

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, September 3, 2013
12:45 PM

ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for September 3, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the August 6, 2013 and August 20, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013148 S (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 5, 6, 7, 8 and 9, Block 10, NCB 2021 and “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Meeting Facility on Lots 10, 11 and 12, Block 10, NCB 2021 on Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, NCB 2021; 1310, 1318, 1322, 1326 and 1334 West Ashby Place.
7. **ZONING CASE NUMBER Z2013169 (Council District 5):** A request for a change in zoning from “MR AHOD” Military Reservation Airport Hazard Overlay District, “MI-2 S AHOD” Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 15.732 acres out of Lot 2, Block 2, NCB 11304 on a portion of 800 Quintana Road.
8. **ZONING CASE NUMBER Z2013176 (Council District 2):** A request for a change in zoning from “RM-4 EP-1 AHOD” Residential Mixed Facility Parking/Traffic Control Airport Hazard Overlay District to “NC IDZ EP-1 AHOD” Neighborhood Commercial Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District on the South 80 feet of Lot 15, Block 4, NCB 1524; 630 South Walters Street.

9. **ZONING CASE NUMBER Z2013177 (Council District 5):** A request for a change in zoning from “H C-3NA RIO-4 AHOD” General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District, “H MH RIO-4 AHOD” Manufactured Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District and “H MH RIO-4 MC-1 AHOD” Manufactured Housing Mission Historic River Improvement Overlay-4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to “H IDZ RIO-4 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with Attached and Detached Single-Family Residential uses not to exceed 24 units per acre and “H IDZ RIO-4 MC-1 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with Attached and Detached Single-Family Residential uses not to exceed 24 units per acre on 1.28 acres out of NCB A-20 (also known as NCB 20); 515 & 519 Roosevelt Avenue.
10. **ZONING CASE NUMBER Z2013178 (Council District 7):** A request for a change in zoning from “I-1” General Industrial District to “C-2” Commercial District on 0.8875 of an acre out of Parcel 1H, NCB 15663 on a portion of the 9900 block of Braun Road.
11. **ZONING CASE NUMBER Z2013179 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on 2.554 acres out of Lots B & D, Block 3, NCB 6777 on a portion of the 2500 Block of Southwest 21st Street.
12. **ZONING CASE NUMBER Z2013180 S (Council District 2):** A request for a change in zoning from “I-1” General Industrial District, “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-2” Heavy Industrial District and “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “I-2 S” Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage on 2.01 acres out of NCB 12867; 4818 Interstate Highway 10 East.
13. **ZONING CASE NUMBER Z2013181 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 31, NCB 10179 on a portion of the 6100 Block of West Commerce Street.
14. **ZONING CASE NUMBER Z2013182 (Council District 4):** A request for a change in zoning from “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Auto Salvage to “I-1 AHOD” General Industrial Airport Hazard Overlay District on Lot 9, Block 1, NCB 17364; 8518 New Laredo Highway.
15. **ZONING CASE NUMBER Z2013183 (Council District 8):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.965 of an acre out of Lot 25, NCB 12830, 8214 Wurzbach Road.
16. **ZONING CASE NUMBER Z2013184 (Council District 8):** A request for a change in zoning from “R-6” Residential Single-Family District to “MF-33” Multi-Family District on 3.491 acre out of Lot 3, Block 2, NCB 19142 on a portion of the 10000 block of Bandera Road.
17. **ZONING CASE NUMBER Z2013185 (Council District 2):** A request for a change in zoning from “I-1” General Industrial District, “C-3NA” General Commercial Nonalcoholic Sales District and “NP-10” Neighborhood Preservation District to “L” Light Industrial District on Parcel 7B, NCB 12886 and Lot 2, Block 1, NCB 17295; 1620 Southeast Loop 410 and a portion of the 5300 and 5400 Blocks of Tex-Con Road.

18. **ZONING CASE NUMBER Z2013186 CD (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District (on south 204 feet of north 334 feet of Lot 22, NCB 7902) and “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot (on 0.355 acres out of 19A, NCB 7903) on the south 204 feet of north 334 feet of Lot 22, NCB 7902 and 0.355 of an acre out of Lot 19A, NCB 7903; 637 and 642 Chalmers Avenue.
19. **ZONING CASE NUMBER Z2013187 (Council District 4):** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 6.021 acres out of NCB 11186 on a portion of the 8800 - 8900 Block of Poteet Jourdanton Freeway.
20. **ZONING CASE NUMBER Z2013174 (Council District 3):** A request for a change in zoning from “C-3” General Commercial District, “C-1” Light Commercial District, and “R-5” Residential Single-Family District to “C-2” Commercial District on Lots 20 & 21, Block 1, NCB 12466 and Lot A, NCB 10838; 3223 South WW White Road and 4363 and 4343 Chandler Road.
21. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
22. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2013-148 S

Council District 1
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 02021 - BLK 010 - LOTS 5 thru 12

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

Legend

- Subject Properties (1.328 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
 (08/20/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013148 S

Hearing Date: September 3, 2013

Property Owner: St. Ann Catholic Church & Archdiocese of San Antonio (by Father Jim J. Rutkowski and Most Reverend Gustavo Garcia Siller, M.Sp.S., Archbishop of San Antonio)

Applicant: Felipe Hinojosa

Representative: Felipe Hinojosa

Location: 1310, 1318, 1322, 1326 and 1334 West Ashby Place

Legal Description: Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, NCB 2021

Total Acreage: 1.3287

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 5, 6, 7, 8 and 9, Block 10, NCB 2021 and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Meeting Facility on Lots 10, 11 and 12, Block 10, NCB 2021

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 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Beacon Hill Neighborhood Association is located within 200 feet.

Planning Team Members: 11 (Midtown Neighborhood Plan)

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 under the 1938 zoning code. In a 1997 City-initiated large-area case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. Lots 10, 11, and 12 are currently developed with a commercial structure measuring 7,410 square feet that was built in 1950. A detached garage measuring 1,320 square feet was later added to the site in 1995. Lots 7, 8 and 9 are currently undeveloped. Lots 5 and 6 are currently utilized as a playground.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Elementary School, Church and Retail Centers

Direction: West and South

Current Base Zoning: "R-6" and "RM-4"

Current Land Uses: Single-Family, Two-Family, Three-Family, and Four-Family Residences and Vacant Land

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Parking Lot, Paint Store and Restaurant

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

Transportation

Thoroughfare: West Ashby Place, St. Ann and Cincinnati

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Fredericksburg Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 96, 97, 289 and 296 lines, which operate along Fredericksburg 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: The UDC does not list parking requirements specifically for meeting facilities. The closest listing similar to a meeting facility would be Clubhouse – Private including Lodges and Meeting Halls (Minimum: 1 per 3 persons; Maximum: N/A).

The requisite site plan indicates that a total of 40 parking spaces will be provided on the subject property, and indicates the property owner's intent to utilize an adjacent property to fulfill the parking requirement.

Staff Analysis and Recommendation: Approval, pending the plan amendment

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

1. Consistency:

The subject properties are located within the Midtown Neighborhoods Plan and are currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" Commercial District is not consistent with the future land use designation. A plan amendment has been initiated to change the land use designation to Public Institutional. Planning Staff recommends approval of the plan amendment request. Planning Commission continued the plan amendment request to their September 11, 2013 public hearing; therefore, in accordance with Section 35-421(d)(1) of the UDC, Zoning Commission consideration of the zoning change request needs to be continued to a later date.

2. Adverse Impacts on Neighboring Lands:

The subject properties are located in an area with a mix of commercial, single-family, two-family and four-family dwellings. Although the subject properties currently have residential zoning, they are developed or are utilized as nonresidential, church-related uses. The subject property is in close proximity to Fredericksburg Road. The existing transportation infrastructure can support any additional demand, if any, generated by the requested zoning change. Additionally, there is a 15-foot wide alley that will mitigate the impact of the proposed development on the residential neighborhood located south of the subject properties.

3. Suitability as Presently Zoned:

The existing zoning district may be suitable for the property's location; but the existing nonresidential structure and uses make future residential development unlikely. Further, being that the current use of the properties are not residential, the proposed use will not result in loss of existing housing stock.

4. Health, Safety and Welfare:

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

5. Public Policy:

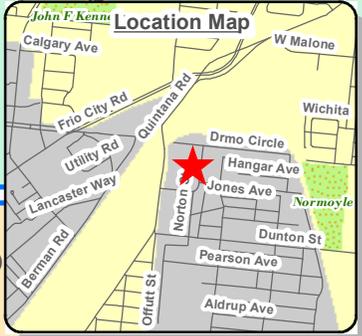
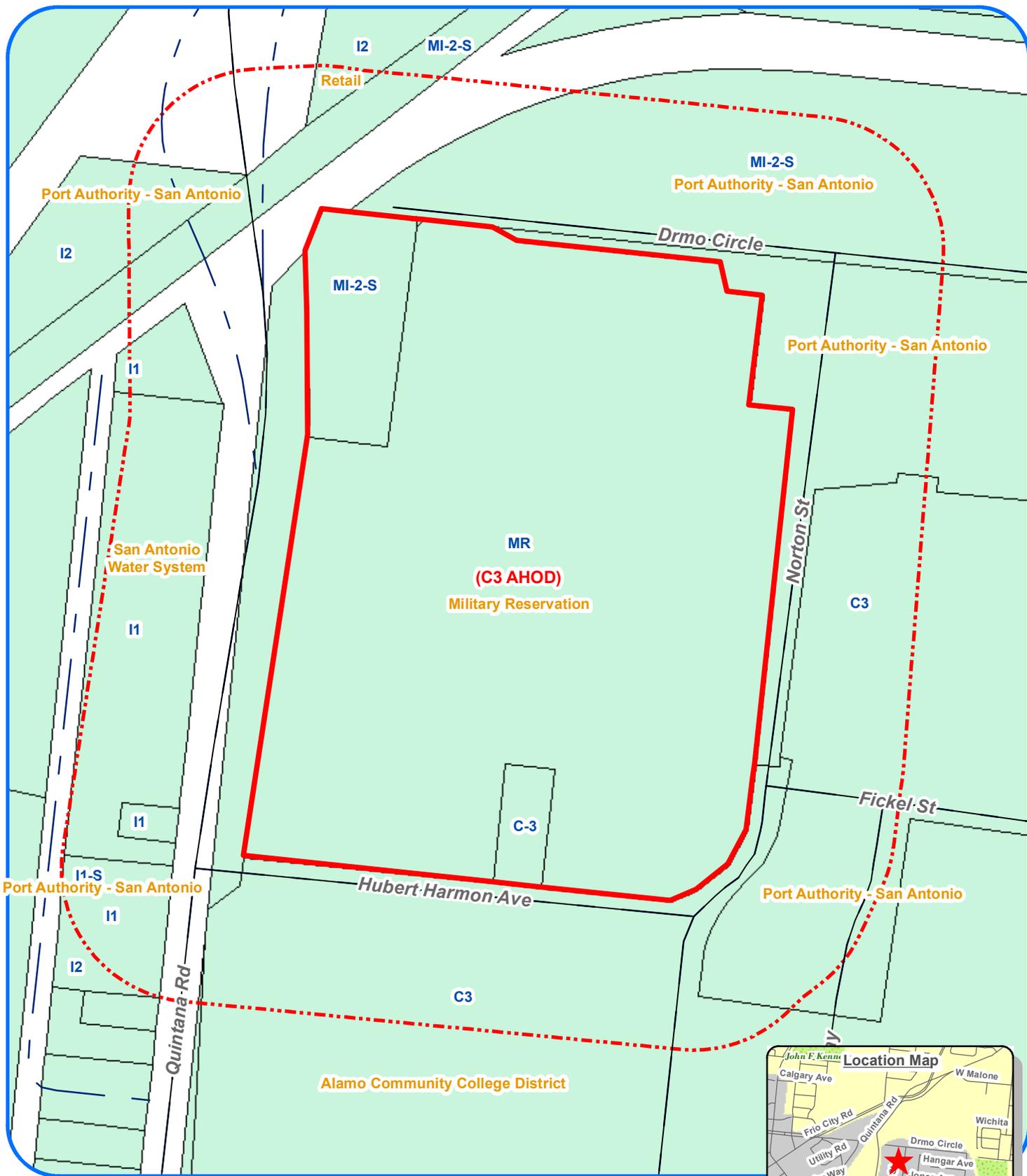
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties are 1.3287 acres and appear to be of sufficient size to accommodate the proposed uses.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-169

Council District: 4
 Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 11304 Blk 2 Lot Portion of Lot 2

Legend

- Subject Properties ——— (50.662 Platted Ac. / 15.732 Rezoning Ac.)
- 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
 (08/09/2013 - J. Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013169

Hearing Date: September 3, 2013

Property Owner: Alamo Community College District (by John W. Strybos, P.E., Associate Vice Chancellor of Facilities)

Applicant: Bain Medina Bain (by Carl Bain, Vice President)

Representative: Carl Bain, P.E.

Location: A portion of 800 Quintana Road

Legal Description: 15.732 acres out of Lot 2, Block 2, NCB 11304

Total Acreage: 15.732

City Council District: 5

Case Manager: Ernest Brown, Planner

Case History: This is the first public hearing for this zoning case. The case is being expedited to City Council for consideration on September 19, 2013.

Proposed Zoning Change

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District, "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: Quintana Community Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1966 and was originally zoned “MR” Military Reservation. In a 2006 case, 1.086 acres of the subject property was rezoned to “MI-2 S” Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental, and 0.299 of an acre was rezoned to “C-3” General Commercial District. The subject property is a portion of platted lot. The subject property has an existing college campus development with classrooms, offices and some retail uses.

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

Adjacent Zoning and Land Uses

Direction: North, East and South

Current Base Zoning: “MI-2 S” and “C-3”

Current Land Uses: Port San Antonio and Alamo Community College District

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: San Antonio Water System Facility

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: Quintana Road

Existing Character: Super Arterial Type A; elevated roadway with two lanes in each direction

Proposed Changes: None Known

Thoroughfare: Hubert Harmon Ave, Norton Street, and DRMO Cir.

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

Proposed Changes: None Known

Public Transit: The nearest VIA bus lines are the 515 and 524, which operate along Quintana Road. The nearest bus stop is at Quintana Road and Hubert Harmon Avenue, 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: Off-street vehicle parking requirements for public university or college uses are typically determined by the number of students.

Public University/College – Minimum Requirement: 1 space per 4 students; Maximum Allowance: 1 space per 2 students.

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 City-adopted land use plan; therefore, a finding of consistency is not required. The uses permitted in the “C-3” General Commercial District are typically considered Regional Commercial land uses, and are most appropriately located on large-acreage lots with access to and traffic circulation from major arterial thoroughfares.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The “MR” district is meant to accommodate military installations and their supporting uses. The “MR” district allows uses permitted in the “O-1” Office District, and carries the same building size limits as the “O-1” district. The surrounding area includes light industrial uses such as warehousing and distribution centers, as well as commercial and retail development.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 15.732 acres in size, which is sufficient to accommodate the uses permitted in the “C-3” district along with required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2013-176

Council District: 2

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 1524 Blk 4 Lot S 80 Ft of 15

Legend

- Subject Properties ——— (0.0918 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
(07/03/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013176
Hearing Date: September 3, 2013
Property Owner: Ronald L. Drummer
Applicant: Hector Barrera
Representative: Hector Barrera
Location: 630 South Walters
Legal Description: The south 80 feet of Lot 15, Block 4, NCB 1524
Total Acreage: 0.0918
City Council District: 2
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "RM-4 EP-1 AHOD" Residential Mixed Facility Parking/Traffic Control Airport Hazard Overlay District

Requested Zoning: "NC IDZ EP-1 AHOD" Neighborhood Commercial Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: None

Planning Team Members: 22 - Arena District Eastside Community Plan

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "C" Apartment District. In a 1993 City-initiated large-area case, the property was rezoned to "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. The property is not platted in its current configuration. The existing commercial building measures approximately 1,264 square feet in size and was built in 1950. The property has previous nonconforming use registrations and has operated as multiple office, service, and retail uses.

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

Adjacent Zoning and Land Uses

Direction: Northwest and West

Current Base Zoning: "RM-4", "RM-4 S"

Current Land Uses: Public University, Church and Parking

Direction: Southwest

Current Base Zoning: "RM-4" and "C-1 S"

Current Land Uses: Duplexes

Direction: Southeast

Current Base Zoning: "RM-4 S"

Current Land Uses: Learning Center

Direction: East and Northeast

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family, Two-Family and Four-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.

Surrounding properties, including the subject property, to the east of South Walters Street and to the north of Martin Luther King Drive carry the "EP-1" Facility Parking/Traffic Control District designation. The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: South Walters and Martin Luther King Drive

Existing Character: Secondary Arterials Type B, two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are numbers 26 and 225, which operate along South Walters and Martin Luther King Drive.

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

Parking Information: Off-street vehicle parking requirements for food service uses are determined by business type (drive-through, carry out, dine-in) and building size. The "IDZ" district 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 located in the Arena District/Eastside Community Plan and is designated as Neighborhood Commercial in the future land use component of the plan. The requested “NC” Neighborhood Commercial base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property has long been developed and used for commercial purposes. Limited commercial uses were permitted under the original “C” Apartment District.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning district is not appropriate for commercial development as envisioned in the adopted Community Plan. The property’s location at the intersection of two arterial thoroughfares lends the site to continued commercial uses and makes future residential uses unlikely.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. Although the requested “IDZ” overlay district waives off-street parking requirements, the property is in an area with a range of residential densities, with a number of existing institutional uses, and with access to public transit. Neighborhood Commercial land uses are meant to serve the immediate neighborhood and to provide pedestrian-friendly development.

5. Public Policy:

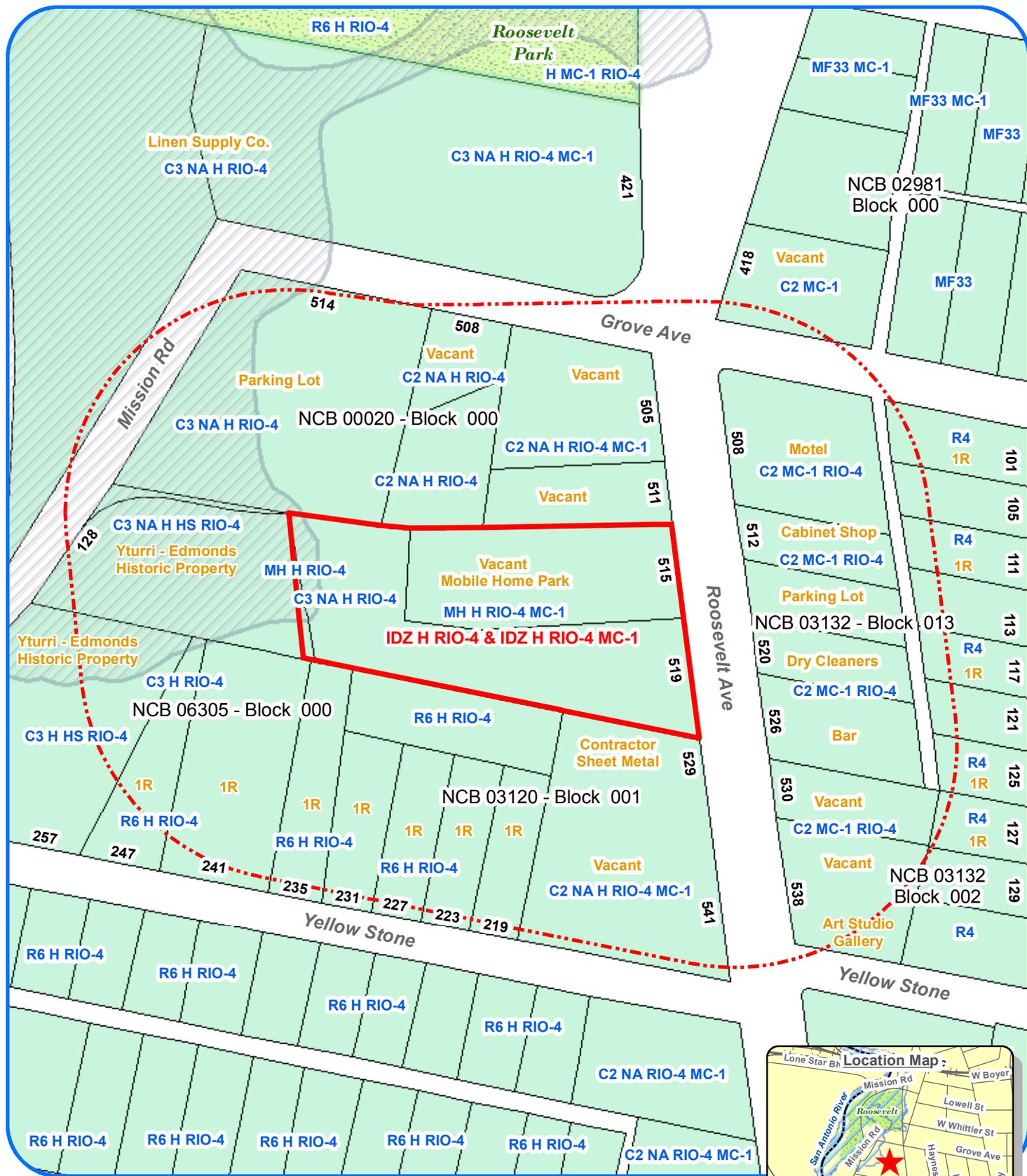
The request is consistent with the future land use component of the Arena District/Eastside Community Plan, which is a component of the City’s Master Plan; and the request does not appear to conflict with any public policy objective. Additionally, the “IDZ” overlay designation will relieve certain barriers to redevelopment of a vacant non-conforming building which is consistent with the City’s goals of increasing development in traditionally underserved areas.

6. Size of Tract:

The small size of the tract would ordinarily be a negative factor in consideration of a commercial zoning district; however, because of the existing commercial building on the site, and the flexibility offered by the “IDZ” district, the size of the tract is appropriate for the proposed use.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-177

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

Subject Property Legal Description(s): 1.28 acres out of NCB A-20 aka NCB 20

Legend

- Subject Properties (1.28 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
 (08/20/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013177

Hearing Date: September 3, 2013

Property Owner: Collaborative Homes, LLC (Efraim Varga)

Applicant: Collaborative Homes, LLC (Efraim Varga)

Representative: Big Red Dog Engineering (Chris Weigand, P. E.)

Location: 515 & 519 Roosevelt Avenue

Legal Description: 1.28 acres out of NCB A-20 (also known as NCB 20)

Total Acreage: 1.28

City Council District: 5

Case Manager: Brenda V. Martinez, Planner

Case History: This is the first public hearing for this zoning case. This case is being expedited to City Council for consideration on September 19, 2013.

Proposed Zoning Change

Current Zoning: "H C-3NA RIO-4 AHOD" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District, "H MH RIO-4 AHOD" Manufactured Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District and "H MH RIO-4 MC-1 AHOD" Manufactured Housing Mission Historic River Improvement Overlay-4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "H IDZ RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with Attached and Detached Single-Family Residential uses not to exceed 24 units per acre and "H IDZ RIO-4 MC-1 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with Attached and Detached Single-Family Residential uses not to exceed 24 units per acre

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 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 36

Neighborhood Associations: Roosevelt Park Neighborhood Association

Planning Team Members: Lone Star Community Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject site currently houses a vacant mobile home park. 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 1985 large area rezoning case, the property was rezoned to "R-4" Mobile Home Residence District and "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "MH" Manufactured Housing District and "C-3NA" General Commercial Nonalcoholic Sales District, respectively.

The property owner is proposing to construct approximately 30 attached and detached townhomes that will be individually platted.

Topography: The property does not include any abnormal physical features such as significant slope. However, a portion of the subject property along the west property line appears to be within the 100 year flood plain

Adjacent Zoning and Land Uses

Direction: East, North and West

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

Current Land Uses: Art Studio/Gallery, Vacant Land, Bar, Dry Cleaners, Parking Lot, Cabinet Shop, Motel, Linen Supply Company, and the Yturri-Edmunds Historic Conservation Society Property and Museum

Direction: South

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

Current Land Uses: Single-Family Residences and Contractor/Sheet Metal Business

Overlay and Special District Information: 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.

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

The "MC-1" Roosevelt Avenue Metropolitan Corridor provides site and building design standards for properties located along Roosevelt Avenue between St. Mary's Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A Certificate of Compliance review is performed by the Department of Planning and Community Development.

Some of the surrounding properties are located in the Mission Historic District, which was adopted in 1977. 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: Roosevelt Avenue

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

Proposed Changes: None known

Thoroughfare: Yellow Stone, Grove Avenue and Mission Road

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 34, 42, 232 and 242 lines which operate along Roosevelt Avenue and Grove Avenue.

Traffic Impact: Traffic Impact Analysis is not required. “IDZ” Infill Development Zone requests are exempt from the TIA requirement.

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

Dwelling – 1 Family (Attached, Detached or Townhouse) cluster parking allowed - Minimum Parking Requirement: 1 per unit; Maximum Parking Requirement: N/A.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing “MH” zoning is not consistent with the adopted future land use designation. The proposed townhome development is appropriate adaptive reuse of the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

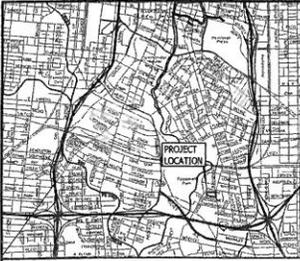
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

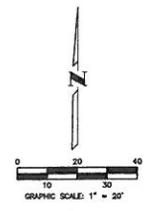
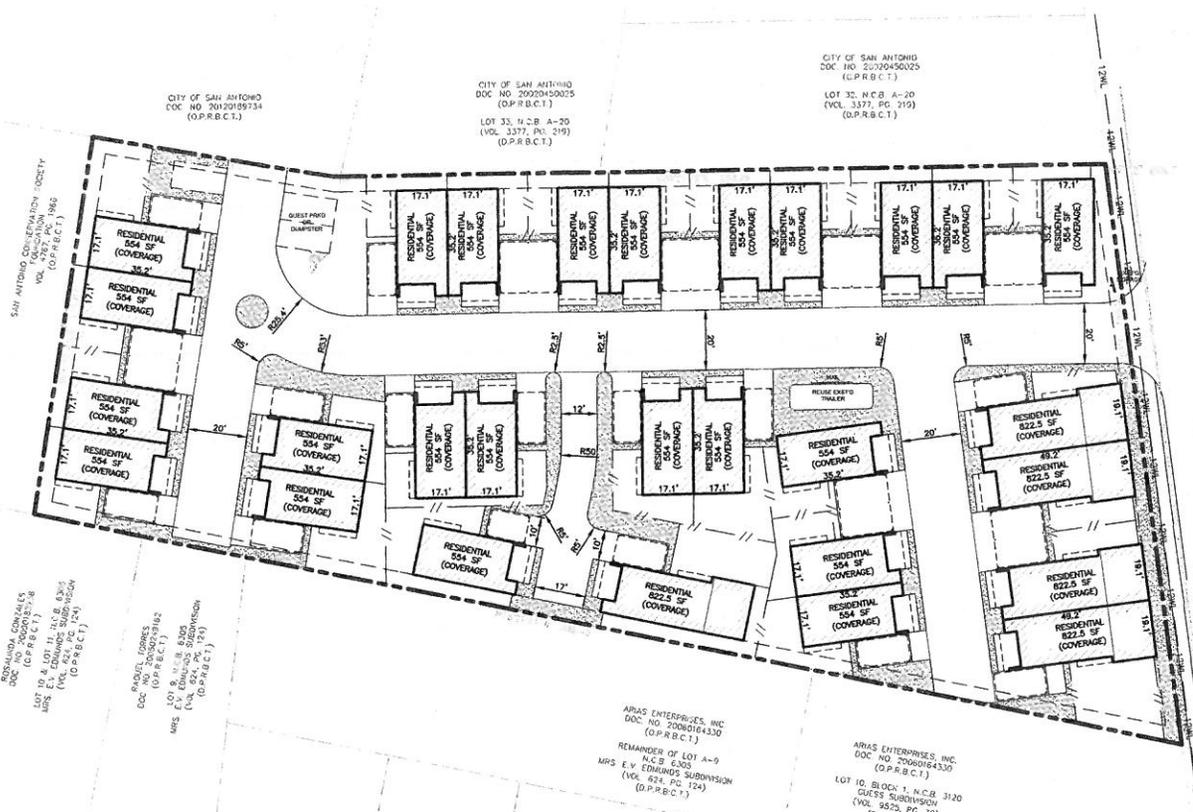
The subject property is 1.28 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

The subject property is located within the Mission Historic District and the “RIO” River Improvement Overlay District. All new construction plans will be subject to review and approval by the Historic and Design Review Commission.



SITE MAP



LEGEND

- BOUNDARY / RIGHT OF WAY LINE
- CONCRETE CURB
- EASEMENT / SETBACK LINE
- PROPOSED BUILDING

SITE & BUILDING DATA

LOTS: 28
 AREA: 1.28 Ac.
 PROPOSED USE: ATTACHED & DETACHED SINGLE-FAMILY USES NOT TO EXCEED 24 UNITS/ACRE
 PARKING AREA: 2,100 SF
 OTHER IMPERVIOUS COVER: 2,000 SF (BUILDINGS/WALKS/EQUIPMENT)

LEGAL DESCRIPTION: TRACT 1-B
 CURRENT ZONING: MH H RD-4 & MH H RD-4 MC-1
 PROPOSED ZONING: IDZ H RD-4 & MH H RD-4 MC-1

NOTES:
 1. UNITS TO BE LOCATED ON INDIVIDUAL PLATTED LOTS.

IDZ ZONING STATEMENT

I, EFRAIN VARGA, 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/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

210.860.9224

PRELIMINARY NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. PREPARED UNDER THE AUTHORITY OF THE ENGINEER OF RECORD, CHRISTOPHER AL. BELAND, P.E. #131322 ON 07/22/2013

COLLABORATIVE HOMES-ROOSEVELT
 515 & 519 ROOSEVELT AVE.
 SAN ANTONIO, BEXAR COUNTY, TEXAS 78210

IDZ SITE PLAN

CLIENT/PROJECT: _____
 DRAWN BY: _____
 CHECKED BY: _____
 REVISION: _____
 DATE: _____

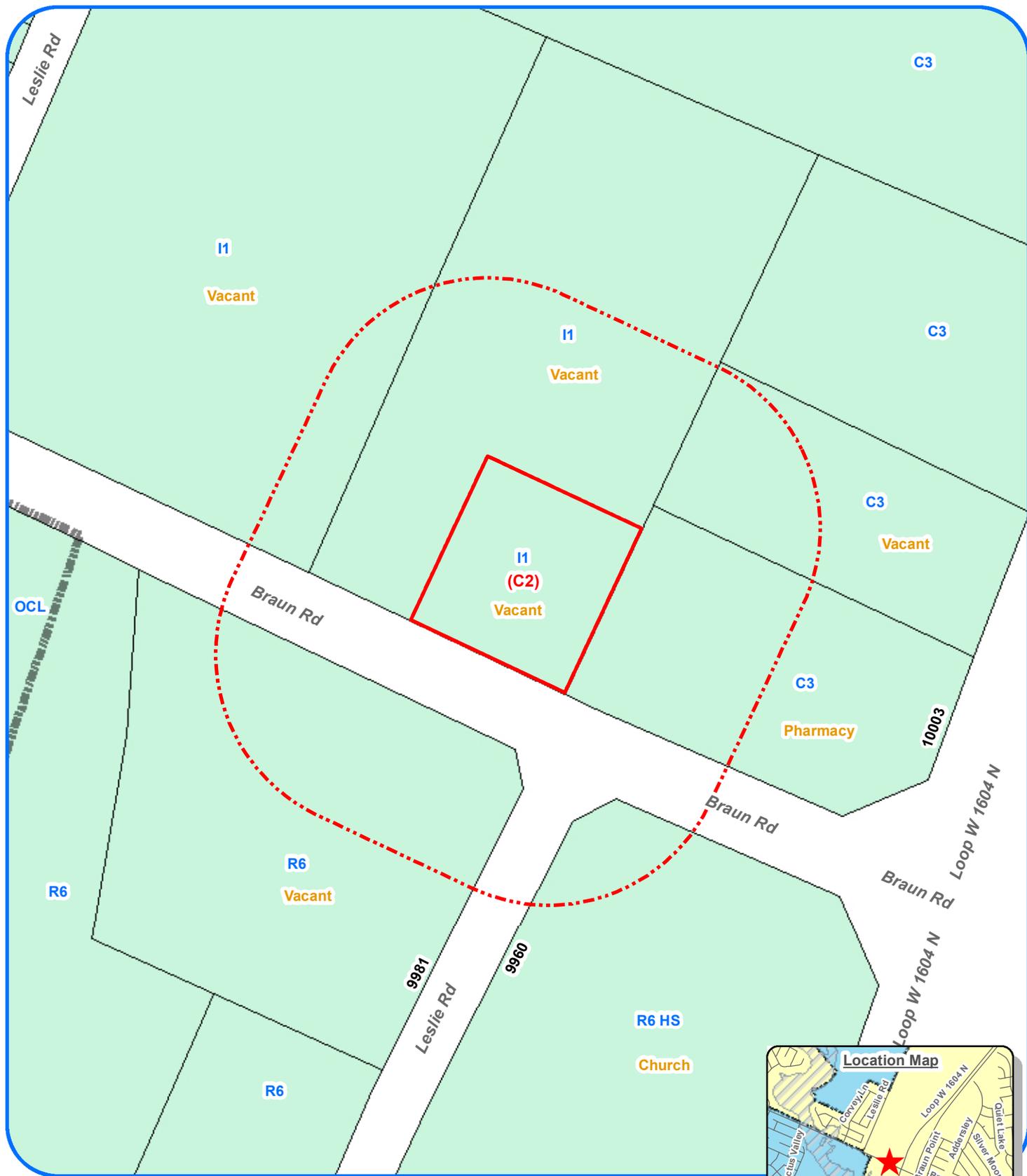
WWW.BIGREDDOG.COM

BIG RED DOG

2511 UNIVERSITY HEIGHTS BLVD, SUITE 108
 SAN ANTONIO, TEXAS 78249-1205 REG. NO. F-13847

REVISION

SHEET EXHIBIT



Zoning Case Notification Plan

Case Z2013-178

Council District: 7
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 12830 Blk Portion Lot of p-1H

Legend

- Subject Properties ——— (0.8875 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
 (07/03/2013 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013178
Hearing Date: September 3, 2013
Property Owner: Mission City Center, LLC (by Michael Walker, Managing Partner)
Applicant: Mission City Center, LLC (by Michael Walker, Managing Partner)
Representative: Rick Thompson
Location: A portion of the 9900 block of Braun Road
Legal Description: 0.8875 of an acre out of Parcel 1H, NCB 15663
Total Acreage: 0.8875
City Council District: 7
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-1" General Industrial District
Requested Zoning: "C-2" Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6
Neighborhood Associations: None
Planning Team Members: 41 – West/Southwest Sector Plan
Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1993 and was originally zoned “TempR-1” Temporary Single Family Residence District. In a 1994 case, the property was rezoned to “I-1” Light Industry District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial District. The subject is undeveloped and is not platted.

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

Adjacent Zoning and Land Uses

Direction: North, West and Southwest

Current Base Zoning: “I-1”

Current Land Uses: Undeveloped Land

Direction: Southeast

Current Base Zoning: “R-6”

Current Land Uses: Church

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Pharmacy and Undeveloped Land

Transportation

Thoroughfare: Braun Road

Existing Character: Secondary Arterial Type A; Two lanes each direction with a center turn lane and sidewalks.

Proposed Changes: None Known

Thoroughfare: Leslie Road

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

Proposed Changes: None known

Thoroughfare: West Loop 1604 North

Existing Character: Freeway; three to four lanes each direction, divided road

Proposed Changes: None known

Public Transit: There are no public transit lines in the area.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The rezoning application generally refers to proposed retail uses. With few exceptions, the parking requirement for most retail uses is as follows:

Minimum Requirement: 1 space per 200 square feet of Gross Floor Area (GFA); Maximum Allowance: 1 space per 200 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The requested "C-2" Commercial District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing zoning is not consistent with the adopted land use plan and is not appropriate for the subject property or surrounding area. The "I-1" district is meant to accommodate a wide range of industrial and manufacturing uses. The intersection of Braun Road and Loop 1604 is developing as a commercial node. Given the emerging pattern of commercial development, the area is no longer suitable for industrial uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

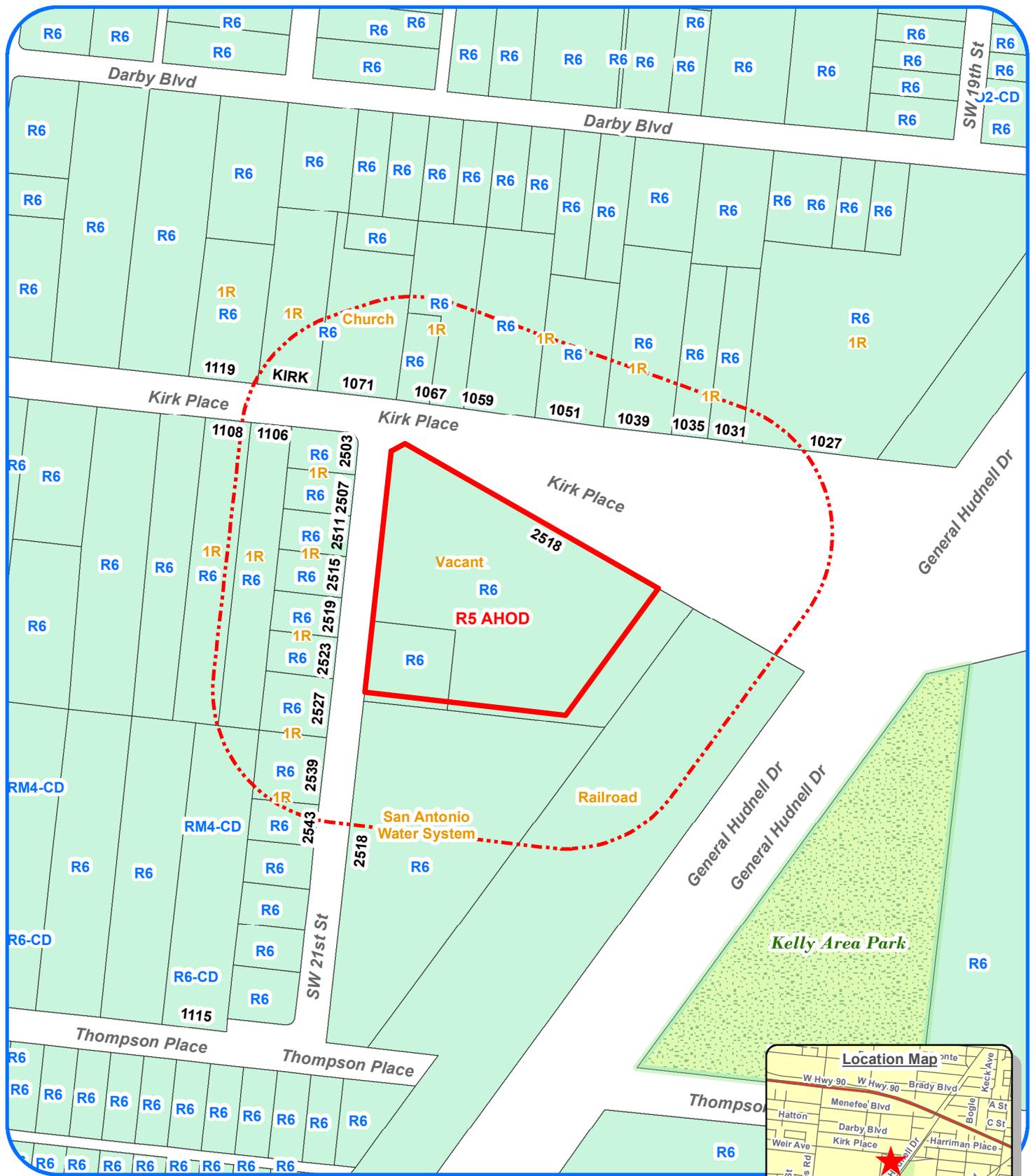
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.8875 of an acre in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2013-179

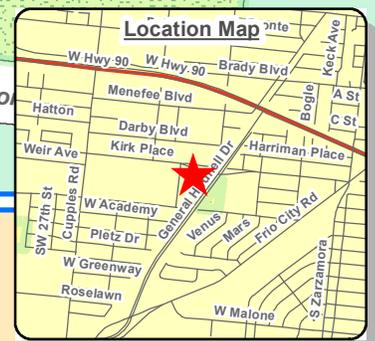
Council District: 5

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 6777 BLK 3 2.554 Ac. out of Lots B & D

Legend

- Subject Properties ——— (2.554 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
(08/14/2013 - J. Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013179

Hearing Date: September 3, 2013

Property Owner: City of San Antonio for the Use, Benefit and Control of its San Antonio Water Systems Board of Trustee

Applicant: Hand-Up Homes, LLC

Representative: Casandra C. Ortiz

Location: A portion of the 2500 Block of Southwest 21st Street

Legal Description: 2.554 acres out of Lots B & D, Block 3, NCB 6777

Total Acreage: 2.554

City Council District: 5

Case Manager: Krystin Ramirez, Planning Technician

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: None

Planning Team Members: 32-Kelly/South San PUEBLO Community Plan

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938 and was originally zoned under the 1938 zoning code. In a 1986 City-initiated large-area case, the property was rezoned "R-1" Single Family Residence District (Ordinance 63541). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The subject property consists of portions of two lots, is not platted in its current configuration and is currently undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: "R-6" and "RM-4 CD"

Current Land Uses: Single-family residences and a church

Direction: South and East

Current Base Zoning: "R-6"

Current Land Uses: San Antonio Water System facility and railroad right-of-way

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: Kirk Place

Existing Character: Local street; one lane in each direction with curbs, sidewalks, and a portion with on-street parking

Proposed Changes: None known

Thoroughfare: Southwest 21st Street

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

Proposed Changes: None known

Thoroughfare: Texas Highway Spur 371 (General Hudnell Drive)

Existing Character: Collector street; two lanes in each direction with dividing median

Proposed Changes: None known

Public Transit: VIA bus line 62 operates along Kirk Place, north of the subject properties.

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: Single-family residences are required to provide at least one parking space per unit.

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the Kelly/South San PUEBLO Community Plan and is currently designated as Parks/Open Space in the future land use component of the plan. The requested "R-5" base zoning district is not consistent with the adopted land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Low Density Residential. The Low Density Residential land use designation encourages single-family houses on individual lots. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the existing "R-6" and the requested "R-5" zoning districts are appropriate for the subject property. Both zoning districts allow the same uses, but the "R-5" district allows slightly smaller lots. The applicant proposes thirteen (13) single-family residences developed around a cul-de-sac.

4. Health, Safety and Welfare:

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

5. Public Policy:

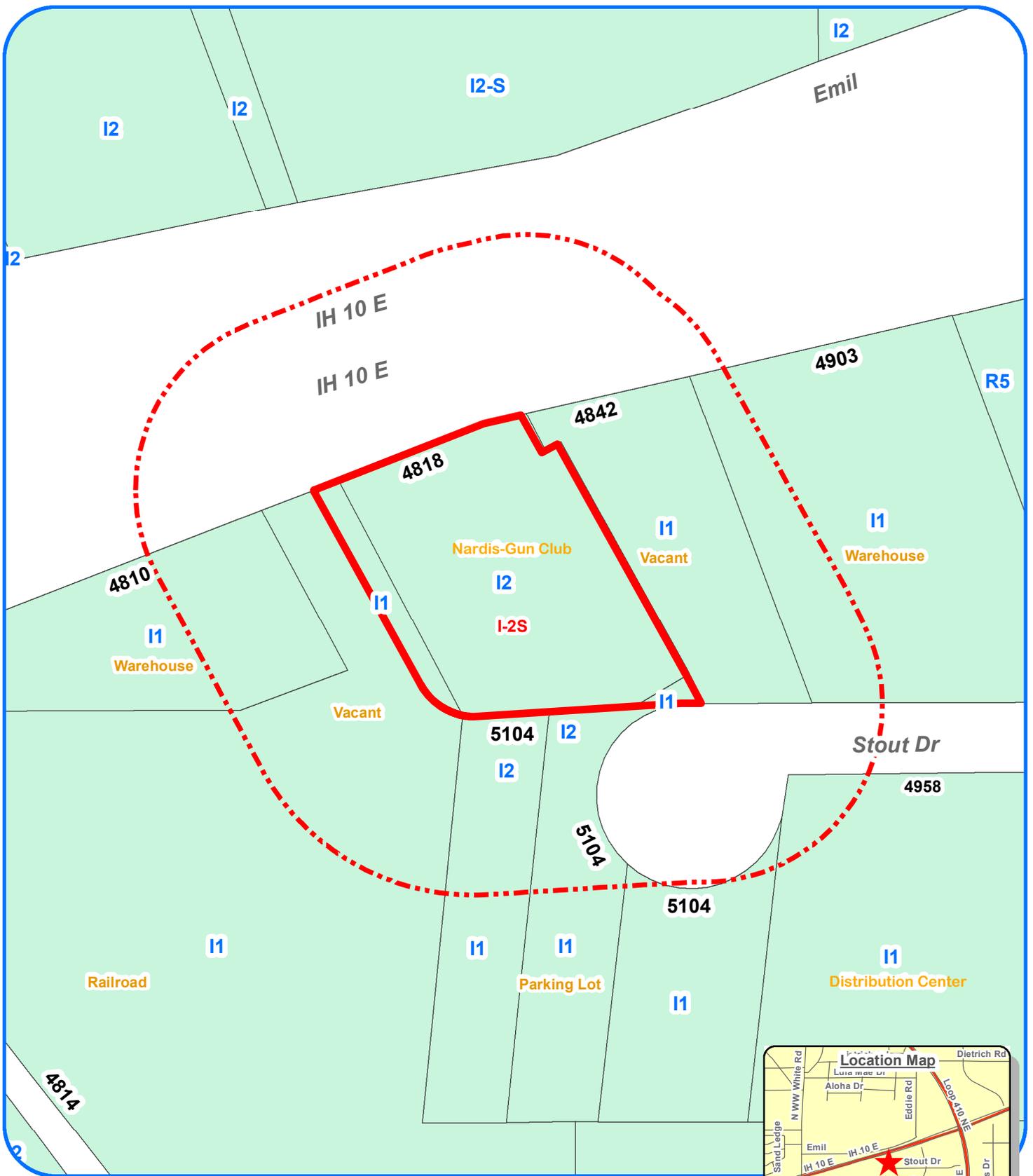
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 2.554 acres in size, which reasonably accommodates the proposed development. The applicant estimates thirteen (13) detached single-family dwellings for this site.

7. Other Factors:

The subject properties are currently owned by the City of San Antonio, for use by SAWS. However, the property was been deemed surplus through Ordinance 2013-05-16-0333.



Zoning Case Notification Plan

Case Z2013-180S

Council District: 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 12867 BLK Lot 18, Portions of P-3B & P-3A

Legend

- Subject Properties ——— (2.010 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
(08/15/2013 - J. Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013180 S
Hearing Date: September 3, 2013
Property Owner: Nardis Investments Co. (by J. Greg Thurmon, President)
Applicant: Nardis Investments Co. (by J. Greg Thurmon, President)
Representative: Jack Thurmon
Location: 4818 Interstate Highway 10 East
Legal Description: 2.01 acres out of NCB 12867
Total Acreage: 2.01
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "I-1" General Industrial District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "I-2 S" Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage

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 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Cherry Hills, I-10, & Houston Street Corridor Neighborhood Association

Planning Team Members: 24-Eastern Triangle Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1957 and was originally zoned “A” Single Family Residence District. In a 1969 case, the property was rezoned to “I-1” Light Industry District. In 1983, 1.838 acres was rezoned to “I-2” Heavy Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “I-1” General Industrial District and “I-2” Heavy Industrial District, respectively. The subject property is not platted in its current configuration. The property developed with warehouse and office space measuring 36,564 square feet in size that was constructed in 1950 and enlarged in 1984, 1986 and 2005.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “I-1” and “I-2”

Current Land Uses: Vacant Land, Warehouses, Parking Lots and Distribution Centers

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 East

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

Proposed Changes: None known.

Thoroughfare: Stout Drive

Existing Character: Local Street; one lane in each direction with center medians, and sidewalks

Proposed Changes: None known.

Public Transit: The VIA numbers 550 and 551 bus lines operate along WW White Road, west of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size.

Ammunition - Manufacturing, Loading and Storage - Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 300 square feet of Gross Floor Area (GFA).

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Eastern Triangle Community Plan and is currently designated as Industrial in the future land use component of the plan. The requested base zoning district is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The purpose of the Specific Use Authorization is to 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.

3. Suitability as Presently Zoned:

Both the current and proposed base zoning districts are appropriate for the area. The subject site is located in an area described as having a more industrial character, including a combination of light and heavy industrial uses, service businesses and distribution uses. It is also situated near the Interstate Highway 10 East and Northeast Loop 410 interchange.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The area has long served as an industrial center and is the most appropriate location for intense manufacturing uses.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The zoning request and proposed use 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.

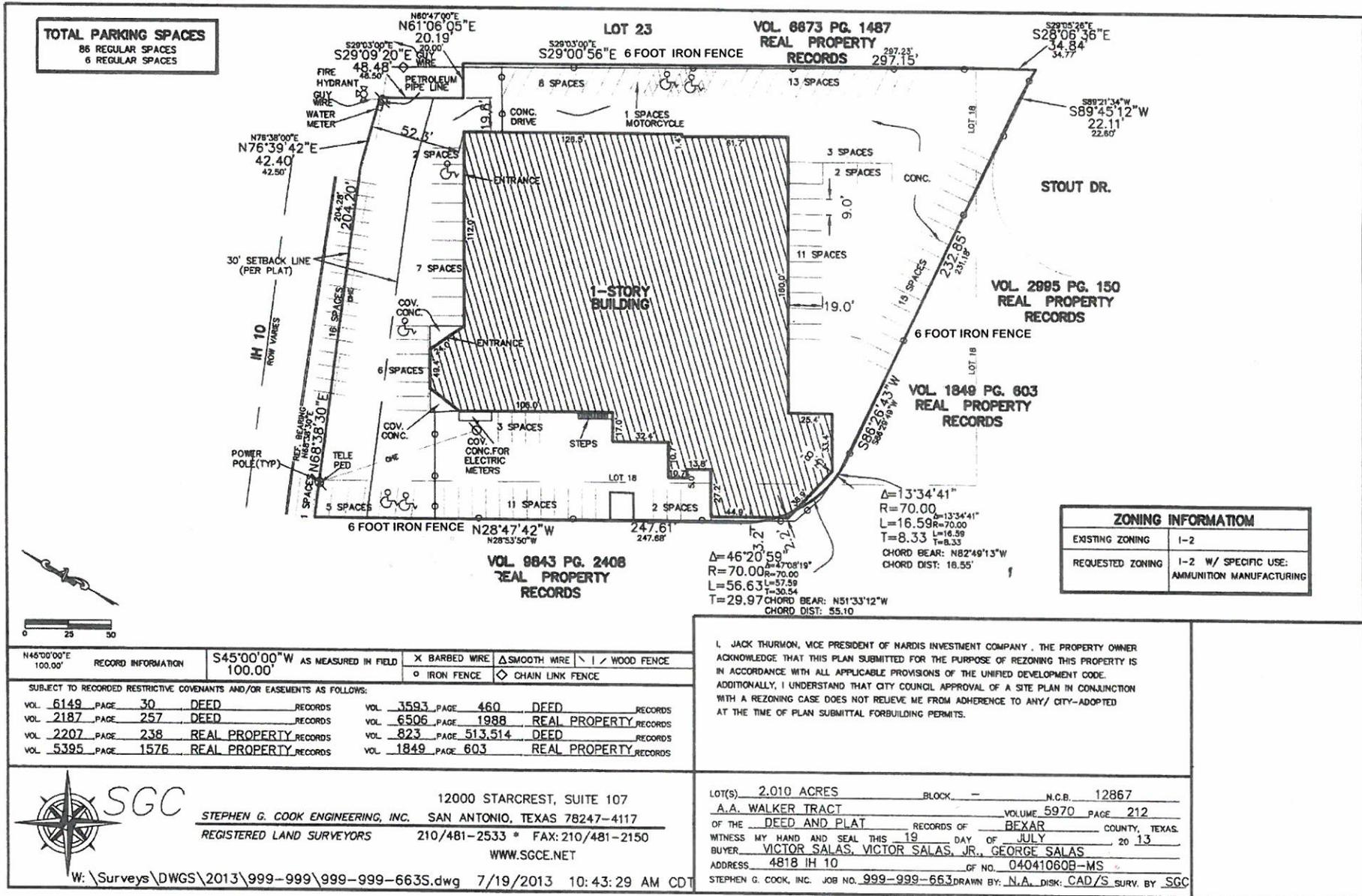
6. Size of Tract:

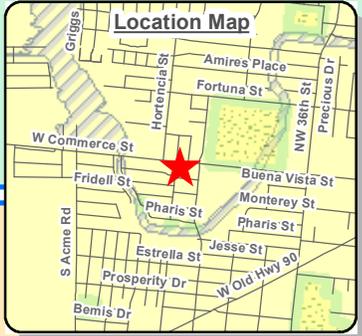
The required site plan shows no new construction, as the existing office/warehouse use is meant to remain in place. The requested Specific Use Authorization is intended to accommodate ammunition packing in conjunction with an indoor firing range, gunsmith services, and firearm safety training. The subject property is of sufficient size to accommodate the existing and proposed uses, along with the required parking.

7. Other Factors:

None.

Z2013180 S





Zoning Case Notification Plan

Case Z2013-181

Council District: 6
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 10179 BLK LOT 31

Legend

- Subject Properties (0.1722 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
 (07/03/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013181
Hearing Date: September 3, 2013
Property Owner: Tony Perez
Applicant: Rick Thompson
Representative: Rick Thompson
Location: A portion of the 6100 Block of West Commerce Street
Legal Description: Lot 31, NCB 10179
Total Acreage: 0.1722
City Council District: 6
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-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 August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: Community Workers Council

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1945 and was originally zoned "C" Apartment District. In a 1988 large-area case, the subject property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District. The property is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Single-Family Residences, Duplexes, Gas Station

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences, Duplexes

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

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

Transportation

Thoroughfare: West Commerce Street

Existing Character: Secondary Arterial Type A, 2 lanes in each direction, with sidewalks.

Proposed Changes: None known

Thoroughfare: Southwest 39th Street

Existing Character: Local Street, 1 lane in each direction, with sidewalks

Proposed Changes: None known

Thoroughfare: Buena Vista Street

Existing Character: Local Street, 1 lane in each direction, with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are numbers 75 and 275, which operate along West Commerce Street.

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 applicant has indicated that the proposed use is a variety store. For a variety store, the UDC requires 1 parking space per 300 square feet of gross floor area and allows a maximum parking ratio of 1 parking space per 200 square feet of gross floor area.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and designated as General Urban Tier in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. All other properties fronting West Commerce Street in this block have commercial zoning. New development in the "C-2" district will trigger a Type B 15-foot landscape buffer and 30-foot rear building setback where the property abuts residential zoning or uses.

3. Suitability as Presently Zoned:

The subject property's location and orientation fronting West Commerce Street at an intersection does not lend itself to single-family residential development. The applicant has stated that he wishes to replat the subject property with the adjacent "C-2" property to the west for the construction of a variety store. As such, staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

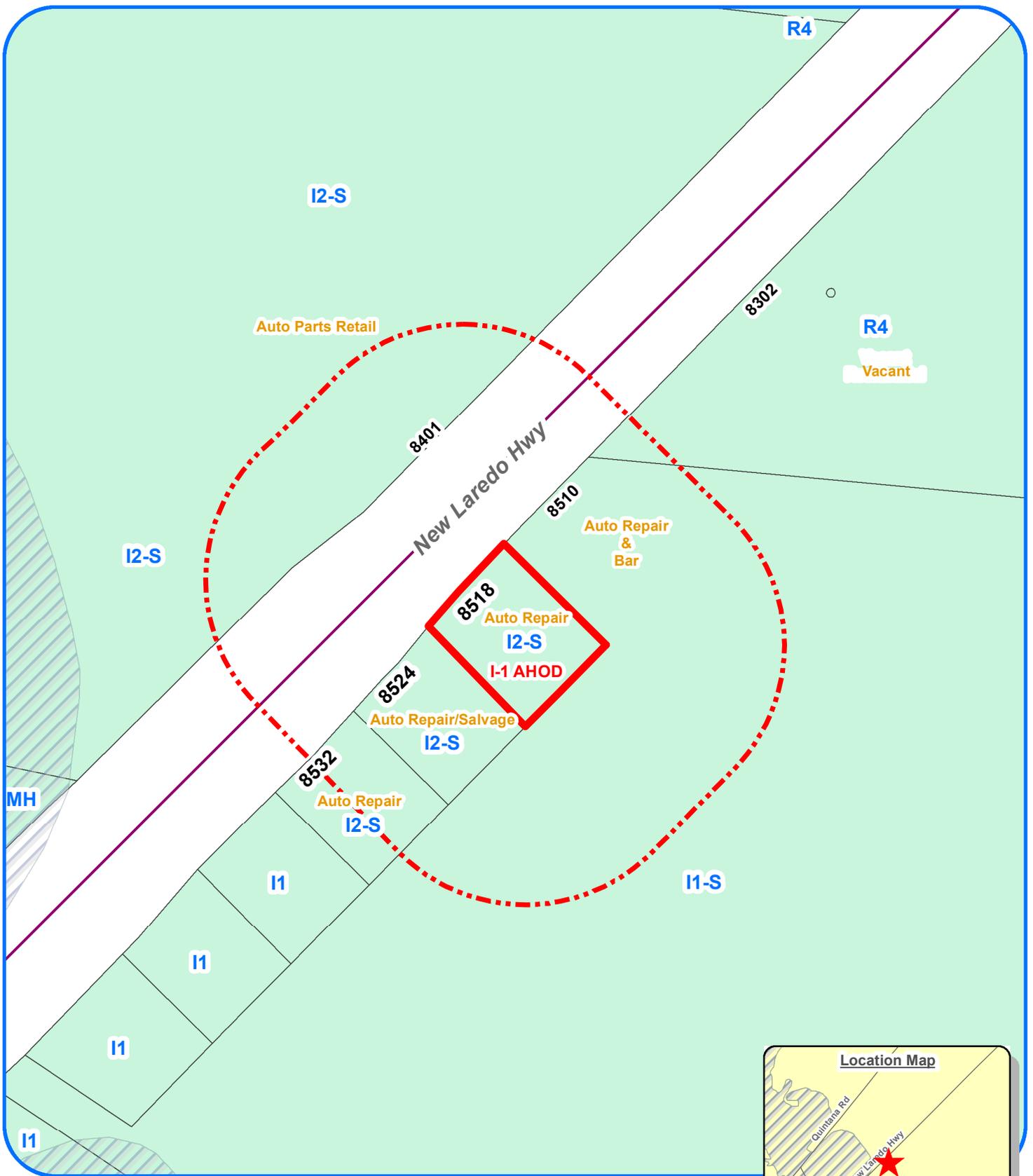
The request is consistent with the West/Southwest Sector Plan, which is a component of the City's Master Plan; and the request does not appear to conflict with any public policy objective.

6. Size of Tract:

Although the current size of the subject property could be considered too small for commercial development, the applicant's intent is to replat the property by combining the lot with a much larger, adjacent commercial lot. As such, staff does not believe that the size of the tract is of concern.

7. Other Factors:

None.



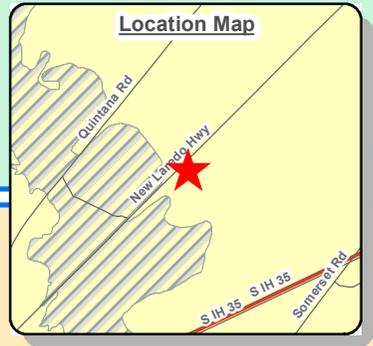
Zoning Case Notification Plan
Case Z2013-182

Council District: 4
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 17364 BLK 1 Lot 9

Legend

Subject Properties		(0.4591 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
 (08/15/2013 - J. Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013182
Hearing Date: September 3, 2013
Property Owner: Randy Scott Vail
Applicant: Charles Christian
Representative: Charles Christian
Location: 8518 New Laredo Highway
Legal Description: Lot 9, Block 1, NCB 17364
Total Acreage: 0.4591
City Council District: 4
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Auto Salvage

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Neighborhood Associations: None

Planning Team Members: 35 - West/Southwest Sector Plan

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “B” Residence District. In a 1982 large-area case, the property was rezoned to “I-1” Light Industry District. In a 1993 zoning case, the property was rezoned to “I-2 CC” Heavy Industry District with special City Council approval for an automobile salvage yard. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “I-2 S” Heavy Industrial District with a Specific Use Authorization for Auto Salvage. The property is developed with a commercial structure and office measuring approximately 1,800 square feet in size that was constructed in 1989 according to the Bexar County Property District. The property was platted in its current configuration in 1985 (volume 8518, page 861).

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “I-2 S” and “I-1 S”

Current Land Uses: Auto parts, auto repair, auto salvage, and a bar

Direction: Northeast

Current Base Zoning: “R-4”

Current Land Uses: Undeveloped land

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

Transportation

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with no sidewalks

Proposed Changes: None known

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

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

Parking Information: Auto Paint and Body Repair Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas; Maximum Parking Requirement: 1 space per 375 square feet GFA including service bays, wash tunnels and retail areas

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as Agribusiness Tier in the future land use component of the plan. The requested zoning is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed zoning and development will not have any adverse impact on the neighboring properties. The subject property is surrounded by other properties of similar use.

3. Suitability as Presently Zoned:

The existing "I-2 S" zoning district is not consistent with the adopted land use designation. The "I-2" district provides sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district.

The "I-1" base zoning district is more suitable for the location and is consistent with the West/Southwest Sector Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.4591 acres, which should be able to reasonably accommodate the proposed use.

7. Other Factors:

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



Zoning Case Notification Plan

Case Z2013-183

Council District: 8
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 12830 Blk Lot E IRR 210.27 Ft Of 25

Legend	
Subject Properties	(0.965 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
 (07/03/2013 - R.Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013183
Hearing Date: September 3, 2013
Property Owner: 8214 Wurzbach, LLC (by Dr. Delbert L. Chumley, Manager)
Applicant: Land Use Solutions, LLC (by Michele Hausmann, Owner)
Representative: Land Use Solutions, LLC (by Michele Hausmann, Owner)
Location: 8214 Wurzbach Road
Legal Description: 0.965 of an acre out of Lot 25, NCB 12830
Total Acreage: 0.965
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-1 AHOD" Light Commercial 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 August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Neighborhood Associations: None

Planning Team Members: 41 – North Sector Plan

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1963 and was originally zoned "Temp A" Temporary Single Family Residence District. In a 1970 case, the property was rezoned "B-1" Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-1" Light Commercial District. The subject property is currently developed with a commercial structure and a warehouse measuring 10,640 square feet in size. According to the Bexar County Appraisal District, the structure was built in 1977. The property was platted into its current configuration in 1970 (volume 6200, page 249).

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

Adjacent Zoning and Land Uses

Direction: Northwest

Current Base Zoning: "C-1" and "R-6"

Current Land Uses: Offices and undeveloped land

Direction: Northeast, East and South

Current Base Zoning: "C-1", "C-2" and "C-2 S"

Current Land Uses: School, apartments, parking, hospital and offices

Direction: West

Current Base Zoning: "C-3NA"

Current Land Uses: Undeveloped land

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

Transportation

Thoroughfare: Wurzbach Road

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with sidewalks, center median and turn lane.

Proposed Changes: None known

Thoroughfare: Ewing Halsell

Existing Character: Collector Street; 2 lanes in each direction with sidewalks.

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 534 and 603, which operate along Wurzbach Road and Ewing Halsell, with stops immediately adjacent to the subject property.

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

Parking Information: Off street vehicle parking requirements are typically determined by the type and size of use.

Medical – clinic (physician and/or dentist). Minimum Parking Requirement: 1 space per 400 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 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 located within the North Sector Plan area, and is identified as Regional Center in the future land use component of the plan. The requested base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

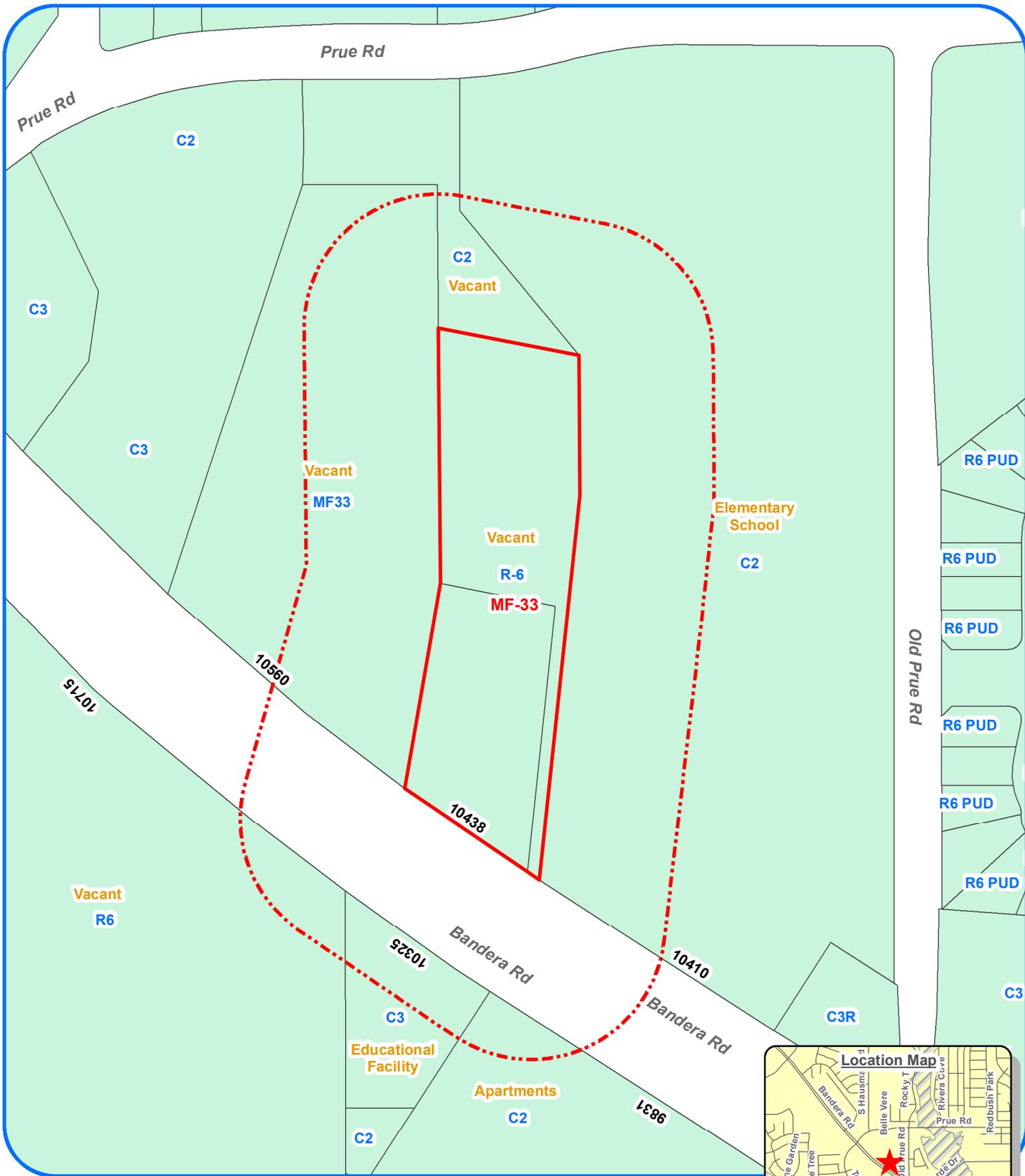
The request does not appear to conflict with any public policy objective. The request is consistent with the North Sector Plan.

6. Size of Tract:

The subject property is 0.965 acres, which is of sufficient size to accommodate the uses permitted in the "C-2" district, with required parking.

7. Other Factors:

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



Zoning Case Notification Plan

Case Z2013-184

Council District: 8
 Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 19142 BLK 2 Lot 3.491 Ac. out of 3

Legend

- Subject Properties ——— (3.491 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
 (08/13/2013 - J. Ramirez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013184

Hearing Date: September 3, 2013

Property Owner: CT San Saba Apartments, LP (by CT San Saba Management, LLC, General Partner, by Thompson Realty Capital, LLC, Governing Person, by W. Tom Field, President)

Applicant: CT San Saba Apartments, LP (by CT San Saba Management, LLC, General Partner, by Thompson Realty Capital, LLC, Governing Person, by W. Tom Field, President)

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

Location: A portion of the 10000 block of Bandera Road

Legal Description: 3.491 acres out of Lot 3, Block 2, NCB 19142

Total Acreage: 3.491

City Council District: 8

Case Manager: Trenton Robertson, Planner

Case History: This is the first public hearing for this zoning case. This case has been expedited to be heard by City Council on September 5, 2013.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Neighborhood Associations: None

Planning Team Members: 18- Huebner/Leon Creeks Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1993 and was originally zoned “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The subject property is a portion of a platted lot that was platted in 2013 (volume 9656, page 106 of the Deed and Plat Records of Bexar County, Texas). The subject property is currently undeveloped. The zoning change request is meant to accommodate a multi-family residential development on the entire platted lot.

Topography: The subject property slopes slightly to the north, but is not located within a flood plain.

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Elementary school

Direction: South

Current Base Zoning: “C-3”, “C-2” and “R-6”

Current Land Uses: Vacant, educational facility and apartments

Direction: West and North

Current Base Zoning: “C-2”

Current Land Uses: Vacant

Overlay and Special District Information: None

Transportation

Thoroughfare: Bandera Road

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

Proposed Changes: None known

Public Transit: No bus lines exist within the immediate vicinity of the subject property.

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

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

Multi-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 spaces per unit

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the Huebner/Leon Creeks Community Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “MF-33” zoning district is not consistent with the adopted land use designation. However, a plan amendment has been submitted requesting the High Density Residential designation to accommodate the zoning change request. Staff and Planning Commission recommend approval.

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.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property’s location along a major thoroughfare. The 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.

5. Public Policy:

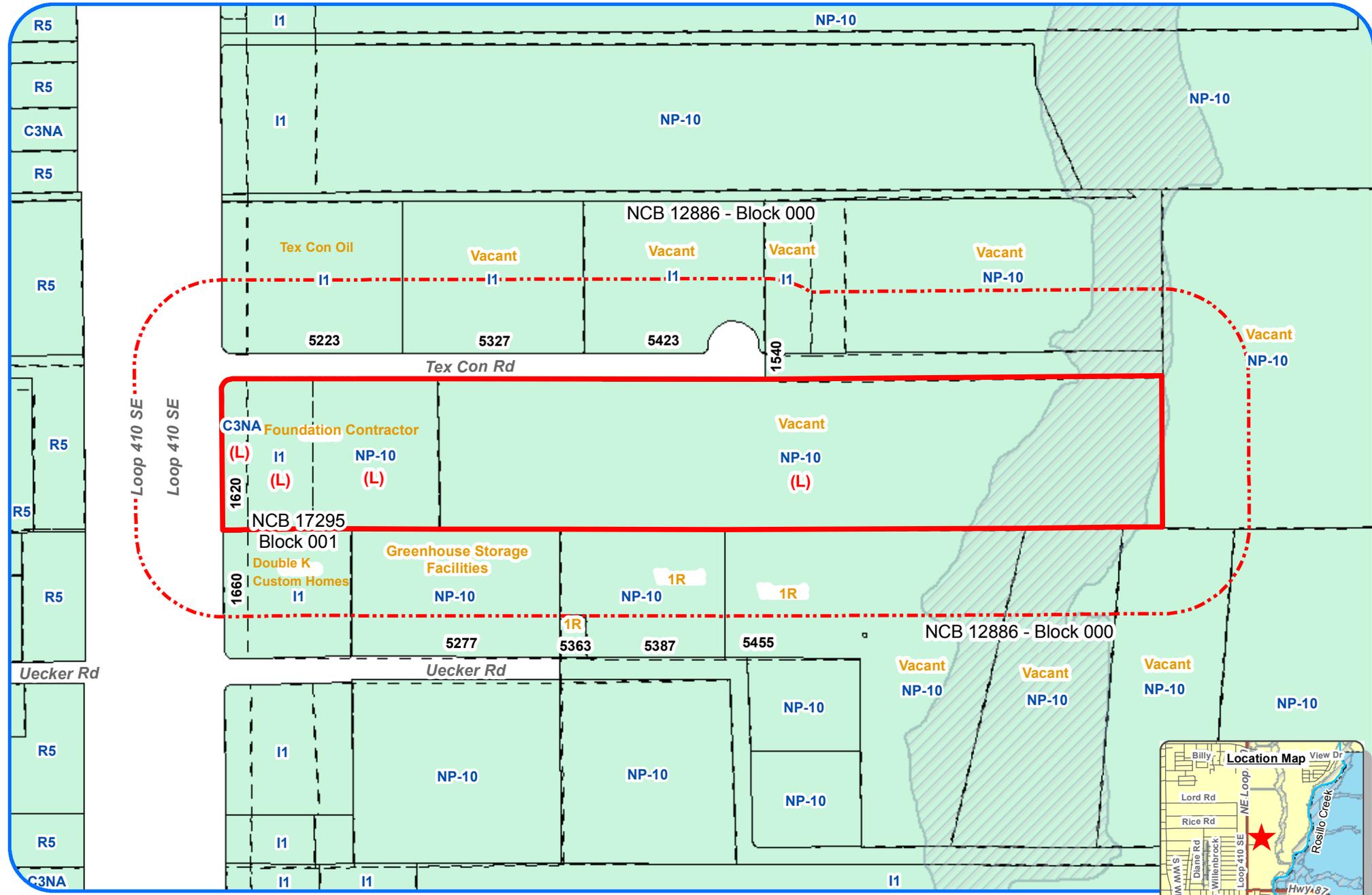
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 3.491 acres in size, which should be able to reasonably accommodate the proposed multi-family development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-185

Council District 2
 Scale: 1" approx. = 300 Feet
 Subject Property Legal Description(s): NCB 17295 & 12886 - BLK 000 & 001 - LOT 002 & P-7B

Legend

- Subject Properties (16.434 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
 (08/21/2013 - R Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013185
Hearing Date: September 3, 2013
Property Owners: Sesario, LLC (by Diana Stoeltje, President) & Twisted Sister, L. P. (by Hortense Garcia, General Partner)
Applicant: Crosstown Properties, LLC (by Bart Nelms, Member)
Representative: Brown & Ortiz, P. C. (James Griffin)
Location: 1620 Southeast Loop 410 and a portion of the 5300 and 5400 Blocks of Tex-Con Road
Legal Description: Parcel 7B, NCB 12886 and Lot 2, Block 1, NCB 17295
Total Acreage: 16.434
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: "I-1" General Industrial District, "C-3NA" General Commercial Nonalcoholic Sales District and "NP-10" Neighborhood Preservation District

Requested Zoning: "L" Light Industrial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: None

Planning Team Members: 24 (Eastern Triangle Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1986 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1989 City-initiated large-area case, the property was split-zoned “R-A” Residence - Agriculture District, “B-3NA” Business Non-Alcoholic Sales District and “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “NP-10” Neighborhood Preservation District, “C-3NA” General Commercial Non-Alcoholic Sales District and “I-1” General Industrial District, respectively.

Topography: The property has an abundance of grasses, shrubs and trees with a slight slope. The eastern portion of the subject property appears to be within the 100 year flood plain

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3NA”, “I-1” and “NP-10”

Current Land Uses: Fueling Station and Vacant Land

Direction: South

Current Base Zoning: “C-3NA”, “I-1” and “NP-10”

Current Land Uses: Custom Home Builders, Greenhouse Storage and Single-Family Residences

Direction: East

Current Base Zoning: “NP-10”

Current Land Uses: Vacant Land

Overlay and Special District Information: None

Transportation

Thoroughfare: Southeast Loop 410

Existing Character: Freeway; 2 lanes in each direction with 2-lane single-direction access roads

Proposed Changes: None known

Thoroughfare: Tex-Con Road

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements are typically determined by type and size of use.

Machinery, Tools, and Construction Equipment Sales and Service - Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building; Maximum Parking Requirement: 1 space per 375 square feet GFA of sales and service building.

Staff Analysis and Recommendation: Approval, pending the plan amendment

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

1. Consistency:

The subject property is located within the Eastern Triangle Community Plan and is designated as Community Commercial, Urban Living and Parks and Open Space in the future land use component of the plan. The current zoning classifications are not consistent with the current land use designations. The applicant has requested a plan amendment for a Business Park land use classification for the entire property. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding properties located along Southeast Loop 410 are developed with a wide range of industrial uses.

3. Suitability as Presently Zoned:

The requested zoning is appropriate as the subject property is located on an expressway. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area. The existing "NP-10" zoning is not appropriate for the subject property. New residential development is not likely on the subject property due to the property's location on a major thoroughfare.

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:

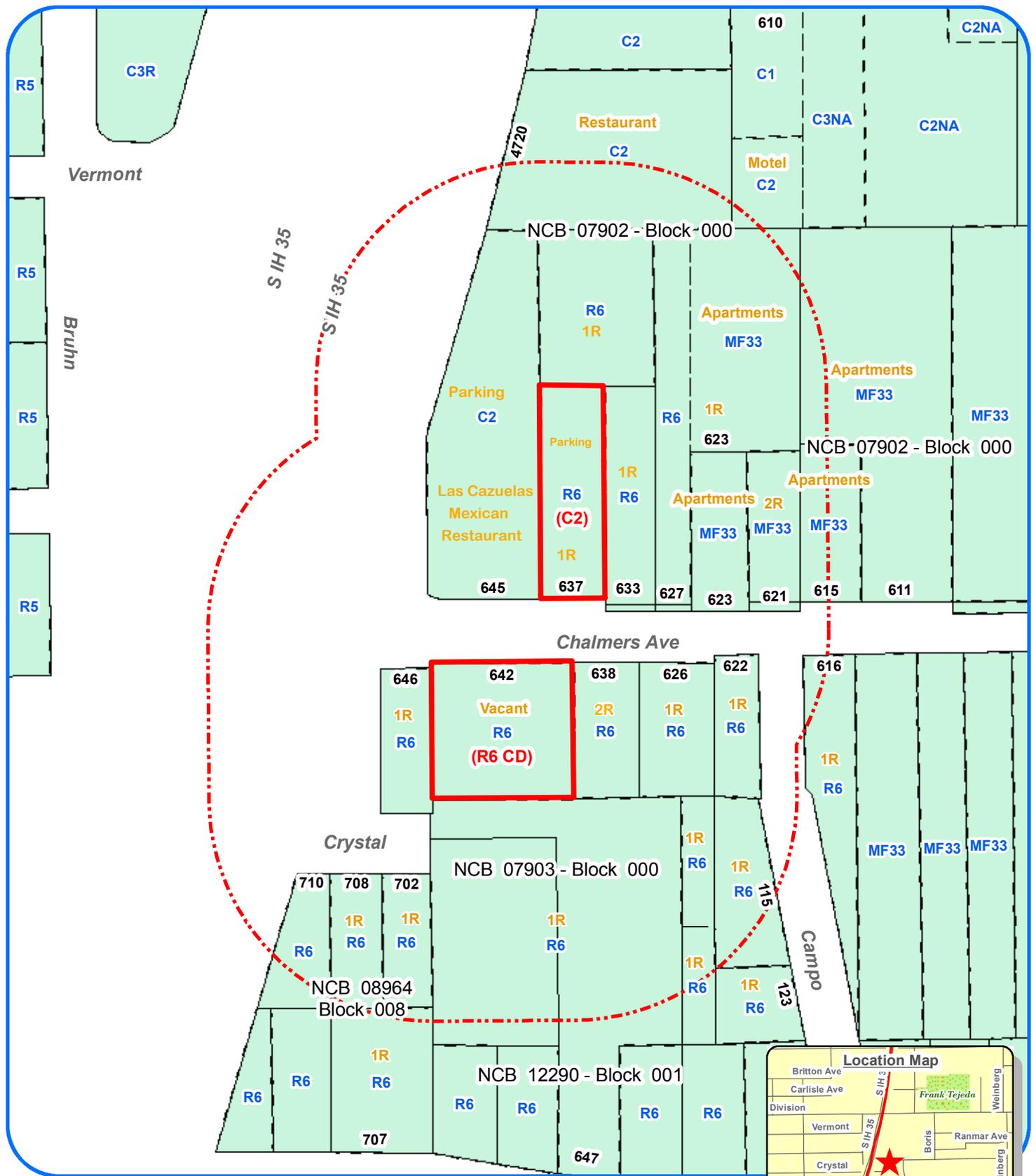
The existing "I-1", "C-3NA" and "NP-10" zoning districts are not consistent with the adopted Urban Living, Community Commercial and Parks and Open Space land use designations.

6. Size of Tract:

The subject property is 16.434 acres, which should be able to reasonably accommodate the proposed use and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-186 CD

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

Subject Property Legal Description(s): NCB 07903 & 07902 BLOCK 000 - LOT N 121.97 FT OF 19A & S 204 FT OF N 334 FT OF 22

- Legend**
- Subject Properties (0.594 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
 (08/21/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013186 CD
Hearing Date: September 3, 2013
Property Owner: Las Cazuelas Mexican Restaurant, LLC
Applicant: Ramiro Valadez, Jr.
Representative: Brown & Ortiz, P. C. (James McKnight)
Location: 637 and 642 Chalmers Avenue
Legal Description: 0.188 of an acre out of Lot 22, NCB 7902 and 0.355 of an acre out of Lot 19A, NCB 7903
Total Acreage: 0.5949
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District (on 0.188 of an acre out of Lot 22, NCB 7902) and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot (on 0.355 of an acre out of Lot 19A, NCB 7903)

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 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Neighborhood Associations: None

Planning Team Members: 15- South Central San Antonio Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in March of 1947 and was originally zoned “B” Residence District. In a 1996 City-initiated large-area case, the properties were rezoned to “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The subject property consists of two separate parcels, 637 Chalmers which is located on the north side of the street, and 642 Chalmers which is located on the south side of the street. The northern property is currently developed as a single-family residence measuring 1482 square feet in size that was built in 1954. The southern property is not currently developed. Neither property is platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: “C-2” and “R-6”

Current Land Uses: Restaurant and Single-Family Dwelling

Direction: East and South

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

Current Land Uses: Single-Family Dwellings, Vacant Lots and Multi-Family Dwellings

Direction: North

Current Base Zoning: “C-2” and “R-6”

Current Land Uses: Restaurant and Single-Family Dwelling

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: Chalmers Avenue

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

Proposed Changes: None known

Thoroughfare: Interstate Highway 35 South

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

Proposed Changes: None known

Public Transit: The closest VIA bus line is number 46 which operates along Division Avenue, northwest of the subject site.

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

Parking Information: Food - Restaurant or Cafeteria with Drive Through Lane(s) - Minimum Parking Requirement: 1 space per 150 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 40 square feet of Gross Floor Area (GFA).

As shown on the Conditional Use site plan, the applicant proposes approximately twenty three (23) parking spaces on the subject site that are meant to serve the restaurant located at 645 Chalmers Avenue.

The requested “C-2” zoning district will not require demolition of the existing single-family dwelling at 637 Chalmers Avenue, nor will it require the addition of square footage to the existing restaurant.

Staff Analysis and Recommendation: Approval, with conditions, 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 South Central San Antonio Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-6” base zoning district on the southern property is consistent with the adopted land use designation. The requested “C-2” zoning district on the northern property is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to designate the property as Community Commercial. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands: Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The proposed “C-2” Commercial District and conditional use will allow development of a drive-thru and parking lot meant to serve the patrons of the adjacent restaurant. The restaurant has insufficient on-site parking; therefore, customer parking overflows into the surrounding neighborhood during peak hours. The proposed conditional use would provide additional secure off-street parking facilities, diminishing the likelihood of patrons parking on the street and in the adjacent neighborhood.

3. Suitability as Presently Zoned: The current and proposed base zoning districts are appropriate for the area. However, new residential construction may be unlikely due to the properties’ proximity to Interstate Highway 35 South.

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. Staff recommends adding landscape buffers as a condition of the rezoning for the southern property, in an effort to screen and separate the proposed parking lot from the adjoining single-family dwellings.

5. Public Policy: The request does not appear to conflict with any public policy objective. The zoning request and proposed use 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 sites are 0.2399 acres in size, which will accommodate the proposed drive-thru and noncommercial parking lot (see site plan).

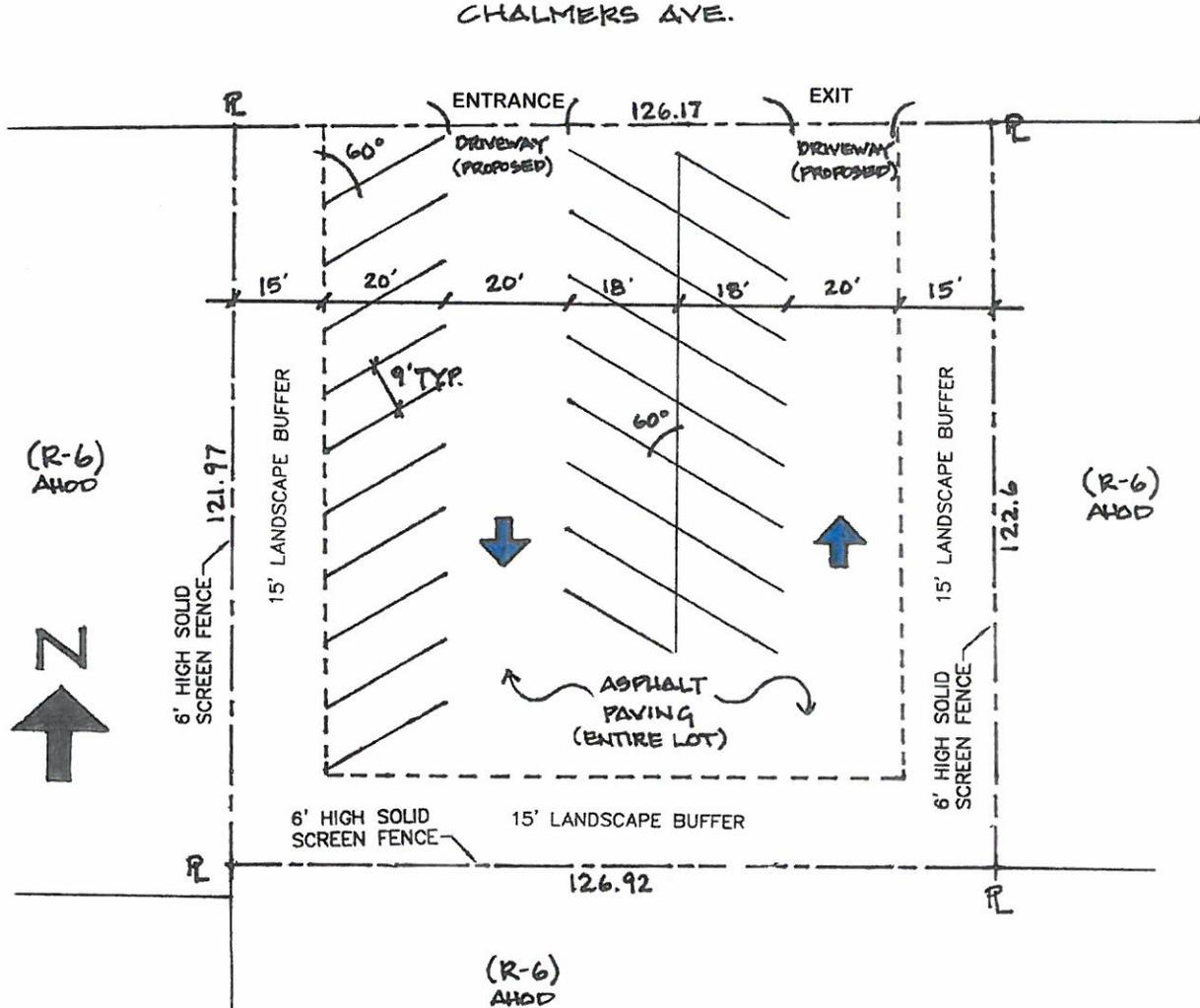
7. Other Factors: Per Section 35-422 of the Unified Development Code, the following conditions apply to all conditional use requests in residential zoning districts unless otherwise approved by City Council:

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

Should the requested zoning be approved, staff recommends the following conditions, in lieu of those listed above:

1. A 15 foot Type B 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;
3. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
4. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

Z2013186 CD



DETAILS

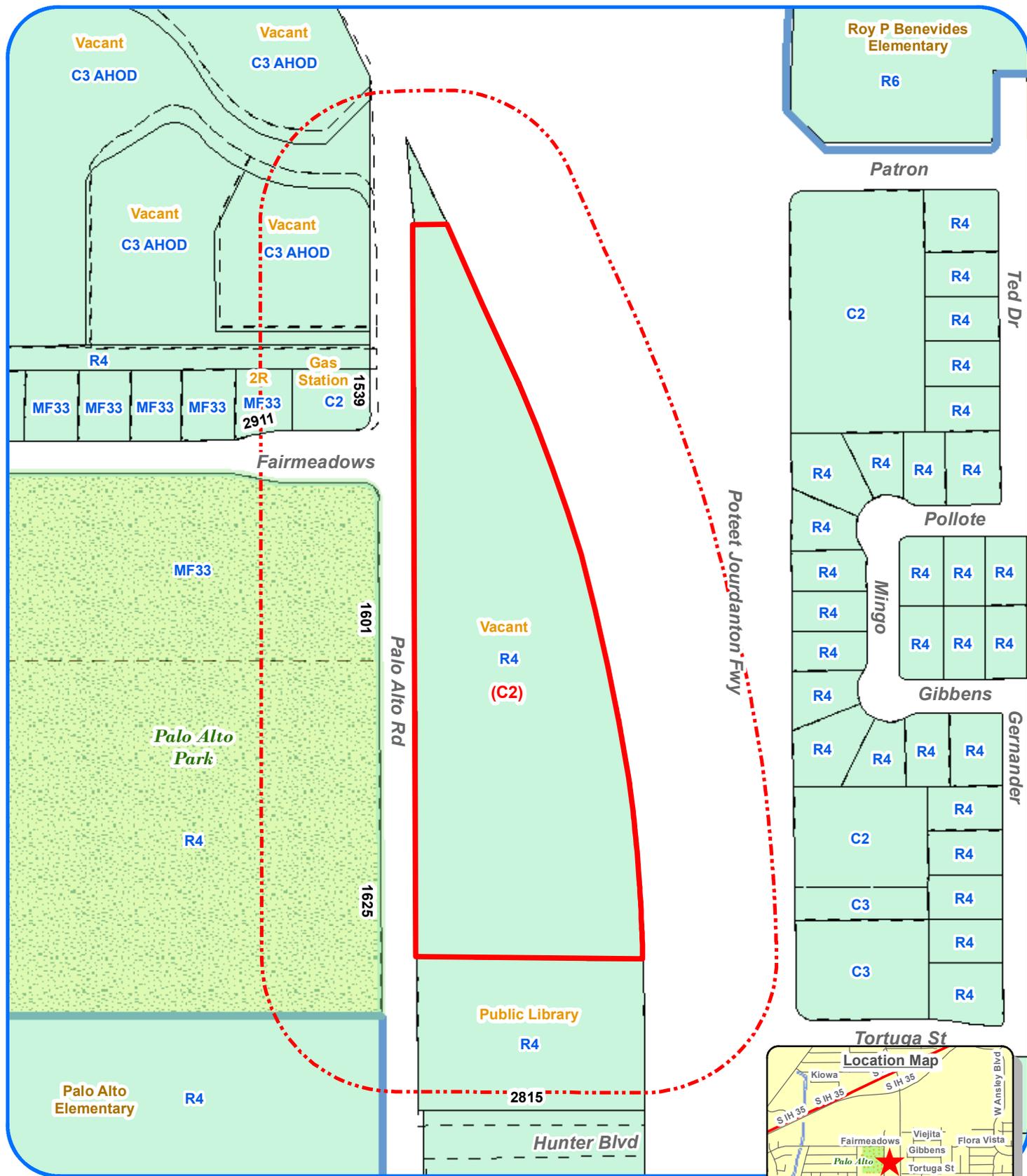
- PROPOSED DEVELOPMENT: PARKING LOT - NONCOMMERCIAL
- CURRENT ZONING: R-6 AHOD
- PROPOSED ZONING: R-6 CD CONDITIONAL USE FOR A PARKING LOT - NONCOMMERCIAL AHOD
- PROPERTY SIZE (SINGLE LOT): 15,463.80 S.F. (0.355 AC)
- OPEN SPACE: ENTIRE LOT
- IMPERVIOUS COVER: 15,463.80 S.F.
- 23 TOTAL SPACES SHOWN

SITE PLAN: 642 CHALMERS (CONDITIONAL USE REQUEST)

SCALE: 1" = 30'



I, Las Cazuelas Mexican Restaurant, 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 a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.



Zoning Case Notification Plan

Case Z-2013-187

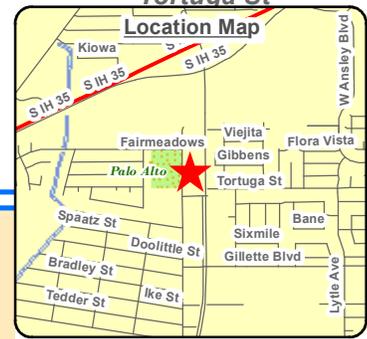
Council District: 4

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 11186 - BLOCK 000 - LOT TR 11D EXC N TRI 46.63 FT

Legend

- Subject Properties ——— (6.021 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
(08/21/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013187

Hearing Date: September 3, 2013

Property Owner: Rimini Family Partners, Ltd. (by Augustine Martinez, Managing Partner, Rimini Family Partners Management, LLC, General Partner)

Applicant: Augustine Martinez

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

Location: A portion of the 8800 and 8900 Blocks of Poteet Jourdanton Freeway

Legal Description: 6.021 acres out of NCB 11186

Total Acreage: 6.021

City Council District: 4

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

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

Requested Zoning: "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 August 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: None

Planning Team Members: 41- West/Southwest Sector Plan

Applicable Agencies: Lackland Air Force Base and City of San Antonio Parks Department

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: North and Northwest

Current Base Zoning: “R-4”, “C-3”, “C-2”, and “MF-33”

Current Land Uses: Undeveloped land, Gas Station and Duplex

Direction: West

Current Base Zoning: “MF-33” and “R-4”

Current Land Uses: Palo Alto Park and an Elementary School

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Library

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: Poteet Jourdanton Freeway

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

Proposed Changes: None known

Thoroughfare: Palo Alto Road

Existing Character: Local Street; 2 lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Fairmeadows

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 524, which operates along Palo Alto Road and Fairmeadows. There are multiple stops in the immediate vicinity of the subject property.

Traffic Impact: A traffic impact analysis is required but may be deferred until the platting or permitting stage of development.

Parking Information: Off-street vehicle parking requirements for retail uses are typically determined by building size.

Retail – Minimum Requirement: 1 space per 200 square feet of Gross Floor Area (GFA); Maximum Allowance: 1 space per 200 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2" Commercial District is consistent with the adopted land use designation. The Suburban Tier land use designation includes a wide range of residential and commercial uses, but encourages Community Commercial land uses along arterial thoroughfares and near major intersections.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing residential zoning is not appropriate for the subject property. New residential development is not likely on the subject property due to the property's location on a major thoroughfare.

4. Health, Safety and Welfare:

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

5. Public Policy:

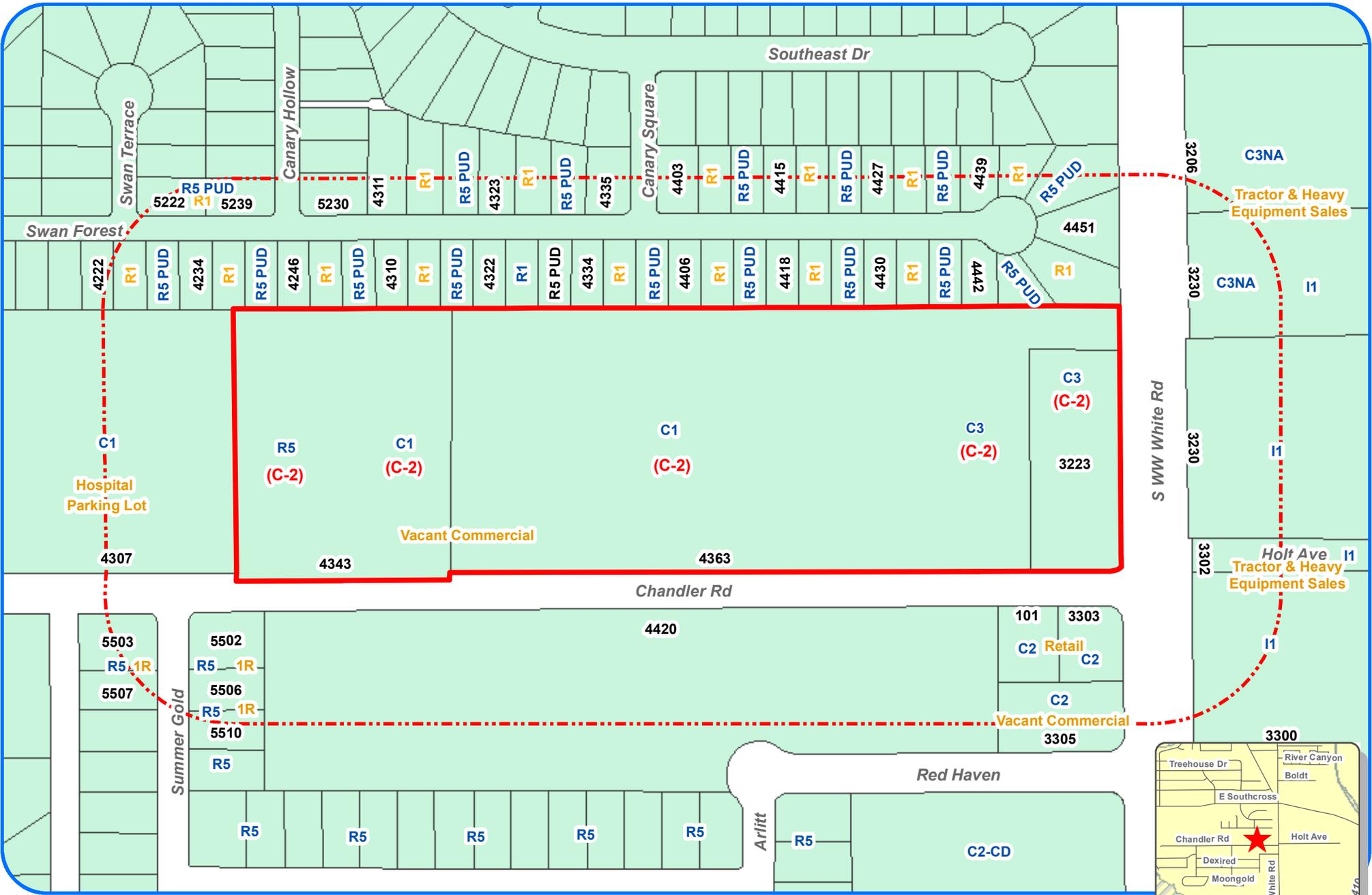
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 6.021 acres in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-174

Council District 3

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 12466 - BLK 001- LOT 20 & 21 / NCB 10838 BLK Lot A

Legend

- Subject Properties (12.645 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
(08/07/2013 - J. Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013174

Hearing Date: September 3, 2013

Property Owner: Jubilee Academic Center, Inc. and Olga G. Hernandez

Applicant: Brian Huffaker, Project Manager, The Charter School Fund II, LLC

Representative: Brian Huffaker, Project Manager, The Charter School Fund II, LLC

Location: 3223 South WW White Road, 4363 and 4343 Chandler Road

Legal Description: Lots 20 & 21, Block 1, NCB 12466 and Lot A, NCB 10838

Total Acreage: 12.645

City Council District: 3

Case Manager: Tony Felts, Planner

Case History: This is the second public hearing for this zoning change request. The request was continued from the August 20, 2013 public hearing.

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District, "C-1" Light Commercial District, and "R-5" Residential Single-Family District

Requested Zoning: "C-2" Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 2, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 9, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 30, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 70

Neighborhood Associations: Pecan Valley Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952. The westernmost portion of the property was originally zoned “A” Single-Family Residence District, and converted to “R-5” Residential Single-Family District upon adoption of the 2001 Unified Development Code. In 2012, a portion of this property was rezoned “C-1” Light Commercial District. The portion of the property with frontage along Chandler Road and South WW White Road was rezoned in 1985 from “F” Local Retail District and “R-3” Multiple Family Residence District to “B-3” Business District and “B-1” Business District. Upon adoption of the 2001 Unified Development Code, the “B-3” zoned portion of the lot converted to “C-3” General Commercial District and the “B-1” portion of the lot converted to “C-1” Light Commercial District.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: “R-5 PUD”
Current Land Uses: Single-family residences

Direction: West
Current Base Zoning: “C-1”
Current Land Uses: Parking Lot

Direction: South
Current Base Zoning: “R-5”, “MF-33”, and “C-2”
Current Land Uses: Single-family residences, vacant land, and a beauty salon

Direction: East
Current Base Zoning: “C-3NA” and “I-1”
Current Land Uses: Tractor and heavy equipment sales and service

Overlay and Special District Information:
None

Transportation

Thoroughfare: South WW White Road
Existing Character: Primary Arterial Type A; 2 lanes in each direction, with sidewalks on the east side
Proposed Changes: None known

Thoroughfare: Chandler Road
Existing Character: Local Street A; 1 lane in each direction, with no sidewalks
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are numbers 28, 230, and 515, which operates along East Southcross Boulevard, north of the subject property. There are no public transit lines in the immediate vicinity of the property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required; however this requirement can be deferred until platting or permitting.

Parking Information: School – Private pre-kindergarten through 12th grade - Minimum Parking Requirement: 1 space per classroom. Maximum Parking Allowance: 2 spaces per classroom.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within an adopted future land use plan; therefore, a finding of consistency is not required. The immediate vicinity consists of a mix of various uses and zoning districts, including industrial, commercial, and residential.

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. Given the absence of an adopted future land use plan, and the site's location along a Primary Arterial street, the requested commercial zoning is appropriate for the tract.

3. Suitability as Presently Zoned:

Although the existing zoning designations allow the proposed use as a school, the applicants wish to remove the building size limitations imposed by the "C-1" base zoning district, as well as consolidate the entire site under a single set of development standards.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 12.645 acres in size. Most of the site is currently undeveloped. A portion of the site, the area closest to South WW White Road, is developed as a school composed of temporary buildings. The size of the tract is sufficient for the proposed school use as well as the other uses permitted in the "C-2" district.

7. Other Factors:

None.