

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, November 5, 2013
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
Dan Martinez – District 2	Francine Romero – District 8
Terry Boyd – District 3	John J. Middleton, II – District 9
Ricardo Briones – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4 Chairman	

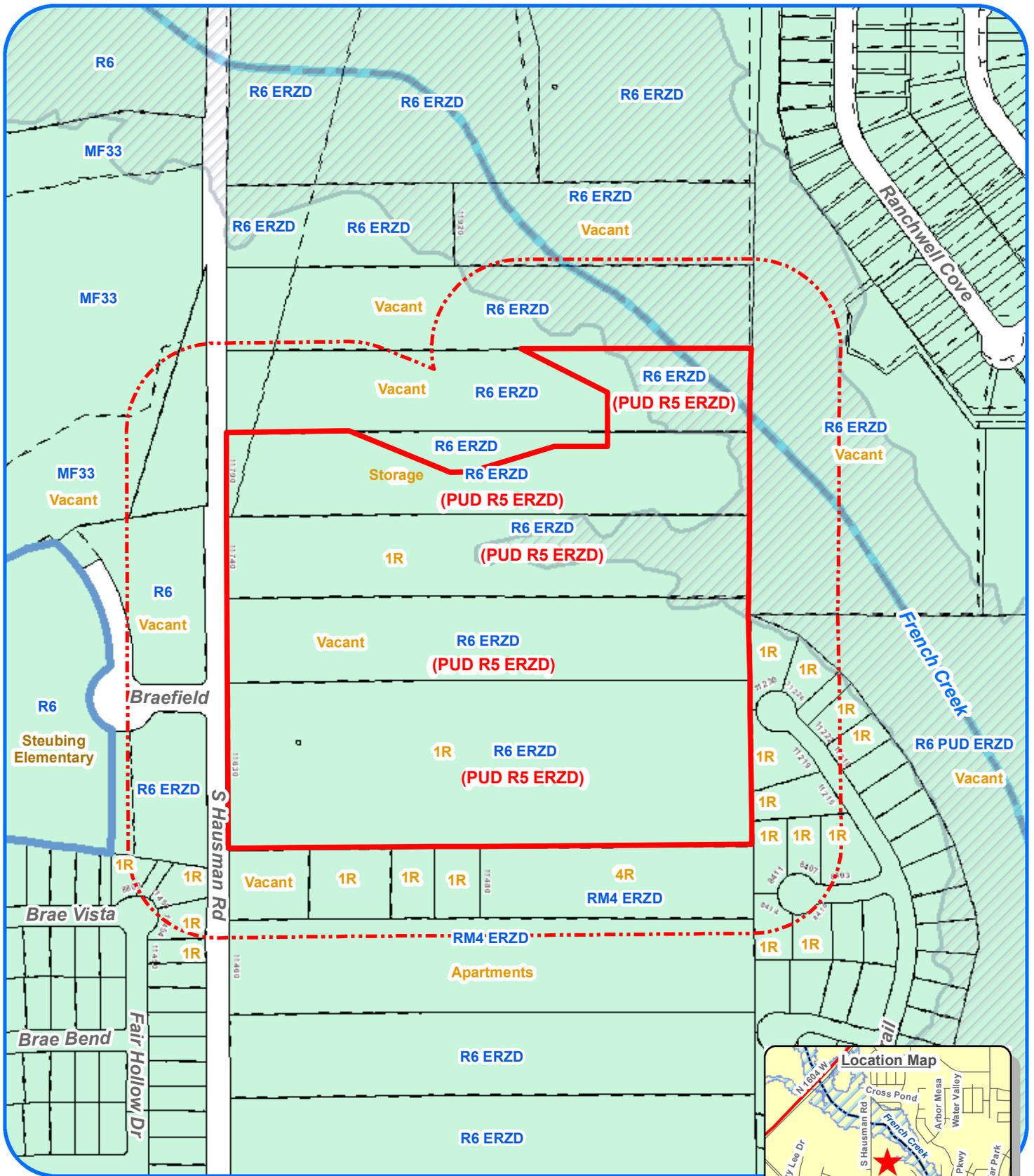
1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for November 5, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of October 15, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013172 ERZD (Council District 8):** A request for a change in zoning from “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District to “PUD R-5 ERZD” Planned Unit Development Residential Single-Family Edwards Recharge Zone District on 25.8 acres out of Lots 9, 10, 11, 12, 13 and 14, NCB 18047 located on a portion of the 11600, 11700 and 11800 Blocks of South Hausman Road.
7. **ZONING CASE NUMBER Z2013204 (Council District 1):** A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to “RM-6 NCD-5 AHOD” Residential Mixed Neighborhood Conservation Airport Hazard Overlay District on Lots 38 & 39, Block 22, NCB 6421; 613 West Hollywood Boulevard.
8. **ZONING CASE NUMBER Z2013208 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 20.79 Acres out of NCB 11156 on a portion of the 12100 Block of Southeast Loop 410.
9. **ZONING CASE NUMBER Z2013192 (Council District 5):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lots 9, 10 and 11, Block 51, NCB 8004; 6103 South Zarzamora Street.

10. **ZONING CASE NUMBER Z2013215 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “R-4” Residential Single-Family District and “NC” Neighborhood Commercial District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 1 and 2, Block 5, NCB 2569; 246 East Cevallos Street and 323 Clay Street.
11. **ZONING CASE NUMBER Z2013218 (Council District 8):** A request for a change in zoning from “R-20 GC-1 MSAO-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “R-20 MSAO-1 MLOD-1” Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “R-6 GC-1 MSAO-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-25 GC-1 MSAO-1 MLOD-1” Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-25 MSAO-1 MLOD-1” Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 12.203 acres out of NCB 35733; 6975 Heuermann Road, 6970 and 7080 Oak Drive.
12. **ZONING CASE NUMBER Z2013219 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 IDZ AHOD” Residential Mixed Infill Development Zone Airport Hazard Overlay District on the east 50 feet of the west 250 feet of Lot 6 or Lot A-10, NCB A-16; 222 Clay Street.
13. **ZONING CASE NUMBER Z2014001 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Alcohol Distillation on the south 62 feet of Lot 3, Block 1, NCB 2580; 111 East La Chappelle.
14. **ZONING CASE NUMBER Z2014002 (Council District 2):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on 3.578 acres out of Lots 12, 13, 14, 15 and 16, Block 1, NCB 13801 on portions of the 5100 and 5200 Blocks of Randolph Boulevard.
15. **ZONING CASE NUMBER Z2014003 (Council District 1):** A request for a change in zoning from “I-1 RIO- 2 AHOD” General Industrial River Improvement Overlay-2 Airport Hazard Overlay District and “I-1 RIO- 2 UC-2 AHOD” General Industrial River Improvement Overlay-2 Broadway Urban Corridor Overlay Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Bar And/Or /Tavern Without Cover Charge 3 or More Days per Week and “IDZ RIO-2 UC-2 AHOD” Infill Development Zone River Improvement Overlay-2 Broadway Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Bar And/Or /Tavern Without Cover Charge 3 or More Days per Week on Lots 11, 12, 13, 14 and 15, Parcel 100 and the south 40.5 feet of Lot 10, NCB 969; 401 Pearl Parkway.
16. **ZONING CASE NUMBER Z2014004 CD (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 2, Block 2, NCB 9851; 107 Fernleaf Avenue.

17. **ZONING CASE NUMBER Z2014007 (Council District 8):** A request for a change in zoning from “MF-33” Multi-Family District and “C-3R” General Commercial Restrictive Alcoholic Sales District to “MF-40” Multi-Family District on Lot 10, Block 3, NCB 17171; 4949 Hamilton Wolfe.
18. **ZONING CASE NUMBER Z2014008 (Council District 7):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 11, Block 44, NCB 9604; 2459 Cincinnati Avenue.
19. **ZONING CASE NUMBER Z2014012 (Council District 10):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on Lot 4, NCB 17467 on a portion of the 10500 Block of Wayward Drive.
20. **Director’s Report:** Zoning Commission Rules and Procedures.
21. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
22. **ADJOURNMENT.**

Accessibility Statement

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



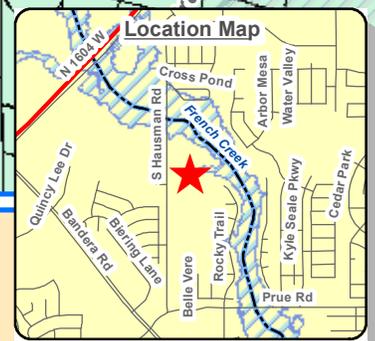
Zoning Case Notification Plan

Case Z-2013-172 ERZD

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 300 Feet
 Subject Property Legal Description(s): NCB 18047 - BLOCK 000 - LOT 9, 10, 11, 12, 13, 14

Legend

- Subject Properties (25.800 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
 (10/22/2013 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013172 ERZD

Hearing Date: November 5, 2013

Property Owner: Vickery Mosaic TBY, LLC (by Blake Yantis, Manager), Wesley R. and Eleanor J. Richardson, and Vernon L. Griffith

Applicant: Mosaic Development (by Blake Yantis, Manager)

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

Location: Located on a portion of the 11600, 11700 and 11800 Blocks of South Hausman Road

Legal Description: 25.8 acres out of Lots 9, 10, 11, 12, 13 and 14, NCB 18047

Total Acreage: 25.8

City Council District: 8

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

Requested Zoning: "PUD R-5 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone 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 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: None

Planning Team: 41 (North Sector Plan)

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property was annexed in 1993 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1994 large-area case the property was rezoned to “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The subject property is currently undeveloped and is not platted.

The applicant is requesting a zoning change in order to allow the construction of a residential subdivision as a Planned Unit Development (“PUD”).

Topography: The property does not include any abnormal physical features such as significant slope. However, portions of the site along the east and northeast property line appear to be in the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “R-6” and “R-6 PUD”

Current Land Uses: Vacant Land and Single-Family Residences

Direction: South

Current Base Zoning: “RM-4”

Current Land Uses: Four-Family Dwelling, Apartments, Single-Family Residences and Undeveloped Land

Direction: West

Current Base Zoning: “R-6” and “MF-33”

Current Land Uses: Single-Family Residences, an Elementary School and Undeveloped Land

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”.

Transportation

Thoroughfare: South Hausman Road

Existing Character: Local Street; 1 lane in each direction with no curbs or sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 605 line, which operates along Prue Road, Old Prue Road and Bandera Road.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the Future Land Use component of the plan. The Suburban Tier designation includes a range of use classifications from low density residential to community commercial uses. The zoning request and current zoning are both consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

The existing zoning district is appropriate for the subject property and is consistent with the adopted land use designation. The current and requested zoning districts allow the same range of permitted uses; however, the proposed "PUD" designation provides different development standards. The "PUD" designation removes minimum lot size requirements, carries open space requirements, limits density, and allows private streets and gated development.

4. Health, Safety and Welfare:

The attached SAWS report outlines potential environmental concerns. 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 request is consistent with the North Sector Plan, which is a component of the City's Master Plan.

6. Size of Tract:

The subject property measures approximately 25 acres, which appears to be adequate for the proposed use.

The current "R-6" district requires a minimum lot size of 6,000 square feet and allows up to 7 dwelling units per acre. Under the current zoning, the subject property may accommodate a residential development with approximately 180 dwelling units.

Should the requested "PUD R-5" zoning be approved, the subject property would accommodate a residential development with up to approximately 154 dwelling units. The applicant is proposing approximately 120 residential lots for the site.

7. Other Factors:

SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 30% on the site.

According to Section 35-344(j) after "PUD" zoning is granted, a "PUD" plan shall be submitted to and approved by the Planning Commission prior to approval of any plats or the issuance of any building permits or certificates of occupancy.

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED

2013 OCT 14 PM 4: 02

To: Zoning Commission Members

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

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

Subject: Zoning Case Z2013172 (Single Family PUD)

Date: October 11, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 25.8-acre tract located on the city's northwest side. A change in zoning from **R-6 ERZD** to **R-5 ERZD PUD** is being requested by the applicant, Mosaic Development. The change in zoning has been requested to allow for construction of a single family residential development.

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

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

LOCATION

The subject property is located in City Council District 8, east of the intersection of Braefield Road and South Hausman Road. The property lies within the Edwards Aquifer Recharge Zone and the Edwards Contributing Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 ERZD to R-5 ERZD PUD and will allow for the construction of a single family residential development. Currently the site is partially developed as single family residences.

2. Surrounding Land Uses:

Single family residential properties lie to the south and east, undeveloped property lies to the north, South Hausman Road lies to the west with Braefield Middle School beyond.

3. Water Pollution Abatement Plan:

The Water Pollution Abatement Plan has not been submitted for the subject site. A WPAP for the proposed single family development will be required prior to approval of the building permit.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on August 16, 2013, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as four (4) parcels and a portion of a fifth, three of which were previously occupied with single family residential properties, approximately 25.8 acres in area. Two single family residential structures and multiple out buildings were observed throughout the site. The site was observed to be bounded on the north by undeveloped property, on the south and east by single family residential structures, on the west by Hausman road with Braefield Middle School beyond.

The northern portion of the subject site was observed to contain significant amounts of promiscuously dumped waste material throughout. Additionally, a subsurface equipment maintenance trench was noted within one of the outbuildings.

A Geologic Assessment was reviewed for the subject site and identified eleven (11) geologic features, including three (3) septic tanks and two (2) residential water wells. None of the identified geologic features are considered sensitive.

Moderate exposure of bedrock was observed throughout the subject site. The subject site was noted to be covered in several inches of native soil, with significant quantities of imported fill material evident in the northern lot. The site was observed to be moderately to lightly vegetated.

The site appeared to slope slightly to the north and east. Stormwater occurring on the subject site would drain to the northeast toward an unnamed tributary to French Creek.

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

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet.

The subject site was observed to be developed as residential properties. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site. However, a number of manmade features, including septic tanks, water wells, and buildings were observed on site.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. Two residential water wells were noted within the subject site. There is potential for contamination of the Edwards Aquifer via the wells.
2. Three septic tanks were noted within the subject site, and there is potential for contamination of the Edwards Aquifer.
3. A number of structures are located within the northern parcels identified as future greenspace, which will be required to be demolished and removed.
4. The 100 year flood plain was noted to encroach within the northern and northeastern portions of the subject 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 impervious cover shall not exceed 30% on the site.
2. All identified greenspace, including areas with existing structures, must be reseeded and mitigated to a natural condition after demolition activities. A building permit will not be released until the proposed greenspace areas have been properly remediated with the removal of demolition debris and base material, the application of appropriate topsoil and reseeded with native grasses.
3. The abandoned wells, along with any additional wells that may be located on the site must be properly plugged according to the City Code Chapter 34, Division 2 Section 574 by a registered well driller.
4. The abandoned septic systems, along with any additional septic system that may be located on the site must be properly abandoned according to 30 TAC 285.36.
5. A floodplain buffer shall be provided along the eastern portion of the property as required in Ordinance No. 81491, Section 34-913.
6. Land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.

7. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and ensure 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 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) 233-3537 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 SAWS at (210) 233-3537.
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) 233-3537.

General Recommendations

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

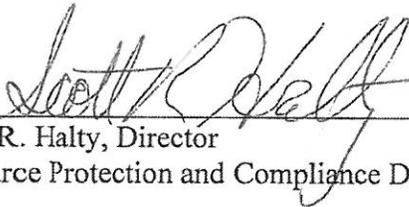
- C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
 4. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of basin construction, the owner will notify San Antonio Water System at (210) 233-3537 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) 233-3537 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to San Antonio Water System, 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) 233-3537 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 SAWS.
 5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 6. The 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.

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

APPROVED:

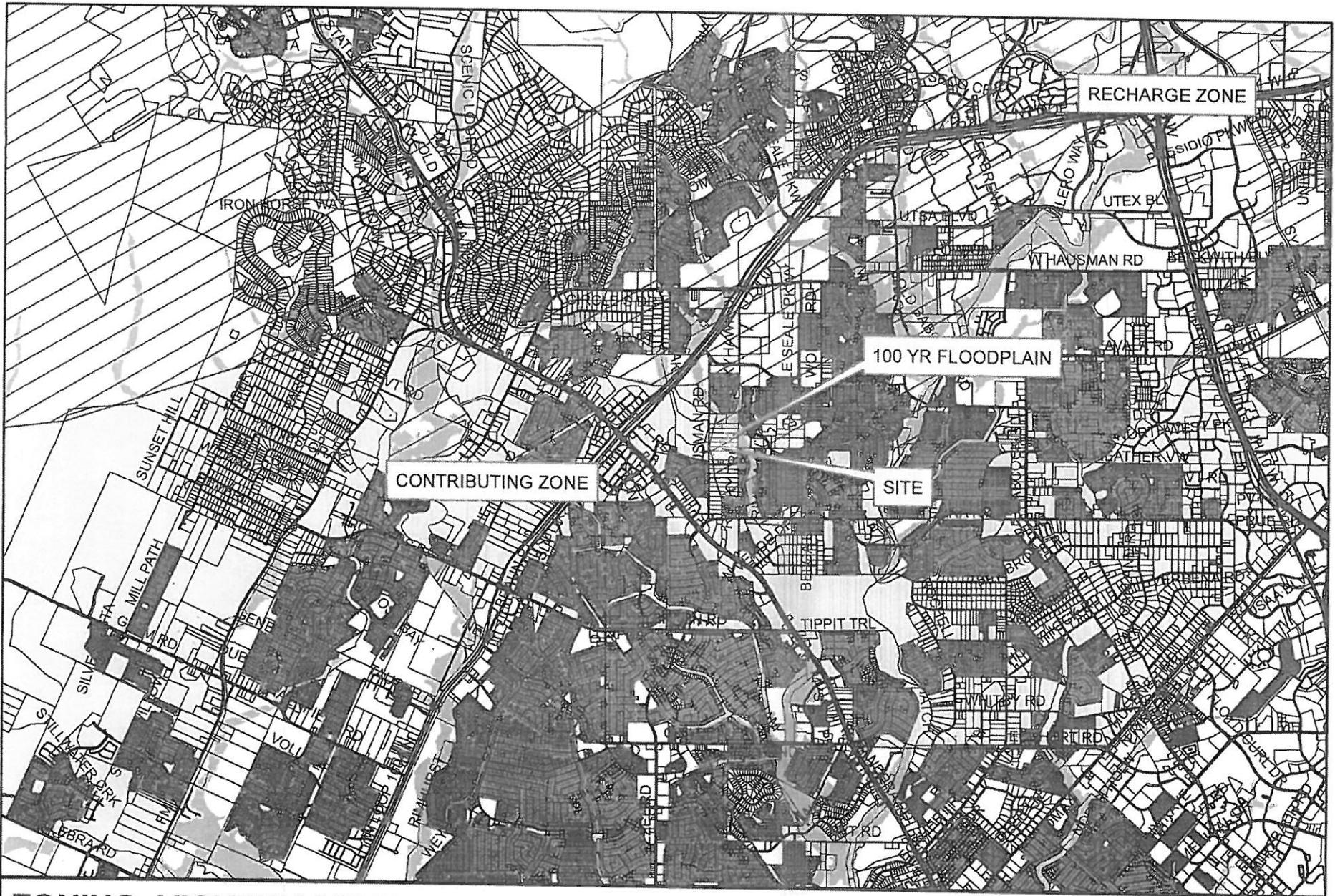


Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division

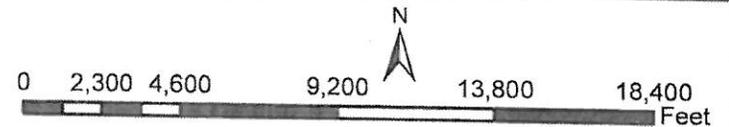


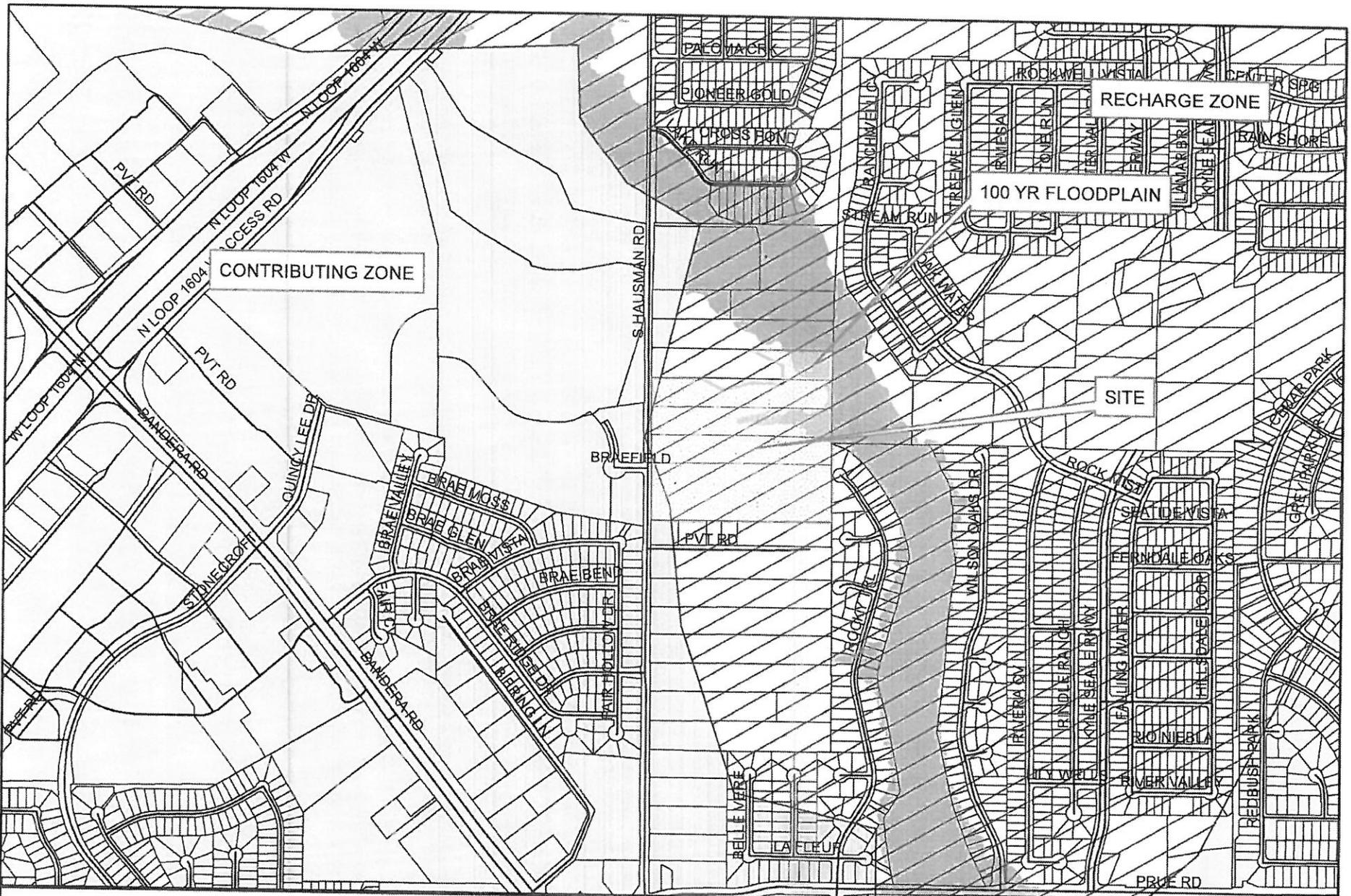
Scott R. Halty, Director
Resource Protection and Compliance Department

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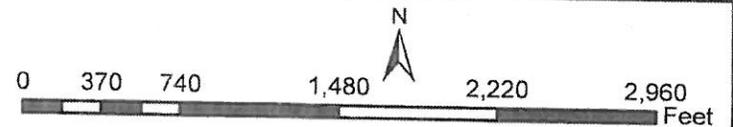


ZONING: VICKERY SINGLE FAMILY PUD
FILE NO: Z2013172 **FIGURE 1**





ZONING: VICKERY SINGLE FAMILY PUD
FILE NO: Z2013172 **FIGURE 2**





Zoning Case Notification Plan

Case Z-2013-204

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 06421 - BLK 022 - LOT 38 and 39

- Legend**
- Subject Properties (0.141 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
 (09/16/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013204

Hearing Date: November 5, 2013

Property Owner: Stephen M. Horton & John M. Hill, Jr.

Applicant: Stephen M. Horton

Representative: Kaufman & Killen, Inc. (Ashley Farrimond)

Location: 613 West Hollywood Boulevard

Legal Description: Lots 38 & 39, Block 22, NCB 6421

Total Acreage: 0.1412

City Council District: 1

Case Manager: Ernest Brown, Planner

Case History: This is the second public hearing for this zoning case. The rezoning request was continued from the October 15, 2013 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "RM-6 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation 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 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 2, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Planning Team: 11 - Midtown Neighborhoods Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1997 case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The subject property is undeveloped, with the exception of an 80-square foot shed that was built in 2004. The property is platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

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

The Beacon Hill Area Neighborhood Conservation District (NCD-5) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with Planning & Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: West Hollywood Avenue and West Rosewood Avenue

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

Proposed Changes: None known

Public Transit: There are no public transit stops in the immediate vicinity of the subject property. The nearest VIA bus lines operate along Hildebrand Avenue to the north and San Pedro Avenue to the east.

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

Parking Information: Off-street vehicle parking requirements for 2-family dwellings are: Minimum - 1 space per unit; Maximum – 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Midtown Neighborhoods Plan and is currently designated as Low Density Residential in the future land use component of the plan. Although multi-unit dwellings are not typically considered consistent with the Low Density Residential land use designation, the Midtown Neighborhoods Plan allows a limited number of duplexes in low-density areas.

2. Adverse Impacts on Neighboring Lands:

The larger area surrounding the subject property includes a wide range of residential densities; however, the immediate area is predominantly single-family. The adopted land use plan allows a limited number of two-family dwellings on a single lot, but the practice should be limited in order to maintain the overall character of the neighborhood. Staff finds no likely adverse impacts on the surrounding community, as long as the number of duplexes remains small.

3. Suitability as Presently Zoned:

The existing "R-6" base zoning district is consistent with the adopted land use plan and the surrounding neighborhood.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

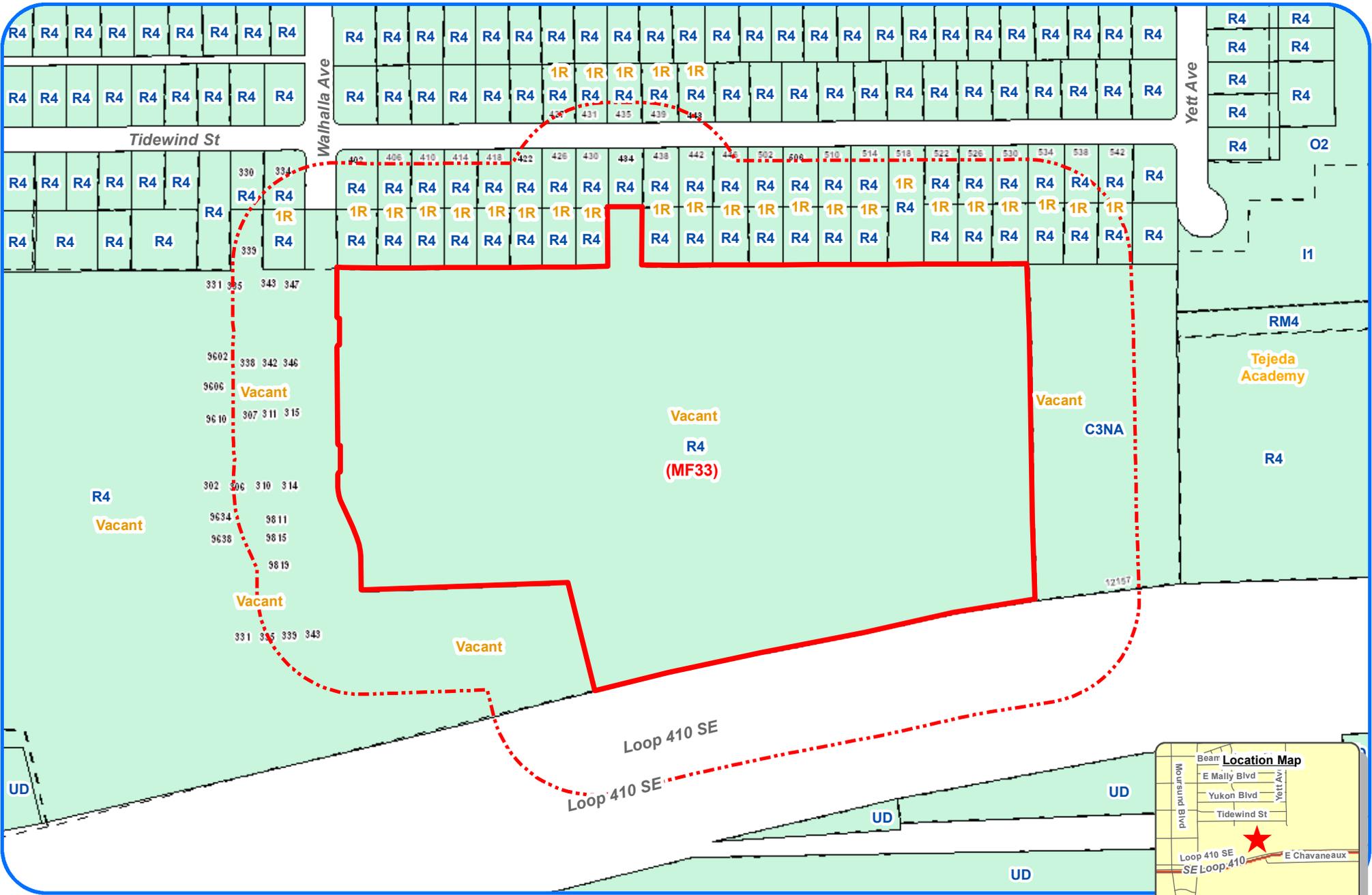
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.1412 of an acre in size, which is sufficient to accommodate the uses permitted in "RM-6" and required parking.

7. Other Factors:

The "RM-6" district does not permit more than two dwellings on a single lot. The proposed duplex use can be achieved through a request for a conditional use in the existing single-family zoning district. In this case, staff does not believe that the conditional use option provides any additional protections for the surrounding community. Regardless of the base zoning district, new residential development on the property will be subject to the design standards of the Beacon Hill Area Neighborhood Conservation District.



Zoning Case Notification Plan

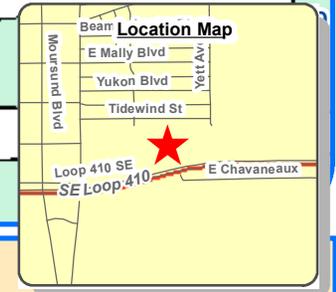
Case Z-2013-208

Council District: 3
 School District: Harlandale and Southside I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): NCB 11156 - BLOCK 000 - LOT E 1330"OF TR-4A, E 1365"OF TR-5A, E IRR 760"OF TR-6A, E IRR 713"OF TR-7A, & 6P RESURVEYED PER DEED 12145/2470

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

Legend

- Subject Properties (20.790 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
 (10/1/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013208

Hearing Date: November 5, 2013

Property Owner: 100 SA Pleasanton, Ltd. (by Marsha Normand, Sole Manager)

Applicant: Marsha Normand

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

Location: A portion of the 12100 Block of Southeast Loop 410

Legal Description: 20.79 acres out of NCB 11156

Total Acreage: 20.79

City Council District: 3

Case Manager: Ernest Brown, Planner

Case History: This is the second public hearing for this zoning case. The rezoning request was continued from the November 5, 2013 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-4 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 September 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 2, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 54

Registered Neighborhood Associations within 200 feet: None

Planning Team: 14 – Stinson Airport Vicinity Land Use Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "B" Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property is not platted and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences (under construction)

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "C-3NA"

Current Land Uses: Undeveloped Land

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

Transportation

Thoroughfare: Loop 410

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

Proposed Changes: None known

Thoroughfare: Walhalla Avenue

Existing Character: Local Street; under construction and not open for through-traffic

Proposed Changes: None known

Thoroughfare: Tidewind Street

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

Proposed Changes: None known

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

Traffic Impact: A traffic impact analysis is required but may be deferred until the platting or permitting stage of development. A traffic engineer with knowledge of the project must be present at the Zoning Commission

Parking Information: Off-street vehicle parking requirements for multi-family dwellings are a minimum of 1.5 spaces per dwelling unit and a maximum of 2 spaces per unit.

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the Stinson Airport Vicinity Land Use Plan. Most of the subject property is currently designated as Community Commercial in the future land use component of the plan, while one small portion is currently designated as Low Density Residential. The requested "MF-33" district is not consistent with either of the adopted land use designations. The applicant has submitted a request to amend the land use designation to High Density Residential. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The subject property abuts single-family residences to the north. Any development on the subject property is likely to impact the neighboring residences. However, there is a row of undeveloped lots between the subject property and the residences fronting Tidewind Street. The undeveloped lots appear to be unplatted and do not have street frontage or access. In most cases, the rear lots are under common ownership with the front lots, and tend to serve as extended backyards for the single-family residences. These rear lots provide a significant buffer between the proposed multi-family development and the existing single-family residences.

Although the area is largely residential land use, staff found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The location of the requested "MF-33" along a major arterial meets the guidelines of the Stinson Airport Vicinity land use plan. It provides a transitional land use between the neighboring residential single family development and the major thoroughfare.

3. Suitability as Presently Zoned:

The existing residential single-family zoning is not consistent with the Community Commercial land use designation, nor is it appropriate for property located on an expressway. Multi-family uses may provide an appropriate transition between major thoroughfares and low-density residential development.

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 20.79 acres in size, which will allow a maximum of 686 units should the requested zoning change be approved.

7. Other Factors:

This property is located within the Stinson Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. The Aviation Department does not object to the requested change in zoning.



Zoning Case Notification Plan

Case Z-2013-192

Council District: 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 08004 - BLOCK 051 - LOT 9, 10 & 11

Legend

- Subject Properties ——— (0.232 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
(08/29/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013192
Hearing Date: November 5, 2013
Property Owner: Ricardo & Paulina Hernandez
Applicant: Maricruz Rivera
Representative: Maricruz Rivera
Location: 6103 South Zarzamora Street
Legal Description: Lots 9, 10 and 11, Block 51, NCB 8004
Total Acreage: 0.3021
City Council District: 5
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-1 AHOD" Light 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 October 17, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Planning Team: 32 – Kelly South San PUEBLO Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “B” Residence District. The property was rezoned four times within the years of 1969 to 1981, finally to “R-3” Multi-Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33”. The property is platted (Volume 105, Page 14 of the Bexar County Deed and Plat records). The subject property is currently developed as a Day Care Center. The structure was built in 1959 and measures approximately 1,240 square feet in size.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: SAWS Ground Storage Tank Facility

Direction: East

Current Base Zoning: “C-1”, “NC CD”, “R-4” and “C-3R”

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

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Retail Centers and Undeveloped Land

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: South Zarzamora Street

Existing Character: Primary Arterial Type A; three lanes in each direction with center turn and sidewalks

Proposed Changes: None known

Thoroughfare: Linden Avenue, Clinton Street, and Vickers Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 520, which operates along Zarzamora Street. The nearest stop is at the intersection of West Southcross Boulevard and South Zarzamora Street, north 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: Off-street vehicle parking requirements for retail uses are typically determined by building size.

Retail – Minimum Requirement: 1 space per 200 square feet of Gross Floor Area (GFA); Maximum Allowance: 1 space per 200 square feet of 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 Kelly/South San PUEBLO Community Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "C-1" Commercial District is consistent with the adopted land use designation. The plan encourages small commercial uses along arterials thoroughfares and near major intersections.

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. Small scale retail exists along the both sides of South Zarzamora Street.

3. Suitability as Presently Zoned:

The existing "MF-33" is not appropriate for the subject property. The existing zoning is not consistent with the adopted land use designation; nor is it consistent with the surrounding zoning or existing pattern of development in the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

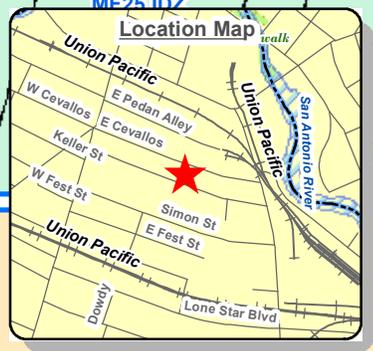
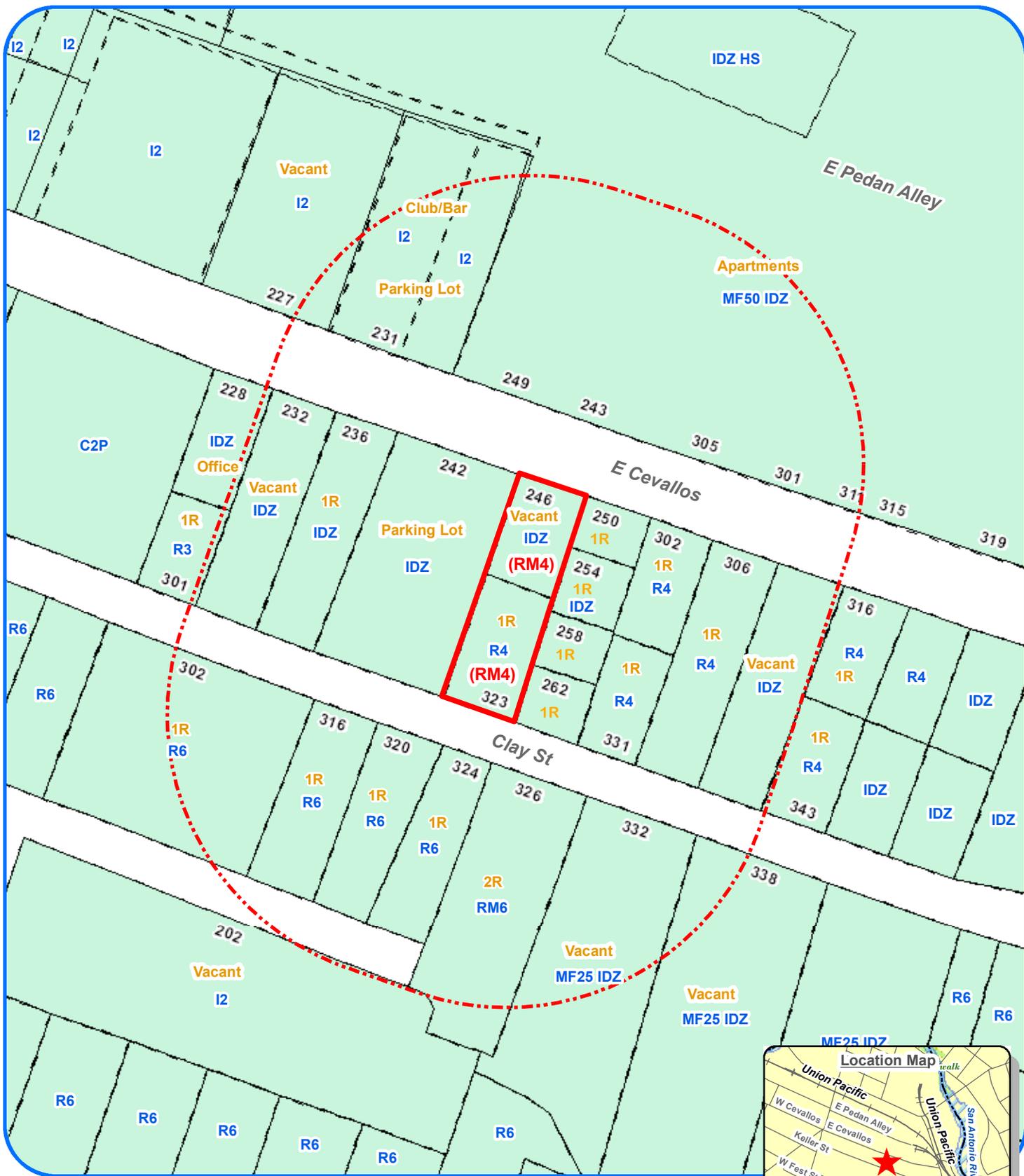
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.3021 of an acre in size, which should be able to accommodate small-scale commercial uses and the required parking. The size of the lot will serve to limit the intensity of future commercial uses.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-215

Council District: 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 02569 - BLOCK 000 - LOT 001 & 002

Legend	
Subject Properties	(0.204 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
 (10/2/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013215
Hearing Date: November 5, 2013
Property Owner: Gustavo Flores
Applicant: Federico A. Flores
Representative: Federico A. Flores
Location: 246 East Cevallos Street and 323 Clay Street
Legal Description: Lots 1 and 2, Block 5, NCB 2569
Total Acreage: 0.204
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case. The case is being expedited to City Council for consideration on November 21, 2013, due to an legal advertising error.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "NC" Neighborhood Commercial District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations: Lone Star Neighborhood Association

Planning Team: Lone Star Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property consists of two lots, which are located within the city limits as established in 1938 and were originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a 2006 City-initiated large-area case, the northern lot was rezoned to the current "IDZ" Infill Development Zone with uses permitted in "R-4" Residential Single-Family District and "NC" Neighborhood Commercial District, and the southern lot was rezoned to "R-4" Residential Single-Family District. The northern lot is undeveloped; while the southern lot has an existing residential structure measuring approximately 606 square feet that was built in 1930.

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: "MF-50 IDZ" and "I-2"

Current Land Uses: Apartments, Parking Lot, Bar and Undeveloped Land

Direction: West

Current Base Zoning: "IDZ"

Current Land Uses: Parking Lot, Single-Family Residences, Undeveloped Land and an Office

Direction: South and East

Current Base Zoning: "R-6", "RM-6", "MF-25 IDZ", "IDZ" and "R-4"

Current Land Uses: Single-Family Dwelling, Duplex and Undeveloped Land

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

Transportation

Thoroughfare: East Cevallos Street

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

Proposed Changes: None known

Thoroughfare: Clay Street

Existing Character: Local Street; one lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 43, 44, 51, 54 and 243 operate along South Flores Street, east of the subject property; and VIA bus lines 46 and 246 operate along Probandt Street, 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: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units:

Four-family dwellings – Minimum requirement: 1.5 spaces per unit; Maximum allowance: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Lone Star Community Plan and is designated as Low Density Mixed Use in the future land use component of the plan. The requested "RM-4" base zoning district is consistent with the adopted land use designation.

Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block. The mix of uses promotes walk ability, therefore all mixed use developments should be designed for the pedestrian.

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. Rezoning this property to "RM-4" will encourage and promote the revitalization goals of the Future Land Use Plan.

3. Suitability as Presently Zoned:

The existing "R-4" zoning district is not consistent with the adopted land use plan; however, the existing zoning is not inappropriate for either subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested zoning would preserve the existing character of the area and promote redevelopment.

5. Public Policy:

The Lone Star Community Plan was adopted in March of 2013. The rezoning request meets Land Use Goal 6 in the plan:

Establish policies that provide for a range of housing types that are affordable to people at most income levels.

Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/work units and apartments.

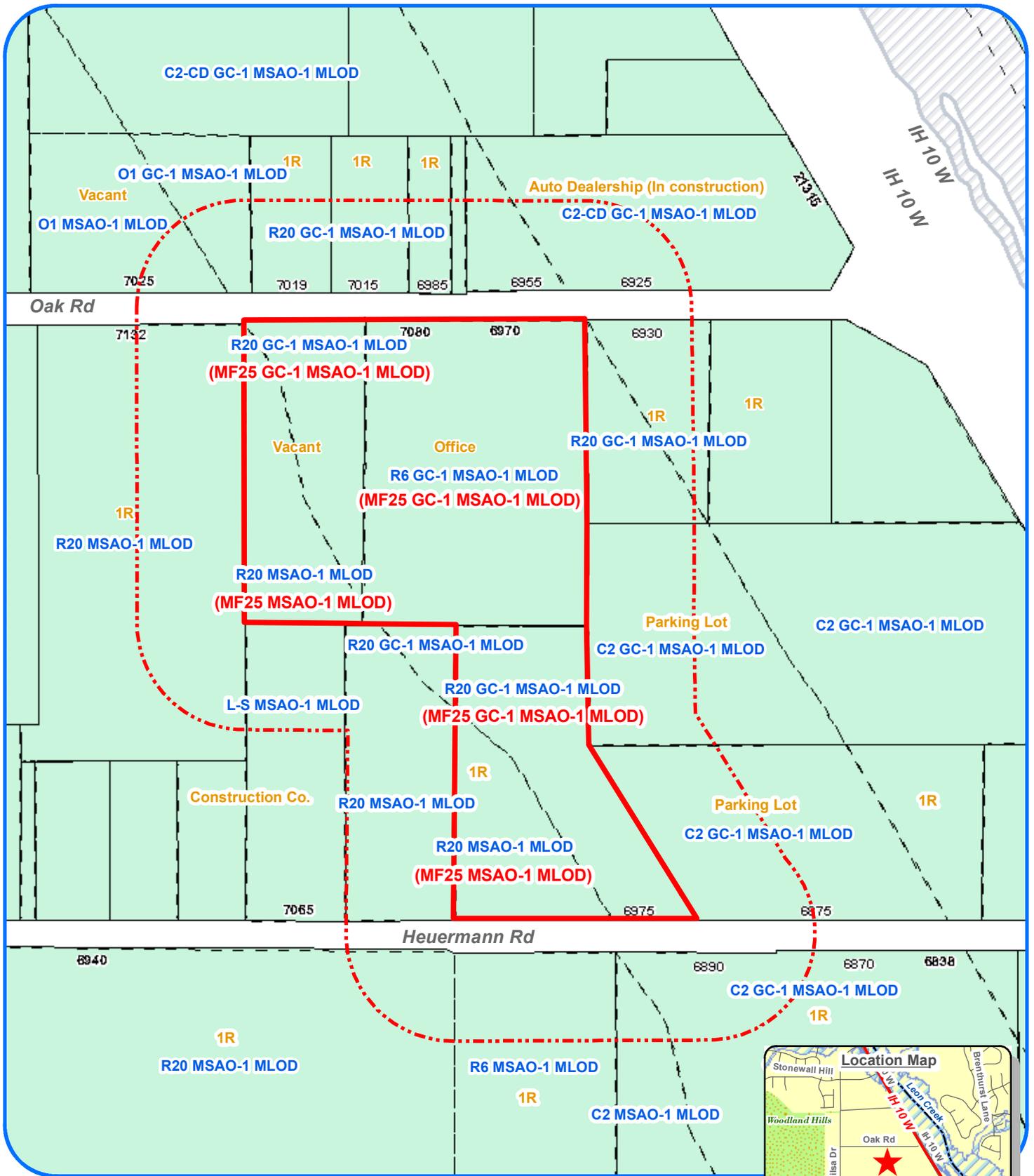
Maintain the distinctive character of the neighborhoods housing. Build upon the diversity of old and new existing housing that includes single-family as well as multi-family (condos, townhomes, duplexes and small apartments).

6. Size of Tract:

The subject property is 0.204 acres and appears to be of sufficient size to accommodate the proposed development. Each lot meets the 4,000 square foot minimum lot size requirement of the "RM-4" district. The development will include four-family dwellings per lot.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-218

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 35733 - BLOCK 000 - LOT W 231.8 FT OF N 563 FT OF TR-12 "IH 10 W/TRAYLOR" ANNEX.

& N 563 FT OF TR-11 & E 154.6 FT OF N 563 FT OF TR-12 & N IRR 554.01 FT OF S IRR 563.71 FT OF 11

Legend

- Subject Properties ——— (12.203 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
(10/24/2013 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013218
Hearing Date: November 5, 2013
Property Owner: David Romo, Jr.; George K. Covert, Trustee for Dan Covert; and Carlo & Vera Salvatore
Applicant: StoneHawk Capital Partners, LLC (by Brian Woidneck, Managing Member)
Representative: Brown & Ortiz, P.C. (Daniel Ortiz)
Location: 6975 Heuermann Road, 6970 and 7080 Oak Drive
Legal Description: 12.203 acres out of NCB 35733
Total Acreage: 12.203
City Council District: 8
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-6 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting 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 17, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Friends of Friedrich Wilderness Park

Planning Team: 41 – North Sector Plan

Applicable Agencies: Camp Bullis Military Installation

Property Details

Property History: The subject property was annexed in 1998 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1999 large-area case, a portion of the subject property was rezoned to “R-8” Large Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Single-Family Residence District and “R-20” Residential Single-Family District, respectively. The property is undeveloped and is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2 CD”, “R-20” and “O-1”

Current Land Uses: Auto dealership (under construction), single-family residences and undeveloped land

Direction: West

Current Base Zoning: “R-20”, “L S”

Current Land Uses: Single-family residence, construction contractor facility and undeveloped land

Direction: South

Current Base Zoning: “R-20”, “R-6” and “C-2”

Current Land Uses: Single-family residences

Direction: East

Current Base Zoning: “C-2” and “R-20”

Current Land Uses: Parking lot and single-family residences

Overlay and Special District Information: All surrounding properties carry the "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures.

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

Transportation

Thoroughfare: Heuermann Road and Oak Road

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

Proposed Changes: None known

Thoroughfare: Interstate Highway 10 West

Existing Character: Freeway 250’-500’; two lanes in one direction

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis is required, but may be deferred to the platting stage of the project. A traffic engineer with knowledge of the project must be present at the Zoning Commission meeting.

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

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

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the Future Land Use Section. The zoning request is not consistent with the Future Land Use designation. A master plan amendment has been submitted, requesting to change the land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

General Urban Tier residential uses are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property's location in a compact area bound by an arterial thoroughfare to the west and an expressway to the east makes the area appropriate for more intense residential development.

3. Suitability as Presently Zoned:

The existing "R-6" and "R-20" base zoning districts may not be entirely appropriate for the subject property area. Although the area includes a number of large-lot residences, it is located between an arterial thoroughfare (Milsa Drive) and an expressway (IH-10), with substantial amounts of intense commercial zoning. The area is transitioning away from previous rural uses to more intense urban development. The requested "MF-25" is appropriate for the subject property. The property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped.

4. Health, Safety and Welfare:

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

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The subject property is located within the boundaries of the Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

6. Size of Tract:

The subject property is 12.203 acres in size, which reasonably accommodates the "MF-25" zoning designation and the parking requirements.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. No comments have been received.



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013219
Hearing Date: November 5, 2013
Property Owner: Candid Rogers
Applicant: Candid Rogers
Representative: Candid Rogers
Location: 222 Clay Street
Legal Description: The east 50 feet of the west 250 feet of Lot 6 or Lot A-10, NCB A-16
Total Acreage: 0.1653
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "RM-4 IDZ AHOD" Residential Mixed Infill Development Zone Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Lone Star Neighborhood Association

Planning Team Members: Lone Star Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a 2006 City-initiated large-area case, the lot was rezoned to the current "R-6" Residential Single-Family District. The lot is undeveloped and is not platted in its current configuration.

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: "NC IDZ", "C-2P", "R-3" and "IDZ"

Current Land Uses: Offices, Parking, Food Processing and Distribution, Undeveloped Land and Single-Family Dwellings

Direction: East, South and West

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

Current Land Uses: Single-Family Dwellings, Duplex, Alley, and Undeveloped Land

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

Transportation

Thoroughfare: Clay Street

Existing Character: Local Street; one lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 43, 44, 51, 54 and 243 operate along South Flores Street, east of the subject property; and VIA bus lines 46 and 246 operate along Probandt Street, west of the subject property.

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

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units:

Four-family dwellings – Minimum requirement: 1.5 spaces per unit; Maximum allowance: 2 spaces per unit.

"IDZ" Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Lone Star Community Plan and is designated as Medium Density Residential in the future land use component of the plan. The requested "RM-4" base zoning district is consistent with the adopted land use designation.

Medium Density Residential includes a duplexes, triplexes, fourplexes, and low-rise apartments. Cottage homes and small lot single-family houses are also appropriate within this land use category. This form of development should be located along collectors or residential roads and should promote walk-ability.

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. Rezoning this property to "RM-4 IDZ" will encourage and promote the revitalization goals of the Future Land Use Plan.

3. Suitability as Presently Zoned:

Both the existing "R-6" Residential Single-Family District and requested "RM-4 IDZ" Residential Mixed Infill Development Zone District are appropriate and consistent with the adopted land use plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested zoning would preserve the existing character of the area and promote redevelopment of an underutilized lot.

5. Public Policy:

The Lone Star Community Plan was adopted in March of 2013. The rezoning request meets Land Use Goal 6 in the plan: Establish policies that provide for a range of housing types that are affordable to people at most income levels. Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/work units and apartments. Maintain the distinctive character of the neighborhoods housing. Build upon the diversity of old and new existing housing that includes single-family as well as multi-family (condos, townhomes, duplexes and small apartments).

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

6. Size of Tract:

The subject property is 0.1653 of an acre and appears to be of sufficient size to accommodate the proposed development. Although the "IDZ" district waives off-street parking requirements, staff encourages parking be provided on the property as to reduce on-street parking in the area.

7. Other Factors:

The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. This area is in the process of revitalization and rezoning this property to "IDZ" will encourage and promote the revitalization goals the Future Land Use Plan.



Zoning Case Notification Plan

Case Z2014-001

Council District: 5
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02580 BLK 1 Lot S 62ft of 3

Legend

- Subject Properties (Red solid line) (0.0874Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Blue hatched area)
- Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (108/25/2013 - J. Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014001
Hearing Date: November 5, 2013
Property Owner: 1902, LLC (by Boyan Kalusevic, Managing Member)
Applicant: Boyan Kalusevic
Representative: Boyan Kalusevic
Location: 111 East LaChappelle
Legal Description: 0.081 of an acre out of Lot 3, Block 1, NCB 2580
Total Acreage: 0.081
City Council District: 5
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Alcohol Distillation

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 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 25, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association; the Collins Garden association is located within 200 feet.

Planning Team: Lone Star Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a City-initiated large-area case, the property was rezoned to the current "R-6" Residential Single-Family District. The property is undeveloped, and is not platted in its current configuration.

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 and East

Current Base Zoning: "I-1", "R-6" and "R-6 CD"

Current Land Uses: Duplexes, single-family residences and undeveloped land

Direction: South

Current Base Zoning: "I-2", "I-1" and "IDZ"

Current Land Uses: Undeveloped land, metal and sign fabrication, warehousing and an art gallery

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Warehousing and manufacturing

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

Transportation

Thoroughfare: South Flores Street

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

Proposed Changes: None known

Thoroughfare: East LaChappelle

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 43, 44, and 46, which operate along Flores Street and Probandt 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: Off-street vehicle parking requirements are typically determined by type of use and building size.

Alcohol-distillation, storage - Minimum Parking Requirement: 1 per 600 square feet of GFA. Maximum Parking Requirement: 1 per 350 square feet of GFA.

Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Lone Star Community Plan and is designated as Low Density Mixed Use in the future land use component of the plan. The requested "IDZ" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. This area is in the process of revitalization and rezoning this property to "IDZ" will encourage and promote the revitalization goals of the Future Land Use Plan.

3. Suitability as Presently Zoned:

The existing "R-6" zoning district is not consistent with the adopted land use designation. Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is of sufficient size (0.081 acres) to accommodate the proposed uses, with the flexibility provided by the "IDZ" district.

7. Other Factors:

The rezoning request is meant to allow expansion of the operations currently under construction at 1902 South Flores Street, which was rezoned in September 2012.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014002
Hearing Date: November 5, 2013
Property Owner: Coast to Coast Solutions, LLC (by Luis Estrada, Member)
Applicant: Luis Estrada
Representative: Luis Estrada
Location: Portions of the 5100 and 5200 Blocks of Randolph Boulevard
Legal Description: 3.578 acres out of Lots 12, 13, 14, 15 and 16, Block 1, NCB 13801
Total Acreage: 3.578
City Council District: 2
Case Manager: Pedro Vega, 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, "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 25, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The property was annexed in December of 1972, and was originally zoned "Temp A" Temporary Single Family Residence District. In a 1973 case, Lot 15 and a portion of Lot 16 were rezoned to "B-3" Business District. In a 1981 case, Lot 14 and Lot 13 were rezoned to "I-1" Light Industry District and "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-5" Residential Single-Family District, "C-3" General Commercial District, "I-1" General Industrial District, and "C-3R" General Commercial Restrictive Alcohol Sales District, respectively. The subject site is currently developed with a storage warehouse and office buildings measuring a total of 7,028 square feet. According to the Bexar County Appraisal District, the existing structures were constructed in 1970, 1996 and 2000.

Topography: The property does not include any abnormal physical features such as slope; however, a small portion is located in a flood plain. This portion of Randolph Boulevard is located within the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: East

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

Current Land Uses: Single-Family Dwellings and Undeveloped Land

Direction: North and Northwest

Current Base Zoning: "MF-33", "RM-4", "R-6", and "C-3"

Current Land Uses: Apartments, Single-Family Dwellings, Offices and Parking

Direction: Southwest and South

Current Base Zoning: "R-5", "C-3R", "C-3", "R-6" and "C-3NA"

Current Land Uses: Undeveloped Land, Retail Center, Utility Easement 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: Randolph Boulevard

Existing Character: Primary Arterial Type A; 1 lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Sherri Ann Road

Existing Character: Local Street; one lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 21, which operates along Randolph Boulevard. The Randolph Boulevard Park and Ride is located west of the subject property.

Traffic Impact: A new 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 are typically determined by type of use and building size.

Truck Repair and Maintenance – Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas; Maximum Parking Allowance: 1 space per 375 square feet of Gross Floor Area (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 any Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required. The requested "I-1" zoning district is consistent with the surrounding land uses, which are commercial and industrial in nature.

2. Adverse Impacts on Neighboring Lands:

Granting the "I-1" General Industrial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from residential to commercial and industrial.

3. Suitability as Presently Zoned:

Both the current and proposed commercial and industrial base zoning districts are appropriate for the area. The subject site is located in an area described as having a more industrial character, including a combination of commercial and industrial uses. It is also situated near the Interstate Highway 35 North and Northeast Loop 410 interchange.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Although the neighboring property to the southwest is zoned "R-6", it is an electric easement with large transmission line towers.

5. Public Policy:

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

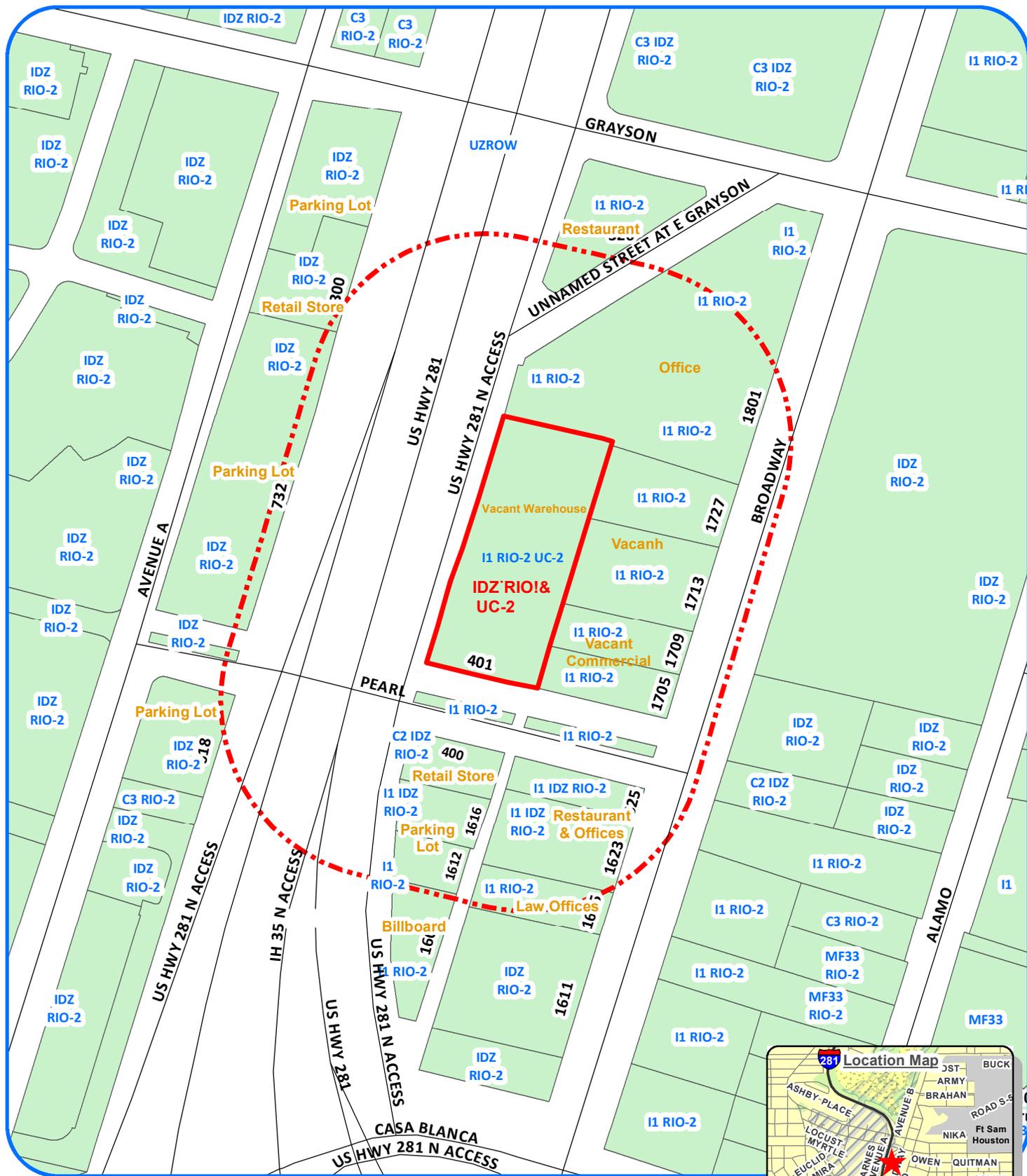
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property measures 3.578 acres in size which should be able to reasonably accommodate the proposed use and required parking.

7. Other Factors:

The applicant is attempting to bring the current use of the property into compliance by rezoning the properties to "I-1" General Industrial District, the appropriate zoning district. Approximately 2.00 acres out of the 3.578 acre tract is already zoned "I-1" General Industrial District. The property owner sought Nonconforming Use registration, but was unable to provide all of the required documentation showing legal establishment and continuous use. The "R-5" portion of the subject property was purchased from the City of San Antonio; it was previously part of a utility easement.



Zoning Case Notification Plan

Case Z2014-003

Council District: 1
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 969 BLK Lot 11 - 15 & S40.5ft of 10 & P-100(0.799AC) (PT of Vac. Alley)

Legend

- Subject Properties (Red outline) (0.8365Acres)
- 200' Notification Area (Dashed red line)
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain (Blue hatched)
- Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (108/25/2013 - J. Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014003

Hearing Date: November 5, 2013

Property Owner: Broadway SA Investors GP, LLC (by Lewis Westerman, Vice President)

Applicant: Christopher Erck

Representative: Christopher Erck

Location: 401 Pearl Parkway

Legal Description: Lots 11, 12, 13, 14 and 15, Parcel 100 and the south 40.5 feet of Lot 10, NCB 969

Total Acreage: 0.8365

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay-2 Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay-2 Broadway Urban Corridor Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar And/Or /Tavern Without Cover Charge 3 or More Days per Week and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay-2 Broadway Urban Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar And/Or /Tavern Without Cover Charge 3 or More Days per Week

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Downtown Residents Association. The Tobin Hill Community Association is located within 200 feet.

Planning Team: 13 (Tobin Hill Neighborhood Plan)

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "K" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The subject site is currently developed with a warehouse measuring 12,000 square feet. According to the Bexar County Appraisal District, the warehouse was constructed in 1970.

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

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: "I-1"

Current Land Uses: Restaurant, Office, Vacant Land and a Vacant Commercial Structure

Direction: South

Current Base Zoning: "C-2 IDZ" and "I-1"

Current Land Uses: Antique Store, Restaurant, Law Offices and Parking

Direction: West

Current Base Zoning: "IDZ"

Current Land Uses: Parking and US Highway 281

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

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

Transportation

Thoroughfare: Avenue B

Existing Character: Local Street; 1 lane and 1 bike lane in each direction

Proposed Changes: None known

Thoroughfare: Pearl Parkway

Existing Character: Local Street; 2 lanes with 2 turning lanes and a center median

Proposed Changes: None known

Thoroughfare: Broadway

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

Proposed Changes: None known

Thoroughfare: Highway 281

Existing Character: Freeway; 8 lanes

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 9, 10, 14 and 209 lines, which operate along Broadway and Pearl Parkway.

Traffic Impact: A Traffic Impact Analysis has been waived for the following reasons: IDZ zoning is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements are determined by use, and often size of the development. The zoning application refers generally to retail uses. Therefore, staff cannot calculate the amount of parking that would be required of such a development. In addition to general retail uses, the rezoning request specifically includes a bar use. Parking requirements for a nightclub or bar/tavern are determined by the building area

gross square footage, which includes accessory uses such as offices, kitchens, restrooms, storage areas, mechanical and dressing rooms.

Alcohol – bar/tavern or nightclub - Minimum Parking Requirement: 1 space per 100 square feet of Gross Square Footage (GSF). Maximum Parking Requirement: 1 space per 75 square feet of GSF.

The “IDZ” Infill Development Zone District eliminates off-street vehicle parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is designated as High Density Mixed Use in the future land use component of the plan. The requested “IDZ” base zoning district is consistent with the adopted land use plan.

The subject property is also located within the Midtown Brackenridge TIRZ Master Plan, and is identified as part of the Midtown neighborhood urban core, which encourages community retail, services, offices, urban residential, restaurants, and entertainment uses. The “IDZ” base zoning district, as well as the uses permitted in “C-2” and the bar use are all consistent with the encouraged development pattern in the plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” and “RIO-2” districts include design criteria intended to create infill development that is proportional to surrounding development.

3. Suitability as Presently Zoned:

The existing “I-1” zoning district is not appropriate for the subject property. The “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses. The requested “IDZ” base zoning district and requested commercial uses are appropriate for the subject property. Further, the subject property is located in close proximity to high-intensity mixed-use redevelopment along Broadway with access to public transit.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

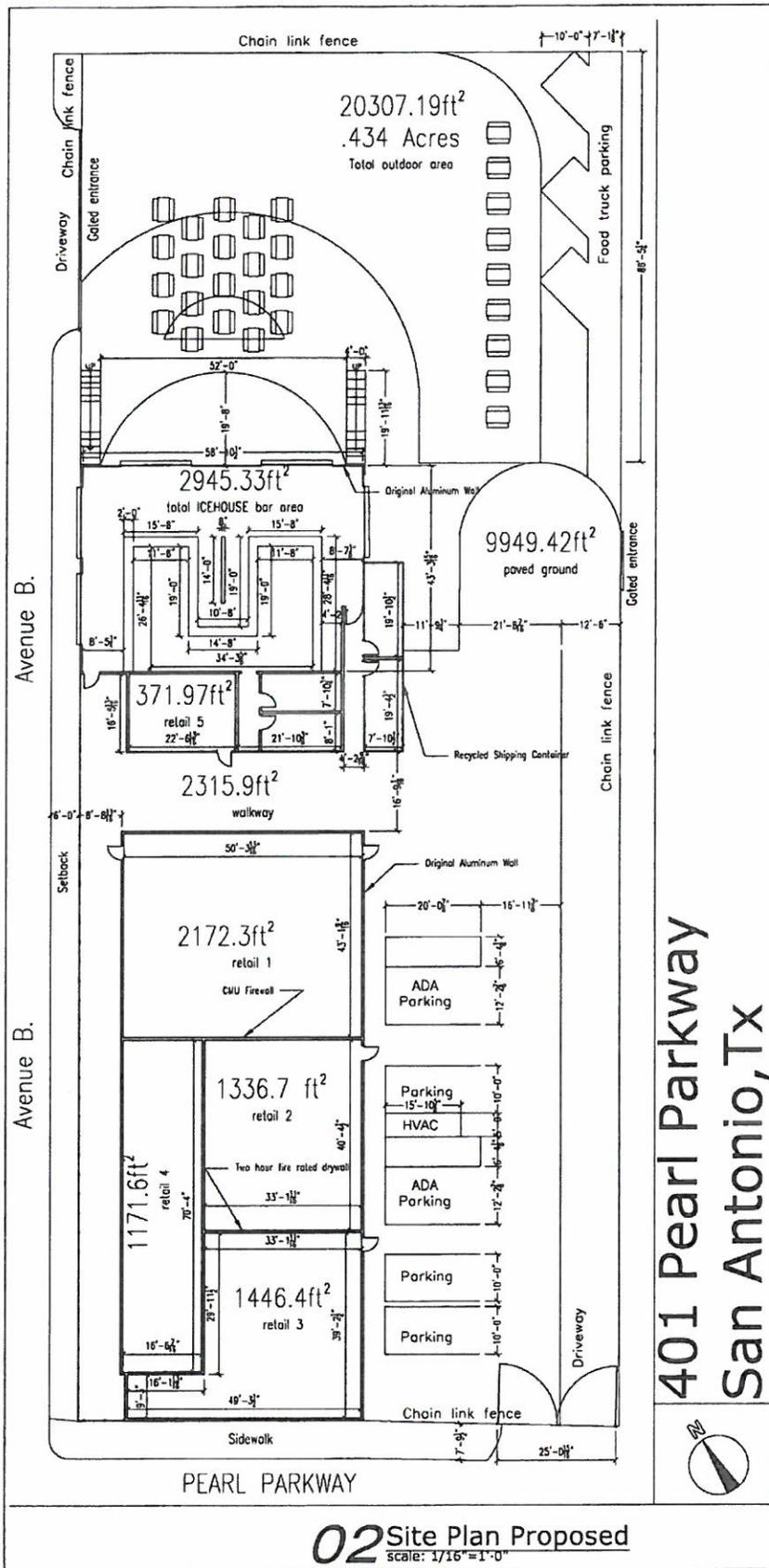
6. Size of Tract:

The subject property is 0.8365 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

None.

22014009
 Lots 11, 12, 13, 14 + 15
 Parcel 100 + the
 south 40.5 feet of
 Lot 10, NCR 969



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



Zoning Case Notification Plan

Case Z-2014-004

Council District: 4

School District: South San I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 09851 - BLOCK 002 - LOT 002

Legend

- Subject Properties ——— (0.137 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
(10/25/2013 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014004 CD
Hearing Date: November 5, 2013
Property Owner: Jimmy Kopeck
Applicant: Jimmy Kopeck
Representative: Jimmy Kopeck
Location: 107 Fernleaf Avenue
Legal Description: Lot 2, Block 2, NCB 9851
Total Acreage: 0.1377
City Council District: 4
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units

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 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 36

Neighborhood Associations: Quintana Community Neighborhood Association

Planning Team Members: 33-Kelly/South San PUEBLO Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in August of 1944 and was originally zoned “B” Residence District. In a 1977 City-initiated large-area case, the property was rezoned to “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. There is an existing residential structure on the subject property that measures approximately 992 square feet and was constructed in 1951. The property is platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Direction: South (along Southwest Military Drive)

Current Base Zoning: “C-2”

Current Land Uses: Restaurant, duplexes and undeveloped land

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

Transportation

Thoroughfare: Fernleaf Avenue

Existing Character: Local Street; 1 lane in each direction without sidewalks

Proposed Changes: None known

Thoroughfare: Holder Avenue

Existing Character: Local Street; 1 lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: The closest VIA bus lines are numbers 550 and 551 which operate along Southwest Military Drive, south of the subject site.

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

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units.

Dwelling – 2 Family - Minimum Parking Requirement: 1 space per unit. Maximum Parking Requirement: 2 spaces per unit.

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 Kelly/South San PUEBLO Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-6” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. However, the surrounding residential neighborhood is solidly single-family; and approval of the zoning change request would allow a slight increase in density within the interior of the neighborhood. Increased density is most appropriate along higher-order streets at the periphery of established neighborhoods.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is appropriate for the subject property and surrounding area.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject site is 0.1377 acres in size, which should reasonably accommodate the proposed dwelling units and required parking.

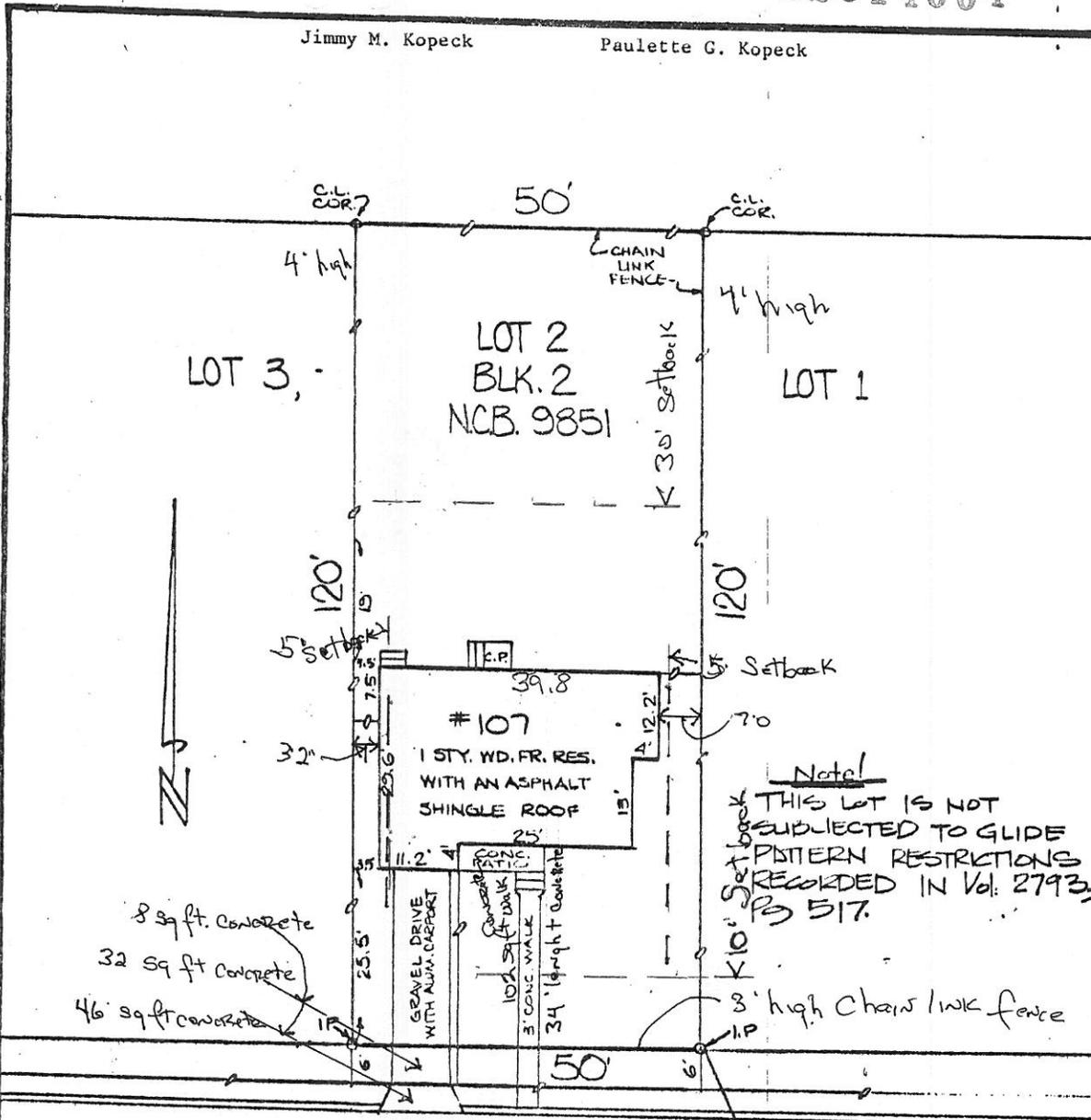
7. Other Factors:

The applicant has applied for “R-6 CD” Residential Single-Family District with a Conditional Use for Two Dwelling Units in order to bring an existing duplex use into compliance. The subject property was originally built as a single-family dwelling under the “B” zoning district, which allowed for both single-family dwellings and duplexes. Although previous zoning allowed the current use, the existing duplex cannot be registered as a legal nonconforming use because the property owner cannot prove legal establishment or continuous use. While most of the properties in the immediate area have single-family zoning, there are several duplexes located along Southwest Military Drive, at the periphery of the neighborhood.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but, due to individual site consideration or unique development requirements may be compatible with adjacent land uses under given conditions.

Jimmy M. Kopeck

Paulette G. Kopeck



FERNLEAF AVE.

(50' R.O.W.)

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

SURVEY PLAT OF

SCALE: 1"=20' [3' 10' 15' 20']

LOT 2 BLK 2 N.C.B. 9851

SUB'D. KELLY TERRACE ADDITION

VOL. 2805 PG. 95

ADDRESS 107 FERNLEAF AVE.

SAN ANTONIO, BEXAR CO. TEXAS

RES. -VOL. 2793, PG. 517



STATE OF TEXAS

VICTOR SEGUIN
 SURVEYING & MAPPING CO.
 P.O. BOX 17241 (830-3671)
 SAN ANTONIO, TEXAS 78217

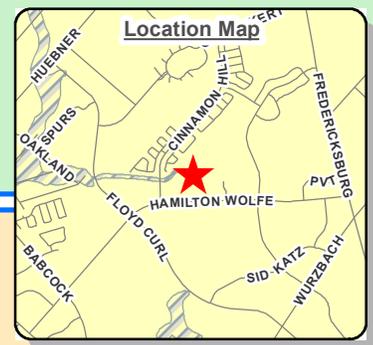
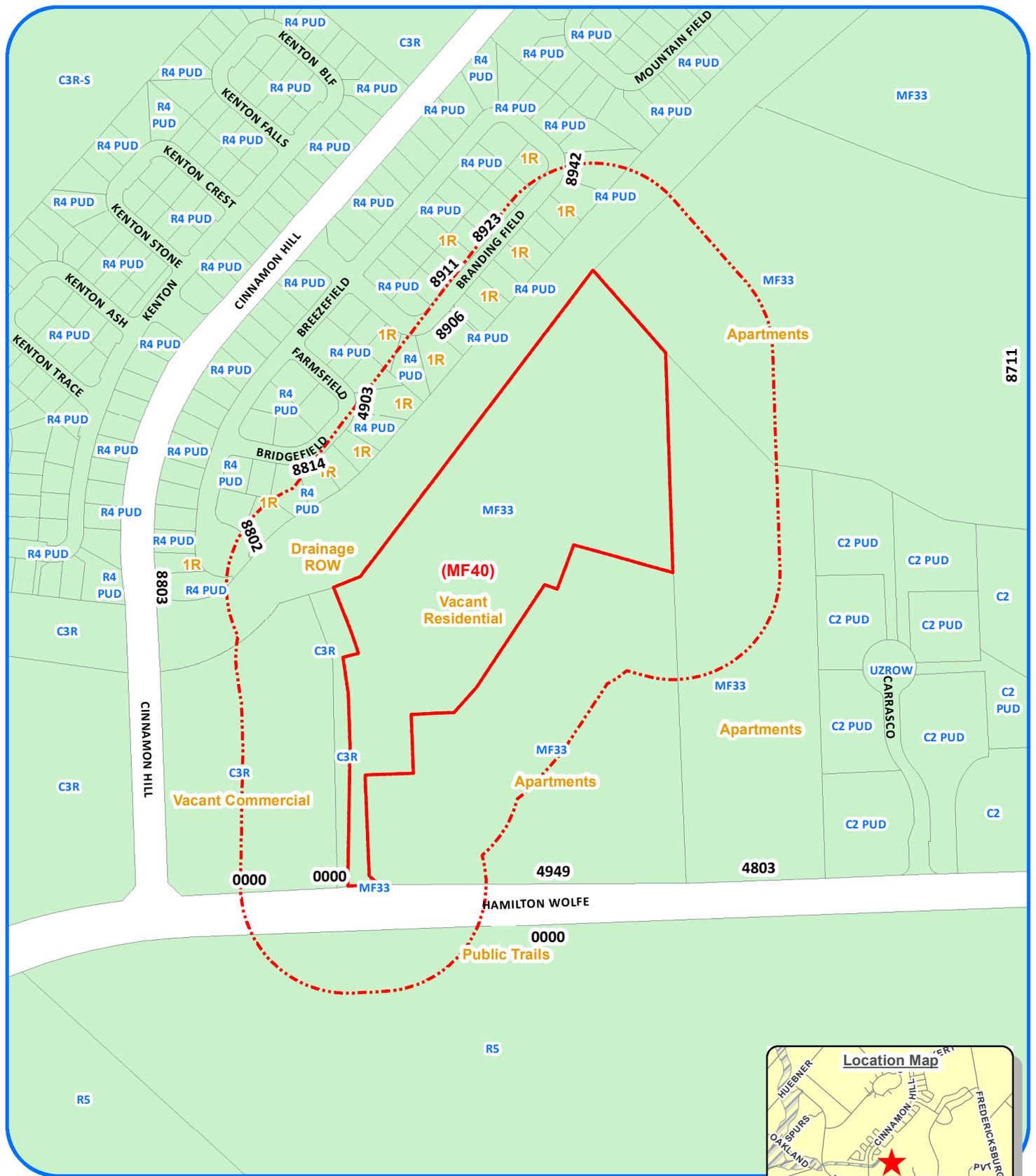
I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision, and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above and that all corner pins have been located as indicated above on the date shown on this plat.

This 15TH day of MAR. 19 84 A.D.

Victor Seguin
 Surveyor

Field Book _____ Page _____ Job No. 15744

SURVEY CATEGORY TYPE "1-A"



Zoning Case Notification Plan

Case Z2014-007

Council District: 8

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 17171 BLK 3 Lot 10

Legend

- Subject Properties ——— (6.75 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R





City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014007

Hearing Date: November 5, 2013

Property Owner: BBG Lands, LP (by Daniel J. Kubinski, Member, Aracoeli, LLC, General Partner)

Applicant: Flournoy Development Company (by Brady Blair, Senior Vice President)

Representative: Kaufman & Killen, Inc. (Ashley Farrimond)

Location: 4949 Hamilton Wolfe

Legal Description: Lot 10, Block 3, NCB 17171

Total Acreage: 6.75

City Council District: 8

Case Manager: Osniel Leon, Planner

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

Proposed Zoning Change

Current Zoning: "MF-33" Multi-Family District and "C-3R" General Commercial Restrictive Alcoholic Sales District

Requested Zoning: "MF-40" Multi-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 272

Registered Neighborhood Associations within 200 feet: None

Planning Team: 41 – North Sector Plan

Applicable Agencies: None

Property Details

Property History: The southern portion of the subject property was annexed in 1963 and was originally zoned “Temp A” Temporary Single Family Residential District. The northern portion of the subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1982, the property was rezoned to “R-3” Multi-Family Residence District. In a 1985 case, the western portion of the property was rezoned to “B-3R” Restrictive 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-3R” General Commercial Restrictive Alcoholic Sales District, respectively. The property is platted and is currently undeveloped.

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: Northwest

Current Base Zoning: “R-4 PUD”

Current Land Uses: Drainage right-of-way and single-family residences

Direction: West

Current Base Zoning: “C-3R”

Current Land Uses: Undeveloped land

Direction: South and East

Current Base Zoning: “R-5” and “MF-33”

Current Land Uses: Public trails, condominiums and apartments

Transportation

Thoroughfare: Hamilton Wolfe Road

Existing Character: Local Street; two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 522, which operates along Floyd Curl west of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required but may be deferred to the building permit stage. A traffic engineer must be present at the Zoning Commission meeting.

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

Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the North Sector Plan, and is currently designated Regional Center in the future land use component of the plan. The requested “MF-40” is not consistent with the adopted land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Mixed Use Center. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested zoning change on neighboring properties. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. Additionally, the requested zoning designation accommodates higher density residential development options that are compatible with the existing development pattern on adjacent properties.

3. Suitability as Presently Zoned:

The existing zoning is appropriate for the subject property. Both the existing and requested zoning districts allow multi-family uses. The subject property is located near the medical center, in an area with many established large-scale employers. The proposed higher density development is appropriate for the property’s location.

4. Health, Safety and Welfare:

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

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 6.75 acres in size, which reasonably accommodates the multi-family residences and the parking requirements. The current zoning district would allow a maximum of 222 units on the property; the requested zoning will allow an additional 48 units.

7. Other Factors:

The applicant is requesting an 8 foot-tall fence surrounding the property. The UDC limits the height of front yard fences to 3 feet for solid fences and 4 feet for predominantly open fences; and allows a maximum of 6 feet in height for the side yard and rear yard. In accordance with Section 35-514(d)(2)D, City Council may approve additional fence height in conjunction with a rezoning request.



Zoning Case Notification Plan

Case Z-2014-008

Council District: 7
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 09604 - BLOCK 044 - LOT 011

Legend

- Subject Properties (0.201 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
 (10/25/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014008
Hearing Date: November 5, 2013
Property Owner: John David Duque and Gabriela Balbontin
Applicant: John David Duque
Representative: John David Duque
Location: 2459 Cincinnati Avenue
Legal Description: Lot 11, Block 44, NCB 9604
Total Acreage: 0.2011
City Council District: 7
Case Manager: Krystin Ramirez, Planning Technician
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 25, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: University Park

Planning Team Members: 35 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1948 and was originally zoned “B” Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-4” Residential Single-Family District. The property is currently developed as a duplex, built in 1948 and measuring approximately 1,472 square feet in size. Additionally, the property contains a detached garage apartment measuring approximately 480 square feet in size.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “R-4”

Current Land Uses: Single-family residences, duplexes and triplexes

Transportation

Thoroughfare: Cincinnati Avenue and Stone Gate Drive

Existing Character: Local Streets; one lane in each direction with a bike lane in each direction and a sidewalk

Proposed Changes: None known

Public Transit: VIA bus line 89 operates along Cincinnati Avenue with a stop immediately adjacent to the subject property. VIA bus line 524 operates along St. Cloud and General McMullen Drive to the east.

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

Parking Information: Dwelling: 3 family - Minimum vehicle spaces: 1.5 per unit; Maximum vehicle spaces: 2 per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "RM-4" base zoning district is consistent with the adopted land use designation. The General Urban Tier allows a range of medium to high density uses, such as multi-family developments, including apartment, quadplexes, triplexes, duplexes and townhomes (condominiums).

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The neighboring properties along Cincinnati Avenue are developed as duplexes.

3. Suitability as Presently Zoned:

The "R-4" base zoning district may be appropriate for the subject property; however, the property and surrounding residences were originally built as duplexes in the late 1940s. Approval of the requested zoning change would bring the existing 3 dwelling units into compliance. The property is not eligible for nonconforming use registration because the current property owner cannot prove continuous use of the 3 separate dwellings as they never had individual utility meters. The subject property owner is seeking individual utility meters for each unit. The third dwelling on the subject property likely met the definition of an accessory dwelling; but accessory dwelling are not permitted to have separate utility meters.

4. Health, Safety and Welfare:

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

5. Public Policy:

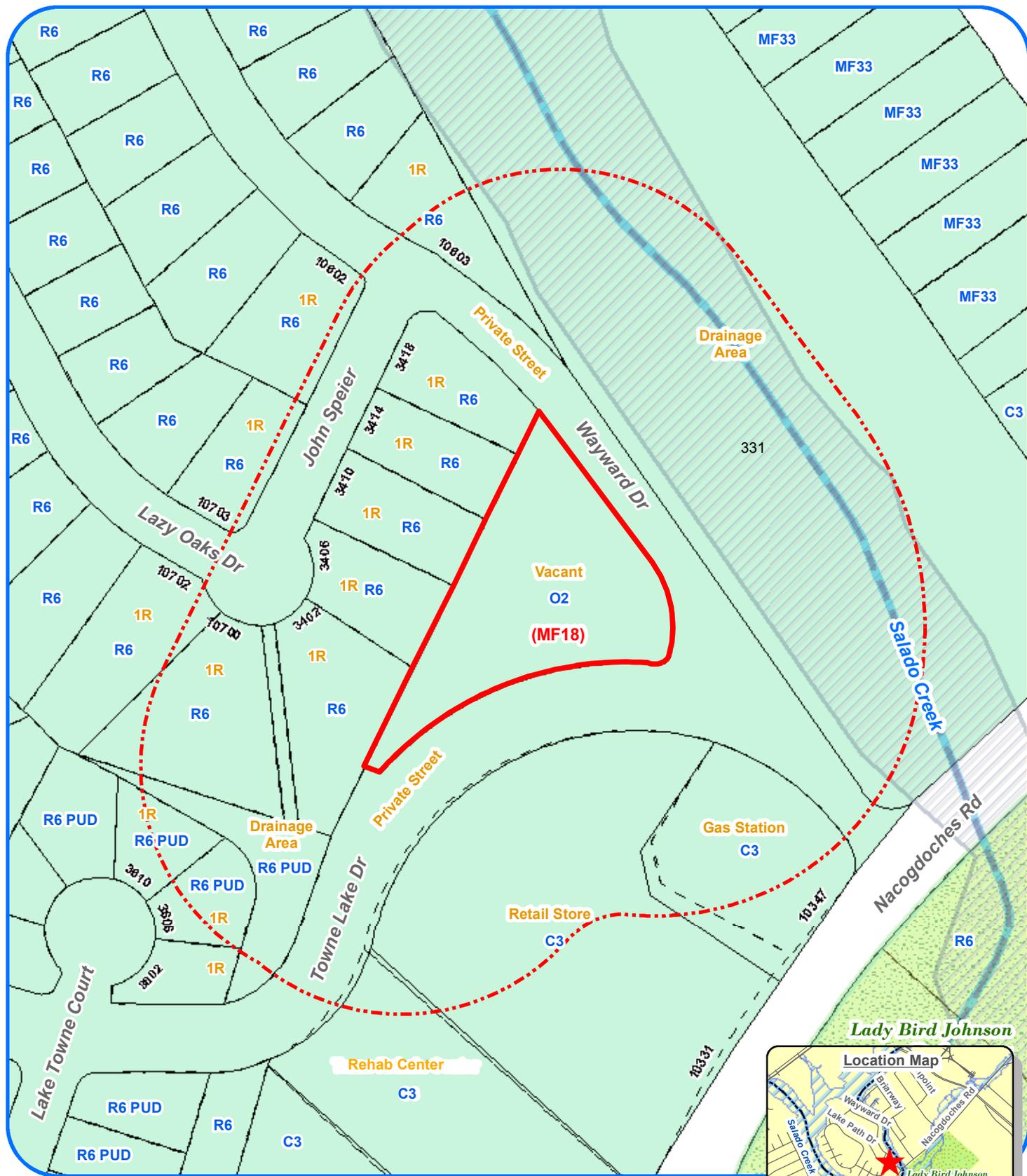
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.2011 acres in size, which reasonably accommodates the existing three dwelling units and the required parking.

7. Other Factors:

The existing use is permitted by-right in the "RM-5" district, which would limit the property to a maximum of 3 dwelling units; whereas the requested "RM-4" district will allow a maximum of four dwelling units on the property. Approval of "RM-5" would not require postponement of the zoning case and would not incur any additional fees for the applicant.



Zoning Case Notification Plan

Case Z-2014-012

Council District: 10
 School District: North East I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 17467 - BLOCK 000 - LOT 004

Legend

- Subject Properties (1.002 Acres) ————
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT) (TEXT)
- 100-Year DFIRM Floodplain [Hatched Box]
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (10/25/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014012
Hearing Date: November 5, 2013
Property Owner: Tanfanstic Quarry, LLC (by Hossein Bagheri, Member)
Applicant: Carol Ghanbar
Representative: Carol Ghanbar
Location: A portion of the 10500 Block of Wayward Drive
Legal Description: Lot 4, NCB 17467
Total Acreage: 1.0028
City Council District: 10
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 25, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Oak Grove Estates Neighborhood Association

Planning Team: San Antonio International Airport Vicinity Land Use Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1964 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1988 case, the property was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The property was platted into its current configuration in 1985 (volume 9508, page 86 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain. Salado Creek is located east of the subject property.

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: "R-6" and "R-6 PUD"

Current Land Uses: Single-family residences

Direction: East

Current Base Zoning: None

Current Land Uses: Salado Creek

Direction: South

Current Base Zoning: and "C-3"

Current Land Uses: Gas station, retail store and rehabilitation center

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: Wayward Drive and Town Lake Drive

Existing Character: Private Streets; one lane in each direction with partial sidewalks.

Proposed Changes: None known

Thoroughfare: Nacogdoches Road

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

Proposed Changes: None known

Public Transit: VIA bus lines 9 and 10 operate along Nacogdoches Road, with a stop in close proximity to the subject property.

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

Parking Information: Off-street vehicle parking requirements for congregated living facilities are determined by the number of residents and employees.

Assisted Living, Boarding Home, or Community Home with 7 or more residents - Minimum Parking Requirement: 0.3 of a space per resident plus 1 space for each employee; Maximum Parking Requirement: 1 space per resident plus 1 space for each employee

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Parks/Open Space in the future land use component of the plan. The Parks/Open Space designation allows all residential zoning districts; therefore, the requested "MF-18" base zoning district is consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Multi-family zoning districts may provide an appropriate transition between low-density residential uses and commercial uses. The subject property's location at the periphery of a single-family residential neighborhood, near a major arterial thoroughfare is ideal for increased residential density.

3. Suitability as Presently Zoned:

The existing "O-2" High-Rise Office District is not appropriate for the subject property. The "O-2" district is meant to accommodate large, multi-tenant offices.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.0028 of an acre in size, which should be able to reasonably accommodate the proposed assisted living facility. The size of the property may serve to limit the scale of development permitted in the "MF-18" zoning district.

7. Other Factors:

The rezoning application refers to a proposed assisted living facility with 16 residents. Such facilities are subject to state and local licensing and inspection requirements.

The subject property is in close proximity to public transit as well as public park facilities. The Lady Bird Johnson park is located across Nacogdoches Road from the property.