely to be used for residential development. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Should the zoning change be approved, a 30-foot rear building setback and 10-foot side building setback will be required where the subject property abuts residential zoning or uses. These development standards will serve to mitigate the possible effects of increased noise and traffic on the subject property. The City's Public Works Department will examine adverse stormwater impacts on the surrounding properties at the time of platting and building permits.

5. Public Policy:

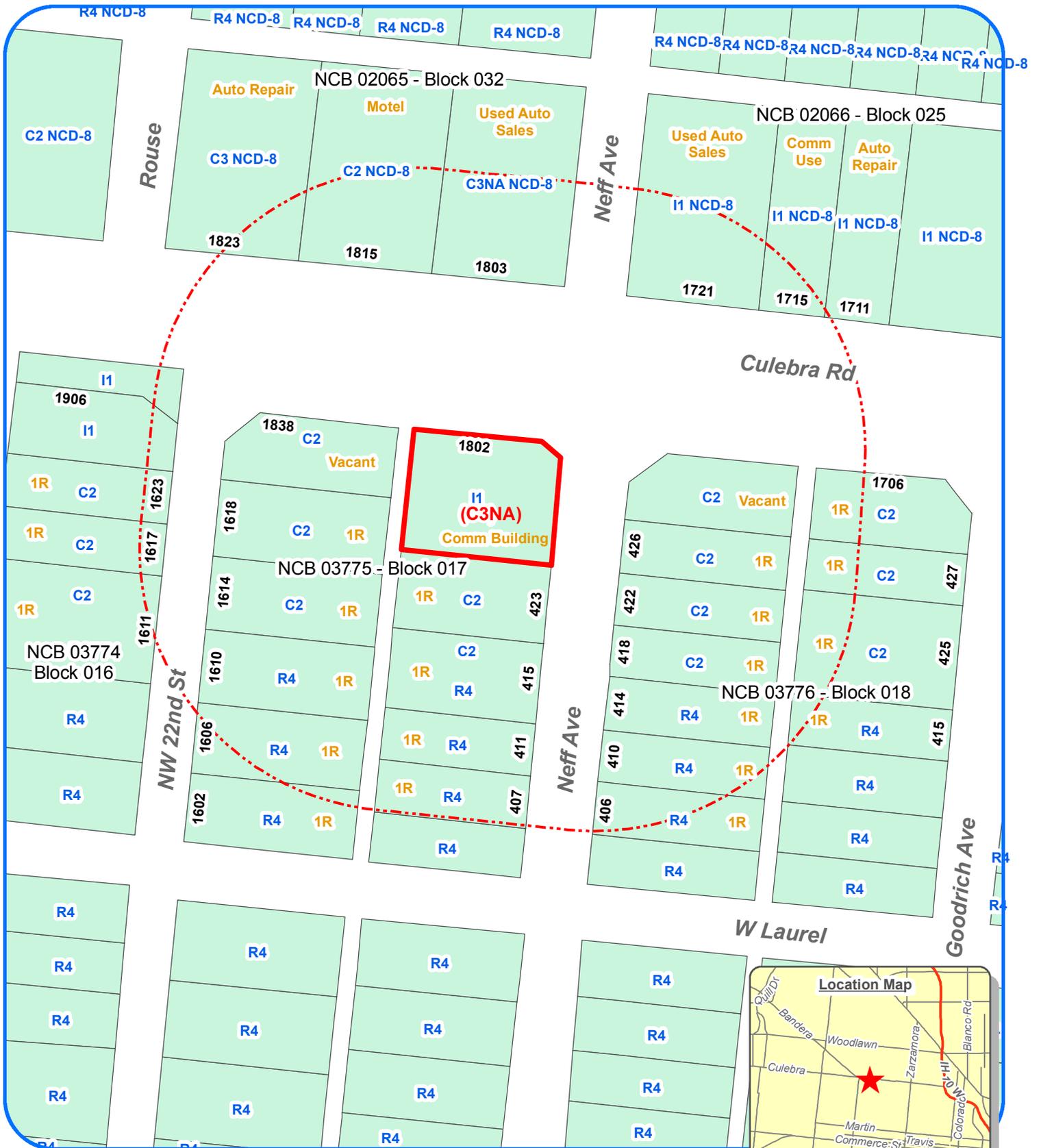
The request does not appear to conflict with any established public policy.

6. Size of Tract:

The subject property is 0.1186 acres, which should be able to reasonably accommodate the proposed use.

7. Other Factors:

The subject property falls within the 100 year flood plain and is not developable for other uses. Existing flood plains and topography suggest commercial uses at this location may be the most reasonable use to this site. Flood plain development permits will be required by the City's Public Works Department, and the applicant will need to demonstrate that unflooded access can be provided to the property.



Zoning Case Notification Plan

Case Z-2011-200

Council District 5

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 03775 - Block 017 - Lot 19

Legend

- Subject Properties ——— (0.3196 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
(09/21/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011200
Hearing Date: November 1, 2011
Property Owner: Douglas C. Gonzalez
Applicant: Alfredo C. Esparza
Representative: Alfredo C. Esparza
Location: 1802 Culebra Road
Legal Description: Lot 19, Block 17, NCB 3775
Total Acreage: 0.3196
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the second public hearing for this zoning request. The case was continued from the October 18, 2011 meeting.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 5, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 29, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 38

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "F" Local Retail District. In a 1966 case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: South

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

Current Land Uses: Single-Family Dwelling

Direction: West

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

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: East across Feff Avenue

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

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: North across Culebra Road

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

Current Land Uses: Commercial Use

Transportation

Thoroughfare: Culebra Road

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

Proposed Changes: None known.

Thoroughfare: Neff Avenue

Existing Character: Local Access Street one lane in each direction

Proposed Changes: None known.

Public Transit: The VIA number 282 and 288 bus lines operate along Culebra Road.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area. The request is consistent with existing zoning scheme of the area which has "C-2", "C-3" and "I-1" districts.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. Surrounding existing land uses are commercial in character and the proposed zoning change is consistent with these uses.

3. Suitability as Presently Zoned:

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

conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District is not appropriate for the area. The "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District will provide an opportunity for a reuse of the existing building and will be consistent with the current uses along Culebra Road. The rezoning request to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District is a less intense use than the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District.

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 "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking. The property is currently developed with a 2,450 square foot commercial building built in 1974.

7. Other Factors:

District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011204
Hearing Date: November 1, 2011
Property Owner: Beaver Meadows Properties, Ltd.
Applicant: Beaver Meadows Properties, Ltd.
Representative: Brown & Ortiz, P. C. (James Griffin)
Location: 7222, 7226 and 7230 Briar Place
Legal Description: Lots 9, 10, 11 and the south 11.55 feet of Lot 8, Block 3, NCB 9475
Total Acreage: 0.5207 of an acre
City Council District: 3
Case Manager: Micah Diaz, 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 and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 30, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 14, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: Harlandale Park Neighborhood Association

Planning Team Members: 14 – Stinson Airport Vicinity Land Use Plan

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was annexed in 1947 (Ordinance 4745), and was originally zoned "C" Apartment District. In a 1997 case, Lot 8 was rezoned to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "MF-33" Multi-Family District and "C-1" Light Commercial District, respectively. The subject property consists of three full lots (Lots 9-11) and a

partial portion of a fourth lot (Lot 8); therefore platting may be required prior to the issuance of building permits. Staff was unable to identify a recorded plat that created the properties current configuration. According to the Bexar County Appraisal District, the existing structure measures approximately 2,590 square feet in size and was built in 1997. Medical clinics were permitted in the previous "C" Apartment District; however, the use became nonconforming when the 2001 Unified Development Code was adopted.

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-1" Light Commercial District, "MF-33" Multi-Family District, and "I-1" General Industrial District

Current Land Uses: undeveloped land, parking lot, single-family residence, and storage

Direction: East

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

Current Land Uses: Single-family residences, churches, WIC clinic, and appliance sales

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Single-family residences

Direction: West

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

Current Land Uses: Harlandale Park, undeveloped land, and a trade 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: Briar Place and Vado Place West

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

Proposed Changes: None known

Thoroughfare: Emilie Street and Green Oak

Existing Character: Local streets; one lane in each direction; dead end into commercial development

Proposed Changes: None known

Thoroughfare: Southwest Military Drive and South Flores Street

Existing Character: Arterial thoroughfares

Proposed Changes: None known

Public Transit: Multiple VIA bus lines operate along Military Drive and Flores Street, with stops in close proximity to the subject property.

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

Parking Information: Off-street vehicle parking requirements for medical clinics are determined by the Gross Floor Area (GFA) of the building. The proposed structure will be required to provide between 15.225 and 60.9 spaces.

Minimum: 1 parking space per 400 square feet of GFA

Maximum: 1 parking space per 100 square feet of GFA

Staff Analysis and Recommendation: Denial, with an alternate recommendation of “O-1” Office District.

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

1. Consistency: The subject properties are located in the Stinson Airport Vicinity Land Use Plan area, and are currently identified “Low Density Residential” in the Future Land Use component of the plan. The zoning request is not consistent with the adopted land use designation; therefore, the applicant also requests amending the designation to “Community Commercial”. Staff recommends denial; Planning Commission recommends denial of the requested “Community Commercial” designation with an alternate recommendation of approval for a “Neighborhood Commercial” designation.

Community commercial land uses are most appropriately located at intersections of arterial thoroughfares and should provide landscape buffering when adjacent to residential uses. The properties located along Military Drive and South Flores Street are part of an existing Community Commercial node; however, the subject properties extend into a residential area and are surrounded by residential uses on three sides.

The property is well suited for low-intensity office uses, such as the existing dental clinic. Many low-intensity office and service uses are permitted in the “O-1” Office District, which is consistent with the “Neighborhood Commercial” land use designation. The applicant has expressed uncertainty when approached with these alternate zoning and land use options, but has not explained why these alternatives are not feasible.

2. Adverse Impacts on Neighboring Lands: The existing use and proposed expansion are not likely to create adverse impacts on the surrounding properties. However, the requested “C-2NA” district allows a wide range of retail and service uses that could increase traffic, lighting, and noise which would negatively impact neighboring residences. A few additional uses that are permitted in the “C-2NA” that are not permitted in the “O-1” district include billiard hall, miniature golf, oil/lube/tune-up shop, tire repair, large appliance repair, gas station, retail store, and gunsmith. The wide range of uses permitted in the requested zoning district is too intense for the subject property’s location; while the uses permitted in the “O-1” district are better suited for the area.

3. Suitability as Presently Zoned: The existing multi-family zoning may be appropriate for the subject properties given their location at the periphery of a low-density residential neighborhood as well as their proximity to major commercial corridors and the intersection of two major thoroughfares. However, the existing zoning is not consistent with the adopted low-density residential land use designation. Also, the existing office development makes future residential construction unlikely.

4. Health, Safety and Welfare: Increased vehicle traffic that would likely accompany the variety of retail uses permitted in the “C-2NA” district may pose a threat to the public health, safety and welfare of the neighborhood surrounding the subject property.

5. Public Policy: The requested zoning is inconsistent with the adopted land use plan. Additionally, the proposed use may be accomplished through approval of a lower-intensity plan amendment and zoning change request.

6. Size of Tract: Should the subject property area be platted into a single lot, it will be of sufficient size to accommodate the proposed clinic use, building expansion, and required parking. However, the existing individual lots are not adequate for most types of commercial development.

7. Other Factors: The requested “C-2NA” district is inappropriate for properties abutting residential uses unless significant buffering and other protective measures are taken. Unlike building setback requirements which are triggered by the abutting zoning district and the existing use, buffers are triggered by zoning district only. Therefore, the City cannot require or enforce installation of landscape buffers because none are required when the “C-2NA” district abuts properties with multi-family zoning.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011182 CD

Hearing Date: November 1, 2011

Property Owner: Juan & Maria Gomez

Applicant: Juan Gomez

Representative: Christopher Shahan

Location: 208 Hope Drive

Legal Description: Lot 8, Block 1, NCB 11500

Total Acreage: 0.2324

City Council District: 7

Case Manager: Micah Diaz, Planner

Case History: This is the first public hearing for this zoning case. Although this case was previously scheduled for the October 18th public hearing, it was pulled from that agenda by staff due to a notification error.

Proposed Zoning Change

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

Requested Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than 16 residents

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 September 16, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 23, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 30, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: Woodlawn Hills

Planning Team Members: 37 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (per Ordinance 18115), and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-6" Residential Single-Family District. The subject property was platted in 1955 (volume 3700, page 50). According to the Bexar County Appraisal District, the existing residence was constructed in 1974 and measures approximately 2200 square feet in size.

Topography: The subject property slopes significantly to the northeast.

Adjacent Zoning and Land Uses

Direction: All directions

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

Current Land Uses: Single-family residences

Direction: Northeast

Current Base Zoning: "R-6 CD" Residential Single-Family District with a Conditional Use for a Boarding Home for the Elderly

Current Land Uses: Assisted living facility (licensed for 11 beds by the State of Texas)

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: Hope Drive, Faith Drive, and Sherril Brooks Drive

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

Proposed Changes: None known

Thoroughfare: Benrus Boulevard

Existing Character: Collector; one lane in each direction

Proposed Changes: None known

Public Transit: Multiple VIA bus lines operate in the area surrounding the subject property; however, there are no stops in the immediate vicinity of the 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: On-site parking requirements for assisted living facilities are determined by the number of resident rooms.

Minimum – 0.3 parking space per room

Maximum – 1 parking space per room

The applicant proposes 12 residents, housed in 6 rooms. Therefore, the proposed use will be required to provide at least 2, but not more than 6, delineated parking spaces (including one ADA van-accessible parking and loading space).

Staff Analysis and Recommendation: Denial.

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

1. Consistency: The subject property is located within the North Sector Plan area. The subject property is located within the "Suburban Tier" in the future land use component of the sector plan. Both the current and requested zoning are consistent with the land use designation.

2. Adverse Impacts on Neighboring Lands: The conditional use 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.

Staff supports continued use of the subject property as an assisted living facility with five or fewer residents. However, significantly increasing the number of residents at the subject property may be contrary to the character of the surrounding neighborhood. Additionally, a separate assisted living facility (operating with a State license for eleven residents) is located less than 200 feet from the subject property.

3. Suitability as Presently Zoned: The existing single-family zoning district permits assisted living facilities, community homes, and boarding homes with five or fewer residents, such as the one currently operated on the subject property. The purpose of the requested zoning change is to allow more than five, but not more than sixteen, residents in the existing facility. In addition to City regulations, the proposed facility will be subject to State of Texas licensing and inspections.

4. Health, Safety and Welfare: Staff has concerns regarding parking on the subject property. Although the requisite site plan identifies two parking spaces located in the existing circular driveway, the slope of the property may create problems for additional vehicles.

Hope Drive is a narrow, two-lane local street. Over-flow on-street parking may impede traffic in the area.

5. Public Policy: None.

6. Size of Tract: The applicant proposes no new construction on the subject property. The property is of sufficient size for the existing structure and driveway; however, the property's configuration may not accommodate additional on-site parking should it be required.

7. Other Factors: If the facility is permitted to house six or more residents it will be obligated to meet international building code requirements for larger congregated living facilities. Ultimately, the number of residents will be limited by the improvements made (including available parking) and the State of Texas licensing requirements.

Per Section 35-422 of the Unified Development Code, the following conditions apply to all conditional use requests in residential zoning districts:

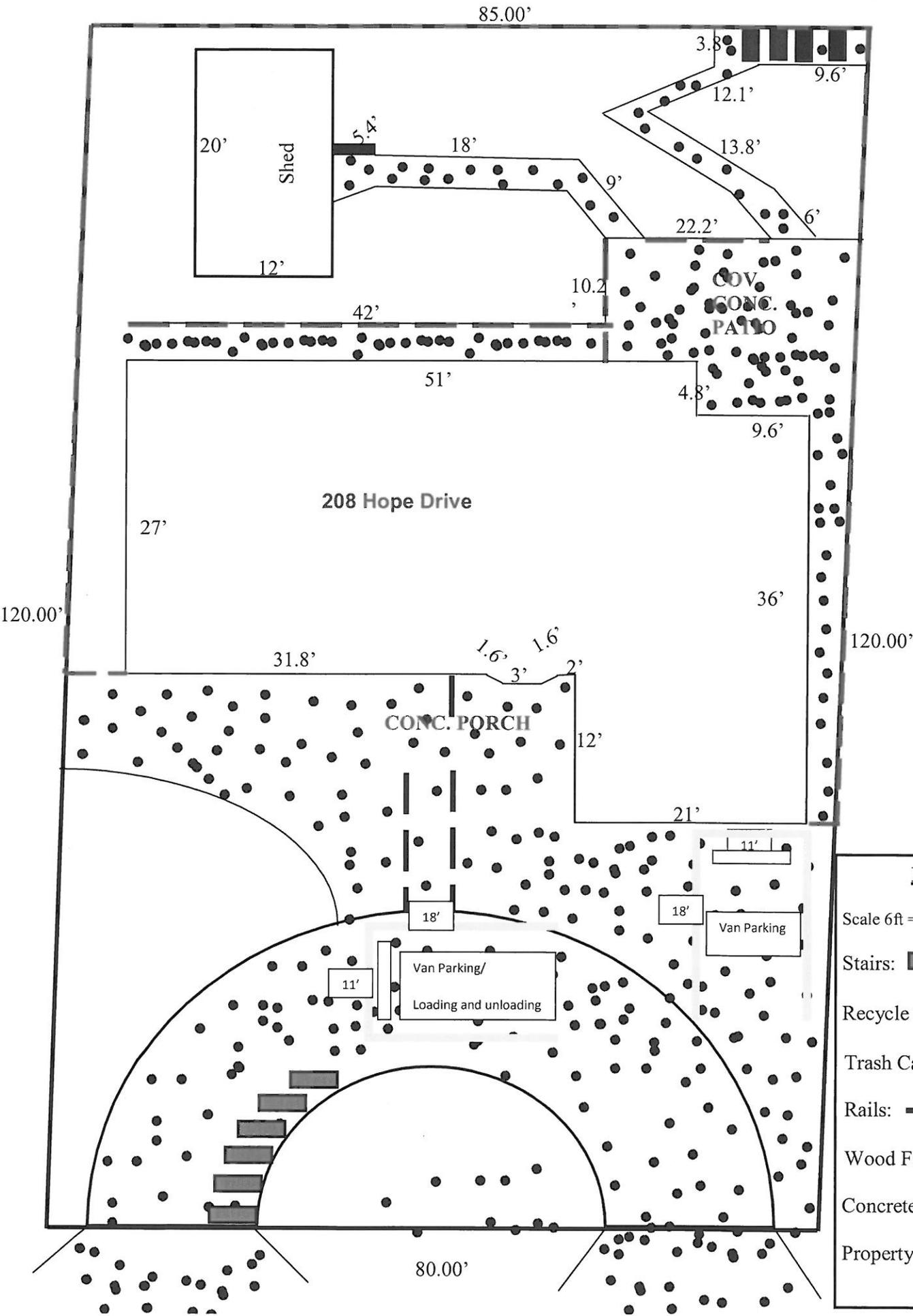
A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

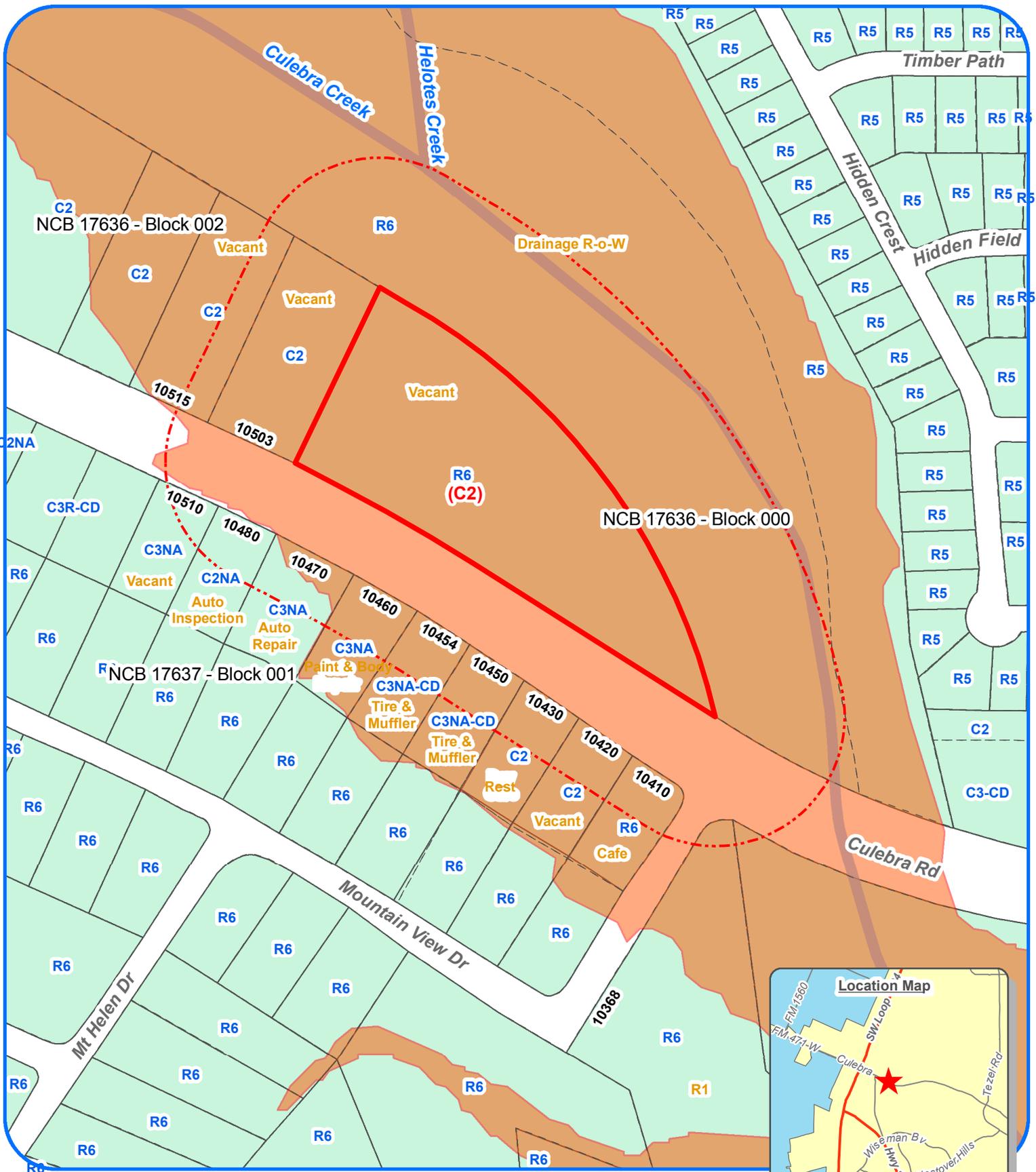
Should the requested zoning be approved, staff recommends waiver of the hours of operation limitation as the facility offers 24-hour care. Additionally, staff recommends the following condition:

1. The facility shall be limited to a maximum of twelve residents.



Legend

- Scale 6ft = .5in
- Stairs: [Stair symbol]
- Recycle Can: [Recycle can symbol]
- Trash Can: [Trash can symbol]
- Rails: [Rail symbol]
- Wood Fence: [Wood fence symbol]
- Concrete: [Concrete symbol]
- Property Line: [Property line symbol]



Zoning Case Notification Plan

Case Z-2011-203

Council District 6
 Scale: 1" approx. = 200 ft.
 Subject Property Legal Description(s): NCB 17636 - Block 000 - Parcel 2

Legend

- Subject Properties ——— (3.7 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
 (09/23/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011203
Hearing Date: November 1, 2011
Property Owner: HRS Partnership
Applicant: Johnny Stevens
Representative: Brown & Ortiz, P. C. (James Griffin)
Location: A portion of the 10400 Block of Culebra Road
Legal Description: Parcel 2, NCB 17636
Total Acreage: 3.7
City Council District: 6
Case Manager: Brenda Valadez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2" Commercial 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 October 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 19, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 28, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: Mountainview Acres Coalition

Planning Team Members: 13 (Northwest Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1984 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. The applicant is requesting a zoning change in order to allow the construction of a fitness center. According to the applicant, the two vacant lots zoned C-2 (10515 and 10503 Culebra Road) located west of the subject property are also part of the proposed development.

Topography: The subject property is relatively flat. The overall scale of any development will be somewhat limited due to the presence of Culebra Creek and the resulting flood plain. According to the most recent 100-year FEMA flood map, the subject property is located entirely within the floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Culebra Creek

Direction: South

Current Base Zoning: C-2 and C-3

Current Land Uses: Commercial Uses and Vacant Land

Direction: East

Current Base Zoning: R-6

Current Land Uses: Culebra Creek

Direction: West

Current Base Zoning: C-2 and C-3

Current Land Uses: Vacant Land and Commercial Uses

Overlay and Special District Information: None

Transportation

Thoroughfare: Culebra Road

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

Proposed Changes: None known.

Public Transit: The nearest VIA busline is the number 606 line which operates along Culebra Road.

Traffic Impact: A Traffic Impact Analysis is required.

Parking Information: Minimum Parking Requirement: 1.5 per 1,000 square feet GFA

Maximum Parking Requirement: 10 per 1,000 square feet GFA

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Northwest Community Plan and is currently designated as “Neighborhood Commercial” in the Future Land Use Plan. The zoning request is inconsistent with the Future Land Use designation. A plan amendment has been initiated to change the land use designation on this property to “Community Commercial”. The plan amendment was recommended for approval at the October 26, 2011 Planning Commission meeting. The Planning and Community Development Department recommends approval of the plan amendment.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested C-2 zoning change on neighboring properties. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

3. Suitability as Presently Zoned:

The existing R-6 zoning is not appropriate for the subject property as it is not likely to be used for a single-family development. The property abuts Culebra Creek to the northeast and is bound by commercial zoning to the west. The proposed commercial development is appropriate and in character with the current zoning and development pattern along Culebra Road.

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 measures 3.7 acres; however the entire tract of land that will accommodate the fitness center development measures 5.694 acres.

7. Other Factors:

The subject property falls within the 100 year flood plain. Existing flood plains and topography suggest commercial uses at this location may be the most reasonable use for this site. Flood plain development permits will be required by the City’s Public Works Department.



Zoning Case Notification Plan

Case Z-2011-207

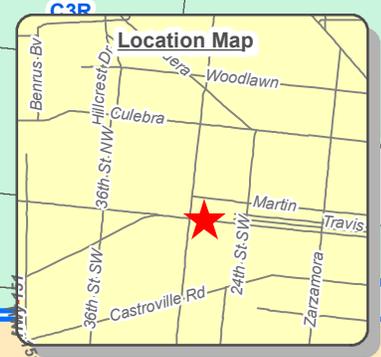
Council District 5

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 08253 - Block 014 - Lots 39 and 40

Legend

- Subject Properties (0.1320 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
(09/26/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011207
Hearing Date: November 1, 2011
Property Owner: Irving Guerrero Aleman
Applicant: Irving Guerrero Aleman
Representative: Irving Guerrero Aleman
Location: 4527 West Commerce Street
Legal Description: Lot 39 and Lot 40, Block 14, NCB 8253
Total Acreage: 0.132
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 19, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 13, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 28, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "F" Local Retail District. In a 1966 case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Canning Company

Direction: West

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

Current Land Uses: Canning Company

Direction: East

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

Current Land Uses: Vacant Single-Family Dwelling

Direction: South across West Commerce Street

Current Base Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Current Land Uses: Commercial Use

Transportation

Thoroughfare: West Commerce Street

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

Proposed Changes: None known.

Public Transit: The VIA number 75 bus line operate along West Commerce Street.

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

Parking Information: Minimum Parking Requirement: 1 per 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 not located within a Neighborhood, Community or Sector Plan area. The request is consistent with existing zoning scheme of the area which has "C-2", "C-3" and "I-1" districts.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. Surrounding existing land uses are commercial in character and the proposed zoning change is consistent with these uses.

3. Suitability as Presently Zoned:

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

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District is not appropriate for the area. The "C-3 AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District will provide an opportunity for a reuse of the property and will be consistent with the current uses along West Commerce Street. The rezoning request to "C-3 AHOD" General Commercial Nonalcoholic Sales Airport Hazard

Overlay District is a less intense use than the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District.

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

6. Size of Tract:

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

7. Other Factors:

The property on August 2, 2011 was issued a Certificate Of Occupancy for an Auto State Vehicle Inspection Station. The property currently has an 8 foot x 20 foot portable building.



Zoning Case Notification Plan

Case Z2011209

Council District 8

Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): NCB 11619 - Block 000 - Tract 8

Legend

- Subject Properties ——— (2.310 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
(10/12/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011209
Hearing Date: November 1, 2011
Property Owner: RJY Villas, LLC (Roseanne Young)
Applicant: Law Office of John B. Low, P. C. (John B. Low)
Representative: Law Office of John B. Low, P. C. (John B. Low)
Location: 7314 Oak Manor Drive
Legal Description: Tract 8, NCB 11619
Total Acreage: 2.316 acres
City Council District: 8
Case Manager: Micah Diaz, 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: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 21, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 28, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 65

Neighborhood Associations: Oakdell Council of Co-Owners

Planning Team Members: 41 – North Sector Planning Team

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1963 (Ordinance 31907) and was originally zoned "Temp A" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The property is developed as an apartment complex with 57 units. According to the Bexar County Appraisal District, construction of the apartments was completed in 1965. The zoning request is intended to bring the existing complex into compliance.

Topography: The property slopes slightly to the south, where it abuts the Oak Hills Golf Course. No portion of the subject property is located within the floodplain.

Adjacent Zoning and Land Uses

Direction: Northwest

Current Base Zoning: "C-2" Commercial District

Current Land Uses: Office, daycare center, communications infrastructure, credit union, and the University of Texas Health Science Center hospital

Direction: Northeast and Southwest

Current Base Zoning: "C-1" Light Commercial District

Current Land Uses: Condominiums and rehabilitation center

Direction: Southeast

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

Current Land Uses: Golf course

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: Oak Manor, Salk and Clinic

Existing Character: Local Streets; one lane in each direction

Proposed Changes: None known

Thoroughfare: Louis Pasteur

Existing Character: Minor Arterial; two lanes in each direction

Proposed Changes: None known

Public Transit: Multiple VIA bus lines operate in the area, along Babcock Road, Louis Pasteur, and Floyd Curl Drive.

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: Off-street vehicle parking requirements for multi-family uses are determined by the total number of dwelling units.

Minimum Parking Requirement: 1.5 spaces per unit

Maximum Parking Requirement: 2 spaces per unit

The existing development consists of 57 units, requiring between 86 and 114 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 North Sector Plan area, and is identified as being in the “Regional Center Tier” in the Future Land Use component of the plan. The requested “MF-33” zoning district is consistent with the property’s future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts related to the zoning change request. The property has been developed for multi-family uses since the 1960s. The zoning request is meant to bring the existing use into compliance.

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 where there is appropriate traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

The current “R-5” zoning district is not appropriate for the subject property as single-family development is unlikely between existing high-density residential uses and intense commercial uses. The existing multi-family development is appropriate and in character with the current zoning and development pattern in the medical center area.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

Based on the subject property’s total acreage, the requested “MF-33” district will allow up to 57 units. The existing multi-family development includes 57 units; therefore, expansion will not be possible should the requested zoning be approved.

7. Other Factors:

None.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011211

Hearing Date: November 1, 2011

Property Owner: Harlandale Housing Corporation (Barrett Moursund, President)

Applicant: Rick Thompson

Representative: Rick Thompson

Location: 2211 and 2221 Southwest Military Drive; Located on the north side of Southwest Military Drive, west of Ascot.

Legal Description: Lots 2 and 3, NCB 8947

Total Acreage: 2.251

City Council District: 4

Case Manager: Brenda Valadez, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 19, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 28, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: Tierra Linda Neighborhood Association

Planning Team Members: 27 (Nogalitos/South Zarzamora Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property located at 2211 Southwest Military Drive is currently developed with a commercial structure measuring 2,477 square feet in total. According to the Bexar County Appraisal District, the structure was constructed in 2005. The subject property located at 2221 SW Military Drive is utilized as a parking lot and a portion of said property is also occupied by CentroMed offices. The subject properties were annexed in 1944. The subject properties were originally zoned "LL" First Manufacturing District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The applicant is requesting a zoning change in order to allow the construction of a new restaurant on the property located at 2221 SW Military Drive as well as to rezone the existing restaurant located at 2211 SW Military Drive to a more appropriate zoning district.

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: I-2

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: I-2

Current Land Uses: South Park Mall

Direction: East

Current Base Zoning: I-2

Current Land Uses: Restaurant and CentroMed Offices

Direction: West

Current Base Zoning: C-2

Current Land Uses: Retail Shopping Center and a 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: Southwest Military

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

Proposed Changes: None known

Thoroughfare: Ascot

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 550 line which operates along Southwest Military Drive.

Traffic Impact: A Traffic Impact Analysis is currently under review.

Parking Information: Minimum Parking Requirement: 1 per 150 sf GFA

Maximum Parking Requirement: 1 per 40 sf GFA

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Nogalitos/South Zarzamora Community Plan, and is currently designated as "Mixed Use" in the Future Land Use Plan. The zoning request is consistent with the 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. Denial of the request could allow industrial uses on the subject property.

3. Suitability as Presently Zoned:

The adopted Nogalitos/South Zarzamora Land Use Plan identifies the subject property as Mixed Use and all surrounding areas as Regional Center, High Density Residential and Low Density Residential in the Future Land Use component of the plan. The existing I-2 zoning district is inconsistent with the adopted land use plan.

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. 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:

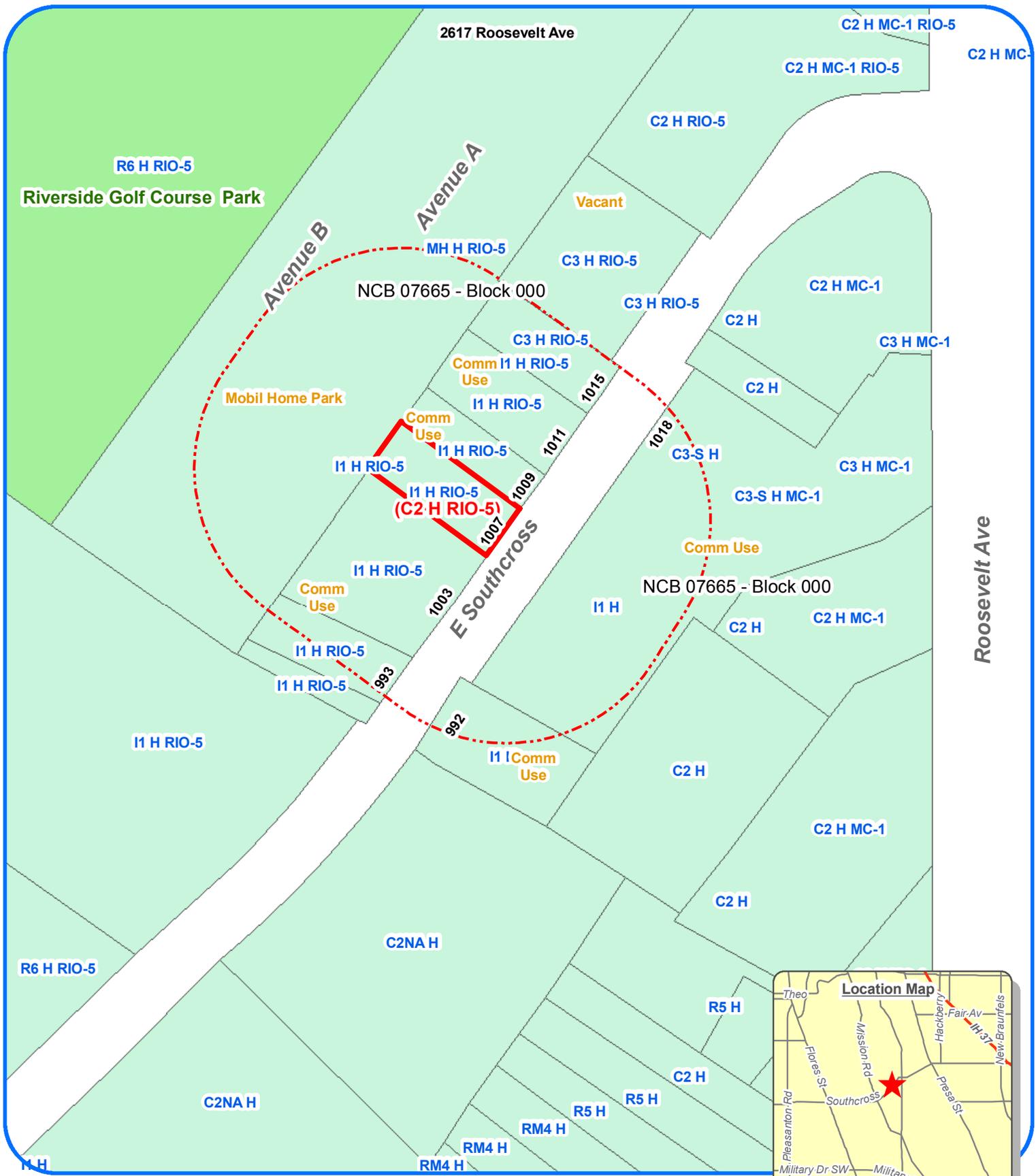
The request does not appear to conflict with any public policy objective. The request is consistent with the adopted future land use plan.

6. Size of Tract:

The subject property located at 2221 SW Military is 1.9190 acres in size, which should be able to accommodate the commercial use with adequate space for parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2011-213

Council District 3
 Scale: 1" approx. = 150 ft.
 Subject Property Legal Description(s): NCB 07665 - Block 000 - Lot 21 Except N 3 ft

Legend	
Subject Properties	——— (0.2508 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
 (10/14/2011 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011213
Hearing Date: November 1, 2011
Property Owner: Jesus Zarazua and Elida Zarazua
Applicant: Jesus Zarazua and Elida Zarazua
Representative: Jesus Zarazua and Elida Zarazua
Location: 1007 East Southcross Boulevard
Legal Description: Lot 21, NCB 7665 save and except the north 3 feet
Total Acreage: 0.2508
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "H I-1 AHOD RIO-5" Mission Historic General Industrial Airport Hazard Overlay District River Improvement Overlay District-5

Requested Zoning: "H C-2 AHOD RIO-5" Mission Historic Commercial Airport Hazard Overlay District River Improvement Overlay District-5

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 October 19, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 13, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 28, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: Riverside South Neighborhood Association and Mission San Jose Neighborhood Association within 200 feet

Planning Team Members: 16 (South Central San Antonio Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1944 and was originally zoned Historic "L" First Manufacturing District. In September of 1985, the subject property was part of a large area rezoning that change the zoning to Historic "I-1" Light Industry District. Upon adoption of the Unified Development Code, the previous

base zoning district converted to the current "H I-1 AHOD RIO-5" Mission Historic General Industrial Airport Hazard Overlay District River Improvement Overlay District-5.

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: Southwest

Current Base Zoning: "H I-1 AHOD RIO-5" Mission Historic General Industrial Airport Hazard Overlay District River Improvement Overlay District-5

Current Land Uses: Commercial Use

Direction: Northeast

Current Base Zoning: "H I-1 AHOD RIO-5" Mission Historic General Industrial Airport Hazard Overlay District River Improvement Overlay District-5

Current Land Uses: Commercial Use

Direction: Northwest

Current Base Zoning: "H MH AHOD RIO-5" Mission Historic Manufactured Housing Airport Hazard Overlay District

Current Land Uses: Manufactured Homes

Direction: Southeast across East Southcross Boulevard

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

Current Land Uses: Vacant Land

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

River Improvement Overlay District "RIO 5": The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

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

Transportation

Thoroughfare: East Southcross Boulevard

Existing Character: Secondary Arterial one lane in each direction.

Proposed Changes: None known.

Public Transit: The VIA number 515 bus line operate along East Southcross Boulevard.

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

Parking Information: Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 200 sf GFA.

Staff Analysis and Recommendation: 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 South Central San Antonio Community Plan and is currently designated as "Mixed Use and Transit Oriented Development" which includes Commercial Districts (except "C-3"). Therefore, the "H C-2 AHOD RIO-5" Mission Historic Commercial Airport Hazard Overlay District River Improvement Overlay District-5 is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The "H C-2 AHOD RIO-5" Mission Historic Commercial Airport Hazard Overlay District River Improvement Overlay District-5 is a downzoning from the current "H I-1 AHOD RIO-5" Mission Historic General Industrial Airport Hazard Overlay District River Improvement Overlay District-5. The granting of the zoning request will not have an adverse impact on the neighborhood.

3. Suitability as Presently Zoned:

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

The current "H I-1 AHOD RIO-5" Mission Historic General Industrial Airport Hazard Overlay District River Improvement Overlay District-5 is not appropriate for the area. The "H C-2 AHOD RIO-5" Mission Historic Commercial Airport Hazard Overlay District River Improvement Overlay District-5 will provide an opportunity for a reuse of the existing building and will be consistent with current uses along East Southcross Boulevard.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The rezoning request to "H C-2 AHOD RIO-5" Mission Historic Commercial Airport Hazard Overlay District River Improvement Overlay District-5 is a less intense use than the existing "H I-1 AHOD RIO-5" Mission Historic General Industrial Airport Hazard Overlay District River Improvement Overlay District-5.

5. Public Policy:

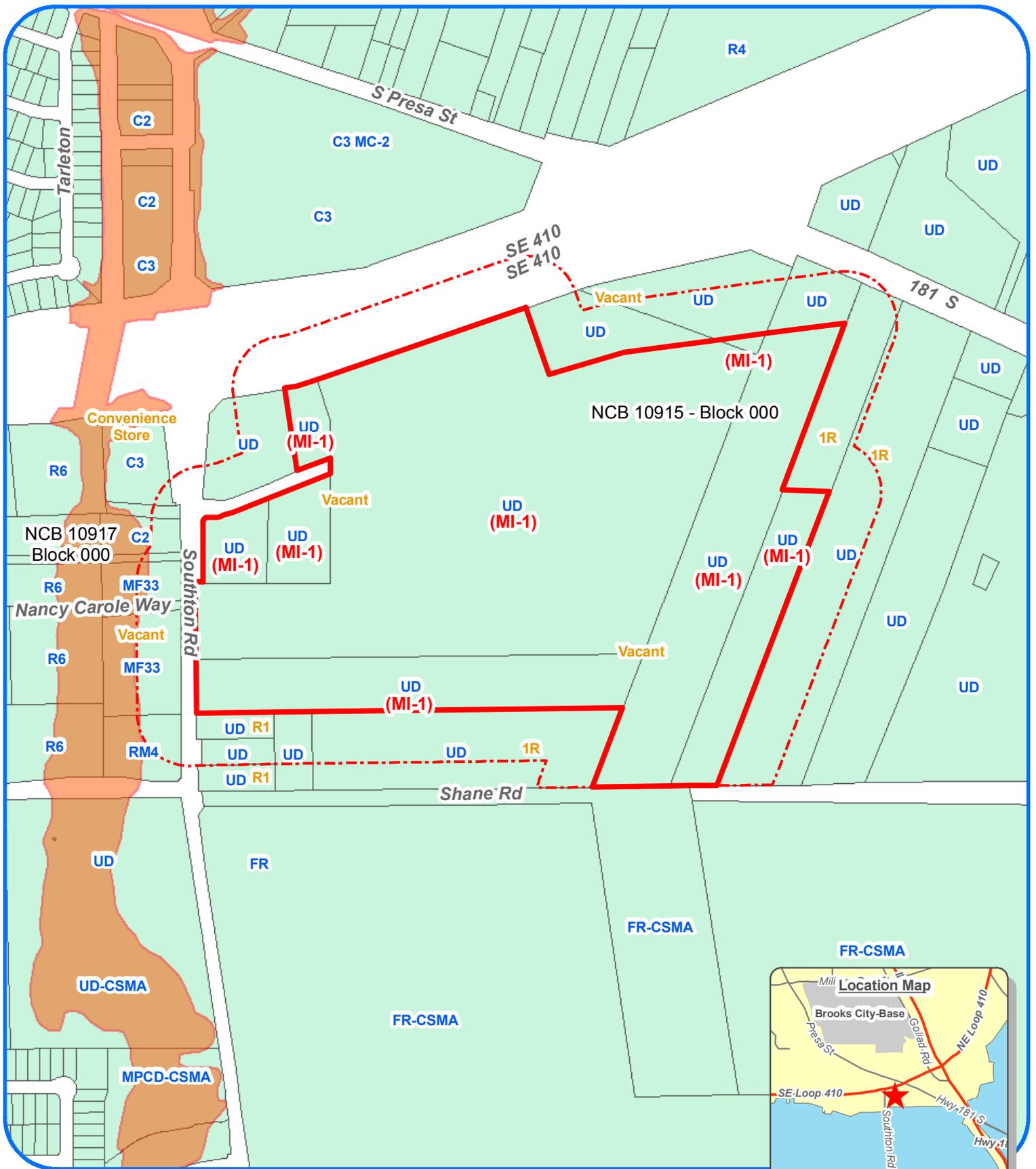
The "H C-2 AHOD RIO-5" Mission Historic Commercial Airport Hazard Overlay District River Improvement Overlay District-5 is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking. The property is currently developed with a 1,776 square foot commercial building built in 1974.

7. Other Factors:

The Roosevelt Corridor Reinvestment Plan strategy 3.0 expresses the desire to reduce high intensity commercial and industrial zoning. The Roosevelt Corridor Reinvestment Plan was created through community based processes in which residents, property owners, business owners, neighborhood associations, public/institutional groups and other area stakeholders were given an opportunity to identify short-term, mid-range and long-term goals and objectives. The land use goals and objectives are designed to protect the quality of life of existing and future residents.



Zoning Case Notification Plan

Case Z-2011-214

Council District 3

Scale: 1" approx. = 500 ft.

Subject Property Legal Description(s): Portions of NCB 10915 - Block 000 - P-31A, P100, and P-100A; A Portion of NCB 10915 - Block 003 - Lot 4; and NCB 10915 - Block 000 - P-31B, P-33, and NCB 10915 - Block 002 - Lots 1 and 2

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

Legend

- Subject Properties (72.546 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
(10/18/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011214

Hearing Date: November 01, 2011

Property Owner: SE Loop 410 Southton Park, LLC and VK Knowlton Construction and Utilities, Inc.

Applicant: Abasto Corporation (Elio J. Botello, President)

Representative: Brian Crowell, P. E.

Location: On the south side of Southeast Loop 410, between Southton Road and US Highway 181 South

Legal Description: 72.546 acres out of NCB 10915

Total Acreage: 72.546 acres

City Council District: 3

Case Manager: Micah Diaz, Planner

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

Proposed Zoning Change

Current Zoning: "UD AHOD" Urban Development Airport Hazard Overlay District

Requested Zoning: "MI-1 AHOD" Mixed Light Industrial 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 October 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 21, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 28, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: None

Planning Team Members: 31 - Heritage South Sector Planning Team

Applicable Agencies: None

Property Details

Property History: The subject property consists of all or part of eight parcels. The subject property area was annexed in three phases (in 1952, 1957, and 1985) and has gone through multiple zoning changes in the time since annexation. The current "UD" Urban Development base zoning district was established through a 2003 city-initiated

zoning case that included the entire Southside Initiative Community Plan area (later renamed the City South Community Plan). The plan area, including the subject property, has since been incorporated in the Heritage South Sector Plan. The subject property is undeveloped and has not been platted.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain. An electric transmission and distribution easement runs across the subject property from Southton Road to US Highway 181.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3” General Commercial District and “UD” Urban Development District

Current Land Uses: Undeveloped land

Direction: East

Current Base Zoning: “UD”

Current Land Uses: Single-family residences

Direction: South

Current Base Zoning: “UD” and “FR” Farm and Ranch District

Current Land Uses: Rehabilitation facility

Direction: East

Current Base Zoning: “RM-4” Residential Mixed District, “MF-33” Multi-Family District, “C-2” Commercial District and “C-3” General Commercial District

Current Land Uses: Undeveloped land, wireless communication system, convenience store with large vehicle carwash

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: Southeast Loop 410

Existing Character: Expressway; two lanes in each direction with two-lane single-direction access roads

Proposed Changes: None known

Thoroughfare: Southton Road

Existing Character: Enhanced Secondary Arterial; one lane in each direction

Proposed Changes: None known

Thoroughfare: US Highway 181

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

Proposed Changes: None known

Public Transit: VIA bus line 36 operates along US Highway 181, west of 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: Produce wholesale – minimum 1 space per 600 square feet of building size; maximum 1 space per 350 square feet of building size.

Office/warehouse uses – minimum 1 space per 2,000 square feet of building size; maximum 1 space per 200 square feet of building size.

Retail uses – minimum 1 space per 300 square feet of building size; maximum 1 space per 200 square feet of building size.

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 Heritage South Sector Plan area, and is identified as being in the Suburban Tier in the future land use component of the land use plan. The applicant has applied to amend the future land use designation to Agribusiness/RIMSE (Research, Industrial, Manufacturing, Sports and Entertainment). Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties. Although some single-family residential uses abut the subject property, the area is large enough to accommodate adequate landscape buffers to minimize the impact of the proposed use. A type F, 40-foot wide landscape buffer will be required where the subject abuts single-family residential uses.

The subject property includes significant frontage on Loop 410, thus providing easy access for large trucks and increased vehicle traffic.

3. Suitability as Presently Zoned:

The existing “UD” zoning district allows a mix of residential and commercial uses, and is suitable for the subject property. However, the property’s size and location between an expressway and arterial thoroughfares makes it a suitable location for light industrial uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The Agribusiness/RIMSE land use designation provides for businesses that produce, process or distribute agricultural products and/or livestock, or conduct related agribusiness, research, technology, manufacturing activities, and with supporting uses on lots at least 25 acres in size. The subject property surpasses the minimum lot size requirement and of sufficient size to accommodate the proposed uses and required parking.

7. Other Factors:

None.