

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

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

**Tuesday, October 16, 2012**  
**12:45 PM**

**ZONING COMMISSIONERS**

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

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2012 OCT 12 PM 4:25

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, and any items for consideration on the agenda for October 16, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the October 16, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2012149 ERZD (Council District 10) - POSTPONED:** A request for a change in zoning from “C-1 PC-1 ERZD” Light Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District and “C-1 ERZD” Light Commercial Edwards Recharge Zone District to “R-6 PC-1 ERZD” Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District and “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District on 28.001 acres out of NCB 34920 on a portion of the 21000 Block of Bulverde Road.
7. **ZONING CASE NUMBER Z2012183 (Council District 1):** A request for a change in zoning from “H MF-33 AHOD” Multi-Family Olmos Park Terrace Historic Airport Hazard Overlay District to “H NC AHOD” Neighborhood Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lots 105, 106 and the east 20.5 feet of Lot 107, Block 2, NCB 9004, 297 Lovera Boulevard.
8. **ZONING CASE NUMBER Z2012198 (Council District 5):** A request for a change in zoning from “I-1 RIO-4 AHOD” General Industrial River Improvement Overlay-4 Airport Hazard Overlay District to “IDZ RIO-4 AHOD” Infill Development Zone River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in “MF-50” Multi-Family District and “C-2” Commercial District on 7.53 acres out of NCB A-14 on portions of the 300 and 400 Block of Blue Star and the 300 Block of Barbe Street.

9. **ZONING CASE NUMBER Z2012208 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District and “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District and “C-2” Commercial District on Lot 14, Block 12, NCB 12692; and 7.109 acres out of NCB A-62 on portions of the 2000 Block of South Zarzamora Street.
10. **ZONING CASE NUMBER Z2012209 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on Lot 1, Block 2, NCB 14355, 5731 McDavitt Road.
11. **ZONING CASE NUMBER Z2012210 HL (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “HL C-2 AHOD” Historic Landmark Commercial Airport Hazard Overlay District on Lot 1A, Block 36, NCB 1929 save and except the northwest triangular 16 feet and the southeast triangular 5 feet, 1815 Fredericksburg Road.
12. **ZONING CASE NUMBER Z2012211 (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 “R-6” Residential Single-Family District and a Daycare Center on Lot 4, Block A, NCB 2873, 113 Furnish.
13. **ZONING CASE NUMBER Z2012212 (Council District 1):** A request for a change in zoning from “HL R-5 AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District to “HL O-1 AHOD” Historic Landmark Office Airport Hazard Overlay District on Lot 1, Block 33, NCB 8569, 3510 North Main Avenue.
14. **ZONING CASE NUMBER Z2012215 CD (Council District 2):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-1 CD” Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted) on 1.852 acres out of Parcel 112, NCB 10832, 2710 Rigsby Avenue.
15. **ZONING CASE NUMBER Z2012216 (Council District 6):** A request for a change in zoning from “PUD R-4 AHOD” Planned Unit Development Residential Single-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Parcel 7, NCB 34393 on a portion of the 1400 Block of North Ellison Drive.
16. **ZONING CASE NUMBER Z2012217 (Council District 1):** A request for a change in zoning from “HL C-3 AHOD” Historic Landmark General Commercial Airport Hazard Overlay District to “HL IDZ AHOD” Historic Landmark Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses on Lot 21, Block 3, NCB 2208, 235 Monclova.
17. Public Hearing and consideration of adoption of Historic Design Guidelines into the Unified Development Code.
18. **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.
19. Briefing on amendments to the Unified Development Code sections 35-388, 35-424, 35-488, 35-497, 35-A101 and 35-B118 relative to Sexually Oriented Business use regulations, licensing and appeal procedures, penalties, definitions and application requirements.

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20. ADJOURNMENT.

**Accessibility Statement**

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

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2012 OCT 12 PM 4:25



# Zoning Case Notification Plan

## Case Z-2012-183

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 9004 BLK 2 LOT 105, 106 & E 20.5 FT OF 107

### Legend

- Subject Properties (0.242 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept  
City of San Antonio  
(07/27/2012 - R Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2012183  
Hearing Date: October 16, 2012  
Property Owner: David W. and Maria Royalty  
Applicant: David W. and Maria Royalty  
Representative: David & Maria Royalty  
Location: 297 Lovera Boulevard  
Legal Description: Lots 105, 106 and the east 20.5 feet of Lot 107, Block 2, NCB 9004  
Total Acreage: 0.2429  
City Council District: 1  
Case Manager: Trenton Robertson, Planner  
Case History: This is the second public hearing for this zoning change request. The case was continued from September 4, 2012 Zoning Commission public hearing.

### **Proposed Zoning Change**

**Current Zoning:** "H MF-33 AHOD" Multi-Family Olmos Park Terrace Historic Airport Hazard Overlay District

**Requested Zoning:** "H NC AHOD" Neighborhood Commercial Olmos Park Terrace Historic 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 August 17, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 22, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 29

**Neighborhood Associations:** Olmos Park Terrace Neighborhood Association; Northmoor Neighborhood Association is located within 200 feet of the subject property.

**Planning Team Members:** 46 - North Central Community Plan

**Applicable Agencies:** Office of Historic Preservation

## **Property Details**

**Property History:** The subject property was annexed in 1941 and was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. In 2007, the Olmos Park Terrace Historic District was applied to the subject property. The lot was platted into its current configuration in 1931 (volume 980, page 282-285 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure measuring 1,204 square-feet that was built in 1946.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-2", "C-2NA" and "R-4"

**Current Land Uses:** Auto sales, learning center, single-family residences, vacant commercial structures and restaurant

**Direction:** South

**Current Base Zoning:** "C-2" and "R-4"

**Current Land Uses:** Auto sales, convenient store and single-family residences

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-family residences

**Direction:** West

**Current Base Zoning:** "C-2" and "R-4"

**Current Land Uses:** Auto sales, professional office, single-family residences, vacant commercial structures

**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 surrounding properties are located in the Olmos Park Terrace Historic District, which was adopted in 2007. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

## **Transportation**

**Thoroughfare:** El Monte Boulevard and Lovera Boulevard

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

**Proposed Changes:** None known

**Thoroughfare:** San Pedro Avenue

**Existing Character:** Primary Arterial Type 2; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 4 and 204 operate along San Pedro Avenue, west of the subject property.

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

**Parking Information:** In accordance with Section 35-526 of the UDC: Animal-Pet Grooming-small animals only: 1 per 300 sf GFA. Maximum parking requirement: 1 per 200 sf GFA. “NC” district requires all parking to be located in the rear of the primary structure for any new construction.

## **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 Central Plan, and is currently designated as “Neighborhood Commercial” in the Future Land Use Plan. The requested “NC” base zoning district is consistent with the Future Land Use designation.

### **2. Adverse Impacts on Neighboring Lands:**

The requested “NC” district provides an appropriate transition between the single-family residences to the east and the more intense commercial uses to the west. Staff has found no likely adverse impacts on neighboring lands. San Pedro Avenue is an existing commercial corridor with a high occurrence of intense commercial zoning. The requested “NC” district is meant to accommodate small retail, service, and office uses that serve the immediate surrounding neighborhood. Less intense commercial districts like “NC” and “C-1” are appropriate for small properties along established commercial corridors.

### **3. Suitability as Presently Zoned:**

Staff finds the requested zoning appropriate for the subject property as it conforms to the future land use plan. Neighborhood Commercial uses include low intensity commercial uses creating more accessibility for pedestrians. The current “MF-33” zoning could allow multi-family development, which is contrary to the surrounding neighborhood and the future land use plan.

### **4. Health, Safety and Welfare:**

Approval of the zoning request will allow limited commercial uses which may cause a slight increase traffic, noise and lighting in the area. However, many of the properties located along this portion of San Pedro Avenue have transitioned to commercial uses.

### **5. Public Policy:**

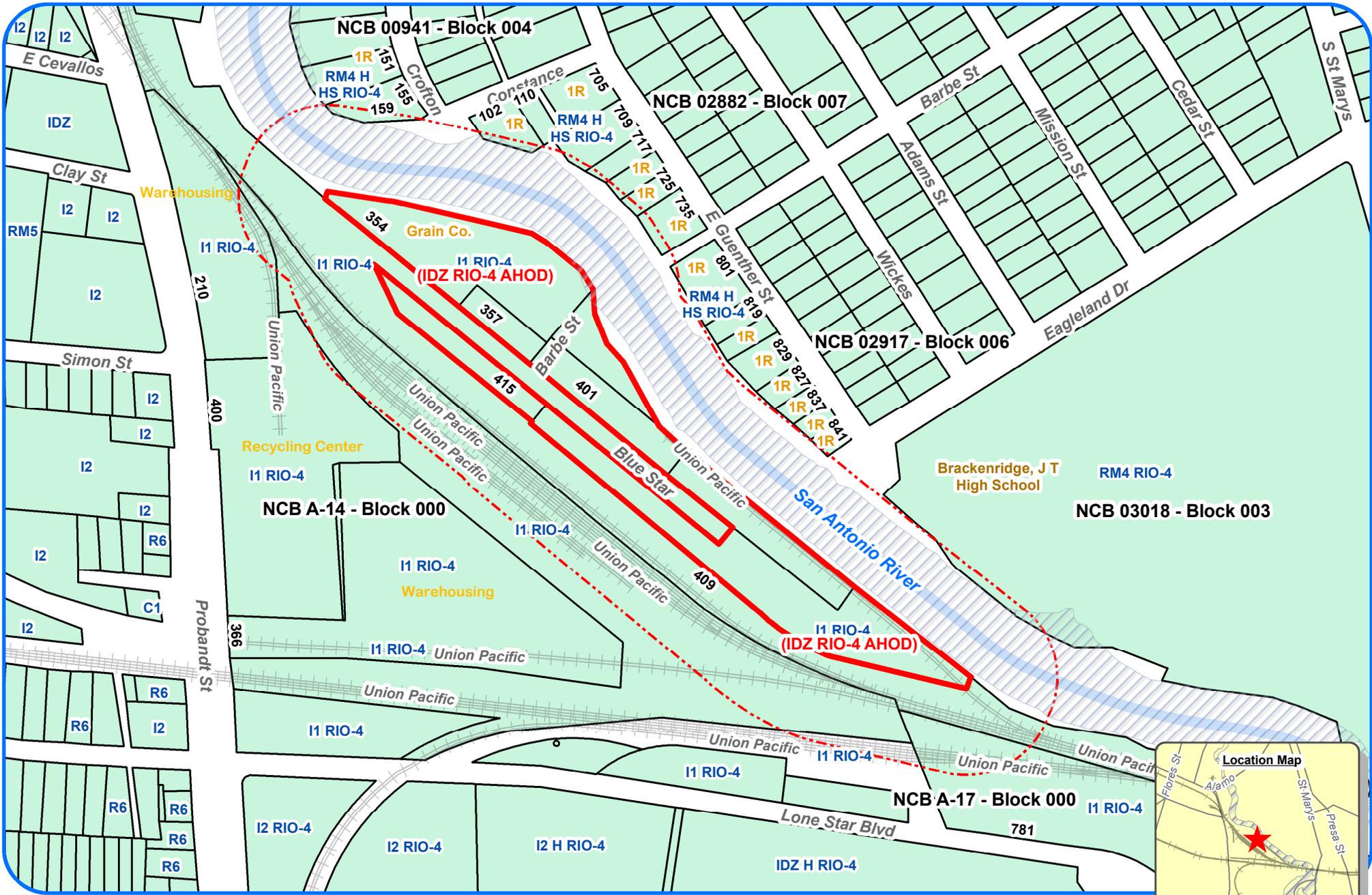
The request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property is 0.2429 of an acre in size, which should be able to reasonably accommodate neighborhood commercial uses and parking.

### **7. Other Factors:**

The historic district designation will require that exterior changes to the property, such as signage, must be reviewed and approved by the City’s Office of Historic Preservation.



**Zoning Case Notification Plan**

**Case Z-2012-198**

Council District 5

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB A-14 BLK LOT VOL-11657, PG-1232, VOL-11657, PG-1236

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

**Legend**

- Subject Properties ——— (7.534 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  
(08/30/2012 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2012198  
Hearing Date: October 16, 2012  
Property Owner: Big Tex San Antonio, L.P.  
Applicant: Debra Guerrero for the NRP Group, LLC  
Representative: Shelton & Valadez, P.C. (Robert J. Perez)  
Location: Portions of the 300 and 400 Block of Blue Star and the 300 Block of Barbe Street  
Legal Description: 7.53 acres out of NCB A-14  
Total Acreage: 7.53  
City Council District: 9  
Case Manager: Timothy Mulry, Planner  
Case History: This is the second public hearing for this zoning case. The case was continued from the October 2<sup>nd</sup> meeting.

### **Proposed Zoning Change**

**Current Zoning:** "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay-4 Airport Hazard Overlay District

**Requested Zoning:** "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 14, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 19, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 24

**Neighborhood Associations:** King William Association

**Planning Team Members:** Downtown Neighborhood Plan (18)

**Applicable Agencies:** City of San Antonio 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 under the 1938 zoning code. In a 1991 City-initiated large-area case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property has witnessed a variety of development with construction dating as early as 1920 and as recently as 1960. The existing structures on site are currently vacant. The property is not platted.

**Topography:** A portion of the subject property is located within the floodplain.

## **Adjacent Zoning and Land Uses**

**Direction:** North, East

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Single-family residences

**Direction:** South, West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Warehousing, recycling center, railroad

**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.

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

## **Transportation**

**Thoroughfare:** Probandt Street

**Existing Character:** Secondary Arterial Type B; 2 lanes in each direction with 1 center left turn lane

**Proposed Changes:** None known

**Thoroughfare:** Lone Star Boulevard

**Existing Character:** Collector Street; 1 lane in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 46, which operates along Probandt Street, west of the subject property.

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

**Parking Information:** The zoning request refers to multi-family and commercial uses. Multi-family dwellings typically require a minimum of 1.5 spaces per unit and a maximum of 2 spaces per unit. For nonresidential uses, parking is determined by the use and often size of the development; therefore staff can not calculate typical parking requirements for the commercial component of the requested zoning. The "IDZ" Infill Development Zone District eliminates off-street vehicle parking requirements.

## **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 Downtown Neighborhood Plan, and is currently designated as Low Density Residential. The requested zoning is not consistent with the future land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Mixed Use. The proposed Mixed Use classification provides for a variety of residential, low-intensity retail, professional services, and office uses. Staff and the Planning Commission recommend approval of the requested plan amendment.

### **2. Adverse Impacts on Neighboring Lands:**

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

### **3. Suitability as Presently Zoned:**

Although the property's current "I-1" zoning is consistent with zoning in the surrounding area, the area is transitioning from industrial uses to lower-intensity redevelopment including residential/commercial mixed use projects. The requested "IDZ" district allows uses more in character with surrounding development than the existing industrial district. The property's location along the San Antonio River encourages higher intensity mixed use development similar to that experienced with the nearby Blue Star Phase I and Cevallos Lofts, as well as redevelopment plans for the Lone Star Brewery.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

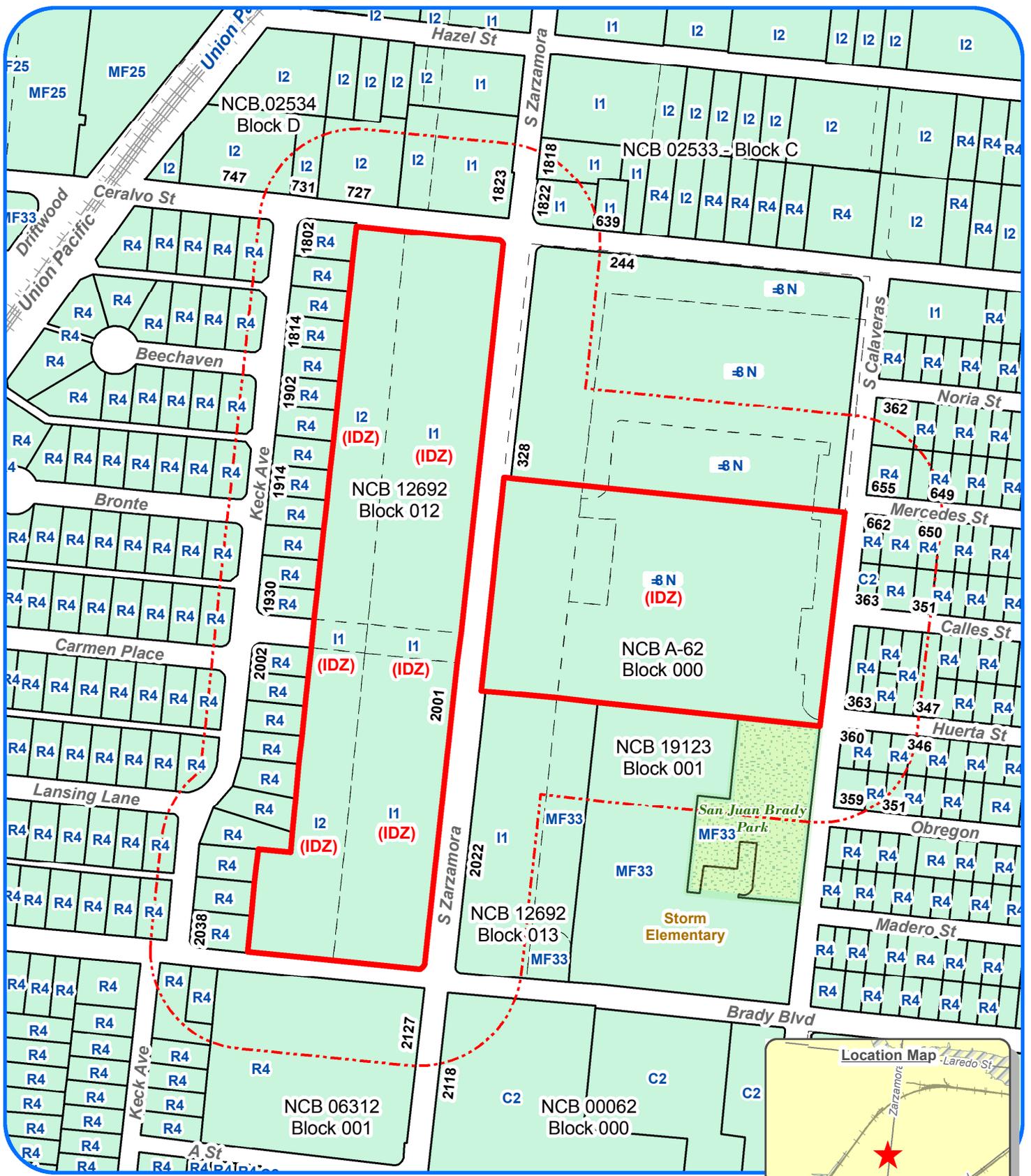
The request does not appear to conflict with any established public policy. The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

### **6. Size of Tract:**

The property is of sufficient size (7.53 acres) to accommodate the proposed development as well as other uses permitted in the "MF-50" and "C-2" district. The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels.

### **7. Other Factors:**

The subject property additionally lies within an area referred to in the Center City Strategic Framework Plan as a "growth area". The Framework Plan, as adopted in 2012, recommends an additional 7,500 residential dwelling units in the downtown area. The requested zoning could allow up to 376 housing units.



### Zoning Case Notification Plan

## Case Z-2012-208

Council District 5  
 Scale: 1" approx. = 275 Feet

Subject Property Legal Description(s): NCB 12692 & A-62 BLK 12 LOT 14

#### Legend

- Subject Properties  (17.306 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  
 (09/24/2012 - R Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2012208  
Hearing Date: October 16, 2012  
Property Owner: San Antonio Housing Authority  
Applicant: Debra Guerrero  
Representative: Bobby Perez  
Location: Portions of the 2000 Block of South Zarzamora Street  
Legal Description: Lot 14, Block 12, NCB 12692; and 7.109 acres out of NCB A-62  
Total Acreage: 17.272  
City Council District: 5  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

#### **Proposed Zoning Change**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 3, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 28, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 77

**Neighborhood Associations:** None

**Planning Team Members:** 22 (Guadalupe Westside 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 "C" Apartment District, "J" Commercial District and "L" First Manufacturing District. In a 2005 case, a portion of the subject property was rezoned to "IDZ" Infill Development Zone District. Upon adoption of the Unified Development Code, the previous "J" and "L" base zoning districts converted to the current "I-1" General Industrial District and "I-2" Heavy Industrial District, respectively.

The former "C", "J" and "L" districts allowed multi-family residential uses as the 1938 Code was characterized by cumulative zoning.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "IDZ" Infill Development Zone District

**Current Land Uses:** Multi-Family Dwellings and Office

**Direction:** South

**Current Base Zoning:** "I-1" General Industrial District and "MF-33" Multi-Family District

**Current Land Uses:** Elementary School, Park and Texas Department of Health

**Direction:** East and West

**Current Base Zoning:** "R-4" Residential Single-Family District

**Current Land Uses:** Single-Family Dwellings

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

## **Transportation**

**Thoroughfare:** South Zarzamora Street

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

**Proposed Changes:** None known.

**Thoroughfare:** Brady Boulevard

**Existing Character:** Collector Street; one lane in each direction.

**Proposed Changes:** None known.

**Thoroughfare:** Ceralvo Street

**Existing Character:** Collector Street; one lane in each direction.

**Proposed Changes:** None known.

**Public Transit:** VIA bus line 520 operates along South Zarzamora Street with a bus stop on the subject property.

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

**Parking Information:** The zoning request refers to multi-family and commercial uses. Multi-family dwellings typically require a minimum of 1.5 spaces per unit and a maximum of 2 spaces per unit. For nonresidential uses, parking is determined by the use and often size of the development; therefore staff can not calculate typical parking requirements for the commercial component of the requested zoning. The "IDZ" Infill Development Zone District eliminates off-street vehicle parking requirements.

## **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 Guadalupe Westside Community Plan and is designated as “High Density Residential” in the Future Land Use component of the plan. The zoning request is inconsistent with the adopted land use designation. The applicant has submitted a Master Plan Amendment to “High Density Mixed Use”. Planning staff and Commission recommend approval of the plan amendment request.

“High Density Mixed Use” is intended to facilitate an integrated and well-planned blend of higher density residential uses and retail, professional service, office, and other related uses to create a pedestrian-oriented environment.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Denial of the request could allow industrial uses on a large portion of the project site. This area is in the process of revitalization and rezoning the project will encourage and promote the revitalization goals the Future Land Use Plan.

Objective 20.1: Diversity of Housing promotes a diverse variety of housing stock in the community that sustains all ages and economic groups.

### **3. Suitability as Presently Zoned:**

The existing industrial zoning districts are not appropriate or compatible with the surrounding community. Currently there are multi-family dwelling units and offices located on the 17-acre subject property. The applicant requests "IDZ" Infill Development Zone District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District to bring the existing public housing community into compliance, and allow completion of the final phase of the San Juan Homes redevelopment. The proposed uses permitted in "C-2" are intended to serve the larger community, as well as future residents of the San Juan Homes. Staff finds the request to be appropriate.

### **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. Overall, reducing the intensity of zoning along South Zarzamora Street will reduce the potential for conflicts with the neighborhood, allowing uses that will better serve the surrounding community. The 17-acre site is a portion of the existing San Juan Homes Housing Development, which was constructed 1950. The applicant is proposing multi-family dwellings as well as several mixed-use structures.

### **5. Public Policy:**

The City’s Master Plan encourages the preservation and revitalization of housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.

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.

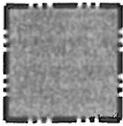
### **6. Size of Tract:**

The project site is of sufficient size to accommodate the proposed redevelopment. The applicant requested “IDZ” in order to take advantage of the flexible development standards concerning set backs, parking, and mixed-use opportunities.

### **7. Other Factors:**

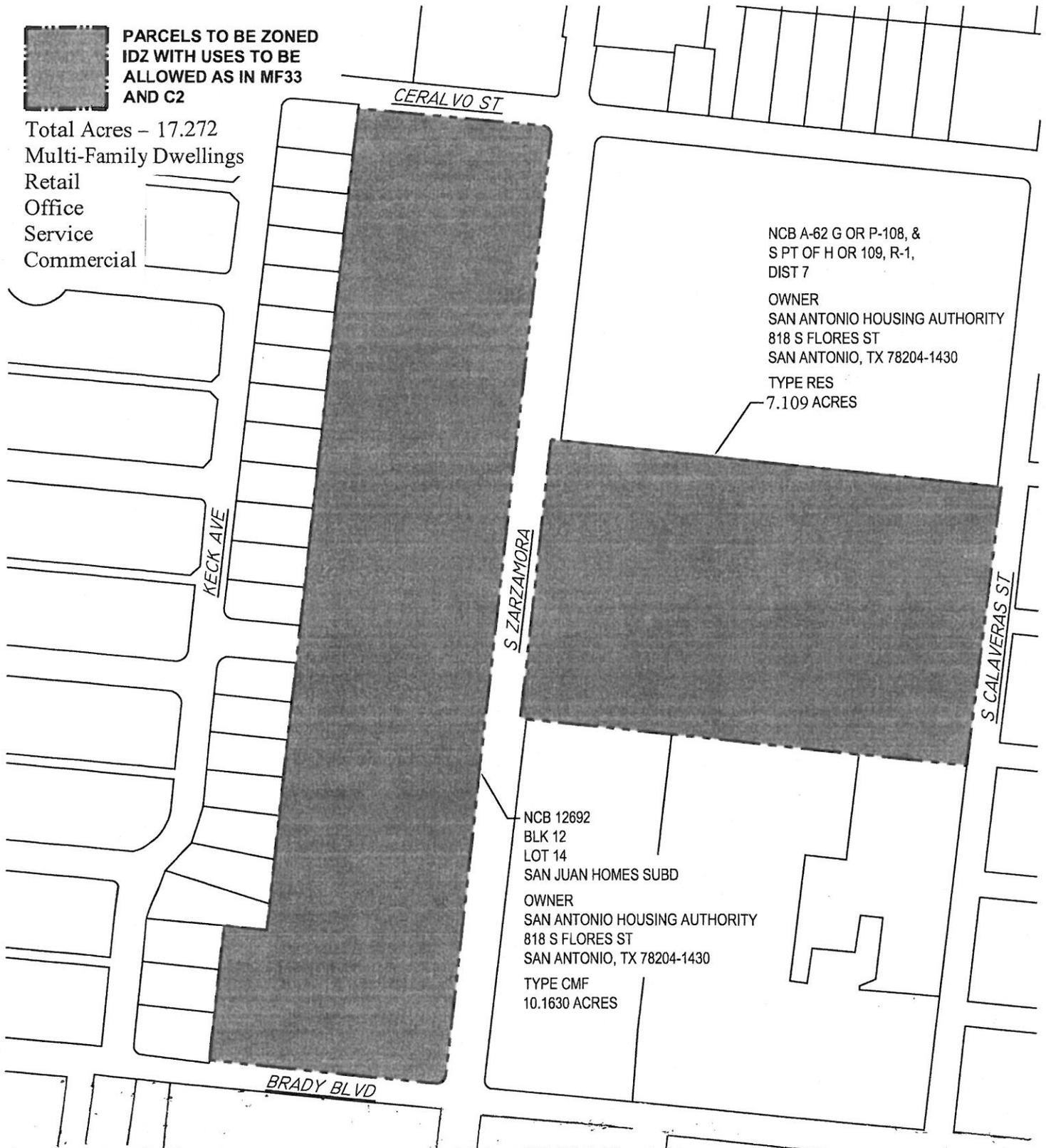
As evidenced by the zoning exhibit, this rezoning request covers only 17.272 acres of the San Juan Homes Development. The remaining portions of the San Juan Homes complex have proper zoning in place.

Z2012208



PARCELS TO BE ZONED  
IDZ WITH USES TO BE  
ALLOWED AS IN MF33  
AND C2

Total Acres - 17.272  
Multi-Family Dwellings  
Retail  
Office  
Service  
Commercial



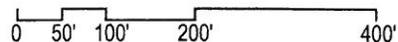
NCB 12692  
BLK 12  
LOT 14  
SAN JUAN HOMES SUBD  
OWNER  
SAN ANTONIO HOUSING AUTHORITY  
818 S FLORES ST  
SAN ANTONIO, TX 78204-1430  
TYPE CMF  
10.1630 ACRES

NCB A-62 G OR P-108, &  
S PT OF H OR 109, R-1,  
DIST 7  
OWNER  
SAN ANTONIO HOUSING AUTHORITY  
818 S FLORES ST  
SAN ANTONIO, TX 78204-1430  
TYPE RES  
7.109 ACRES

"I, **San Antonio Housing Authority**, 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 SITE PLAN - SAN JUAN SQUARE PHASE III

SCALE: 1" = 200'





**Zoning Case Notification Plan**

**Case Z-2012-209**

Council District 6  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 14355 - BLK 002 - LOT 1

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

**Legend**

- Subject Properties (1.600 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  
 (09/24/2012 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2012209  
Hearing Date: October 16, 2012  
Property Owner: Ruben's Auto Sales LLC  
Applicant: Carlos Vela  
Representative: Carlos Vela  
Location: 5731 McDavitt Road  
Legal Description: Lot 1, Block 2, NCB 14355  
Total Acreage: 1.6  
City Council District: 6  
Case Manager: Timothy Mulry, Planner  
Case History: This is the first public hearing for this case.

#### **Proposed Zoning Change**

**Current Zoning:** "R-6 AHOD" Residential Single-Family 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 September 28, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 3, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 43

**Neighborhood Associations:** None

**Planning Team Members:** 36 (West/Southwest Sector Planning Team)

**Applicable Agencies:** Lackland Air Force Base

## **Property Details**

**Property History:** The property was annexed in 1966 (Ordinance 33954). In a 1993 City-initiated case, the property was rezoned to "R-1" Single-Family Residence District (Ordinance 77475). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property was platted into its current configuration in April 2012 (Volume 6100, Page 151 of the Deed and Plat Records, Bexar County, Texas). The property is currently undeveloped.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, South, West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-family residences

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-family residences, chapel, vacant lots

**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:** McDavitt Road, Del Sol, Mayo

**Existing Character:** Local Streets; 1 lane in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 76, which operates along Old Highway 90, south 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:** Dwelling, Multi-family – Minimum Vehicle Spaces: 1.5 spaces per unit. Maximum Vehicle Spaces: 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 West/Southwest Sector Plan, and is designated Suburban Tier in the future land use component of the plan. The requested zoning is consistent with the adopted land use designation.

### **2. Adverse Impacts on Neighboring Lands:**

Staff finds no likely adverse impacts of the requested “MF-18” zoning district on neighboring properties. The applicant has indicated that the requested zoning will allow the construction of five duplexes on the subject property.

### **3. Suitability as Presently Zoned:**

Both the existing and requested zoning districts are appropriate for the subject property and are consistent with the adopted land use designation. Although many of the surrounding properties are zoned and used for single-family residences, the large lot size and limited street frontage access of the site makes the property suitable for low density multi-family 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, and creates new housing opportunities in a historically bypassed area in need of revitalization.

### **6. Size of Tract:**

The subject property is 1.6 acres, which is of sufficient size to accommodate the uses allowed in the “MF-18” district.

### **7. Other Factors:**

None



**Zoning Case Notification Plan**

**Case Z-2012-210 HL**

Council District 7  
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01929 BLK 36 LOT 1-A Uac^ B O c & \ o C A y A i a e \* \ a s A i A c B A U O A i a e \* \* \ a s A A C

**Legend**

- Subject Properties (0.209 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  
 (09/27/2012 - R Martinez)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2012210 HL  
Hearing Date: October 16, 2012  
Property Owner: Jesus Alfredo Pizana  
Applicant: City of San Antonio Office of Historic Preservation  
Representative: City of San Antonio Office of Historic Preservation  
Location: 1815 Fredericksburg Road  
Legal Description: Lot 1A, Block 36, NCB 1929 save and except the northwest triangular 16 feet and the southeast triangular 5 feet  
Total Acreage: 0.2097  
City Council District: 1  
Case Manager: Brenda V. Martinez  
Case History: This is the first public hearing for this zoning case.

## **Proposed Zoning Change**

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

**Requested Zoning:** "HL C-2 AHOD" Historic Landmark 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 September 28, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 3, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 31

**Neighborhood Associations:** Jefferson Neighborhood Association and Woodlawn Lake Community Association; Keystone Neighborhood Association is located within 200 feet.

**Planning Team Members:** 19 (Near Northwest Community Plan)

**Applicable Agencies:** City of San Antonio Office of Historic Preservation

## **Property Details**

**Property History:** The subject property is currently developed with a commercial structure measuring 2,907 square feet. According to the Bexar County Appraisal District, the structure was built in 1960. However, research provided by the City's Office of Historic Preservation indicates original construction occurred in 1937.

The property is located within the City Limits as they were recognized in 1938, and was originally zoned "F" Local Retail. In a 1987 City-initiated case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, South, East and West

**Current Base Zoning:** "C-3", "C-2", "R-6" and "R-4 CD"

**Current Land Uses:** Retail Centers, Parking Lots, Restaurants, Office, Retail Store, Tool and Machine Shop, and Single-Family Residences

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

## **Transportation**

**Thoroughfare:** Fredericksburg Road

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

**Proposed Changes:** None known

**Thoroughfare:** West Gramercy Place

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known

**Thoroughfare:** Norris Place

**Existing Character:** Collector Street; 1 lane in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA buslines are the number 91 line, 92 line, 96 line, 97 line and 520 line which operate along Fredericksburg Road and North Zarzamora.

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

**Parking Information:** Food – Restaurant or Cafeteria - Minimum Parking Requirement: 1 space per 100 square feet of GFA. Maximum Parking Requirement: 1 space per 40 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 Near Northwest Community Plan, and is currently designated as Neighborhood Commercial. The zoning request does not include a change to the existing base zoning district; therefore, a finding of consistency is not required.

### **2. Adverse Impacts on Neighboring Lands:**

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the property's base zoning district. However, historic designation will regulate the exterior aesthetic of the structure. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

### **3. Suitability as Presently Zoned:**

There is no proposed change to the existing "C-2" base zoning district. Approval of the "HL" designation will require an additional review process for future exterior rehabilitation.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

The size of the subject property is not an issue for the consideration of historic landmark designation.

### **7. Other Factors:**

On August 1, 2012, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The five criteria identified as being applicable to the subject property are specified in the attached Statement of Significance.

The subject owner supports the Historic Landmark designation.

Z2012210



# CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

August 01, 2012

**HDRC CASE NO:** 2012-213  
**ADDRESS:** 1815 Fredericksburg Rd.  
**LEGAL DESCRIPTION:** NCB 1929 BLK 36 LOT 1-A EXC NW TRI 16 FT AND SE TRI 5 FT  
**APPLICANT:** City of San Antonio Office of Historic Preservation 1901 S. Alamo  
**OWNER:** Jesus Alfredo Pizana  
**TYPE OF WORK:** Finding of Historic Significance

**REQUEST:**

The applicant is requesting a Finding of Historic Significance for the property at 1815 Fredericksburg Rd. The building on this lot was constructed in 1937 and opened as Stanley's Texaco Service Station. It was built in the Mission Revival style and located along the busy corridor of Fredericksburg Rd. According to a recent article in the San Antonio Express News, at one time this service station "sold more gasoline than any other Texaco station in Texas and four surrounding states". The station changed hands multiple times since 1958, but it remained in operation for several decades. Today, it has been adaptively rehabilitated as a restaurant. The structure is an intact example of a service station in the Mission Revival style with a stucco façade, arched canopy with Mission style parapets, a Mission style tower with arches and iron grillwork, and arched former garage bays.

**RECOMMENDATION:**

Staff recommends approval as submitted.

This recommendation is consistent with the criteria listed in UDC Section 35-607 Designation for Historic Districts and Landmarks:

**COMMISSION ACTION:**

Approved as submitted.

A handwritten signature in black ink, appearing to read 'Shanon Peterson'.

Shanon Peterson  
Historic Preservation Officer

**Stanley's Texaco/Deco Pizzeria  
Statement of Significance**

The building at 1815 Fredericksburg Road was constructed in 1937 and opened as Stanley's Texaco Service Station. It was operated by Walter F. Stanley. The Mission Revival style station was located conveniently for motorists along the busy corridor of Fredericksburg Road. It was open 24 hours a day and offered "ample drive-in space...the latest in gas pumps...steam cleaning and car washing" and Firestone products. The station even provided a "call for and deliver your car service."

A recent article in the *San Antonio Express News* (Feb. 2, 2012) titled, "'Old Gas Station is Full of Memories'" by Nancy Harrison, recounted memories of her husband's father, W.W. (Bill) Harrison and his brother-in-law, Walter Stanley, operating Stanley's Texaco for many years. According to the article, the station reportedly at one time "sold more gasoline than any other Texaco station in Texas and four surrounding states." Harrison notes how the station attendants wore "Texaco green" uniforms, would clean all of the car windows, and ask if a customer would like their car vacuumed or washed. If a customer wanted a car wash they would drive the customer home and then pick them back up when the car was ready. Harrison's husband Jim worked in the station, and Harrison recounts her husband's experience on the evening that WW II was announced. The family stopped by the station and encountered "long lines of cars and wagons loaded with empty drums and gas cans of all sizes waiting to be filled with gas in anticipation of gas rationing." They filled gas all night long until the pumps were empty.

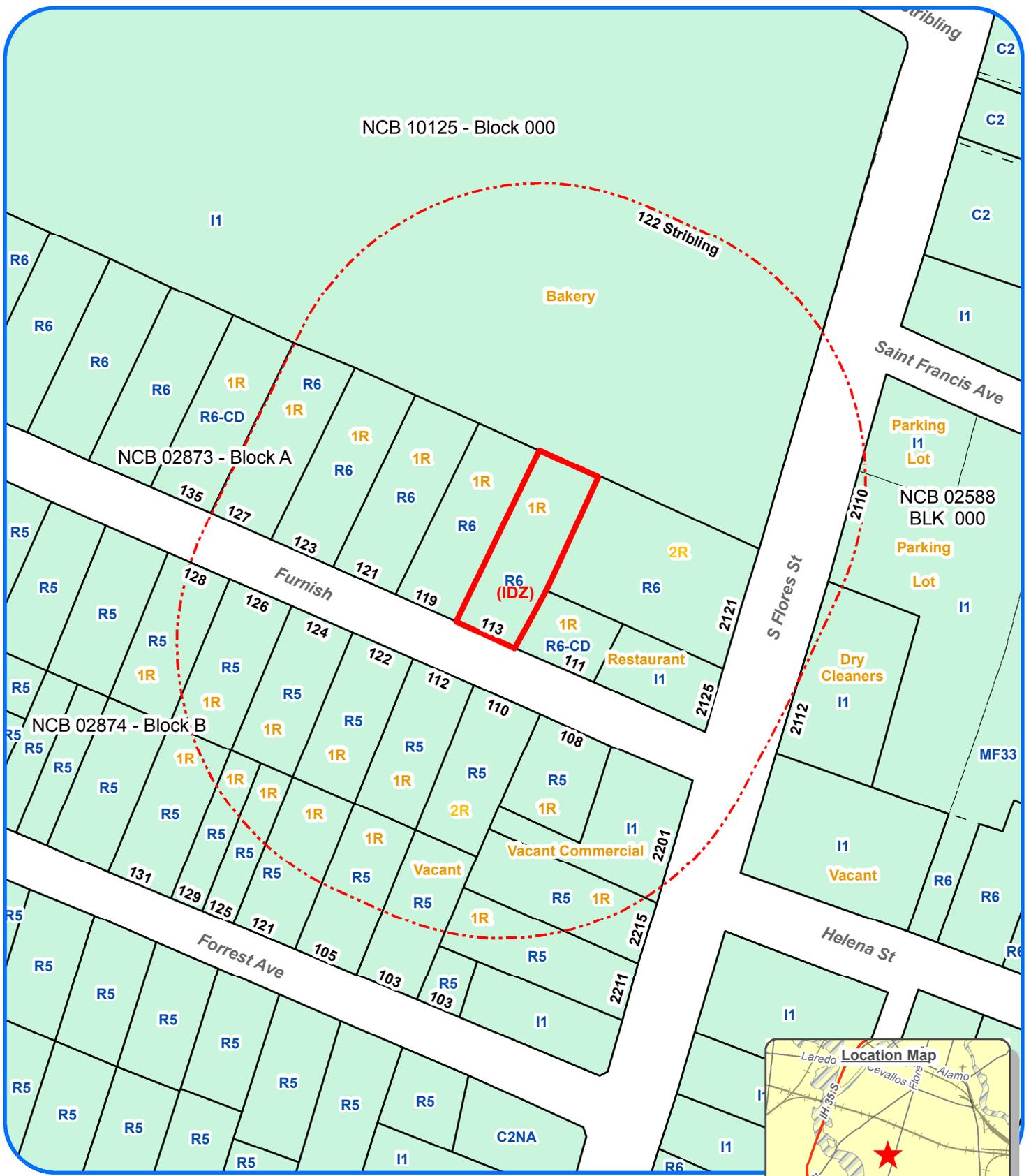
The station remained under the operation of Walter Stanley for many years. By 1958, however, City directory research indicates that the station was listed as Leonard Geyer's Texaco. In 1966 it was known as Floyd Baker's Texaco Station, and by 1975 it was listed as Lou's Texaco. Today, the former service station has been adaptively rehabilitated into a restaurant, Deco Pizzeria.

The structure retains significance as an intact example of a Mission Revival style former service station. The building features a stucco façade, an arched canopy with Mission style parapets, a Mission style tower with arches and iron grillwork, and arched former garage bays. Although the canopy and garage bays have been enclosed with modern fenestration, the building continues to convey significance for its design, materials, and workmanship. It is located on a triangular lot at a prominent intersection along Fredericksburg Road and is a significant feature of the commercial corridor.

The property at 1815 Fredericksburg Road has been recommended eligible for local landmark designation based on the following criteria:

- Its value as a visible reminder of the cultural heritage of the community [35-607(b)1]: a former 1930s service station reflective of the auto-oriented development of San Antonio in the early to mid 20<sup>th</sup> century;
- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period [35-607(b)5]: as an intact example of a 1930s Mission Revival style service station;

- Its historical, architectural, or cultural character as a particularly fine example of a utilitarian structure [35-607(b)6]: as a significant example of a 1930s service station along a busy corridor servicing motorists in and out of San Antonio and within the surrounding residential neighborhoods for generations;
- Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]: its location on a prominent triangular lot at a busy intersection along Fredericksburg Road since 1937;
- Its historical, architectural, or cultural integrity of location, design, materials, or workmanship [35-607(b)8].



## Zoning Case Notification Plan

### Case Z-2012-211

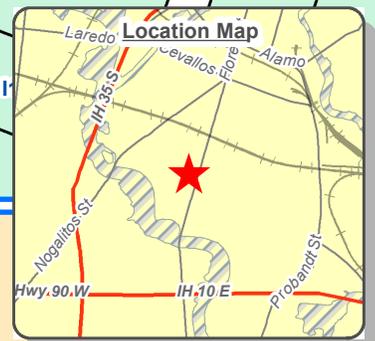
Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02873 BLK A LOT 4

#### Legend

- Subject Properties (0.159 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  
(09/28/2012 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2012211  
Hearing Date: October 16, 2012  
Property Owner: Lana Rocco  
Applicant: Lana Rocco  
Representative: Rene Rocco  
Location: 113 Furnish  
Legal Description: Lot 4, Block A, NCB 2873  
Total Acreage: 0.1596  
City Council District: 5  
Case Manager: Timothy Mulry, 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 "R-6" Residential Single-Family District and a Day Care Center

#### **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 28, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 3, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 27

**Neighborhood Associations:** Lone Star Neighborhood Association is within 200 feet

**Planning Team Members:** 15 (South Central San Antonio Community Plan)

**Applicable Agencies:** None

## **Property Details**

### **Property History:**

The property is located within the City Limits as they were recognized in 1938, and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2006 case, the subject property was rezoned from "MF-33" to "R-6" Residential Single-Family District. The property is currently developed with a residential structure measuring approximately 2,050 square feet that was constructed in 1901.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1"

**Current Land Uses:** Bakery

**Direction:** South

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single-family residences, duplex

**Direction:** East

**Current Base Zoning:** "R-6" and "I-1"

**Current Land Uses:** Single-family residence, duplex, restaurant, parking lot

**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:** Furnish

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known

**Thoroughfare:** South Flores Street

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA buslines are the number 43 line, 44 line and 243 line which operate along South Flores Street.

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

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

Although "IDZ" waives minimum parking requirements, the proposed use would normally be required to meet the following parking standard:

Day Care Center - Minimum Parking Requirement: 1 per 375 square feet GFA. Maximum Parking Requirement: 1.5 per 375 square feet GFA.

## **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 property is located within the South Central San Antonio Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ” zoning is not consistent with the adopted land use designation. A plan amendment has been initiated to change the land use designation to Mixed Use. Staff and Planning Commission recommend denial of the plan amendment request.

### **2. Adverse Impacts on Neighboring Lands:**

The South Central San Antonio Community Plan states that mixed uses are desired along South Flores Street. Staff is concerned that this rezoning request, if approved, would constitute commercial encroachment into an established residential area. The subject property is located off of South Flores and is separated from the corridor by other residential uses.

### **3. Suitability as Presently Zoned:**

The existing single-family residential zoning is most appropriate for the subject property.

### **4. Health, Safety and Welfare:**

Increased vehicle traffic that would likely accompany the day care use may pose a threat to the public health, safety and welfare of the neighborhood surrounding the subject property.

### **5. Public Policy:**

The “IDZ” zoning request is inconsistent with the adopted community plan, a component of the city’s master plan.

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 0.1596 of an acre and would appear to be of sufficient size to accommodate the proposed use with the flexibility offered by the “IDZ” district.

### **7. Other Factors:**

The Unified Development Code allows small, in-home childcare facilities in residential zoning districts with a Specific Use Authorization. However, the proposed day care use does not meet all of the supplemental use regulations for day care facilities outlined in Section 35-375. In order to operate a child care facility in a residential district with a specific use authorization the property owner must occupy as their primary residence the home providing said day care services. Additionally, the state’s licensing authority limits in-home child care facilities to those caring for 12 or fewer children. The property owner proposes care for more than 12 children, does not intend to live at the site, and would like to utilize the entire dwelling for the day care use.

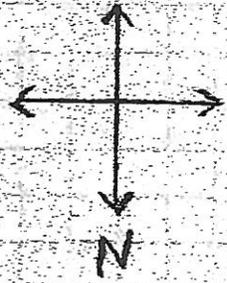
2811

12' 16' 4' 18'

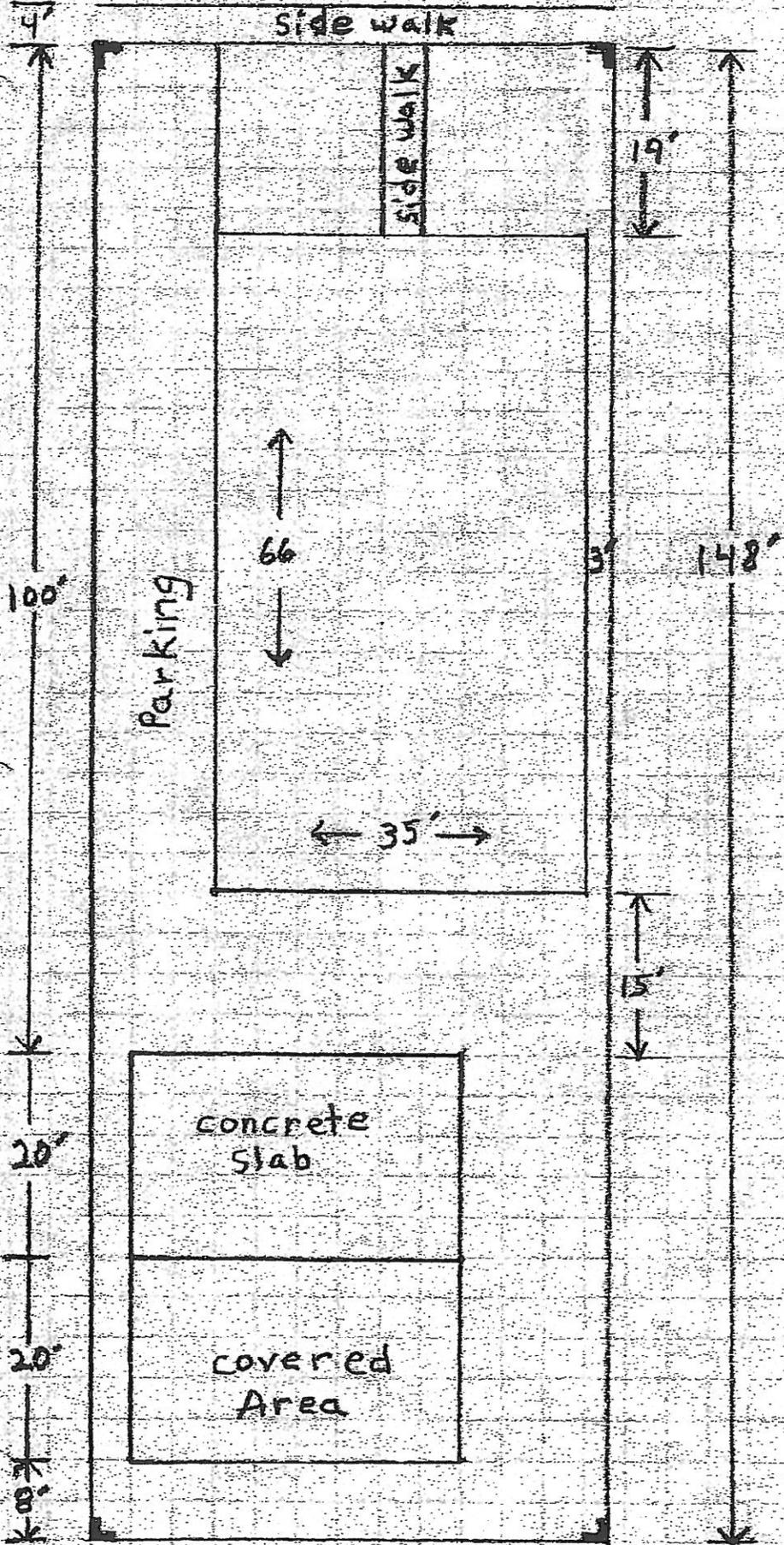
Furnish Ave.

side walk

side walk



Each square equals 4 Feet



Property Details

Account

Property ID: 136393

Geo. ID: 02873-001-0040

Type: Real

Legal Description: NCB 2873 BLK A LOT 4

Location

Address: 113 FURNISH

Neighborhood: S. DURANGO/PROBANDT

Mapsc0: 616D8

Jurisdictions: 06, 08, 09, 10, 11, 21, 57, CAD

Owner

Name: ROCCO LANA

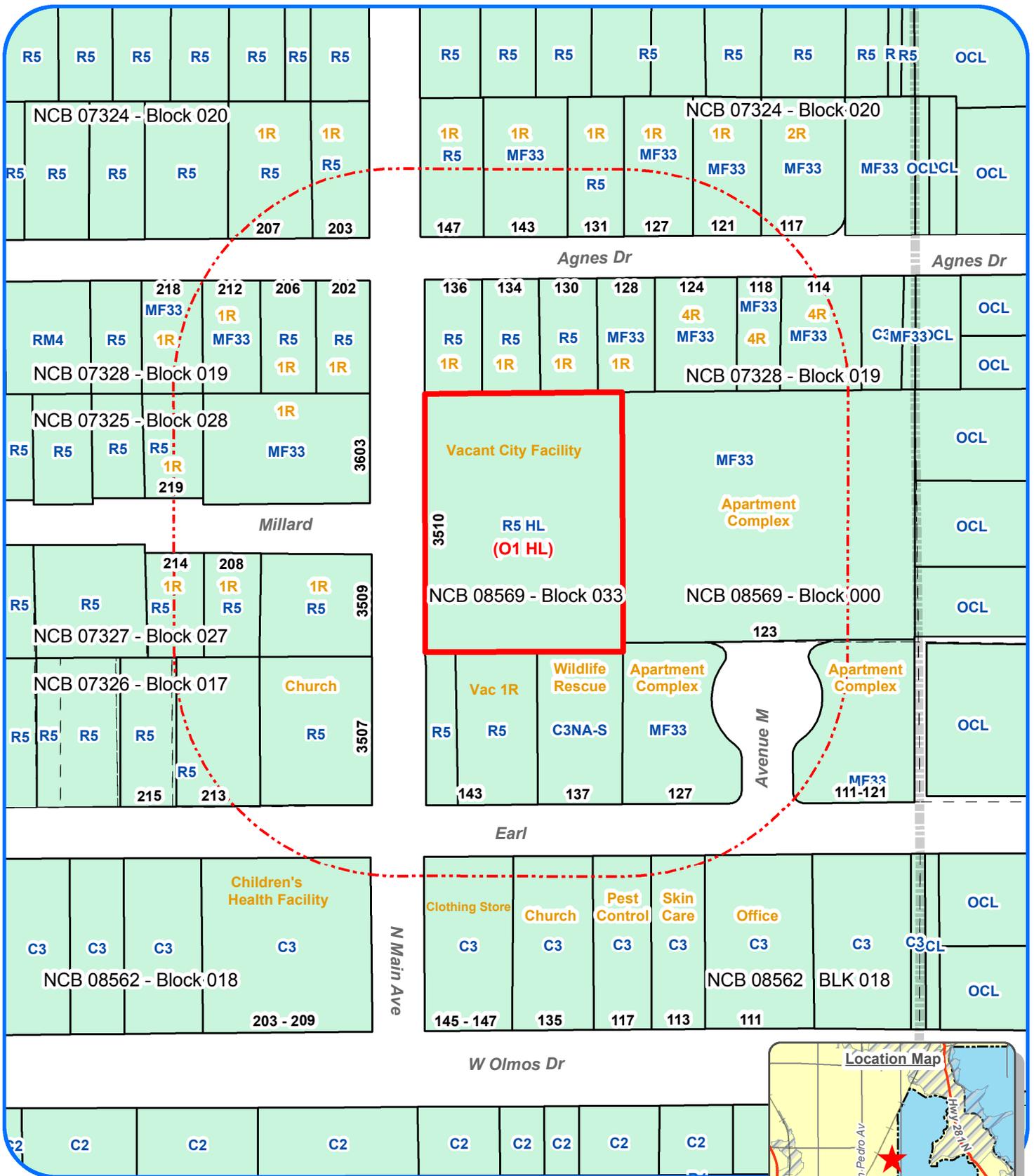
Address: 311 ADA ST  
SAN ANTONIO, TX  
78223-1107

Property Appraised Value: N/A

Map Layers

Radius Search

Request proposed zoning IDZ AHOD with uses permitted for R6 and day care facility for whole property.



## Zoning Case Notification Plan

### Case Z-2012-212

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 08569 BLK 033 LOT 1

#### Legend

Subject Properties (0.937 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  
(09/28/2012 - R. Martinez)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2012212  
Hearing Date: October 16, 2012  
Property Owner: City of San Antonio  
Applicant: Marcia Shelf Orlandi, CIMS Real Estate Manager  
Representative: Marcia Shelf Orlandi, CIMS Real Estate Manager  
Location: 3510 North Main Avenue  
Legal Description: Lot 1, Block 33, NCB 8569  
Total Acreage: 0.937  
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:** "HL R-5 AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District  
**Requested Zoning:** "HL O-1 AHOD" Historic Landmark Office 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 28, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 3, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 41  
**Neighborhood Associations:** None  
**Planning Team Members:** 46 (North Central Neighborhoods Community Plan)  
**Applicable Agencies:** City of San Antonio Office of Historic Preservation

## **Property Details**

**Property History:** The subject site is currently developed with a structure measuring approximately 10,000 square feet. The property was annexed in 1940. In a 1975 zoning case, the property was zoned "R-5" Single Family Residence District. Upon adoption of the 2001 Unified Development Code the previous base zoning district converted to the current "R-5" Residential Single-Family District.

The commercial structure is the site of the former "Soujourner Truth School" and was used as a Head Start facility by the Department of Human Services. The City declared the property as surplus and is in the process of selling the property for redevelopment to allow a medical clinic.

**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:** "R-5", "MF-33" and "C-3"

**Current Land Uses:** Single-Family Residences, Four-Family Dwellings and Vacant Commercial Structure

**Direction:** South

**Current Base Zoning:** "R-5", "C-3NA S" and "MF-33"

**Current Land Uses:** Single-Family Residence, Wildlife Rescue & Rehabilitation and Apartments

**Direction:** East

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Apartments

**Direction:** West

**Current Base Zoning:** "R-5" and "MF-33"

**Current Land Uses:** Single-Family Residences and a Church

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

## **Transportation**

**Thoroughfare:** North Main Avenue, Earl, Avenue M and Agnes Drive

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

**Proposed Changes:** None known

**Public Transit:** There are no transit lines in the immediate vicinity of the subject property; however, VIA bus line 5 and VIA bus line 204 operate along McCullough Avenue to the east.

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

**Parking Information:** Medical Clinic (physician and/or dentist) - Minimum Parking Requirement: 1 space per 400 square feet of GFA. Maximum Parking Requirement: 1 space per 100 square feet of GFA.

## **Staff Analysis and Recommendation: Approval, pending the plan amendment**

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

### **1. Consistency:**

The subject property is located within the North Central Community Plan and is designated as Public/Institutional in the future land use component of the plan. A plan amendment has been initiated to change the land use designation to "Neighborhood Commercial". Planning Staff and Planning Commission recommend approval of the plan amendment request.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of adverse impacts that may be caused by approval of the requested zoning. The proposed reuse is ideal for the subject property and the surrounding neighborhood.

### **3. Suitability as Presently Zoned:**

The existing "R-5" zoning is not appropriate for the subject property as it is not likely to be used for a single-family development. Due to the limited range of uses of the "O-1" district, the use will be compatible with the surrounding mixture of commercial, multi-family and single-family land uses.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

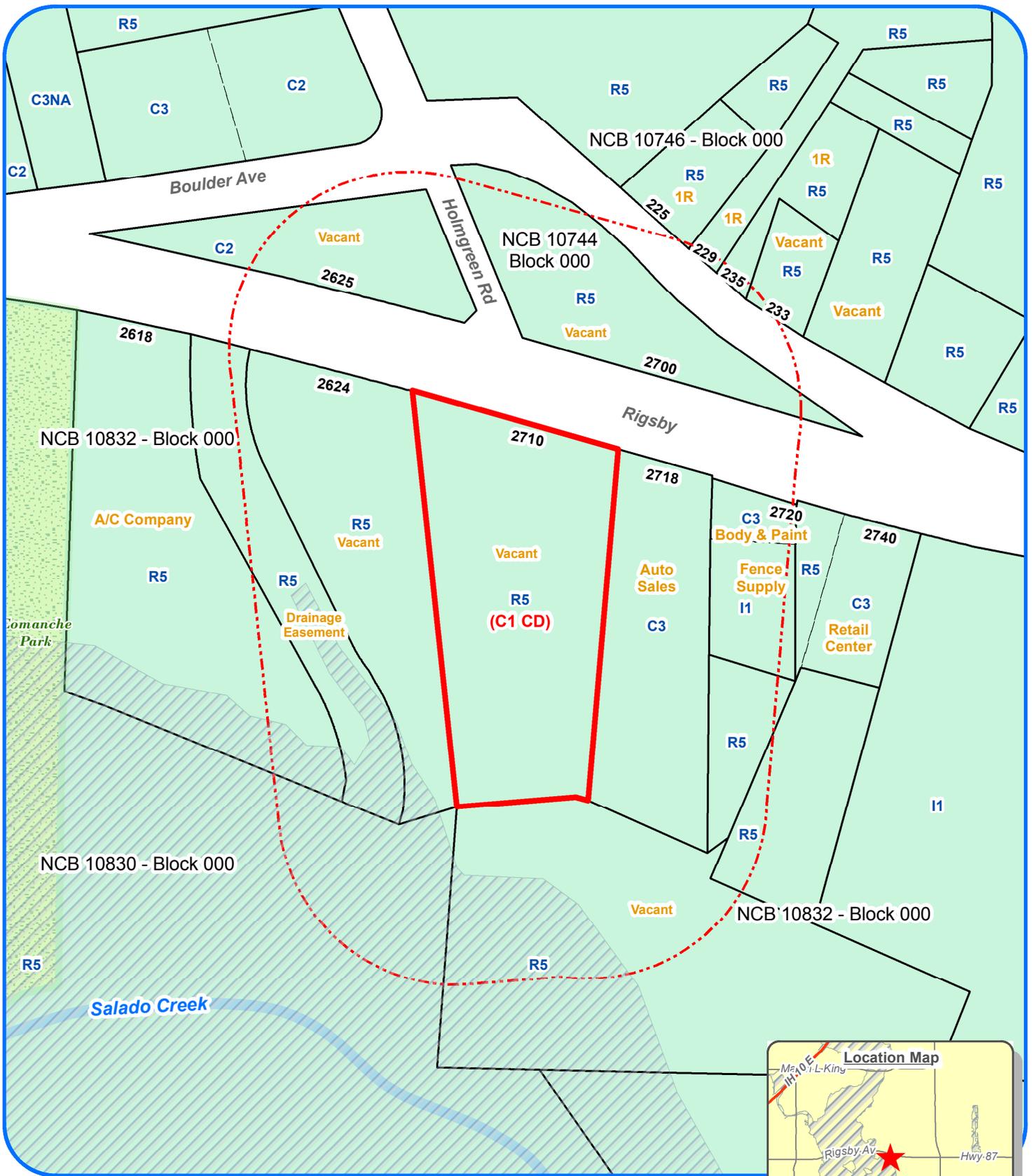
This rezoning request was initiated by the City of San Antonio City Council via Resolution number 2012-09-06-0035R.

### **6. Size of Tract:**

The subject property is 0.937 acres, which should be able to reasonably accommodate the proposed office use.

### **7. Other Factors:**

The existing building is a former public school that was recently given Historic Landmark status. The existing building size exceeds the size limits of the "NC" and "C-1" districts. Any improvements must be reviewed and approved by the Office of Historic Preservation.



# Zoning Case Notification Plan

## Case Z-2012-215 CD

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 10832 P 112

### Legend

- Subject Properties ——— (1.852 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  
 (09/28/2012 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2012215 CD  
Hearing Date: October 16, 2012  
Property Owner: Isidro G. & Maria D. Robles  
Applicant: San Juana Robles Espitia  
Representative: Roger R. Jimenez  
Location: 2710 Rigsby Avenue  
Legal Description: 1.852 acres out of Parcel 112, NCB 10832  
Total Acreage: 1.852  
City Council District: 2  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning change request.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-1 CD" Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted)

#### **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 28, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 3, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 16

**Neighborhood Associations:** Comanche Community Neighborhood Association

**Planning Team Members:** 53- Eastern Triangle Community Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1952, and was originally zoned “Temp A” Temporary Single-Family Residence District. In a 1957 case, the property was rezoned to “A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-5” Single-Family Residence District. The subject property is not platted. According to the Bexar County Appraisal District the existing commercial structure was built in 1975.

**Topography:** The adjacent properties located to the south and southwest of the subject property are within the floodplain.

## **Adjacent Zoning and Land Uses**

**Direction:** North and south

**Current Base Zoning:** “C-2” and “R-5”

**Current Land Uses:** Vacant, single-family residences

**Direction:** East

**Current Base Zoning:** “R-5”, “C-3” and “I-1”

**Current Land Uses:** Vacant, auto sales, auto body and paint, fence supply store and retail center

**Direction:** West

**Current Base Zoning:** “R-5”

**Current Land Uses:** Vacant, drainage easement and A/C company

**Overlay and Special District Information:** None

## **Transportation**

**Thoroughfare:** Rigsby Avenue

**Existing Character:** Primary Arterial Type A (120 feet); two lanes in each direction with no sidewalks.

**Proposed Changes:** None known

**Thoroughfare:** Boulder Avenue and Holmgreen Road

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 30 and 230 operate along Rigsby Avenue, north of the subject property.

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

**Parking Information:** Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted) Minimum requirement: 1 space per 500 square feet of GFA including service bays, wash tunnels and retail areas; Maximum allowance: 1 space per 375 square feet of GFA including service bays, wash tunnels and retail areas

The “C-1” district requires parking areas be located behind the primary structure.

## **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 Eastern Triangle Community Plan, and is currently designated as “Neighborhood Commercial” in the Future Land Use Plan. The requested “C-1” base zoning district is consistent with the Future Land Use designation.

### **2. Adverse Impacts on Neighboring Lands:**

Staff finds that rezoning request to be appropriate for this area. The subject property is surrounded by a variety of different zoning designations, ranging from single-family residential to industrial.

### **3. Suitability as Presently Zoned:**

Staff finds the requested base zoning district and conditional use appropriate for the subject property due to its location along an arterial thoroughfare, surrounded by other commercial uses and undeveloped land. The current “R-5” zoning district does not conform to the adopted land use plan. Residential development is not likely because of the property’s location and adjacent commercial uses.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

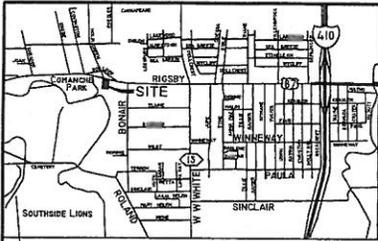
The request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property is 1.852 of an acre in size, which should be able to reasonably accommodate a tire repair shop and required parking as shown on the conditional use site plan. The current adopted Unified Development Code will limit the maximum building size to 5,000 square feet should the requested “C-1” be approved.

### **7. Other Factors:**

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



REMAINING PORTION OF  
P-II2  
N.C.B. 10832  
OWNER: ISIDRO G. & MARIA D. ROBLES  
( VOL. 14651, PG. 720 W.D. )

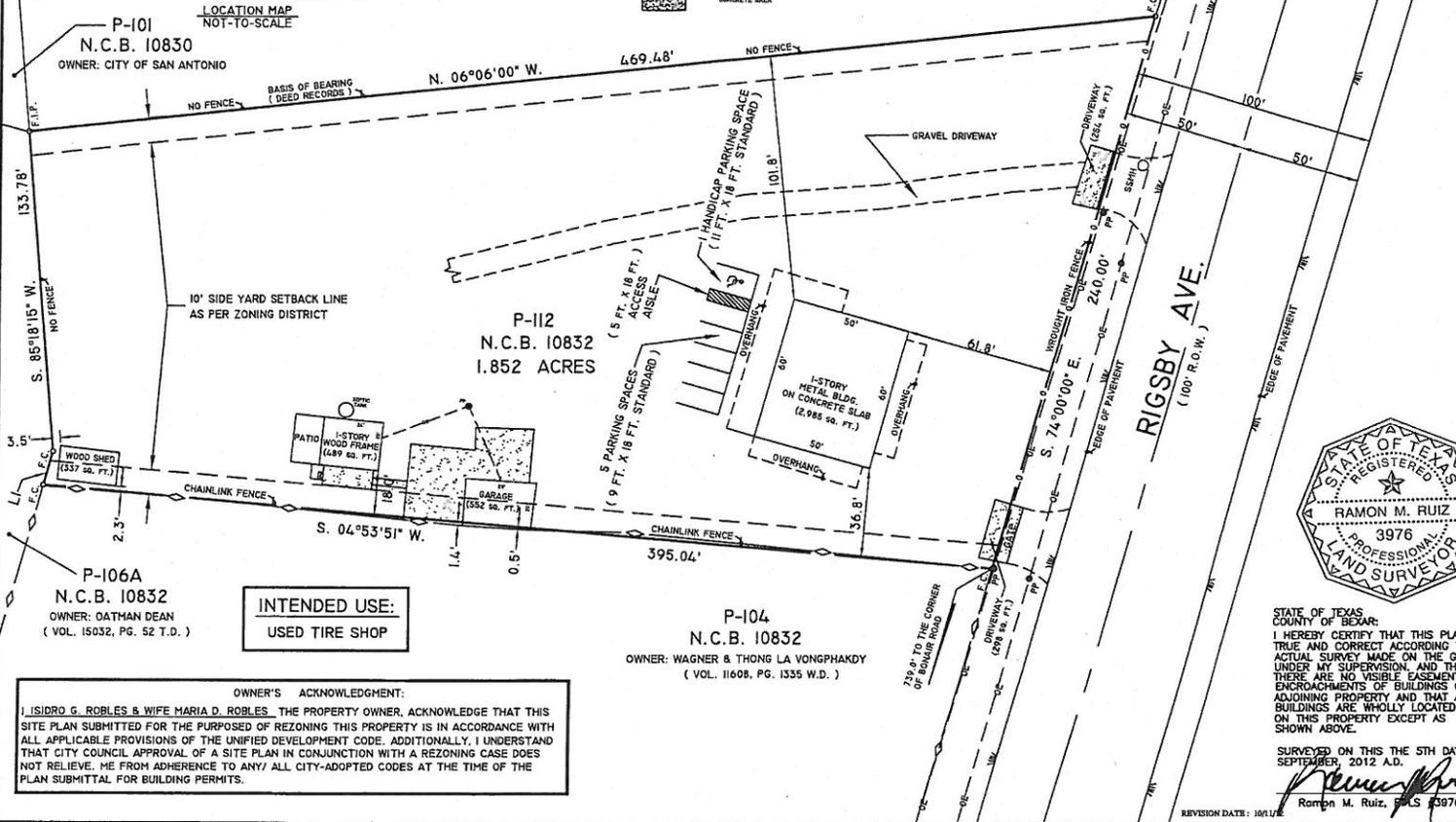
**LEGEND**

- CHAINLINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- FENCE CORNER
- FOUND I.P.M.
- POWER POLE
- EDGE OF PAVEMENT
- SANITARY SEWER MANHOLE
- CONCRETE AREA

SCALE: 1" = 50'

**LINE DATA**

LINE NO.	BEARING	DISTANCE
1	N. 74°15'59" W.	14.26'



**INTENDED USE:**  
USED TIRE SHOP

**OWNER'S ACKNOWLEDGMENT:**  
I, ISIDRO G. ROBLES & WIFE MARIA D. ROBLES, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF THE REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ ALL CITY-ADOPTED CODES AT THE TIME OF THE PLAN SUBMITTAL FOR BUILDING PERMITS.



STATE OF TEXAS  
COUNTY OF BEZAR:  
I HEREBY CERTIFY THAT THIS 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.  
SURVEYED ON THIS THE 5TH DAY OF SEPTEMBER, 2012 A.D.  
*Ramon M. Ruiz*  
Ramon M. Ruiz, P.L.S. 3976

**SHEET 1** of 1

**SITE PLAN SURVEY**  
FOR BEZAR COUNTY, TEXAS, SITE OF THE UNIFIED DEVELOPMENT CODE NO. 12, AND THE UNIFIED DEVELOPMENT CODE NO. 12, BEZAR COUNTY, TEXAS, TRACT CALLED 104 ACRES, COVERED BY UNIFIED DEVELOPMENT CODE NO. 12, VOL. 1471, P. 7, OF THE DEED RECORDS OF BEZAR COUNTY, TEXAS.

JOB NUMBER: 201202  
DATE: 9/07/12  
DRAWN BY: J.S.  
APPROVED BY: R.M.R.

**RUIZ & ASSOCIATES SURVEYING, INC.**  
414 CENTERVIEW, SUITE 211  
SAN ANTONIO, TEXAS 78218  
PHONE: 512-351-2511 Fax: 512-351-2513  
Web: www.ruizassociatesurveying.com

REVISION DATE: 10/1/12



**Zoning Case Notification Plan**

**Case Z-2012-216**

Council District 6  
 Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 17700 BLK LOT P-16 "ROGERS TRACT" ANNEXATION

**Legend**

- Subject Properties (Red solid line) (5.852 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Blue hatched area)
- Single Family Residential (1R icon)



Development Services Dept  
 City of San Antonio  
 (10/02/2012 - R Martinez)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2012216  
Hearing Date: October 16, 2012  
Property Owner: DOMI Developers, LLC  
Applicant: Paul Michael  
Representative: P.W. Christensen, P. C. (Patrick W. Christensen)  
Location: A portion of the 1400 Block of North Ellison Drive  
Legal Description: Parcel 7, NCB 34393  
Total Acreage: 5.852  
City Council District: 6  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

## **Proposed Zoning Change**

**Current Zoning:** "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District

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

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 3, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 28, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 47

**Neighborhood Associations:** None

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in December of 2000 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In a 2002 zoning case, the site was rezoned to "R-4 PUD" Residential Single Family Planned Unit Development District. The property is undeveloped and is not platted.

**Topography:** The property is relatively flat and has a descending slope running north to south. The property is not located in a flood plain, and has no physical characteristics that are likely to affect the use or development.

## **Adjacent Zoning and Land Uses**

**Direction:** North and West

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

**Current Land Uses:** Recreational Vehicle Park

**Direction:** South

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

**Current Land Uses:** Drainage Easement and Single-Family Dwellings

**Direction:** East across North Ellison Drive

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

**Current Land Uses:** Single-Family Dwellings and Vacant Lots

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

## **Transportation**

**Thoroughfare:** North Ellison Drive

**Existing Character:** Secondary Arterial Type A; two lanes in each direction separated by a median for left and right turns with sidewalks.

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus line is the 64, which operates north of the subject property along of North Ellison Drive.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required because traffic generated by the proposed development does exceed the threshold requirements. The TIA study may be deferred until the platting or permitting stage of development.

**Parking Information:** The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is designated as “Suburban Tier” in the future land use component of the plan. The “Suburban Tier” land use classification includes low to medium density residential uses as well as neighborhood and community commercial uses. The commercial component includes retail and services uses that serve both neighborhood and community scale markets. The requested "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay 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. The Drainage easement to the south will act as a buffer between the existing residential uses and the proposed commercial use. Building setbacks and landscape buffers will be required where commercial zoning abuts residential zoning.

### **3. Suitability as Presently Zoned:**

Both the current and requested zoning districts will allow development that is consistent with the goals of the adopted land use plan. The site is located in an area with is access to public services and traffic circulation to major thoroughfares.

### **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. "C-2NA" district permits general commercial activities designed to serve the surrounding community, and prohibits the sale of alcohol.

### **5. Public Policy:**

The zoning change request is consistent with the adopted land use designation, which is a component of the City’s Master Plan.

Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.

### **6. Size of Tract:**

The subject property is of sufficient size (5.852 acres) to accommodate the proposed uses, as well as proposed parking.

### **7. Other Factors:**

The Admiralty RV Resort located at 1485 North Ellison Drive is a Non-Conforming Use. The RV Resort has a total of 701 parking spaces with a Convenience Store with Alcoholic Beverages, Clubhouse, Meeting Room, Pavilion, Playground and TV Room with Laundry Room.

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

The district regulations within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.





## Zoning Case Notification Plan

### Case Z-2012-217 HL

Council District 1

Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): NCB 02208 - BLK 003 - LOT 21

#### Legend

- Subject Properties (0.049 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  
(10/02/2012 - R Martinez)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2012217  
Hearing Date: October 16, 2012  
Property Owner: Rosalinda Rodriguez  
Applicant: City of San Antonio Office of Historic Preservation  
Representative: City of San Antonio Office of Historic Preservation  
Location: 235 Monclova  
Legal Description: Lot 21, Block 3, NCB 2208  
Total Acreage: 0.0496  
City Council District: 1  
Case Manager: Osniel Leon, Planner  
Case History: This is the first public hearing for this zoning case.

## **Proposed Zoning Change**

**Current Zoning:** "HL C-3 AHOD" Historic Landmark General Commercial Airport Hazard Overlay District

**Requested Zoning:** "HL IDZ AHOD" Historic Landmark Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses

## **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 28, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 4, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 12, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 45

**Neighborhood Associations:** Gardendale Neighborhood Association

**Planning Team Members:** None

**Applicable Agencies:** City of San Antonio Office of Historic Preservation

## **Property Details**

**Property History:** The subject property is located within the city limits as they were recognized in 1938, and was originally zoned “H” Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3” General Commercial District. On April 19, 2012, the property was designated as a Historic Landmark.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, South, East, West

**Current Base Zoning:** “C-3”

**Current Land Uses:** Single-family residences, apartments, 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:** Monclova

**Existing Character:** Local Access Street with one lane in each direction.

**Proposed Changes:** None Known

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

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

**Parking Information:** Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A. Infill Development Zone waives 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 not located within a Neighborhood, Community or Sector Plan area; therefore a finding of consistency is not required.

### **2. Adverse Impacts on Neighboring Lands:**

Staff finds no likely adverse impacts on neighboring properties related to the zoning change request. The request is a significant down-zoning from the current commercial district, and will bring the subject property into compliance with the existing zoning regulations.

### **3. Suitability as Presently Zoned:**

The existing commercial zoning is not appropriate for the subject property. The current “C-3” General Commercial District is designed to accommodate uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, and hospitals. The “C-3” zoning is most suitable when located on large acreage lots at intersections of highways and major arterials. The City of San Antonio may want to consider this area for a future rezoning effort to ensure neighborhood stability.

### **4. Health, Safety and Welfare:**

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

**5. Public Policy:**

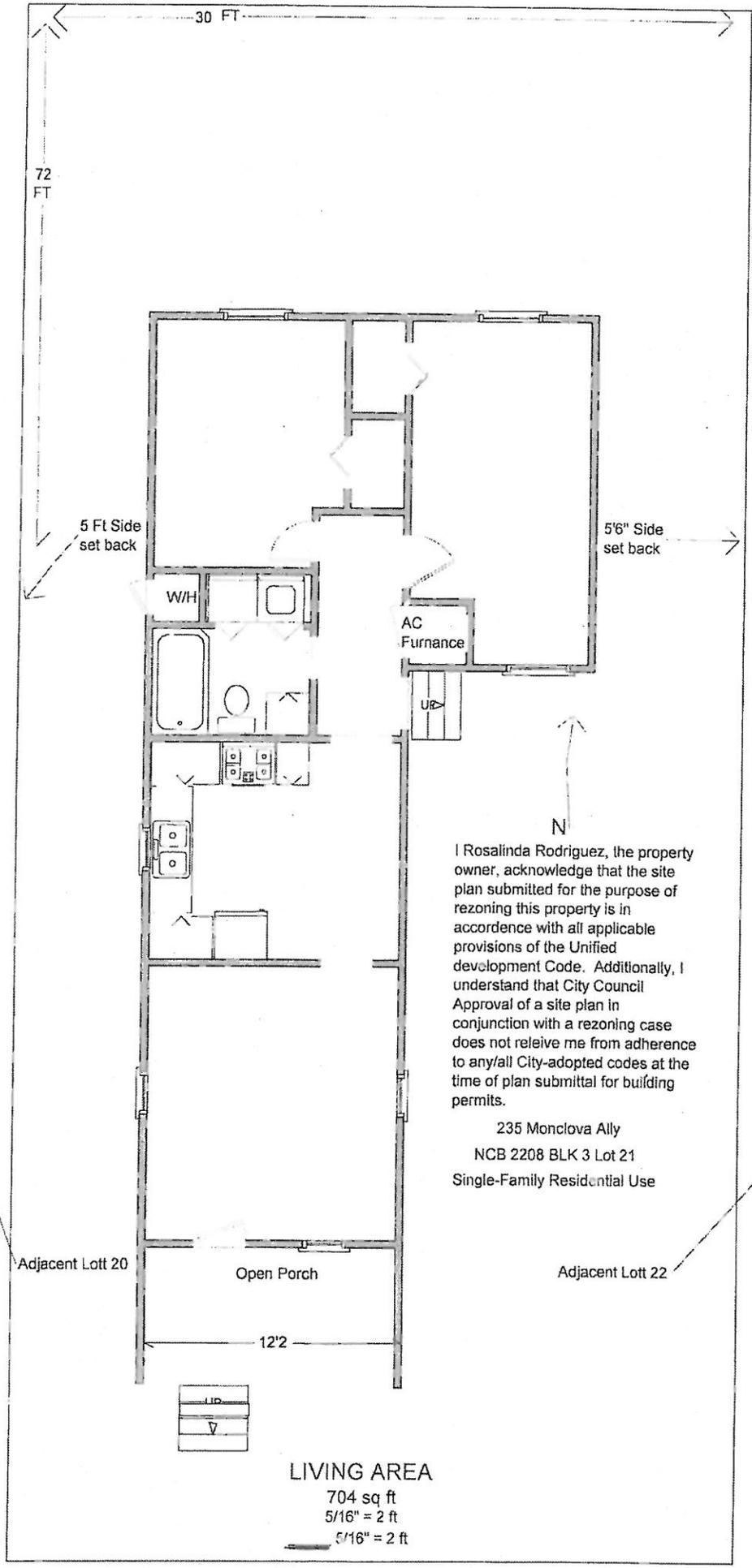
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

**6. Size of Tract:**

The subject property does not meet the minimum size requirements of any single-family residential zoning district. The applicant requests "IDZ" because the district does not carry a minimum lot size requirement.

**7. Other Factors:**

The subject property is a local historic landmark, and the property owner has qualified for the Owner-Occupied Rehabilitation Loan Program offered through the City's Housing and Neighborhood Services Department. The property will be rehabilitated through this program using federal funds. Rehabilitation includes remodeling the interior of the home to include a new kitchen and bathroom as well as the construction of a rear addition to accommodate bedrooms and closets. The exterior of the property will also be rehabilitated in coordination with the City of San Antonio Office of Historic Preservation. However, non-conforming uses are not permitted to expand. The "IDZ" request is the only option that will bring the use into compliance and allow the proposed expansion.



I Rosalinda Rodriguez, the property owner, acknowledge that the site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified development Code. Additionally, I understand that City Council Approval of a site plan in conjunction with a rezoning case does not releive me from adherence to any/all City-adopted codes at the time of plan submittal for building permits.

235 Monclova Ally  
 NCB 2208 BLK 3 Lot 21  
 Single-Family Residential Use