CITY OF SAN ANTONIO
Zoning Commission Agenda

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

Tuesday, October 2, 2012
12:45 PM

ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, Rule Review: Conditional Zoning Procedures and any items for consideration on the agenda for October 2, 2012.

2. **1:00 P.M.** Board Room– Call to Order.

3. Roll Call.

4. Pledge of Allegiance.

5. Approval of the September 18, 2012 Zoning Commission Minutes.

6. **ZONING CASE NUMBER Z2012157 (Council District 1):** A request for a change in zoning from "HS MF-33 NCD-1 AHOD" Historic Significant Multi-Family South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "HS IDZ NCD-1 AHOD" Historic Significant Infill Development Zone South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District on Lot 16, Block 4, NCB 732, 206 Sadie Street.

7. **ZONING CASE NUMBER Z2012101 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office Courtyard on Lots 8 and 10, NCB 3599, 644 and 648 West Elmira Street.

8. **ZONING CASE NUMBER Z2012190 (Council District 1):** A request for a change in zoning from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay-2 Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a bar on Lot 5, Block B, NCB 7007, 103 West Grayson Street.

9. **ZONING CASE NUMBER Z2012175 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 12.25 acres out of Parcel 104, NCB 10934 on a portion of 6402 South New Braunfels Avenue.

10. **ZONING CASE NUMBER Z2012095 CD (Council District 2):** A request for a change in zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on Lot 8, Block 9, NCB 18449, located on the north side of New Sulphur Springs Road, west of Southcross Ranch Road.

11. **ZONING CASE NUMBER Z2012194 H (Council District 1):** A request for a change in zoning from multiple zoning districts to add the "H" Five Points Historic District to all existing zoning districts; all other overlay districts remain unchanged. Properties generally bound by Interstate Highway 35, Interstate Highway 10, West Poplar Street, Jackson, West Euclid Avenue and North Flores Street.

12. **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.

13. **ZONING CASE NUMBER Z2012199 CD (Council District 8):** A request for a change in zoning from "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Parcels 5A and 13, NCB 18338 and Parcel 12, NCB 34034, 21667, 21683, and 21691 Milsa Drive.

14. **ZONING CASE NUMBER Z2012200 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the north 47 feet of Lot 5 and the west 15.87 feet of the north 47 feet of Lot 6, Block 1, NCB 2234, 1804 and 1806 West Martin Street.

15. **ZONING CASE NUMBER Z2012201 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Airport Hazard Overlay District on Lot 10, Block 5, NCB 2226 save and except that portion deeded to the San Antonio River Authority in volume 5115, page 669 of the Bexar County, Texas Deed Records, 2215 West Martin Street.

16. **ZONING CASE NUMBER Z2012203 (Council District 5):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 7, Block 3, NCB 14598, 1102 Barclay Street.

17. **ZONING CASE NUMBER Z2012204 CD (Council District 4):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicles Sales (Full Service) on Lot 54, Block 4, NCB 7645, 1146 Kendalia Avenue.

18. **ZONING CASE NUMBER Z2012205 S (Council District 1):** A request for a change in zoning from "HE D H RIO-3 AHOD" Historic Exceptional Downtown Main and Military Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District to "HE D S H RIO-3 AHOD" Historic Exceptional Downtown Main and Military Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District with a Specific Use Authorization for a Mobile Food Court on Lots A8 and A9, NCB 909, 101 and 103 East Commerce Street and 100 North Main Avenue.

19. **ZONING CASE NUMBER Z2012206 (Council District 9):** A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "RM-5 IDZ NCD-6" Residential Mixed Infill Development Zone Mahncke Park Neighborhood Conservation District on Lots 3 and 4, Block 6, NCB 3081, 214 Carnahan Street.

20. Briefing on adoption of Historic Design Guidelines into the Unified Development Code.

21. Consideration and possible action to cancel the January 1, 2013 Zoning Commission Meeting.

23. **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.

24. **ADJOURNMENT.**

Accessibility Statement

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

Zoning Case Notification Plan

Case Z-2012-157

Council District 1

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.091 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
(07/09/2012 - R Martinez)

Subject Property Legal Description(s): NCB 732 BLK 4 LOT 16 (CASA LAVACA SUBD)

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 #:	Z2012157
Hearing Date:	October 2, 2012
Property Owner:	Andrew Paul Blouet
Applicant:	Andrew Paul Blouet
Representative:	Andrew Paul Blouet
Location:	206 Sadie Street
Legal Description:	Lot 16, Block 4, NCB 732
Total Acreage:	0.09126
City Council District:	1
Case Manager:	Trenton Robertson, Planner
Case History:	This is the third public hearing for this zoning change request. The case was continued from both the August 7, 2012 and August 21, 2012 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "HS MF-33 NCD-1 AHOD" Historic Significant Multi-Family South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "HS IDZ NCD-1 AHOD" Historic Significant Infill Development Zone South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood 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 July 20, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 25, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Lavaca Neighborhood Association

Planning Team Members: 12- Lavaca Neighborhood Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938, and was originally zoned "D" Apartment District. In a 1991 case, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The subject property is located within the South Presa Street/South St. Mary's Street Neighborhood Conservation District. The subject property was platted in 2011 (volume 9621, page 27 in the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District the existing residential structures were built in 1936.

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: "RM-4" and "C-2"
Current Land Uses: Single-family residences, duplex, Church's, vacant residences and undeveloped land

Direction: South
Current Base Zoning: "C-2", "RM-4", "C-3"
Current Land Uses: Retail complex, single-family residences, multi-family residences, parking lot, lounge, clinic and liquor store

Direction: East
Current Base Zoning: "RM-4" and "R-6"
Current Land Uses: Single-family residences, multi-family residences

Direction: West
Current Base Zoning: "C-2", "MF-33" and "RM-4"
Current Land Uses: Single-family residences, duplex, Church's, vacant residences and undeveloped land

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

Many of the surrounding properties are located in the Lavaca Historic District, which was adopted in 2004. 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.

The subject property and 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.

The South Presa Street/South St. Mary's Street Neighborhood Conservation District (NCD-1) is an overlay zoning district that contains design guidelines for new residential and commercial development. Property owners, together with Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, signage, etc.

Transportation

Thoroughfare: Sadie Street, Eager, Devine Street, Vance Street, Riddle
Existing Character: Local; one lane each way with sidewalks
Proposed Changes: None known

Thoroughfare: South Presa Street; one lane each way with sidewalks
Existing Character: Secondary Arterial
Proposed Changes: None known

Public Transit: VIA bus lines 36 and 242 operate along South Presa 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: Dwelling-1 Family- Minimum parking requirement: 1 per unit. Professional Office- Minimum: 1 per 300 sf GFA; Maximum: 1 per 140 sf GFA. Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency: The property is located within the Lavaca Neighborhood Plan, and is currently designated as "Mixed Use" in the Future Land Use Plan. The requested "IDZ" with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District is consistent with the Future Land Use designation. The "Mixed Use" designation provides for less intense commercial uses that are designed to be neighborhood friendly. Action Step 1.1.5 of the Lavaca Neighborhood Plan encourages *neighborhood-scale commercial development or mixed uses to improve economic health of the neighborhood and provide a wider range of services for residents.*

2. Adverse Impacts on Neighboring Lands: The requested mix of multi-family and neighborhood commercial districts provides an appropriate transition between the single-family residences to the north and east and the more intense multi-family and commercial uses to the south and west. In general the surrounding area has a mix of residential densities and neighborhood-oriented commercial uses.

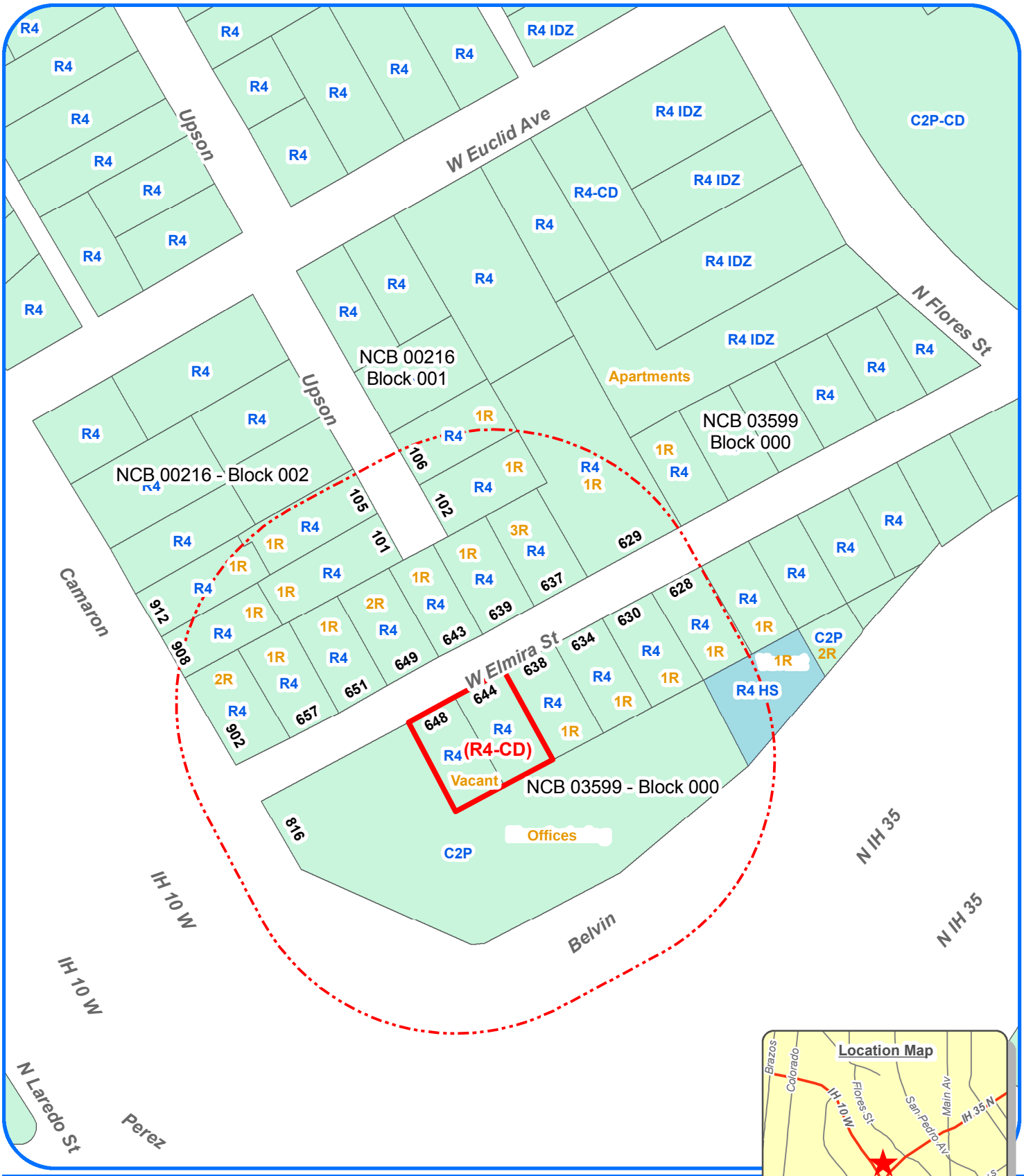
3. Suitability as Presently Zoned: Both the current and requested zoning districts are appropriate for the subject property.

4. Health, Safety and Welfare: Approval of the zoning request would allow limited commercial uses which may increase traffic, noise, and lighting in the area; potentially creating a safety and welfare concern. However, the adopted land use plan calls for mixed use redevelopment between the commercial uses along South Presa Street and the predominantly single-family residential uses to the east.

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 subject property is 0.09126 of an acre in size, which should be able to reasonably accommodate both the multi-family residential and neighborhood commercial uses with the flexibility offered by "IDZ".

7. Other Factors: None



Development Services Dept
City of San Antonio
(04/10/2012 - E Hart)

Zoning Case Notification Plan

Case Z-2012-101 CD

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 3599 - Block 000 - Lots 8 and 10

Legend

Subject Properties		(0.2066 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	

N W E S

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 #:	Z2012101 CD
Hearing Date:	October 2, 2012
Property Owner:	Finesilver Manufacturing, LLC, c/o Amy Stevens - Vice President
Applicant:	Amy Stevens
Representative:	David Weinstein
Location:	644 and 648 West Elmira Street
Legal Description:	Lots 8 and 10, NCB 3599
Total Acreage:	0.2066
City Council District:	1
Case Manager:	Brenda V. Martinez, Planner
Case History:	This is the second public hearing for this zoning case. The case was previously continued from the May 15, 2012 meeting. The applicant postponed the case and amended the rezoning request.

Proposed Zoning Change

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office Courtyard

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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Five Points Owners Association

Planning Team Members: 23 (Five Points Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. 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 2003 case, the property was rezoned to "R-4" Residential Single-Family District.

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

Adjacent Zoning and Land Uses

Direction: North, East and West
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Residences, Two-Family Dwellings and a Three-Family Dwelling

Direction: South
Current Base Zoning: "C-2P"
Current Land Uses: Offices

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

Transportation

Thoroughfare: West Elmira Street
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known

Thoroughfare: North IH 35
Existing Character: Freeway; 12 lanes
Proposed Changes: None known

Thoroughfare: IH 10 W
Existing Character: Freeway; 12 lanes
Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 2, 82, 88, 202, 282 and 288 lines, which operate along North Flores Street.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: N/A

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The subject property is located within the Five Points Neighborhood Plan and is currently designated as "Low Density Residential" in the Future Land Use Plan. The base zoning request is consistent with the Future Land Use designation.

   Although the Five Points Neighborhood Plan encourages preservation of existing housing stock, the subject properties do not include any residential structures.

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

   Staff finds the requested "R-4 CD" to be appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the single additional use of an Office Courtyard. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties.

3. **Suitability as Presently Zoned:**

   The current residential zoning is appropriate for the area. Ideally this property would continue the residential development pattern in this established neighborhood. However, future residential development may be unlikely due to the property's location near two expressways and abutting a zero lot line commercial structure.

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

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

5. **Public Policy:**

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

6. **Size of Tract:**

   The 0.2066 acre tract is of sufficient size to accommodate the proposed use, as shown on the requisite site plan.

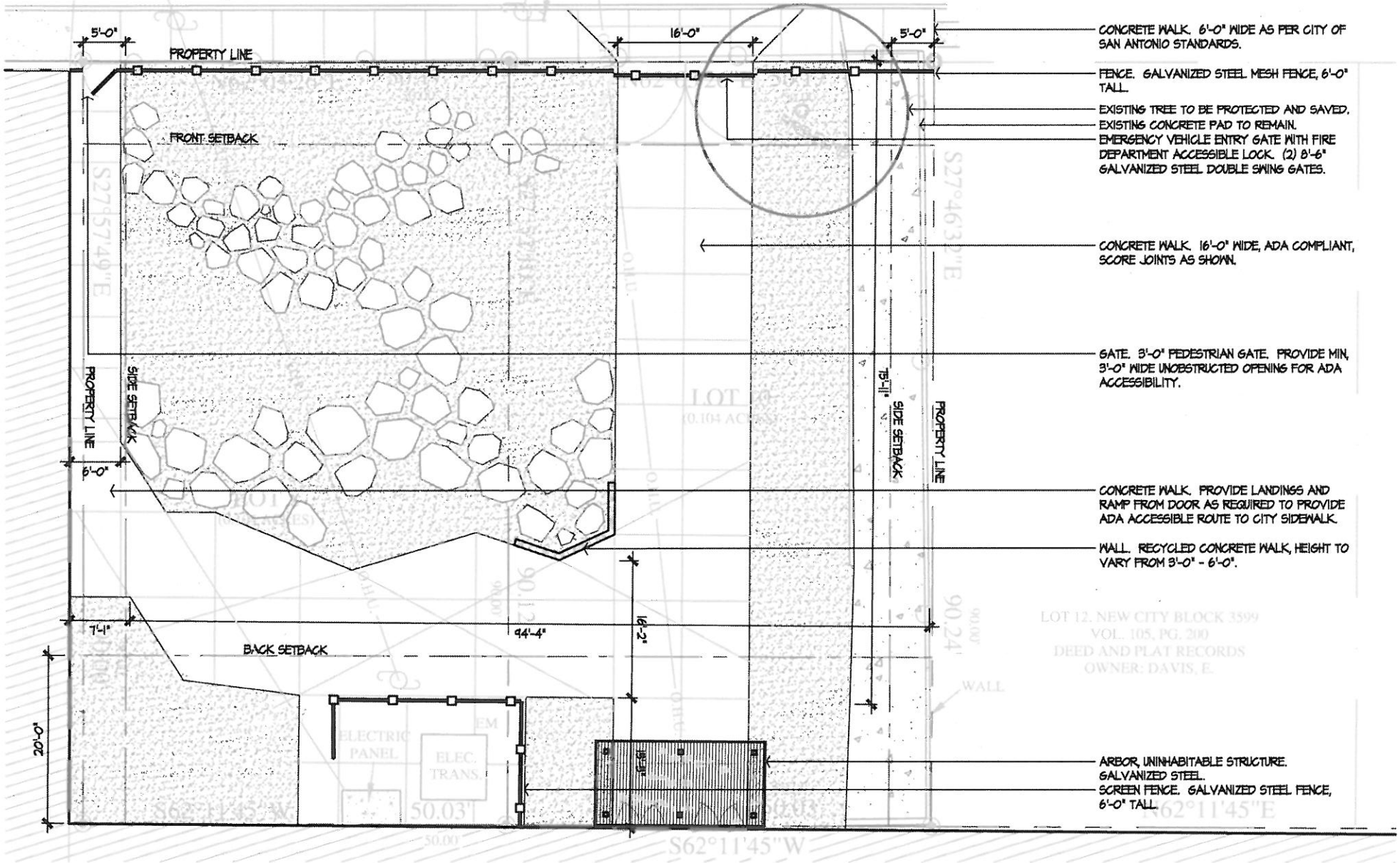
7. **Other Factors:**

   Should the Zoning Commission decide to recommend approval, Zoning staff recommends the following conditions:

   1. A 10 foot Type A landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses;
   2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;

   The applicant is proposing to construct a 6-foot tall predominantly open fence along the front property line. According to Section 35-514 (d)(2)(D) "additional fence height is permitted by the City Council pursuant to a rezoning or Specific Use Authorization." Based on surrounding land uses and the layout of the property, staff does not oppose the applicant's request for the additional fence height.

   The City of San Antonio Development Services Department, Code Enforcement Division has issued a number of citations on the property in 2011 and 2012.



I, FINESILVER MANUFACTURING LLC, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISION 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.

FINESILVER COURTYARD

SCHEMATIC DESIGN: SCALE 1:16

T.D.G. - 8.28.12

ZONING NOTES:

NUMBER OF ACRES: 0.208 AC
TOTAL NUMBER OF LOTS: 2
AREA OF OPEN SPACE: 9,060 S.F.

PROPOSED STRUCTURES: NONE
IMPERVIOUS COVER: 4,070 S.F.
INCLUDES CONCRETE WALKS TO BUILDING AND CONCRETE SEATING AREAS.

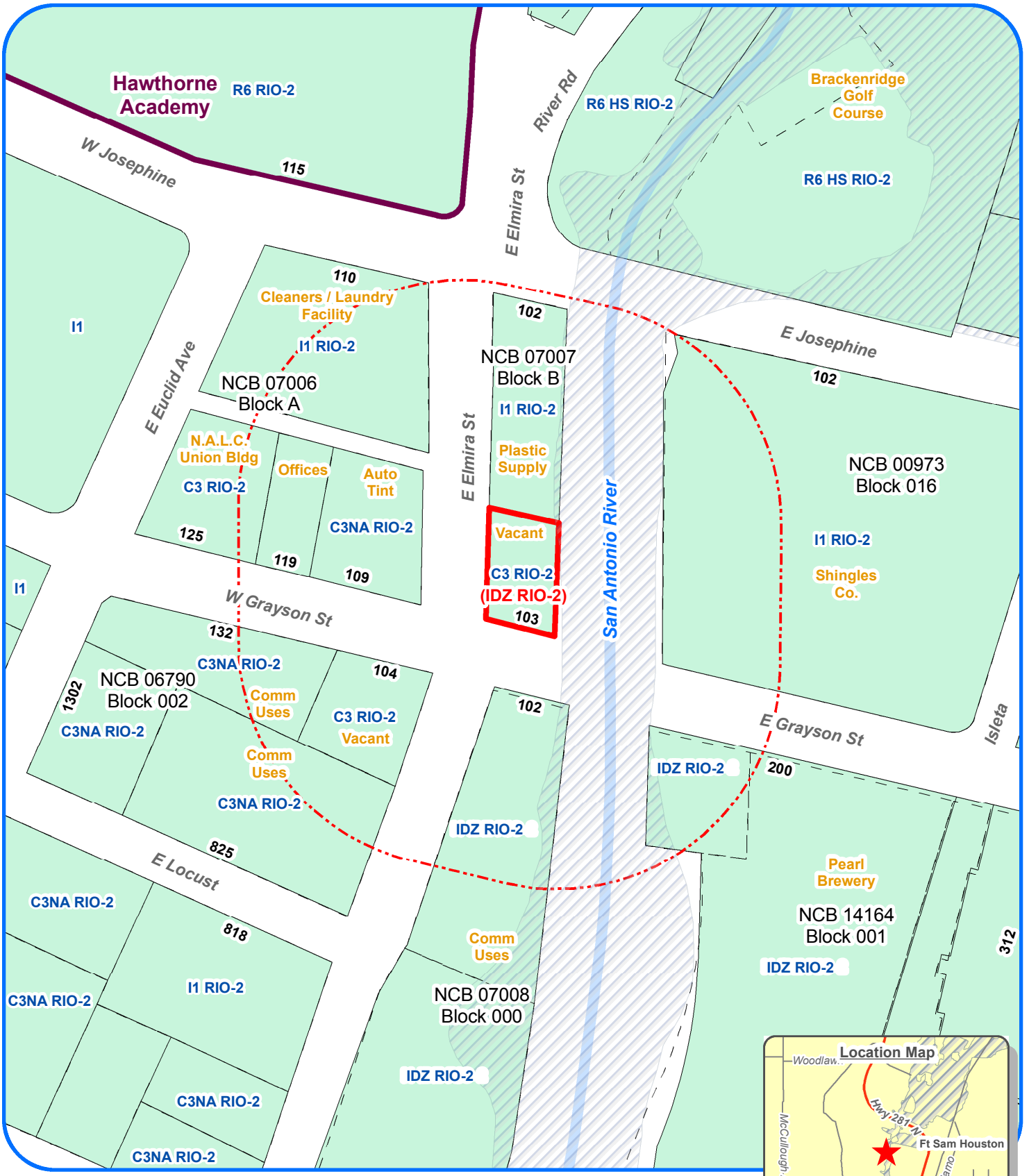
ZONING NOTES CON'T:

PAVED SURFACES: 4,070 S.F.

CURRENT USE: VACANT LAND
PROPOSED USE: R-4CD OFFICE COURTYARD

0 8' 16'

NORTH



Zoning Case Notification Plan

Case Z-2012-190

Council District 1

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(0.151 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
(08/28/2012 - R Martinez)

Subject Property Legal Description(s): NCB 07007 BLK B LOT 5

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 #:	Z2012190
Hearing Date:	October 2, 2012
Property Owner:	Tacoland Studios, LLC
Applicant:	Nick Sirianni
Representative:	Nick Sirianni
Location:	103 West Grayson Street
Legal Description:	Lot 5, Block B, NCB 7007
Total Acreage:	0.1512
City Council District:	1
Case Manager:	Osniel Leon, Planner
Case History:	This is the second public hearing for this zoning request. The case was continued from the September 4, 2012 zoning commission meeting.

Proposed Zoning Change

Current Zoning: "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay-2 Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a bar

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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 13 – Tobin Hill Neighborhood Plan

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 1938, and was originally zoned "B" Residence District. In a 1995 City-initiated large area case, the property was rezoned to "B-3" Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The subject property is currently developed with a commercial structure. According to the Bexar County Appraisal District, the structure measures 1,854 square feet and was constructed in 1947. According to the applicant, the property was originally developed with two commercial structures that were later enclosed into a single building measuring approximately 2,800 square feet.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "I-1", "R-6"
Current Land Uses: Golf course, plastic supply, school

Direction: East and West
Current Base Zoning: "C-3NA", "C-3", "I-1"
Current Land Uses: Offices, auto tint, shingle manufacturing

Direction: South
Current Base Zoning: "C-3", "C-3NA", "IDZ"
Current Land Uses: Commercial and office uses, Pearl brewery, vacant property, restaurant

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

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: West Grayson Street, East Elmira Street
Existing Character: Local Streets; 1 lane in each direction with sidewalks
Proposed Changes: None Known

Public Transit: The nearest VIA busline is number 20, which operates north of the subject property, along Josephine Street. Additionally, the number 8 line operates west of the subject property, along St. Mary's Street.

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

Parking Information: Bar – Minimum Parking Requirement: 1 space per 100 square feet of Gross Square Footage (GSF). Maximum Parking Allowance: 1 space per 75 square feet of GSF. "IDZ" 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 property is located within the Tobin Hill Neighborhood Plan and is currently designated as High Density Mixed Use. The subject property is located within the River Redevelopment District, which is a sub-area identified in the plan. The plan includes individualized guidelines for future development of each sub-area. For the River Redevelopment District, the plan encourages a concentration on arts, culture, and entertainment links as well as creation of active and passive recreational spaces. The requested "IDZ" Infill Development District with uses permitted in "C-2" Commercial District and a bar is consistent with the adopted land use designation.

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

   Staff has found no evidence of likely adverse impacts related to the zoning request.

3. **Suitability as Presently Zoned:**

   The existing commercial zoning is not consistent with the adopted future land use designation. The current "C-3" General Commercial District is designed to provide 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; and therefore, is not appropriate for the subject property.

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

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

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.

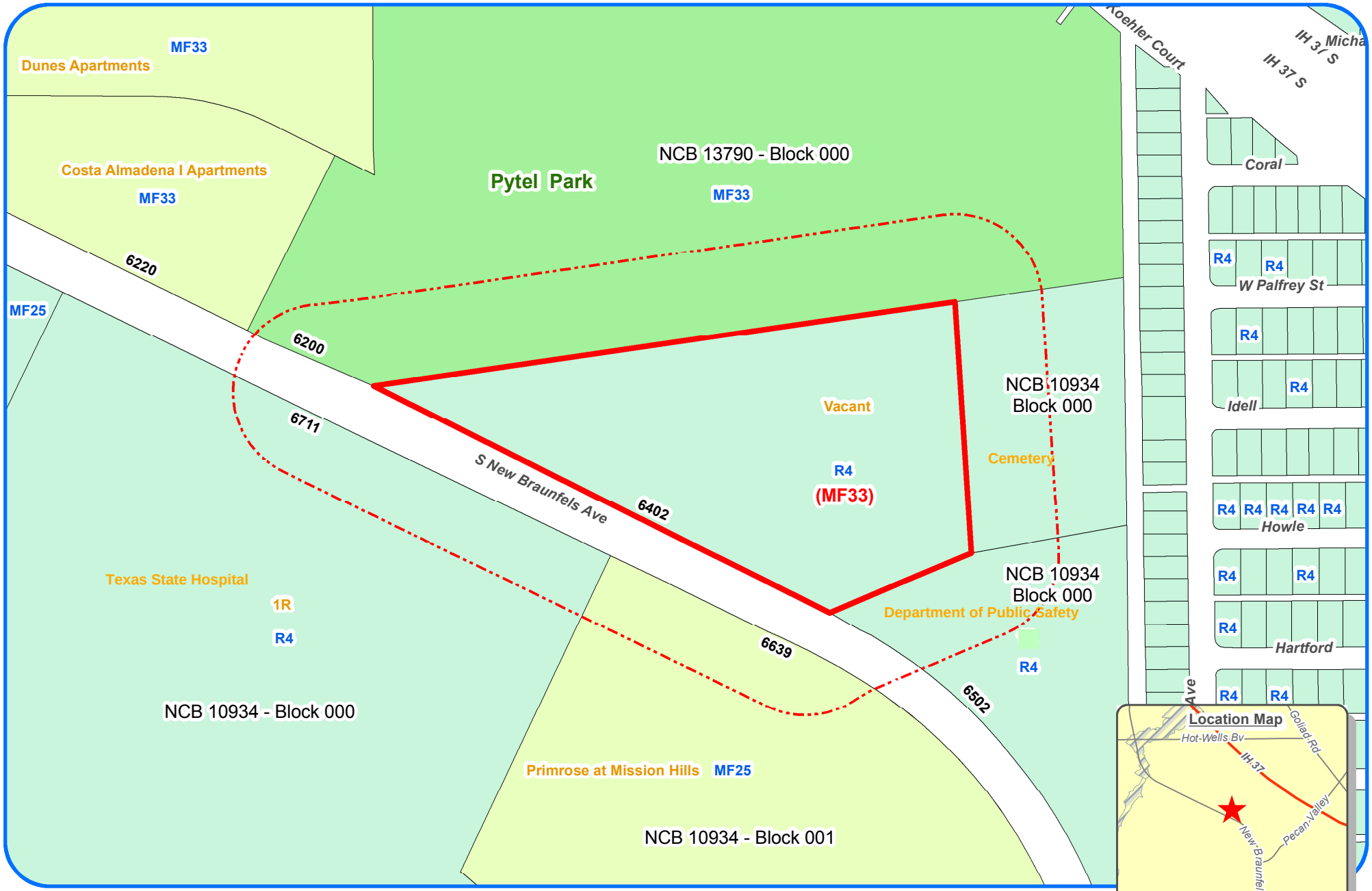
6. **Size of Tract:**

   The subject property is 0.1512 of an acre in size, which should be able to reasonably accommodate the proposed development with the flexibility offered by "IDZ". Although the proposed use is permitted in the existing zoning district, the applicant has stated that the zoning request is meant to reduce parking requirements in order to allow preservation of a large oak tree on the subject property.

7. **Other Factors:**

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

   The subject property owner applied for a variance from the distance requirements of Chapter 4 of the City Code, related to the sale of alcohol near a school. On September 6, 2012, the City Council approved the variance request (Ordinance 2012-09-06-0686), allowing the sale of alcohol on the subject property. The variance will not transfer to any different use or property owner, and the variance shall terminate in the event of non-operation of the identified establishment for 12 months or more.



Zoning Case Notification Plan

Case Z-2012-175

Scale: 1" approx. = 300 Feet
Council District 3
Subject Property Legal Description(s): NCB 10934 BLK LOT P-104A

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

Legend

Subject Properties	(12.250 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
(07/20/2012 - R Martinez)

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012175
Hearing Date:	October 2, 2012
Property Owner:	David Shulder and Samuel Panchevre
Applicant:	David Shulder and Samuel Panchevre
Representative:	P.W. Christensen, P.C. (Patrick Christensen)
Location:	A portion of 6402 South New Braunfels Avenue
Legal Description:	Being 12.250 acres out of Parcel 104, NCB 10934
Total Acreage:	12.250
City Council District:	3
Case Manager:	Pedro Vega, Planner
Case History:	This is the third public hearing for this zoning request. The case was continued from the September 4, 2012 and September 18, 2012 Zoning Commission public hearing.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 22, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 17, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Highland Hills Neighborhood Association; the Hot Wells Neighborhood Association is located within 200 feet of the subject property.

Planning Team Members: 33 (Highlands Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The subject property was annexed in 1952 and was originally zoned "B" Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

Topography: The property is relatively flat and has a descending slope running east to west. The property does not include inclusion in a flood plain, and has no physical characteristics that are likely to affect the use or development.

Adjacent Zoning and Land Uses

Direction: East
Current Base Zoning: "R-4" Residential Single-Family District
Current Land Uses: Cemetery

Direction: Southeast
Current Base Zoning: "R-4" Residential Single-Family District
Current Land Uses: Texas Department of Public Safety

Direction: North
Current Base Zoning: "MF-33" Multi-Family District
Current Land Uses: Pytel Park and Apartments

Direction: Southwest across South New Braunfels Avenue
Current Base Zoning: "R-4" Residential Single-Family District and "MF-33" Multi-Family District
Current Land Uses: Apartments and Texas State Hospital

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 New Braunfels Avenue
Existing Character: Primary Arterial Type B; one lane in each direction
Proposed Changes: None known.

Public Transit: VIA bus lines 20 and 36 operate along South New Braunfels Avenue with a bus stop immediately south of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but can be deferred to the platting or permitting phase. A traffic engineer must be present at the Zoning Commission hearing.

Parking Information: Multi-Family Dwellings (33 units maximum) - Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

<u>Staff Analysis and Recommendation:</u> Approval. Pending Master 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 Highlands Community Plan and is currently designated as "Medium Density Residential" in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to "High Density Residential". Staff and Planning Commission recommend approval of the plan amendment request.

According to the Highlands Community Plan, the high density residential land use classification should be located along or near major arterials or collectors. This land use classification may be used as a transitional buffer between lower density residential uses and nonresidential uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

The existing zoning is appropriate for the subject property's location along and between major thoroughfares. Both the current and requested zoning districts will allow development that is consistent with the existing pattern of development in the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

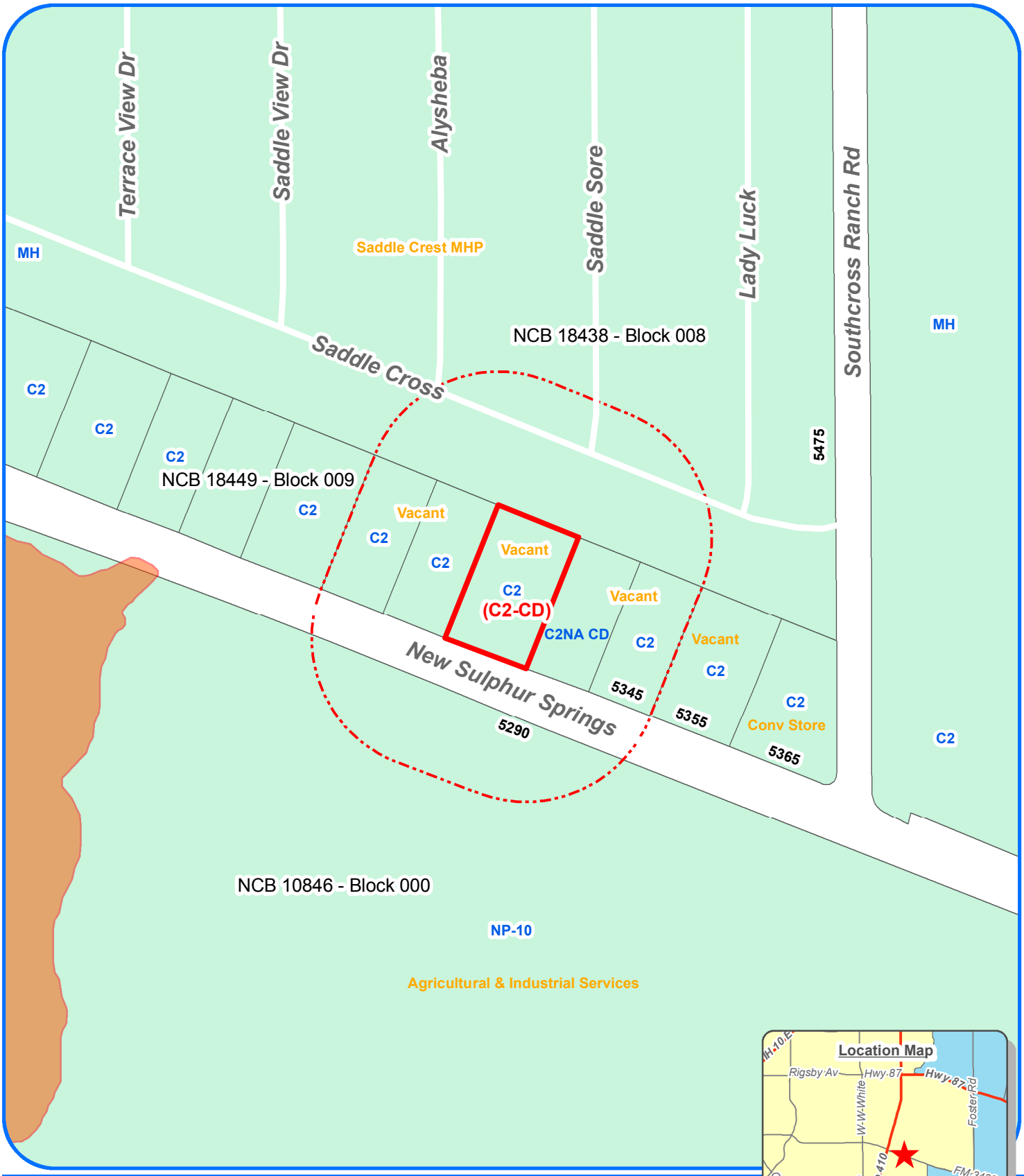
Goal 4 of the Highlands Community Plan calls for an increase in the variety of new housing choices while preserving the character of the existing neighborhoods. The proposed "MF-33" Multi-Family District would increase the diversity of the housing stock in the area by providing additional housing options for residents within the planning area.

6. Size of Tract:

The property is 12.250 acres, which should be able to accommodate proposed multi-family residential development with adequate parking.

7. Other Factors:

The subject property is located within the South New Braunfels Avenue Corridor portion of the State Hospital Master Plan. The South New Braunfels Avenue Corridor is primarily focused on commercial development, however, it acknowledges that all residential densities, including high density residential uses, are appropriate for the corridor.



Development Services Dept
City of San Antonio
(04/04/2012 - E Hart)

Zoning Case Notification Plan

Case Z-2012-095 CD

Council District 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 18449 - Block 009 - Lot 8

Legend

Subject Properties	(0.59 Acres
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012095 CD
Hearing Date:	October 2, 2012
Property Owner:	Yaser Abdelnabi & Viviana Abdelnabi
Applicant:	Salah Diab, P. E.
Representative:	Salah Diab, P. E.
Location:	Located on the north side of New Sulphur Springs Road, west of Southcross Ranch Road
Legal Description:	Lot 8, Block 9, NCB 18449
Total Acreage:	0.59
City Council District:	2
Case Manager:	Brenda V. Martinez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2" Commercial District

Requested Zoning: "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 26 (Eastern Triangle Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently vacant. The property was annexed in 1964 and was originally zoned "Temp R-1" Single-Family Residence District. In 1988 City-initiated large area 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 slope or inclusion in a floodplain.

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "MH"
Current Land Uses: Mobile Home Park

Direction: South
Current Base Zoning: "NP-10"
Current Land Uses: Agricultural and Industrial Services

Direction: East and West
Current Base Zoning: "C-2"
Current Land Uses: Vacant Land and a Convenience Store

Overlay and Special District Information: The subject property is not located within any overlay or special zoning districts.

Transportation

Thoroughfare: New Sulphur Springs
Existing Character: Secondary Arterial Type A Street; 1 lane in each direction
Proposed Changes: None known

Thoroughfare: Southcross Ranch Road
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 515 line, which operates along New Sulphur Springs and Southcross Ranch Road.

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

Parking Information: Auto and Vehicle Sales – new and used - Minimum Parking Requirement: 1 per 500 square feet GFA of sales and service building. Maximum Parking Requirement: 1 per 375 square feet GFA of sales and service building.

Staff Analysis and Recommendation: Denial

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

1. **Consistency:**

   The subject property is located within the Eastern Triangle Community Plan and is currently designated as "Medium Density Residential" in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on this property to "Community Commercial". Staff and Planning Commission recommend denial of the plan amendment request.

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

   Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of properties fronting along New Sulphur Springs are zoned for commercial uses. Staff finds the conditional use to be appropriate as the property is situated along an arterial surrounded by other properties of similar use and/or zoning district. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed.

3. **Suitability as Presently Zoned:**

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

   The existing "C-2" district may be appropriate for the subject property's location and the surrounding pattern of development, but it is not consistent with adopted land use designation.

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

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

5. **Public Policy:**

   The adopted Eastern Triangle Community Plan identifies the subject property and adjacent properties as Medium Density Residential in the Future Land Use component of the plan. The Community Plan supports a conversion in uses in this general area to a more residential character.

6. **Size of Tract:**

   The subject property is 0.59 acres, which should be able to reasonably accommodate the proposed commercial use with adequate spaces for parking and loading (see site plan).

7. **Other Factors:**

   Zoning staff recommends denial of the requested zoning based on the adopted land use plan and the Planning and Community Development Department's recommendation of denial for the associated plan amendment request. However, zoning staff does concede that the area is suitable for commercial uses.

   Should the Zoning Commission decide to recommend approval, staff recommends the following conditions:

   1. All on-site lighting shall be directed onto the site and point away from any adjacent residential zoning or uses;
   2. Outdoor speaker and paging systems shall be prohibited; and
   3. A 15 foot Type B landscape buffer shall be provided along the northern property line, which abuts residential zoning and uses.

Z2012095 CD

THE FOLLOWING STATEMENT: WE, YASER & VIVIANA ABDELMABI THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, WE UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE US FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

C2 CD
MOTOR VEHICLE SALES

GRAPHIC SCALE
(IN FEET)
1 INCH = 10 FT

43.0' 43.0'
86.0'

NEW SULPHUR SPRINGS RD.
(86' R.O.W.)

N67°58'23"W 130.00'

LOT 7

N22°01'37"E 199.50

HARD SURFACE AREA
(20,396 S.F.)

VEHICLE DISPLAY AREA

RECEPTION

PROPOSED
ONE-STORY
COMMERCIAL BUILDING
(1,750 S.F.)

LOT 8

25' BLDG. SETBACK LINE

30' BLDG. SETBACK LINE

15' GREEN BUFFER

S67°40'49"E 130.00

SOUTHCROSS RANCH, UNIT 7
VOL. 9811, PG. 120
B.C.D.P.R.

12' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

HARD SURFACE AREA
(20,396 S.F.)

S22°01'37"W 198.84

20' GAS, ELECTRIC, TELEPHONE, CABLE TV SANITARY SEWER EASEMENT

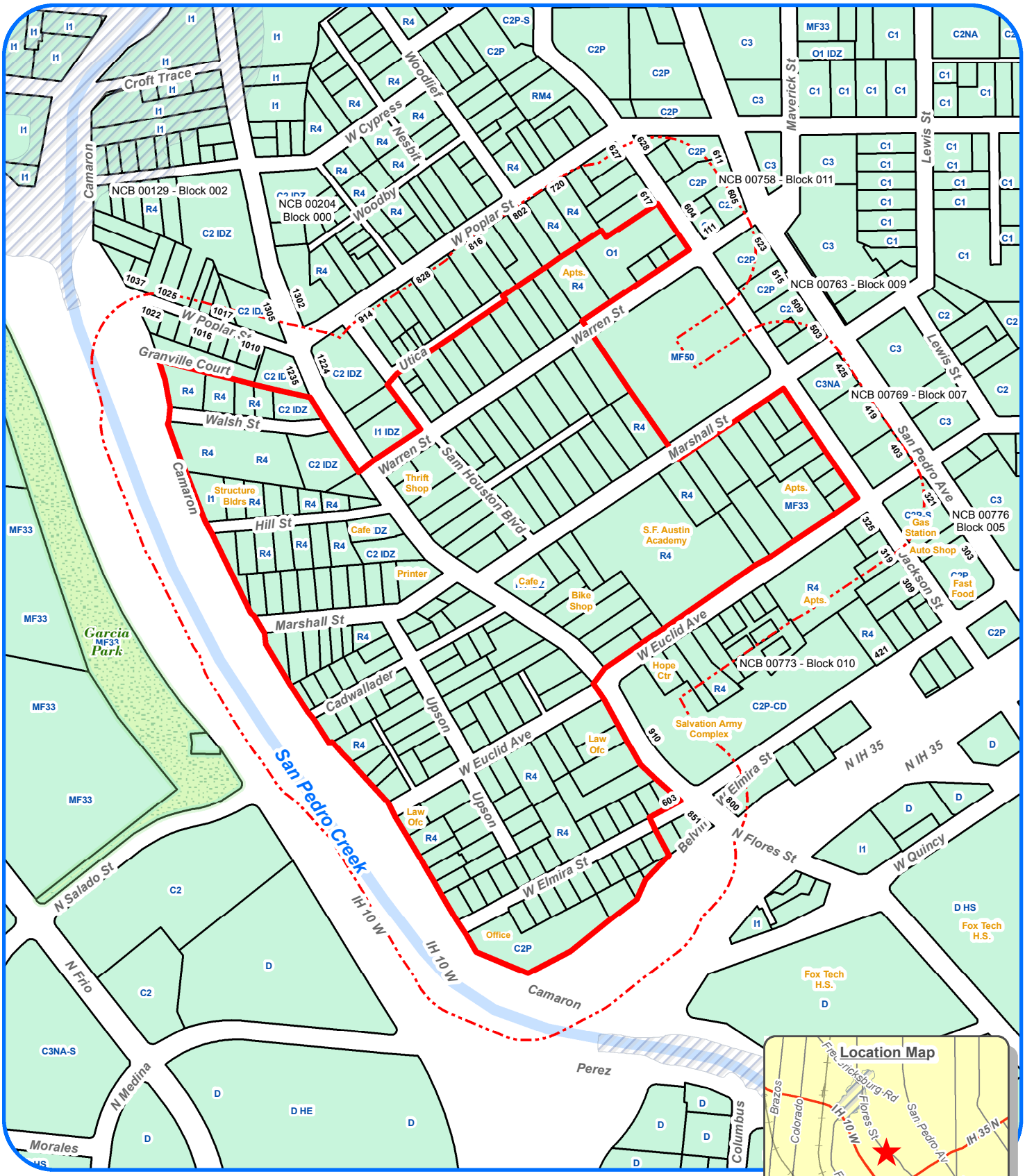
LOT 9

Seda Consulting Engineers, Inc.

NEW SULPHUR SPRINGS RD.
LOT 8, BLOCK 9, N.C.B. 18449
SOUTHCROSS RANCH SUBDIVISION, UNIT 6

SITE PLAN

JOB NO. TEMP
DATE 09/15/2012
DRAWN BY RKN
CHECKED BY MD
SHEET 1 OF 1



Zoning Case Notification Plan

Case Z-2012-194

Council District 1

Scale: 1" approx. = 400 Feet

Legend

Subject Properties (52.010 Acres)

200' Notification Area

Current Zoning TEXT

Requested Zoning Change (TEXT)

100-Year DFIRM Floodplain

Development Services Dept
City of San Antonio
(09/12/2012 - R Martinez)

Subject Property Legal Description(s): See Mailing List for Property CAN No.s

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 #:	Z2012194 H
Hearing Date:	October 2, 2012
Property Owner:	Multiple Property Owners
Applicant:	City of San Antonio Office of Historic Preservation
Representative:	City of San Antonio Office of Historic Preservation
Location:	Properties generally bound by Interstate Highway 35, Interstate Highway 10, West Poplar Street, Jackson, West Euclid Avenue and North Flores Street.
Legal Description:	Multiple Legal Descriptions
Total Acreage:	52.0107
City Council District:	1
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: Multiple zoning districts

Requested Zoning: Add the "H" Five Points Historic District to all existing zoning districts; all other overlay districts remain unchanged

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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 293

Neighborhood Associations: Five Points Owners Association

Planning Team Members: 23 - Five Points Neighborhood Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property area is located within the city limits as recognized in 1938 and have been the subject of multiple large-area rezoning cases. The subject area consists primarily of single- and multi-family residences, with small commercial uses located along North Flores Street.

Topography: The subject properties are relatively flat and have no physical characteristics that are likely to affect the use. The properties to the northwest of the subject properties are located within the floodplain.

Adjacent Zoning and Land Uses

Direction: North and South,
Current Base Zoning: "R-4" and "IDZ"
Current Land Uses: Single-family residences, commercial uses

Direction: East
Current Base Zoning: "C-2P", "C-2", "C-3NA", "C-3"
Current Land Uses: Retail and service uses

Direction: West and Southwest
Current Base Zoning: None
Current Land Uses: Interstate Highway 10 and Interstate Highway 35

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: Interstate Highway 10 West and Interstate Highway 35 North
Existing Character: Freeway 250'-500'
Proposed Changes: None known

Thoroughfare: Walsh Street, Hill Street, Marshall Street, Cadwallader, Upson, West Euclid Avenue, West Elmira Street, Warren Street, Utica, Sam Houston Boulevard, North Flores Street, Belvin, Camaron and Jackson Street
Existing Character: Local; one lane each direction with partial sidewalks.
Proposed Changes: None known

Thoroughfare: North Flores Street
Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks.
Proposed Changes: None known

Public Transit: VIA bus lines 2, 82, 88 operate along North Flores Street, through the middle of the subject property area boundaries. Multiple other bus lines operate along Interstate Highway 10 to the west and San Pedro Avenue to the east.

Traffic Impact: A Traffic Impact Analysis is not required for the application of a Historic District, as there is no proposed change to the base zoning districts or existing uses.

Parking Information: The Five Points area is developed with a variety of uses ranging from single-family residences to retail and service uses. The zoning change request will not affect the range of allowable uses; therefore there is no change in the parking requirement.

<u>Staff Analysis and Recommendation:</u> Approval

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

1. **Consistency:**

   The subject properties are located within the Five Points Neighborhood Plan with various future land use designations. The zoning request does not include a change to the existing base zoning district; therefore, a finding of consistency is not required. Objective 3.1 of the plan calls for preservation of the "architectural character of the historical housing stock".

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

   The Five Points Historic District will not affect the range of permitted uses of the subject properties, 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 character of the Five Points neighborhood.

3. **Suitability as Presently Zoned:**

   Generally, the existing zoning in the area is appropriate. The base zoning will not be affected by the zoning change request. Approval of the Historic District will impose an additional review process for future exterior rehabilitation.

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

   Staff has found no evidence that the health, safety and welfare will be affected by the zoning change request.

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property area consists of 205 properties totaling approximately 52 acres.

7. **Other Factors:**

   On July 18, 2012, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the Five Points neighborhood 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 Certificate of Appropriateness.

Z2012194

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

July 18, 2012

HDRC CASE NO:	2012-207
ADDRESS:	Belvin, Cadwallader, Camaron, Croft Trace, W. Cypress, W. Elmira St, W. Euclid Ave., Fredericksburg Rd, Grady, Hill, Hitchings, Jackson, Marshall, N. Flores St., Nesbit, W. Poplar St., Sam Houston, Upson, Utica, Walsh Rd, Warren St, Woodby, Woodlief
LEGAL DESCRIPTION:	(see Case Comments for addresses)
APPLICANT:	Office of Historic Preservation 1901 S. Alamo
OWNER:	Various
TYPE OF WORK:	Designation of Historic District

REQUEST:

The applicant is requesting that the Commission issue a Finding of Historic Significance for the Five Points Historic District. The applicant is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of this area as Five Points Historic District. The proposed Five Points Historic District encompasses a total of 353 parcels, of which 57 have been identified as being of High historic integrity and 117 of Medium integrity, both of which are considered contributing resources. The proposed district boundary includes 246 individual property owners; 9% of property owners have voted in favor of the district extension and 22% of property owners have voted against.

RECOMMENDATION:

While the proposed district meets the necessary criteria for historic district designation, staff finds that the limited owner support to date (less than 10%) coupled with the high owner opposition especially in the northern section of the proposed boundary make it difficult to recommend approval as originally requested. Staff recommends that the boundary to the north be re-evaluated to better capture properties with high and medium integrity and a higher concentration of owner support. Historic designation is one important tool that the neighborhood can use to help protect against further erosion of the historic fabric and encourage reinvestment. The automatic 20% reduction in City property taxes in new districts for owner occupied residences is an important benefit for owners in the proposed district.

Councilman Diego Bernal has recommended after working with staff to review integrity and levels of support that the boundaries of the district are modified to include Walsh St to Belvin west of North Flores, and Warren St to W Euclid east of North Flores as the northern boundary. Portions of the proposed district north of those streets would not be included. Staff recommends that any boundary line is drawn along the back property lines north of those streets so that properties facing those streets on either side are included. Streets have two sides and this will enhance the effectively of the historic district regulations for the neighborhood.

Staff recommends an issuance of a finding of Historic Significance and recommendation to Zoning and City Council for historic designation of the properties within the revised boundary area based on the following criteria:

- As a neighborhood, it represents the embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction [35-607(b)5]: its collection of Classical Revival, Folk Victorian, Bungalow, and Texas Vernacular style homes from the late 19th and early 20th century;

- Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development [35-607(b)9];

- Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development [35-607(b)10];

- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8]: its collection of Classical Revival, Folk Victorian, Bungalow, and Texas Vernacular style homes from the late 19th and early 20th century;

- It possesses significant archaeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest [35-607(b)14]: the two acequias that originally divided the area stimulated land division and development and eventually influenced the layout of the street pattern.

Please see the Statement of Significance included in the full HDRC packet for additional information.

The proposed district extension and integrity evaluations are shown on the accompanying maps and contain the following properties:

NCB: 112 LOT: N IRR 28 FT OF 11
NCB: 112 LOT: W TRI 28X110 FT OF 12
NCB 112 BLK LOT N IRR 88.51 FT OF 9 & N IRR 76.99 FT OF 10
NCB 477 BLK 1 LOT A15
NCB 477 BLK 1 LOT A14
NCB 477 BLK 1 LOT W IRR 51.5 FT OF A-2
NCB 827 BLK 3 LOT 3
NCB 214 BLK 2 LOT 6 & 7
NCB 214 BLK 22 LOT 8
NCB 827 BLK 3 LOT 4
NCB 214 BLK 2 LOT 9
NCB 827 BLK 3 LOT 5
NCB 214 BLK 2 LOT 10
NCB 827 BLK 3 LOT 6 & E 10.4 FT OF 7
NCB 216 BLK 2 LOT W 101 FT OF 6 OR C
NCB 216 BLK 2 LOT W IRR 111 FT OF 5 OR 15
NCB 216 BLK 2 LOT W 120 FT OF 10 OR A16
NCB 216 BLK 2 LOT 14
NCB 827 BLK 2 LOT N 40 FT OF D
NCB 827 BLK 2 LOT C
NCB 827 BLK 2 LOT A & B
NCB 214 BLK 2 LOT E IRR 14.7 FT OF 11
NCB 346 BLK LOT E IRR 297.31 FT OF W 450" OF B-11
NCB 3598 BLK LOT 9 EXC SW IRR 22.19 FT TRI
NCB 3598 BLK LOT 8
NCB 202 BLK LOT SW IRR 64.32' OF B2 ARB A4 (CAMARON ST R.O.W.)
NCB 3599 BLK LOT 34
NCB 216 BLK 2 LOT W 84 FT OF 13
NCB 346 BLK LOT E IRR 59.6 FT OF E
NCB 3598 BLK LOT E IRR 114.78 OF W 136.97 FT OF 10 & E TRI 55 OF W 113 FT OF 11
NCB 202 BLK LOT E 105 FT OF W IRR 281 FT OF B2 ARB A4
NCB 202 BLK LOT E 51 FT OF W IRR 176 FT OF B2 OR AR ARB A4
NCB 202 BLK LOT NE IRR 96.82' OF B2 ARB A4
NCB 680 BLK 10 LOT 18 (GONZALEZ SUBD)
NCB 755 BLK 1 LOT S 35 OF N 76 OF W 46 OF 8
NCB 755 BLK 1 LOT N 41 OF W 46 OF 8
NCB 755 BLK 1 LOT S 50 FT OF 1 ARB A13
NCB 346 BLK LOT 3
NCB 194 BLK LOT 23 , SW TRI 63.32 FT OF 24 & SW TRI 41.72 FT OF 25
NCB 346 BLK LOT 4
NCB 194 BLK LOT 22
NCB 194 BLK LOT 21
NCB 346 BLK LOT 5
NCB 194 BLK LOT 20
NCB 346 BLK LOT 6
NCB 194 BLK LOT 19
NCB 346 BLK LOT G
NCB 194 BLK LOT 18
NCB 346 BLK LOT F

2012-207
7/18/12

Z2012194

NCB 194 BLK LOT E TRI 46.25 FT OF N 116.2 OF 11 & 17 EXC SW TRI 88.41 FT
NCB 751 BLK LOT N 32 OF 14,N 32 OF E 35.33 OF 15, N 9.7 OF W 16.23 FT OF 15
NCB 751 BLK LOT S 35 FT OF 13
NCB 751 BLK LOT N 35 FT OF E 80.9 FT OF 13
NCB 751 BLK LOT D
NCB 751 BLK LOT 6
NCB 751 BLK LOT C
NCB 751 BLK LOT B
NCB 768 BLK 8 LOT E 82.3 FT OF 3
NCB 768 BLK 8 LOT S 52 FT OF E 111.2 FT OF 5
NCB 768 BLK 8 LOT E 61.2 FT OF 6 & 7 & E 61.2 OF N 3.5 FT OF 5
NCB 753 BLK LOT E 58 FT OF B & N 30 FT OF A-18 2011-CHANGE LAND SIZE FOR 2 ACCOUNTS TO TOTAL DEED ACREAGE PER 14425/2094 EXE 4-4-10
NCB 768 BLK 8 LOT E 80.7 FT OF 1 2008 -NEW PER SPLIT PER DEED 13238/4 EXE 11-21-07
NCB 768 BLK 8 LOT E 80.7 FT OF 2 2008 -REMAINS PER SPLIT PER DEED 13238/4 EXE 11-21-07
NCB 768 BLK 8 LOT 4
NCB 757 BLK 12 LOT E 65 FT OF 1
NCB 757 BLK 12 LOT 4
NCB 757 BLK 12 LOT 5
NCB 757 BLK 12 LOT E 123.3 FT OF 6
NCB 757 BLK 12 LOT E 123.33 FT OF 7
NCB 753 BLK LOT 2 & 3 2011-CHANGE LAND SIZE FOR 2 ACCOUNTS TO TOTAL DEED ACREAGE PER 14425/2094 EXE 4-4-10.
NCB 753 BLK LOT 4
NCB 753 BLK LOT 7 LIBERTY SUBD
NCB 753 BLK LOT 6 LIBERTY SUBD
NCB 768 BLK 8 LOT W 53.5 FT OF 5, W 56 FT OF 6 & W 57.7 FT OF 7 OR A5
NCB 767 BLK 2 LOT 6
NCB 767 BLK 2 LOT W 55.85 FT OF 8
NCB 761 BLK 3 LOT 4
NCB 767 BLK 2 LOT 9
NCB 761 BLK 3 LOT 5 AT 419 MARSHALL
NCB 760 BLK 8 LOT 11
NCB 760 BLK 8 LOT 13
NCB 760 BLK 8 LOT E IRRG 50.62 FT OF 5
NCB 760 BLK 8 LOT W IRRG 4.88 FT OF 5 HS
NCB 766 BLK 9 LOT 8
NCB 760 BLK 8 LOT 6
NCB 760 BLK 8 LOT 7
NCB 766 BLK 9 LOT E 57.7 FT OF 6 & 7
NCB 759 BLK 4 LOT E IRR 67.75 FT OF 1
NCB 477 BLK 1 LOT W IRR 63.3 FT OF A-1
NCB 477 BLK 1 LOT 9 OR 21 616 W MARSHALL
NCB 194 BLK LOT 2
NCB 194 BLK LOT 3
NCB 194 BLK LOT 4
NCB 214 BLK 2 LOT E 33.3 FT OF 2
NCB 194 BLK LOT 5
NCB 214 BLK 2 LOT E 16.65 FT OF 1 & W 16.65 FT OF 2 OR A2
NCB 214 BLK 2 LOT W 33.3 FT OF 1 OR A1
NCB 194 BLK LOT 6
NCB 194 BLK LOT 7
NCB 214 BLK 2 LOT 20
NCB 194 BLK LOT 8
NCB 214 BLK 2 LOT 19 EXC SW TRI
NCB 194 BLK LOT 9
NCB 194 BLK LOT 10 EXC SW TRI 10 FT
NCB 768 BLK 8 LOT W 50 OF E 111.2 FT OF 6 & 7 & W 50 OF E 111.2 OF N 3.5 OF 5
NCB 767 BLK 2 LOT N 175 FT OF 7 & N 175 FT OF E 15.75 FT OF 8
NCB 760 BLK 8 LOT 12
NCB 214 BLK 2 LOT N IRRG 132 FT OF 18
NCB 216 BLK 1 LOT A
NCB 216 BLK 1 LOT E
NCB 216 BLK 1 LOT A-9
NCB 477 BLK 1 LOT 1 WINSLOW SUB 1001 N FLORES

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NCB 766 BLK 9 LOT 2
NCB 477 BLK 1 LOT 4 WINSLOW SUB
NCB 766 BLK 9 LOT 4
NCB 477 BLK 1 LOT E IRR 134.7 FT OF A-2
NCB 477 BLK 1 LOT E IRR 91.3 FT OF A1
NCB 759 BLK 4 LOT W 111.15 FT OF 1
NCB 194 BLK LOT 1
NCB 759BLK 4 LOT 2
NCB 759 BLK 4 LOT 3
NCB 194 BLK LOT 25 EXCEPT SW TRI 41.72 FT & EXC N TRI 2.09 FT
NCB 759 BLK 4 LOT 4
NCB 759 BLK 4 LOT E IRR 98.75 FT OF 5
NCB 759 BLK 4 LOT W IRR 98.75 FT OF 5
NCB 194 BLK LOT N TRI 2.09 FT OF 25 (.0015AC) & LOT 24 EXC SW TRI 63.32 FT &
NCB 759 BLK 4 LOT W 84.5 OF 6 & S 18.2 FT OF W 84.5 OF 7 OR B 1134 N FLORES
NCB 346 BLK LOT 1&2
NCB 754 BLK LOT 1 & 2
NCB 3894 BLK LOT SE IRR 91.02 FT OF 2
NCB 3894 BLK LOT 1,NW IRR 54.08 FT OF 2, 3 EXC SW TRI 31.73" & NE TRI 33.1" OF 4
NCB 3894 BLK LOT 16
NCB 346 BLK LOT N IRR 35 OF E IRR 87 OF B OR 8,S IRR 100 OF N135 OF E 175.7 OF B OR 7
NCB 204 LOT 10, S 85.8" OF 9 ARB A14 & NCB 751 LOT 18 & W 5.5 OF S 100 FT OF 17
NCB 204 BLK LOT N 80.8 FT OF S 166.6 FT OF 9 ARB A15
NCB 204 BLK LOT N 149.75 FT OF 9 OR A9 & NCB 751 LOT A
NCB 129 BLK 1 LOT E 58 FT OF A13
NCB 204 BLK LOT N 50 FT OF S 107.8 FT OF W 72 FT OF 8 OR D
NCB 129 BLK 1 LOT 16 ARB A15
NCB 202 BLK LOT A OR A3
NCB 202 BLK LOT E 94 FT OF B & A4
NCB 216 BLK 1 LOT A12
NCB 766 BLK 9 LOT W 134.4 FT OF 1
NCB 477 BLK 1 LOT 2 & 3
NCB 766 BLK 9 LOT 3
NCB 477 BLK 1 LOT 5 WINSLOW SUB
NCB 766 BLK 9 LOT 5 EXCEPT NW IRR 4.41 FT LEGAL REVISED PER DEED11237/1026 EXE 2-16-05
NCB 477 BLK 1 LOT S IRR 67.44 FT OF 4 ARB A16
NCB 477 BLK 1 LOT N IRRG 28.6 FT OF 16 /C/
NCB 766 BLK 9 LOT NW IRR 4.41 FT OF 5, W IRR 111.16 FT OF 6, W IRR 156.86 FT OF 7 LEGAL REVISED PER DEED11237/1026 EXE 2-16-05.
NCB 759 BLK 4 LOT N 40.3 OF W 84.5 FT OF 7 OR A 1138 N FLORES
NCB 754 BLK LOT 3 /C/
NCB 754 BLK LOT 4, 14, 15 & 13 EXC NW TRI 10 X 12 FT
NCB 3598 BLK LOT 1, 2 & S IRR 14.49 FT OF A
NCB 129 BLK 2 LOT 1 THRU 6 & NCB 3598 LOT 5, N IRR 45.71" OF A & N 4" OF 4
NCB 204 BLK LOT S 57.8 FT OF W 65.3 FT OF 8 OR A
NCB 129 BLK 1 LOT B
NCB 2734 BLK 3 LOT N 50FT OF 8 OR A9
NCB 2734 BLK 3 LOT S 55 FT OF 7 OR A8
NCB 2734 BLK 3 LOT N IRR 79.5 FT OF 7 OR A7
NCB 760 BLK 8 LOT S 45 FT OF 1 & S 49.77 FT OF 2
NCB 216 BLK 2 LOT E 119 FT OF 6 OR ARB 12
NCB 216 BLK 1 LOT 6 & S 10 FT OF 5 ARB A5
NCB 216 BLK 2 LOT 5
NCB 216 BLK 1 LOT S 20 FT OF 4 N 30 FT OF 5 HS
NCB 216 BLK 2 LOT 4- S 10 FT OF 3
NCB 216 BLK 1 LOT 3, N 20 FT OF 4
NCB 216 BLK 2 LOT S 25 FT OF 2 & N 35 FT OF 3
NCB 216 BLK 2 LOT E 139.3 FT OF 1 & E 139.6 FT OF N 20 FT OF 2 OT RED 7
NCB 827 BLK 2 LOT S 50 FT OF 1 & 2 OR A16
NCB 827 BLK 2 LOT N 47 FT OF S 97 FT OF 1 & 2 OR A15
NCB 477 BLK 1 NW 64.5 FT OF 9 WINSLOW SUB 208 UPSON
NCB 827 BLK 2 LOT N 43.5 FT OF 1, 2 & 3 OR A-14
NCB 477 BLK 1 LOT 10 WINSLOW SUB
NCB 827 BLK 2 LOT 4 ARB A13
NCB 827 BLK 2 LOT 5 ARB A12

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NCB 477 BLK 1 LOT 11 WINSLOW SUB
NCB 827 BLK 3 LOT 2
NCB 477 BLK 1 LOT 5 ARB A12
NCB 827 BLK 3 LOT 1
NCB 477 BLK 1 LOT 6 ARB A-13
NCB 477 BLK 1 LOT W 85 FT OF 8 OR 20
NCB 214 BLK 2 LOT 5
NCB 214 BLK 2 LOT 3&4
NCB 755 BLK W PT 7 LOT W IRRG 26.45 FT OF S 57 FT OF 2
NCB 755 BLK 1 LOT E IRR 24.55 FT OF S 60.7 FT OF 2
NCB 755 BLK 1 LOT W 25 FT OF S 61 FT OF 3
NCB 755 BLK 1 LOT E 25 FT OF S 62 FT OF 3
NCB 680 BLK LOT E 44.2 FT OF 8, 9 & 10
NCB 680 BLK LOT E 80 FT OF 11 THRU 13
NCB 680 BLK LOT W 44.2 FT OF E 88.4 FT OF 8, 9 & 10
NCB 680 BLK LOT W 70 FT OF 11 THRU 13
NCB 680 BLK LOT W 60 FT OF 8, 9 & 10
NCB 2734 BLK 3 LOT 9 & S 25 FT OF 8 OR A10 & A11
NCB 752 BLK 2 LOT 5
NCB 751 BLK LOT 3
NCB 751 BLK LOT 1
NCB 751 BLK LOT 2
NCB 751 BLK LOT 4
NCB 204 BLK LOT E 38 FT OF S 110 FT OF 8 OR C
NCB 204 BLK LOT W 45 FT OF E 83 FT OF S 110 FT OF 8 OR B
NCB 129 BLK 1 LOT W 42 FT OF A13
NCB 129 BLK 1 LOT C
NCB 129 BLK 1 LOT E 37.5 FT OF D
NCB 129 BLK 2 LOT 7
NCB 129 BLK 1 LOT W 371/2 FT OF D
NCB 129 BLK 2 LOT 8
NCB 129 BLK 1 LOT 8&9 E 14 FT OF 7
NCB 129 BLK 2 LOT 9
NCB 129 BLK 1 LOT 5&6 W6 FT OF 7
NCB 129 BLK 1 LOT 4 & E 17 FT OF 3
NCB 129 BLK 2 LOT E 36.04 FT OF 10
NCB 129 BLK 1 LOT 1,2 AND W 5.3 FEET OF 3
NCB 129 BLK 2 LOT W 40.1 FT OF 10
NCB 3599 BLK LOT 29
NCB 3599 BLK LOT 27
NCB 3599 BLK LOT 26
NCB 3599 BLK LOT 25
NCB 3599 BLK LOT 24
NCB 3599 BLK LOT 23
NCB 3599 BLK LOT 21
NCB 3599 BLK LOT 22
NCB 3599 BLK LOT 19
NCB 3599 BLK LOT 20
NCB 3599 BLK LOT 18
NCB 3599 BLK LOT 15 & 17 & NCB 216 BLK 1 LOT S 100 FT OF 6 OR A18
NCB 3599 BLK LOT 16
NCB 3599 BLK LOT 14
NCB 3599 BLK LOT 13
NCB 3599 BLK LOT 12
NCB 3599 BLK LOT 11
NCB 3599 BLK LOT 9
NCB 3599 BLK LOT 10
NCB 3599 BLK LOT 8
NCB 3599 BLK LOT 7
NCB 3599 BLK LOT 5
NCB 3599 BLK LOT 3
NCB 3599 BLK LOT 1
NCB 767 BLK 2 LOT 1
NCB 768 BLK 8 LOT W 80.7 OF 1 & 2 & W 82.3 FT OF 3

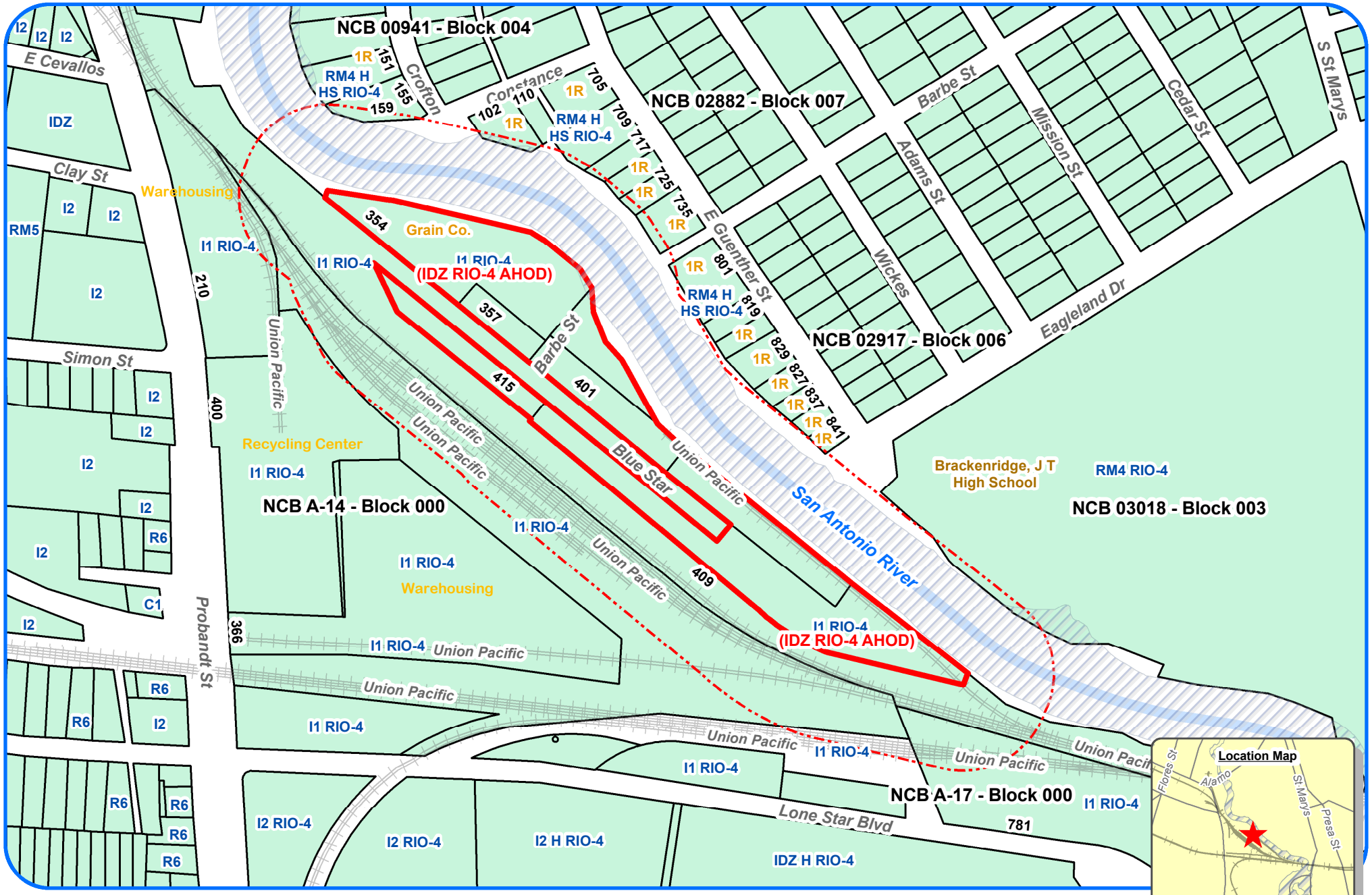
Z2012194

2012-207
7/18/12

COMMISSION ACTION:

Approval for a Finding of Historic Significance for the Five Points Historic District with the revised northern boundary of Walsh and Warren including properties facing those two streets from the north.

Shanon Peterson
Historic Preservation Officer



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

N W E S

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 2, 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 first public hearing for this zoning case.

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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: King William Neighborhood Association

Planning Team Members: Downtown Neighborhood Plan (18)

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: Property History: The property is located within the City Limits as they were recognized in 1938. 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 entire 7.53 acres of property have 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.

<u>Staff Analysis and Recommendation:</u> 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.

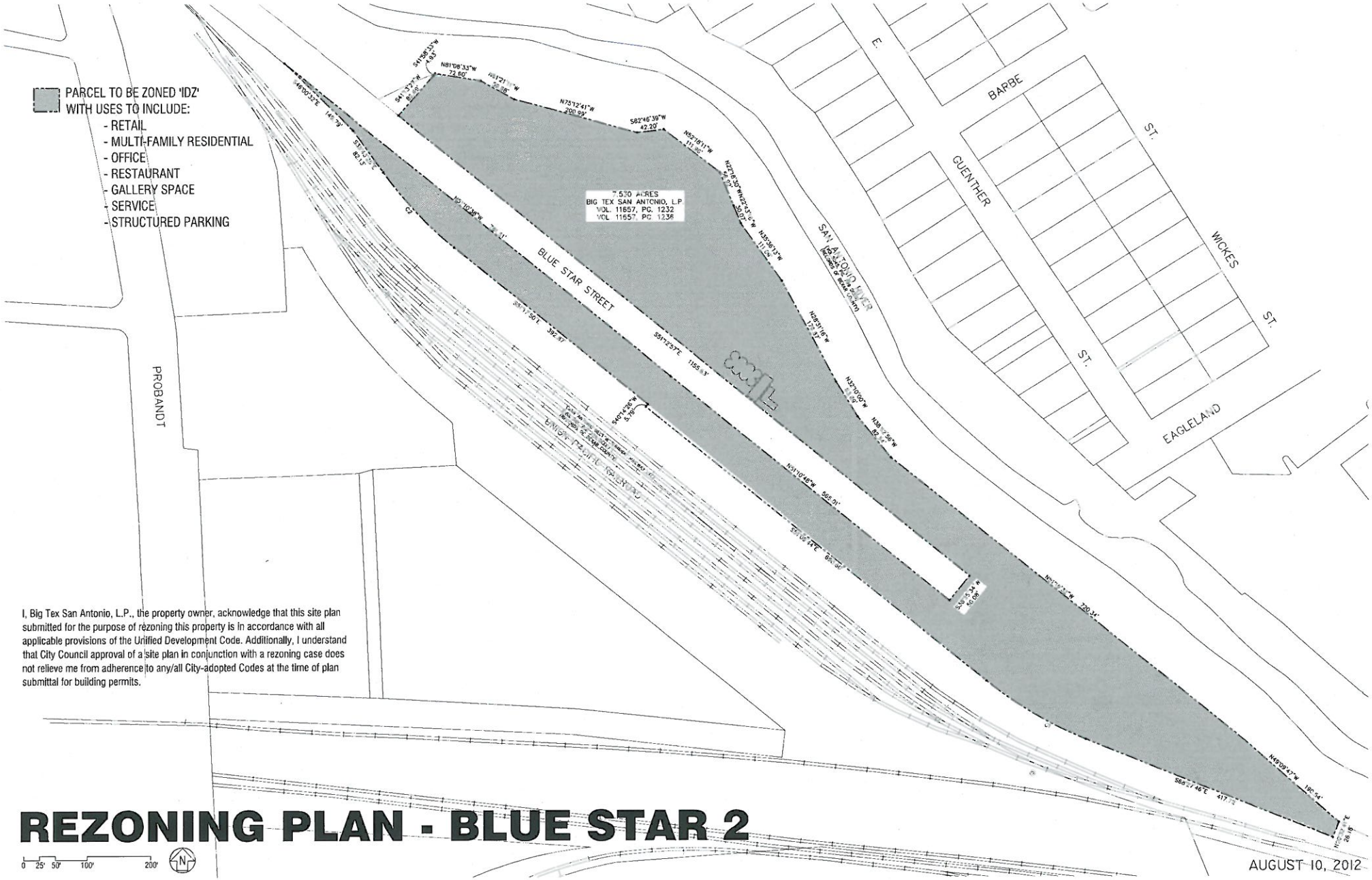
6. **Size of Tract:**

   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.

Z2012198

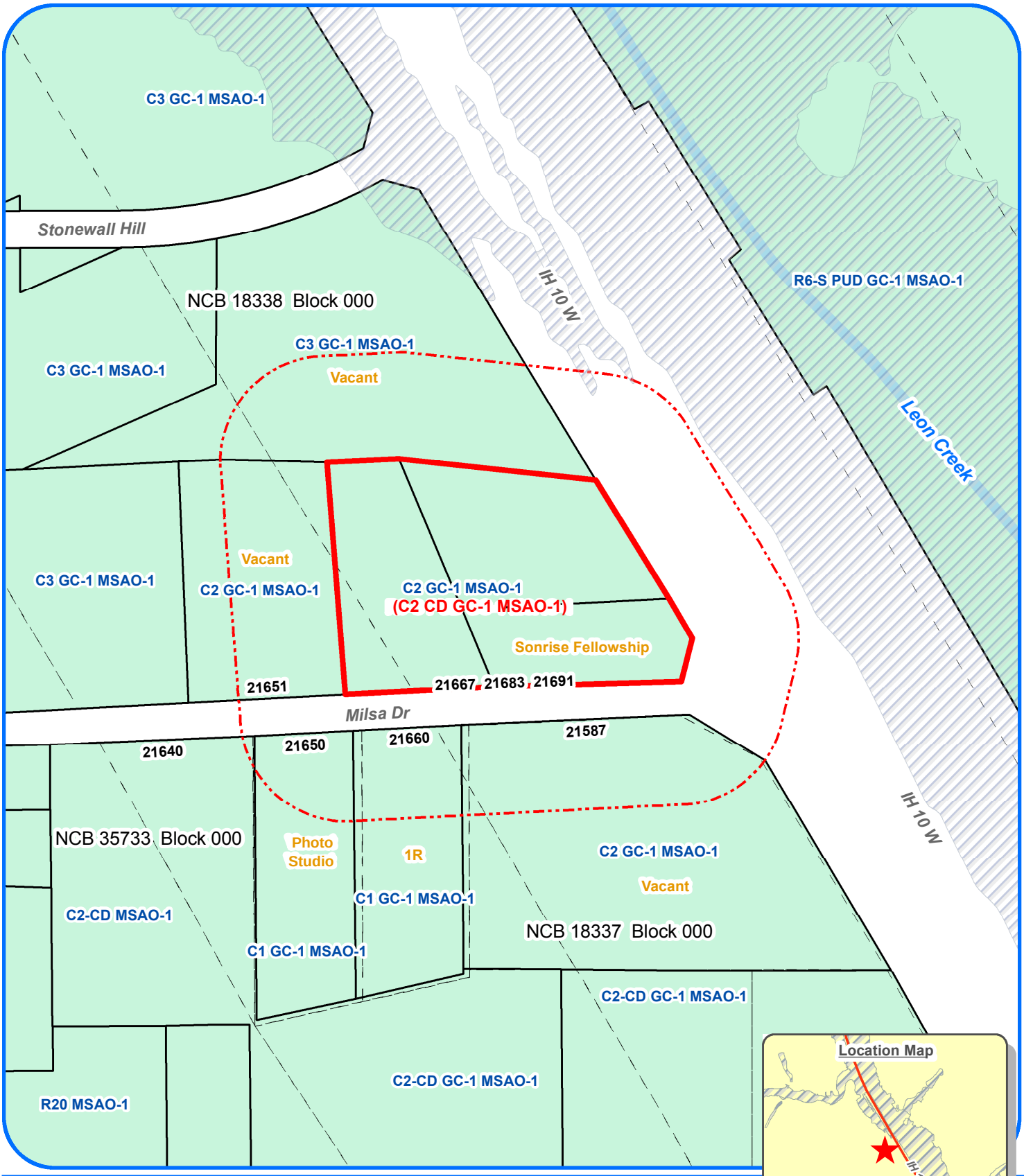


I, Big Tex San Antonio, L.P., the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with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

REZONING PLAN - BLUE STAR 2

0 25' 50' 100' 200'

AUGUST 10, 2012



Zoning Case Notification Plan

Case Z-2012-199

Council District 8

Scale: 1" approx. = 250 Feet

Legend

Subject Properties (5.384 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
(08/31/2012 - R Martinez)

Subject Property Legal Description(s): NCB 18338 & NCB 34034 BLK 000 LOT P-5A, P-12, P-13 "IH 10 W/TRAYLOR" ANNEXATION

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012199 CD
Hearing Date:	October 2, 2012
Property Owner:	KARTA Real Estate, L.P. (G.P. Singh, President of Gur Parsaad Management LLC, General Partner)
Applicant:	Kahlig Motor Company
Representative:	Brown & Ortiz, P.C. (James Griffin)
Location:	21667, 21683, and 21691 Milsa Drive
Legal Description:	Parcels 5A and 13, NCB 18338 and Parcel 12, NCB 34034
Total Acreage:	5.384
City Council District:	8
Case Manager:	Osniel Leon, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District

Requested Zoning: "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Neighborhood Associations: Friends of Friedrich Wilderness Park Neighborhood Association

Planning Team Members: 41 – North Sector Plan

Applicable Agencies: Camp Bullis Military Installation

Property Details

Property History: The subject properties were annexed in December of 1998 and were originally zoned "Temp-R1" Temporary Single-Family Residence District. In a 1999 City-initiated large area case, the properties were rezoned to "R-8" Large Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-20" Residential Single-Family District. In 2006, the properties were rezoned to the current "C-2" Commercial District. According to the Bexar County Property Appraisal, Parcel 13 is currently developed as a 4,170-square foot church that was built in 1983; Parcel 12 is developed with a commercial structure that is approximately 1,200 square feet in size and was built in 1935. Parcel 5A is currently undeveloped. The properties are not platted.

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, West, South
Current Base Zoning: "C-3", "C-2", C-2 CD", "C-1"
Current Land Uses: Undeveloped land, single-family residence, photography studio

Direction: East
Current Base Zoning: None
Current Land Uses: Interstate Highway 10 West

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

All surrounding properties carry the "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures.

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

Transportation

Thoroughfare: Milsa Drive
Existing Character: Secondary Arterial Type A; 1 lane in each direction without curbs, center-stripe or sidewalks.
Proposed Changes: None Known

Thoroughfare: Interstate Highway 10 West
Existing Character: Freeway 250'- 500'
Proposed Changes: None Known

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

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

Parking Information: Auto and Vehicle Sales (new and used-large scale) – Minimum vehicle spaces: 1 per 500 square feet of GFA of sales and service building. Maximum vehicle spaces: 1 per 375 square feet of GFA of sales and service building.

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The subject property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The Suburban Tier generally provides neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. The requested base zoning district is consistent with the adopted land use designation.

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

   The granting of the Conditional Use for a Motor Vehicle Sales is not likely to have an adverse impact on the neighborhood.

3. **Suitability as Presently Zoned:**

   The current "C-2" district is appropriate for the subject property due to the property's location at the intersection of an arterial thoroughfare and an expressway. The request leaves the base zoning district unchanged.

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

   Staff has found not indication of likely adverse effects on the public health, safety, or welfare. The surrounding vicinity is mainly rural, but is transitioning to commercial uses along IH-10. The zoning change request is consistent with the emerging pattern of development in the area.

5. **Public Policy:**

   The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

6. **Size of Tract:**

   The property is 5.384 acres in size, which should be able to accommodate a commercial use with adequate space for parking. The requested Conditional Use will provide an opportunity for a reuse of the existing vacant commercial structure and will be consistent with current uses along IH-10 West.

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 (Motor Vehicle Sales) approving the conditional zoning district.

   The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.

Z2012199

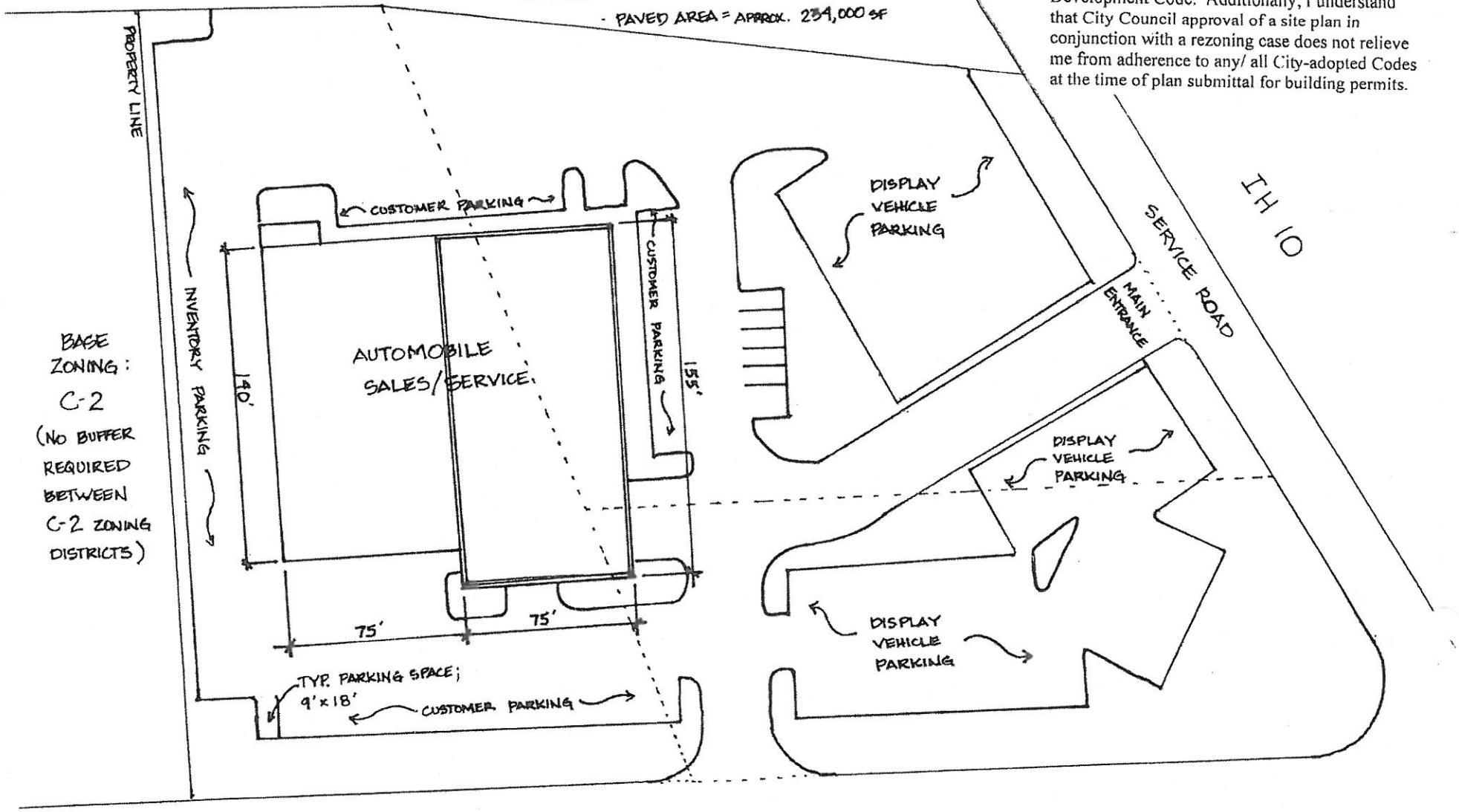
I, KARTA Real Estate, LP, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a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

PARKING INFO (CUSTOMER)

- SPACES REQUIRED = 44
- SPACES PROVIDED = 56 (4 ADA)

SITE INFO:

- 3 LOTS
- TOTAL = 5.384 AC (234,527 SF)
- LOT LINE = - - - - - - -
- PAVED AREA = APPROX. 234,000 SF



BASE ZONING: C-2 (NO BUFFER REQUIRED BETWEEN C-2 ZONING DISTRICTS)

BUILDING INFO:

- SALES AREA = 10,500 SF
- SERVICE AREA = 11,625 SF
- TOTAL = 22,125 SF

Zoning change request from: C-2 GC-1 MSAO-1 to C-2 CD GC-1 MSAO-1 for Motor Vehicle Sales (Full Service).

SITE PLAN

SCALE: 1" = 60'-0"

0 15 30 60 120

Morales
Riebe
N Brazos St
W Martin St
Flake Alley
N Smith St
W Salinas
NCB 02230 Block 003
NCB 02234 Block 001
NCB 02233 Block 002
1048 I1 Vacant
1821 I1 Restaurant
1817 I1 1R
1815 I1 Auto Repair
1811 I1 1R
1807 I1 1R
1805 I1 1R
1727 I1 Vacant
1725 I1 1R
1719 I1 1R
1715 I1 1R
1711 I1
I1 Ice House
1814 I1 Retail Center
1810 I1 1R
I1 Vacant
1806 I1 (C1)
421 I1
419 1R I1
417 1R I1
415 1R I1
413 1R I1
414
1722 I1 Vacant
1718 I1 Vacant
1714 1R I1
1710 I1
I1
I1
I1
408 R4
404 R4
411 1R R4
407 1R R4
Home Ministries MF33
1719 R4
1717 1R R4
1715 1R R4
1711 R4
1707 R4
1701 MF33
410 R4 Vacant
1625 1R R4
1623 1R Vacant R4
1621 1R R4
R4
R4

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012200
Hearing Date:	October 2, 2012
Property Owner:	John Hernden
Applicant:	John Hernnden
Representative:	Joseph R. Ecke
Location:	1804 and 1806 West Martin Street
Legal Description:	The north 47 feet of Lot 5 and the west 15.87 feet of the north 47 feet of Lot 6, Block 1, NCB 2234
Total Acreage:	0.0723
City Council District:	5
Case Manager:	Osniel Leon, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "I-1" General Industrial District. The subject site is currently developed with a commercial structure measuring 576 square feet and a residential structure measuring 448 square feet which were constructed in 1920, according to the Bexar County Appraisal District.

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, East, West
Current Base Zoning: "I-1"
Current Land Uses: Undeveloped property, restaurant, auto repair, single-family residences, retail center

Direction: South
Current Base Zoning: "I-1", "R-4"
Current Land Uses: Undeveloped property, 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: West Martin Street
Existing Character: Local Street; 2 lanes in each direction with sidewalks
Proposed Changes: None Known

Thoroughfare: North Smith Street
Existing Character: Local Street; 1 lane in each direction with no sidewalks
Proposed Changes: None Known

Public Transit: VIA bus line 77 operates along West Martin Street with multiple stops within a block of the subject property.

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

Parking Information: Barber or Beauty Shop – Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 200 square feet of GFA.

Professional Office – Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 140 square feet of GFA.

The subject property does not include area for parking. However, the subject property owner also owns the neighboring lot which is developed as a parking lot for use by the businesses on the subject property.

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 the neighborhood related to the zoning change request. The request is a significant down-zoning from the current industrial district.

3. **Suitability as Presently Zoned:**

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

   Approval of the requested “C-1” district would reduce the intensity of allowable uses while supporting a pattern of development that is consistent with the surrounding neighborhood. Neighborhood Commercial uses are meant to serve a customer base from the immediate surrounding area.

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

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

5. **Public Policy:**

   The zoning change request is in accordance with the City’s Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

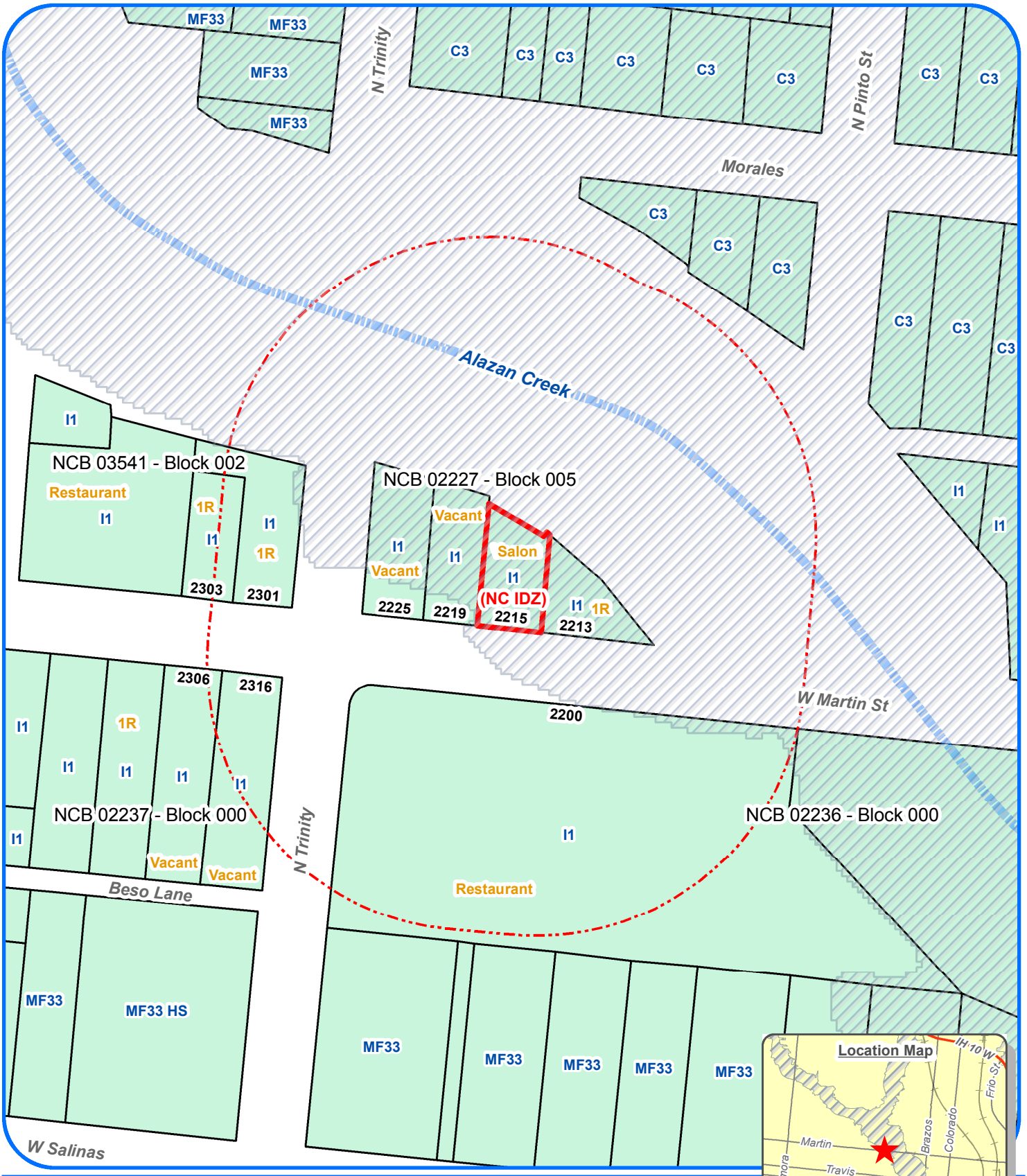
6. **Size of Tract:**

   The subject property measures 0.0723 acres in size, which should be able to accommodate the commercial use. The adjacent property to the east is also owned by the applicant, and will serve as parking for the subject property.

7. **Other Factors:**

   Overall, reducing the intensity of zoning along West Martin Street will reduce the potential for conflicts with the abutting neighborhood; allowing uses that will better serve the surrounding community.

   The wide range of uses permitted in the existing “I-1” zoning district is too intense for the subject property’s location; while the uses permitted in the “C-1” district are better suited for the area.



Zoning Case Notification Plan

Case Z-2012-201

Council District 1

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.078 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year FEMA Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(09/17/2012 - R Martinez)

Subject Property Legal Description(s): NCB 2226 BLK 5 LOT S IRR 89 FT OF 10

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 #:	Z2012201
Hearing Date:	October 2, 2012
Property Owner:	Alma R. Saiz
Applicant:	Alma R. Saiz
Representative:	Alma R. Saiz
Location:	2215 West Martin Street
Legal Description:	Lot 10, Block 5, NCB 2226 save and except that portion deeded to the San Antonio River Authority in volume 5115, page 669 of the Bexar County, Texas Deed Records
Total Acreage:	0.0788
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: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "I-1" General Industrial District. The subject property is currently developed with a structure measuring 792 square feet built in 1940, according to the Bexar County Appraisal District.

Topography: The subject property is within the 100 year floodplain; new development of habitable uses will require flood plain mitigation.

Adjacent Zoning and Land Uses

Direction: East and West
Current Base Zoning: "I-1"
Current Land Uses: Single-family residences

Direction: South
Current Base Zoning: "I-1"
Current Land Uses: Restaurant, undeveloped land

Direction: North
Current Base Zoning: None
Current Land Uses: Alazan Creek

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

Transportation

Thoroughfare: West Martin Street
Existing Character: Local Street; 2 lanes in each direction with sidewalks
Proposed Changes: None Known

Thoroughfare: North Trinity
Existing Character: Local Street; 1 lane in each direction with sidewalks
Proposed Changes: None Known

Public Transit: VIA bus line 77 operates along West Martin Street with a stop adjacent to the subject property.

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

Parking Information: Barber or Beauty Shop – Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 200 square feet of GFA. 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 the neighborhood related to the zoning change request. The request is a significant down-zoning from the current industrial district.

3. **Suitability as Presently Zoned:**

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

   Approval of the requested “NC IDZ” district would reduce the intensity of allowable uses while supporting a pattern of development that is consistent with the surrounding neighborhood. Neighborhood Commercial uses are meant to serve a customer base from the immediate surrounding area.

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

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

5. **Public Policy:**

   The zoning change request is in accordance with the City’s Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. **Size of Tract:**

   The subject property is approximately 0.0788 acres in size, which should be able to reasonably accommodate neighborhood commercial uses with the flexibility offered by “IDZ”.

7. **Other Factors:**

   The applicant is requesting to bring the existing beauty salon into compliance with the 2001 Unified Development Code. The existing salon use was established legally through the Special Exception process, granted by the Board of Adjustment. However, the business is no longer eligible for the One Operator Beauty Shop Special Exception because the property owner does not meet the residency requirements and intends to expand to allow the use in more than 25% of the structure.

Zoning Case Notification Plan

Case Z-2012-203

Council District 5

Scale: 1" approx. = 150 Feet

Legend

Subject Properties	(3.246 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year FEMA Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(09/14/2012 - R Martinez)

Subject Property Legal Description(s): NCB 14598 BLK 3 LOT 7 (BARRIO HEALTH CENTER SUBD)

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 #:	Z2012203
Hearing Date:	October 2, 2012
Property Owner:	Barrio Comprehensive Family Health Care Center, Inc. (by Paul Nguyen, President and CEO)
Applicant:	ETR Development Consulting, LLC (Thomas Rhodes, Managing Member)
Representative:	ETR Development Consulting, LLC (Thomas Rhodes, Managing Member)
Location:	1102 Barclay Street
Legal Description:	Lot 7, Block 3, NCB 14598
Total Acreage:	3.246
City Council District:	5
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 48

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: City of San Antonio Parks and Recreation Department

Property Details

Property History: The subject property is located within the City Limits as 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 the current "MF-33" Multi-Family District. The property was platted into its current configuration in 1996 (volume 9533, page 164 of the Deed and Plat Records of Bexar County, Texas). The subject property is currently used as a health center.

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

Adjacent Zoning and Land Uses

Direction: All
Current Base Zoning: "MF-33"
Current Land Uses: Single-family residences, vacant land, Vidaurri Park

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

Transportation

Thoroughfare: Barclay Street, Merida Street, For Del Sol and Paso Del Sur
Existing Character: Local; one lane in each direction with sidewalks
Proposed Changes: None known

Thoroughfare: Ceralvo Street
Existing Character: Collector; one lane in each direction with sidewalks
Proposed Changes: None known

Public Transit: VIA bus lines 66 and 268 operate along Ceralvo Street, 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: The subject property is currently developed as a health center. The zoning change request will broaden the range of allowable uses but, there is no proposed change in use; therefore there is no change in the parking requirement.

Medical Clinic
Minimum requirement: 1 space per 400 square feet of GFA
Maximum allowance: 1 space per 100 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 not located within an adopted land use plan area; therefore, a finding of consistency is not required. The surrounding area is zoned "MF-33" Multi-Family District; the requested "C-2" Commercial District is a departure from the established zoning pattern.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties. The existing uses have been in place for many years, providing services to the immediate neighborhood and surrounding community.

3. Suitability as Presently Zoned:

The existing "MF-33" district is not appropriate for the 3.246-acre subject property or surrounding neighborhood. Although the entire area has multi-family zoning, the existing uses are single-family residences. The existing medical clinic use was permitted by-right prior to the adoption of the 2001 UDC. However, the medical clinic became a legal nonconforming use through the zoning district conversion that accompanied the adoption of the current zoning code. Approval of the requested zoning change will bring the existing use into compliance with the current zoning code, and will allow future reconstruction and expansion, if needed.

4. Health, Safety and Welfare:

Staff has concerns about the range of uses permitted in the proposed "C-2" zoning district. Should the existing medical facility cease operations, the commercial zoning could allow a number of retail and services uses that may not be appropriate for the surrounding neighborhood. However, staff does support the continued use of the existing medical facility. Although the "C-1" Light Commercial District allows medical clinics, the existing building far exceeds the 5,000 square foot individual building size limit of the "C-1" district; therefore, the "C-2" district is the lowest zoning that may accommodate the existing development.

5. Public Policy:

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

6. Size of Tract:

The subject property is of sufficient size to accommodate the existing use and other retail uses permitted in the requested zoning district.

7. Other Factors:

None.

Development Services Dept
City of San Antonio
(09/14/2012 - R Martinez)

Zoning Case Notification Plan

Case Z-2012-204

Council District 4

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.212 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year FEMA Floodplain	
Single Family Residential	1R

Subject Property Legal Description(s): NCB 07645 BLK 4 LOT 54

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 #:	Z2012204 CD
Hearing Date:	October 2, 2012
Property Owner:	South Point Commercial Group, LLC (Edgar Modesto, Director)
Applicant:	South Point Commercial Group, LLC (Edgar Modesto, Director)
Representative:	Kaufman & Killen, Inc. (Ashley Farrimond)
Location:	1146 Kendalia Avenue
Legal Description:	Lot 54, Block 4, NCB 7645
Total Acreage:	0.2124
City Council District:	4
Case Manager:	Timothy Mulry, Planner
Case History:	This is the first public hearing for this case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: None

Planning Team Members: Nogalitos/South Zarzamora Planning Team (26)

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1944, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property was platted into its current configuration in 1944 (volume 9300, page 78 of the Deed and Plat records of Bexar County, Texas). The property is currently developed as an approximately 936 square foot single-family residence that was constructed in 1967.

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-4"
Current Land Uses: Single-family residences

Direction: East
Current Base Zoning: "C-2 NA CD" with a conditional use for motor vehicle sales (full service)
Current Land Uses: Auto Sales

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: Interstate Highway 35
Existing Character: Freeway; 3 lanes in each direction with one-way, three-lane access roads
Proposed Changes: None known

Thoroughfare: Kendalia and McCauley Avenue
Existing Character: Local Streets; 1 lane in each direction with sidewalks
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 48, 550, 551, which operate along Interstate Highway 35 and Southwest Military Drive.

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

Parking Information: Auto and Vehicle Sales – new and used - Minimum Parking Requirement: 1 per 500 square feet GFA of sales and service building. Maximum Parking Requirement: 1 per 375 square feet GFA of sales and service building.

Staff Analysis and Recommendation: Denial

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

1. **Consistency:**

   The subject property is located within the Nogalitos/South Zarzamora Community Plan, and is currently designated as Low Density Residential in the Future Land Use component of the plan. 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 Regional Commercial. The proposed Regional Commercial classification provides for shopping malls, large hotels, home improvement centers, automotive repair shops, automobile sales, and a variety of other commercial uses that draw their customer base from a larger region. The plan further states that Regional Commercial uses should be located at nodes formed by highways or major arterials, or two major arterials, and are typically 20 acres or greater in size. Staff recommends denial of the requested plan amendment. The Planning Commission recommends approval of the requested plan amendment.

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

   The majority of surrounding properties are zoned for residential uses. Most auto-related businesses are considered regional commercial land uses, and are most appropriately located away from residential uses. The requested conditional use would allow an existing sales lot to expand further into a residential neighborhood. However, the application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed.

3. **Suitability as Presently Zoned:**

   The existing single-family residential zoning district is suitable for the subject property as the surrounding area is primarily residential in nature.

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

   Staff has concerns over potential adverse effects of expanding the existing motor vehicle sales use into the existing residential neighborhood. Although approval of the requested “C-2” will allow a wide-range of medium intensity retail and service uses in close proximity to existing residential uses, the small size of the subject property limits the potential size and intensity of possible development.

5. **Public Policy:**

   The request is not consistent with the adopted land use designation.

6. **Size of Tract:**

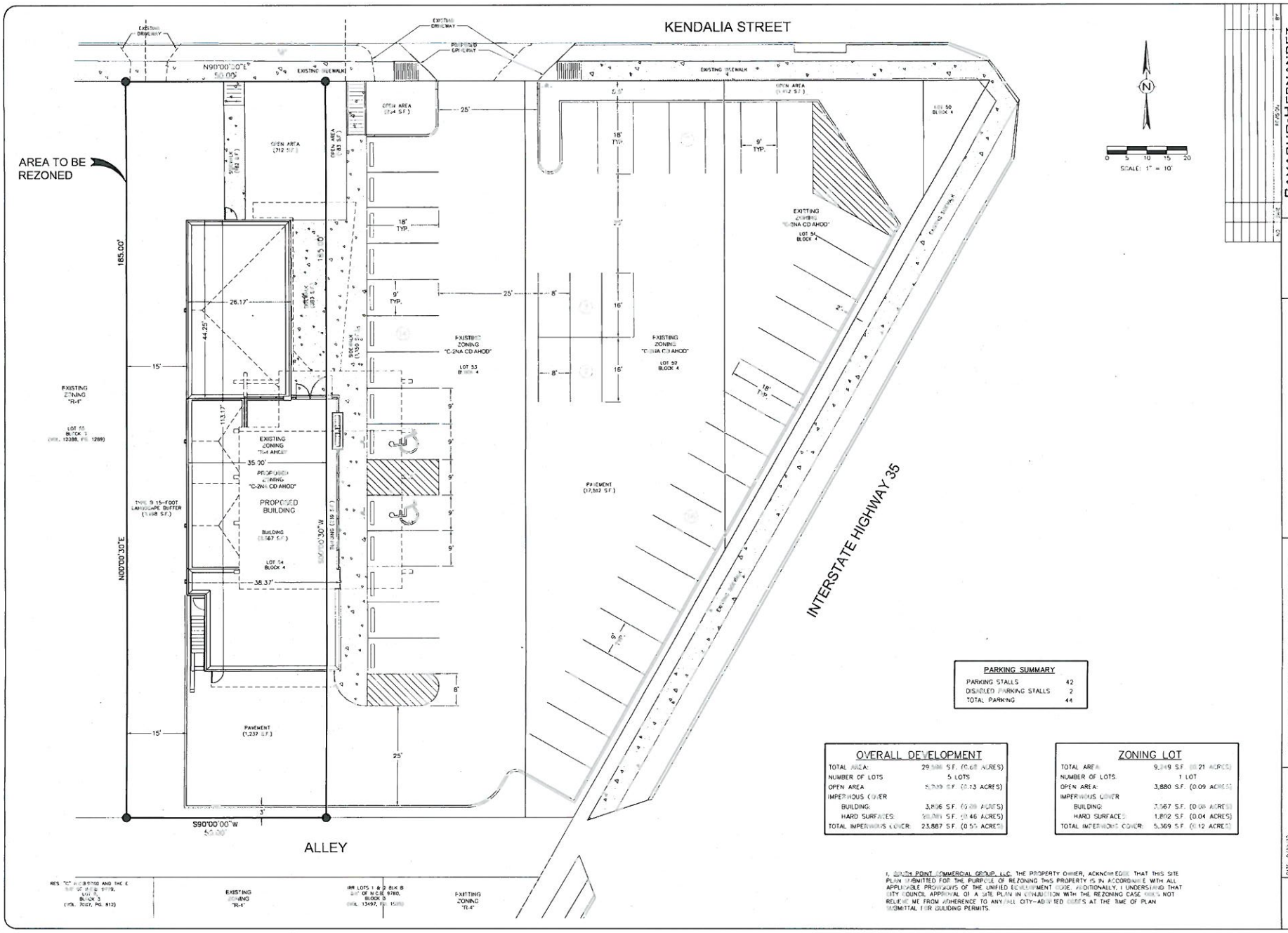
   The subject property is not of sufficient size (.2124 acres) to accommodate uses typically permitted in the “C-2” district. However, the requested conditional use would allow expansion of the neighboring 0.5180-acre lot that is already used for motor vehicle sales.

7. **Other Factors:**

   Should the requested zoning be approved, staff recommends the following conditions:

   1. A type "B" 15-foot landscape buffer shall be required where the subject property abuts residential zoning districts or uses.
   2. All on-site lighting shall be directed onto the site and point away from any adjacent residential zoning or uses; and
   3. Outdoor speaker and paging systems shall be prohibited.

Z2012204



PARKING SUMMARY	
PARKING STALLS	42
DISABLED PARKING STALLS	2
TOTAL PARKING	44

OVERALL DEVELOPMENT	
TOTAL AREA:	29,[illegible] S.F. (0.68 ACRES)
NUMBER OF LOTS	5 LOTS
OPEN AREA	5,[illegible] S.F. (0.13 ACRES)
IMPERVIOUS COVER	
BUILDING:	3,806 S.F. (0.09 ACRES)
HARD SURFACES:	20,081 S.F. (0.46 ACRES)
TOTAL IMPERVIOUS COVER:	23,887 S.F. (0.55 ACRES)

ZONING LOT	
TOTAL AREA:	9,249 S.F. (0.21 ACRES)
NUMBER OF LOTS:	1 LOT
OPEN AREA:	3,880 S.F. (0.09 ACRES)
IMPERVIOUS COVER	
BUILDING:	2,567 S.F. (0.06 ACRES)
HARD SURFACES:	1,802 S.F. (0.04 ACRES)
TOTAL IMPERVIOUS COVER:	5,369 S.F. (0.12 ACRES)

I, SOUTH POINT COMMERCIAL GROUP, LLC, 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 THE REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

RES "C" AND 9.9760 AND THE E [illegible] OF N.C.B. 9789, LOT 3, BLOCK 3 (VOL. 7027, PG. 812)

EXISTING ZONING "R-4"

IRR LOTS 1 & 2 BLK 8 [illegible] OF N.C.B. 9780, BLOCK 9 (VOL. 13497, PG. [illegible])

EXISTING ZONING "R-4"

CAMACHO·HERNANDEZ & ASSOCIATES
Engineering - Planning - Transportation - Related Services
Hugh M. Bailey
16,3 Babcock Road, Suite 265
San Antonio, Texas 78023
Phone: (210) 614-6200, Fax: (210) 341-8300
TBPE Firm No. F-8413

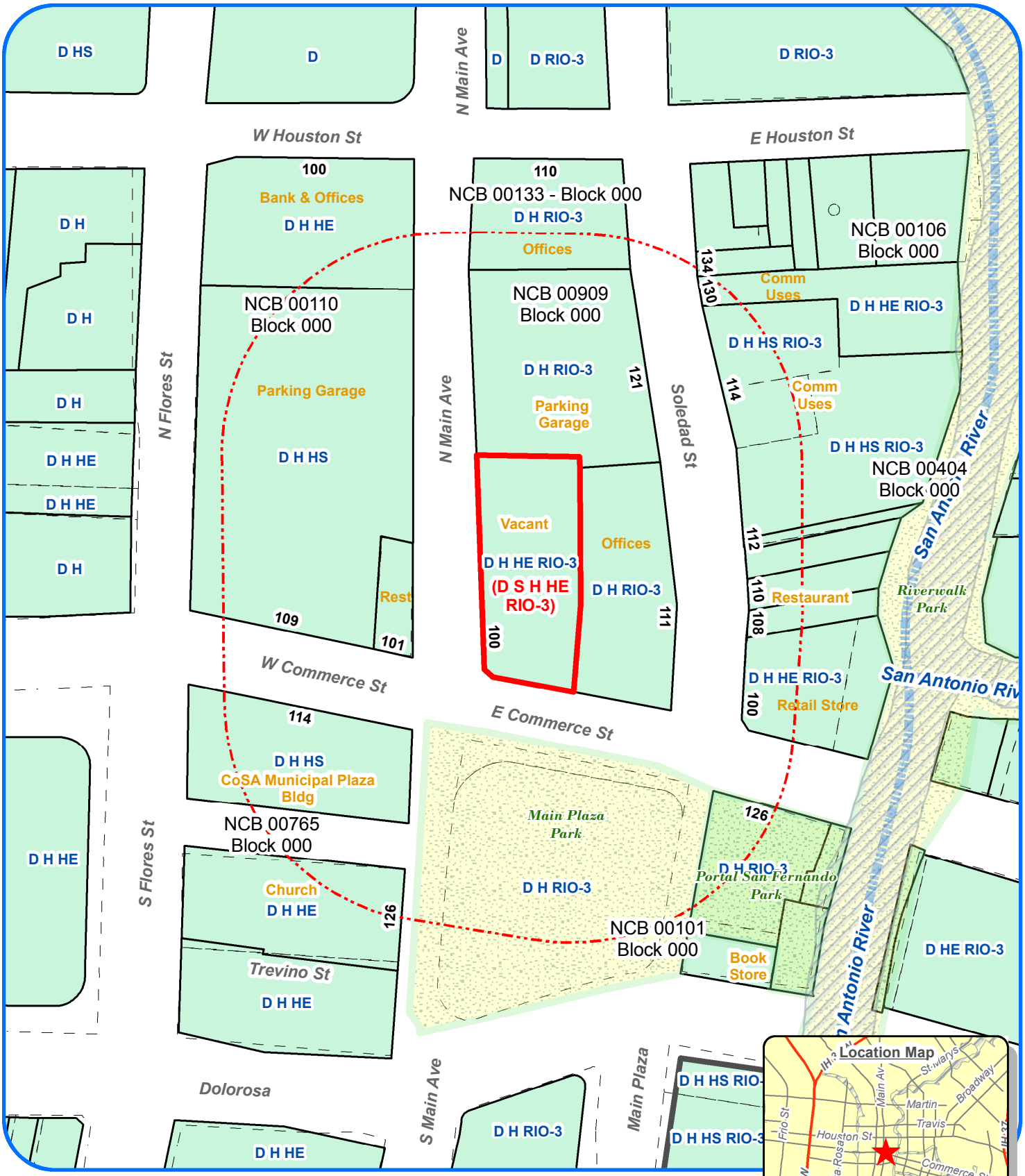
ZONING SITE PLAN

SOUTHPOINT AUTOMOTIVE

SOUTH POINT COMMERCIAL GROUP
1142 KENDALIA AVENUE
SAN ANTONIO, TX 78224

DATE: 8/13/12
DRAWN BY: P.N.
DESIGNED BY: A.C.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 212[illegible]

SHEET 1 OF 10



Zoning Case Notification Plan

Case Z-2012-205 S

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00909 BLK LOT A8 & A 9

Legend

Subject Properties	(0.387 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year FEMA Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(09/17/2012 - 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 #:	Z2012205 S
Hearing Date:	October 2, 2012
Property Owner:	MPL Family Ltd. Partnership (by Paul Carter, Partner)
Applicant:	Alamo Architects (Irby Hightower)
Representative:	Alamo Architects (Irby Hightower)
Location:	101 and 103 East Commerce Street and 100 North Main Avenue
Legal Description:	Lots A8 and A9, NCB 909
Total Acreage:	0.3873
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: "HE D H RIO-3 AHOD" Historic Exceptional Downtown Main and Military Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District

Requested Zoning: "HE D S H RIO-3 AHOD" Historic Exceptional Downtown Main and Military Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District with a Specific Use Authorization for a Mobile Food Court

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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Downtown Residents Association

Planning Team Members: 10 (Downtown Neighborhood Plan)

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject site is currently undeveloped. The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 2003 City-initiated large area case, the property was rezoned from "I-1" General Industrial District to "D" Downtown District.

The property previously housed the Wolfson Building, a historic structure that was destroyed by fire in October 2011.

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, South, East and West
Current Base Zoning: "D" Downtown District
Current Land Uses: Offices, Restaurants, Parking Garages, Retail Stores, Park 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.

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.

The surrounding properties are located in the Downtown Main and Military Plaza Historic District. 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: North Main Avenue
Existing Character: Primary Arterial Type A Street; 2 lanes
Proposed Changes: None known

Thoroughfare: East Commerce Street and Soledad Street
Existing Character: Primary Arterial Type A; 3 lanes
Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 302 line, which operates along West Commerce Street and North Main Avenue.

Traffic Impact: A Traffic Impact Analysis is not required. The "D" Downtown District is exempt from TIA requirements.

Parking Information: Mobile Food Court - Minimum Parking Requirement: 2 per mobile food establishment unit. Maximum Parking Requirement: 5 per mobile food establishment unit.

The "D" Downtown District is exempt from the off-street parking facilities provisions. However, the requisite site plan submitted by the applicant shows parking that is consistent with the regular minimum requirement.

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The subject property is located within the Downtown Neighborhood Plan area, and is identified as Mixed Use in the Future Land Use component of the Plan. The base zoning district is consistent with the adopted land use designation.

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

   The proposed zoning request and development will not have any adverse impact on the neighboring properties. The subject property is surrounded by other properties of similar size, use and/or zoning district. The property was previously used as a restaurant and reception facility that was very popular among San Antonians.

3. **Suitability as Presently Zoned:**

   The subject property is well suited for the existing zoning. The Downtown District provides concentrated retail, service, office and mixed uses in the existing central business districts. Major/regional shopping centers are permitted, but urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and maintain the unique character of the center.

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

   Specific Use Authorizations provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right; but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization by the City Council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected.

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property is 0.3873 acres, which should be able to reasonably accommodate the proposed use. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

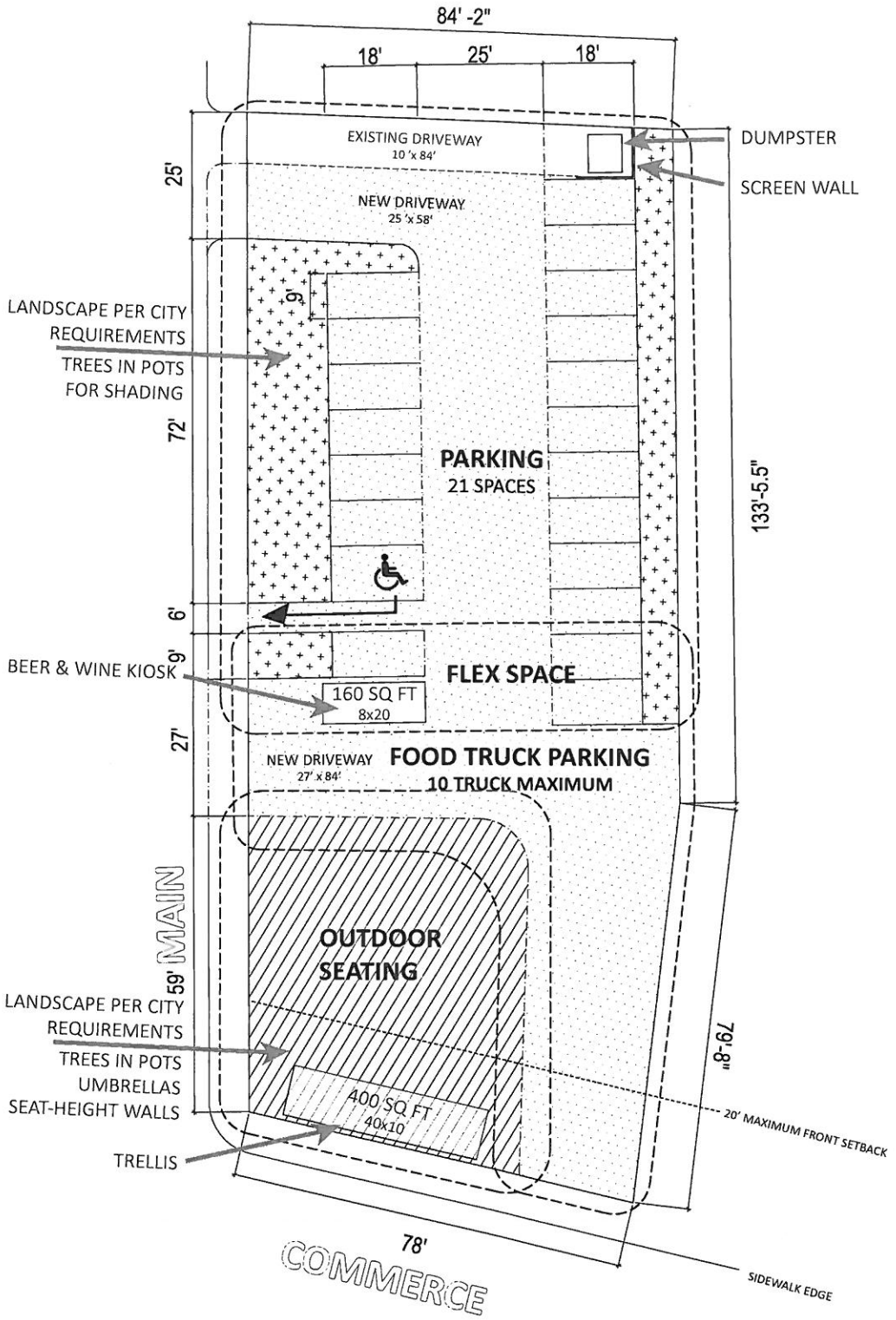
7. **Other Factors:**

   The proposed use will be subject to the Mobile Food Court supplemental use regulations specified in Section 35-399 of the Unified Development Code.

   Any improvement on the property must be reviewed and approved by the Office of Historic Preservation due to the Historic Exceptional landmark designation.

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

* Permanent restroom facilities will be provided off-site in accordance with Section 403.1 of the 2012 International Plumbing Code



	PERVIOUS COVER:	3,489 SQ FT
	IMPERVIOUS COVER:	11,088 SQ FT
	LANDSCAPING:	2,293 SQ FT
	TOTAL SITE AREA:	16,870SQ FT

NCB 909 BLK LOT A8 & A 9

Proposed Uses

CURRENT ZONING: D H HE RIO-3
PROPOSED USE: MOBILE FOOD COURT
REQUESTED ZONING: D H HE RIO-3S

Zoning Case Notification Plan

Case Z-2012-206

Council District 9

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 03081 BLK 6 LOT 3 & 4

Legend

Subject Properties	(0.344 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
(09/19/2012 - R Martinez)

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012206
Hearing Date:	October 2, 2012
Property Owner:	Robert & Ralph Martinez
Applicant:	Salah Diab
Representative:	Salah Diab & Peter Greenblum
Location:	214 Carnahan Street
Legal Description:	Lots 3 and 4, Block 6, NCB 3081
Total Acreage:	0.3444
City Council District:	9
Case Manager:	Timothy Mulry, Planner
Case History:	This is the first public hearing for this case.

Proposed Zoning Change

Current Zoning: "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District

Requested Zoning: "RM-5 IDZ NCD-6" Residential Mixed Infill Development Zone Mahncke Park Neighborhood Conservation 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 September 28, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Mahncke Park Neighborhood Association

Planning Team Members: Mahncke Park Neighborhood Plan (21)

Applicable Agencies: City of San Antonio Parks and Recreation Department

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property was platted into its current configuration in 1907 (volume 105, page 102 of the Deed and Plat Records of Bexar County, Texas). The property is currently developed as an approximately 1,120 square foot single-family residence that was constructed in 1940.

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
Current Base Zoning: "R-4", "C-1"
Current Land Uses: Single-family residences, duplex, park, bank

Direction: South, West
Current Base Zoning: "R-4", "MF-33", "C-2"
Current Land Uses: Single-family residences, school, park, parking lot

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Single-family residences, duplexes, fourplex

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 Mahncke Park Neighborhood Conservation District (NCD-6) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with Planning & Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: Carnahan Street, Catalpa Street, and Avenel Avenue
Existing Character: Local Streets; 1 lane in each direction
Proposed Changes: None known

Public Transit: The nearest bus lines are the 9, 10, and 14, which operate along Broadway 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 Infill Development Zone waives off-street parking requirements. Dwelling, 3 Family – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The subject property is located within the Mahncke Park Neighborhood Plan area, and is identified as Urban Single-Family Residential in the Future Land Use component of the Plan. The Urban Single-Family Residential classification supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools.

   The adopted Mahncke Park Neighborhood Plan precedes more recent UDC provisions related to the Residential Mixed zoning districts. The original plan document does not include "RM-5" as a recommended zoning district in the Urban Single-Family classification; however, the plan does recommend "RM-4", which allows a greater number of dwelling units than "RM-5". Planning and Community Development staff determined that the "RM-5" district meets the original intent of the land use plan and is consistent with the adopted land use designation.

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

   The subject property is located in a primarily residential area with an established mix of residential densities. Many surrounding properties are existing duplexes that were built prior to the adoption of the current zoning regulations. Furthermore, there is an existing fourplex along Avenel Avenue on the same block as the subject property. Based on the existing conditions and uses in the area, the requested "RM-5 IDZ" district is not likely to have any adverse impact on the neighboring lands.

3. **Suitability as Presently Zoned:**

   Both the current and requested zoning districts are appropriate for the area. The proposed use will be compatible with the surrounding land uses and overall character of the community.

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

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

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property is 0.3444 acres in size, which is large enough to accommodate the proposed development with the flexibility offered by the "IDZ" overlay district. The "RM-5" district requires a minimum lot size of 5,000 square feet. The existing single lot will only allow 3 dwelling units within the "RM-5" district. However, should the zoning request be approved, future platting the property into multiple lots could result in an increased number of allowable dwelling units.

7. **Other Factors:**

   Within the "NCD-6" district, any new construction must meet design standards as indicated in the Mahncke Park Neighborhood Conservation District Plan. At the time of applying for building permits, the applicant will be required to meet the neighborhood conservation district design criteria.

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

TO: Zoning Commission members

FROM: Shanon Shea Miller, Director SSM
Office of Historic Preservation

COPY: David Ellison, Assistant City Manager; Roderick Sanchez, Director of Development Services

SUBJECT: Adoption of Historic Design Guidelines and Standards

DATE: September 21, 2012

Summary:
This memo regards the adoption of the Historic Design Guidelines and Standards for the City of San Antonio. The Office of Historic Preservation has worked with a volunteer steering committee and consultants Clarion Associates and Hardy Heck Moore, Inc. to plan and execute the draft of the Historic Design Guidelines. The draft document was advertised and made available for public comment prior to the creation of the final draft. The Office of Historic Preservation recommends the adoption of the final Historic Design Guidelines into the UDC.

Background:
Presently, the City of San Antonio has twenty-seven (27) local historic districts; six River Improvement Overlay (RIO) Districts, over 1200 individually designated local landmarks and more than 2000 recorded archaeological sites. In addition, the city boasts numerous state and nationally designated historic resources. There is no question that San Antonio's historic preservation efforts have contributed to enhancing the urban design, economic vibrancy and livability of individual neighborhoods and commercial districts as well as promoting San Antonio as an important travel destination for those seeking to experience an authentic sense of place. The character of the City of San Antonio today is a reflection of a collective effort by both public and private entities to preserve and protect the urban form.

The Office of Historic Preservation (OHP) currently uses the Secretary of the Interior's (SOI) Standards for Rehabilitation as the primary set of guidelines for the review of historic properties. The SOI Standards are an encompassing set of ten standards that are applied to all historic properties but because they are only ten brief standards they are open to interpretation. Of the many recommendations included in the Strategic Historic Preservation Plan adopted City Council in 2009, establishing a set of historic design guidelines specific to San Antonio was a primary concern for the appropriate long-term development and adaptive reuse of our historic districts and landmarks. The lack of defined guidelines specific to San Antonio's historic properties leaves the door open for possible confusion and misinterpretation of the current standards. During the public input and stakeholder review process for the Strategic Historic Preservation Plan multiple citizens and economic development interests noted the need for predictability during the development and review process of historic properties. The establishment of more substantial, detailed design guidelines would allow for more predictability in the interpretation and implementation of the standards for our historic properties.

City Council approved the contracting of consultants Clarion Associates and Hardy Heck Moore, Inc. (Ordinance no. 2011-09-29-0807) on September 29, 2011. Before work began on the document, OHP staff met with a volunteer-led steering committee and hosted a public meeting to collaborate on the content and format of the document. Within the year, the consultants have worked with OHP staff to produce the draft Historic Design Guidelines and Standards. Upon its public release on August 25th at the Historic Homeowner's Fair, the draft was made available for public comment through numerous outlets including advertisements, email notifications, and two public meetings. Comments were received through correspondence, at the public meetings, and via an online survey through September 19th. OHP staff has worked with the consultants to incorporate pertinent feedback into the final draft.

The Historic Design Guidelines are divided into eight (8) sections, and provide useful guidelines and standards that can be applied specifically to any project. The guidelines and standards illustrate and provide examples of existing UDC requirements, and provide supplement information based on common requests and recommendations. The adopted Historic Design Guidelines and Standards will provide historic district residents, property owners, professionals working with historic properties, and potential construction applicants a background history of the districts, an understanding of architectural design principles, and guidelines which will promote predictability and ensure compatibility between new development and the existing historic environment.

The timeline for adoption has included:

October 3	Historic and Design Review Commission Recommendation
October 16	Zoning Commission Recommendation
October 17	Council Committee Recommendation
November 8	Tentative City Council Hearing

The complete draft Guidelines and online survey are currently available at: http://www.sanantonio.gov/historic/HistoricDistrictGuidelines.aspx and will remain posted throughout the adoption process.

Issue:

The Historic Design Guidelines and Standards will be applied into the Unified Development Code, to supplement various articles of Chapter 35 of the UDC including Article III, Zoning; Article IV, Procedures; and Article VI, Historic Preservation and Urban Design, and would be applicable to all properties within the historic zoning overlay. The formatting of the document would remain the same, and could be viewable in its original format within the code or as a standalone document. The intent of the document is not to confuse or muddle the existing requirements, but to supplement and provide clarity to the Historic Preservation Code.

Recommendation:

Staff recommends approval for the adoption of the Historic Design Guidelines and Standards into the Unified Development Code.