

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

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

**June 17, 2008**  
**Tuesday, 11:30 AM**

**ZONING COMMISSIONERS**

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7 Chairman	

1. **11:30 AM - Work Session briefings by Staff regarding zoning case recommendations, and the proposed Arts and Entertainment Zoning District, plus discussion of UDC amendments, policies and procedures, and all other items for consideration on the agenda for June 17, 2008, in the Tobin Room, 1901 South Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of June 3, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008180 - POSTPONED:** The request of Kaufman & Associates, Inc., Applicant, for IH-10 Loop 1604 Partners, Ltd., Owner(s), for a change in zoning from "C-2" Commercial District and "C-2 GC-1" Commercial Hill Country Gateway Corridor Overlay District and "C-3" General Commercial District and "C-3 GC-1" General Commercial Hill Country Gateway Corridor Overlay District to "MPCD" Master Planned Community District and "MPCD GC-1" Master Planned Community Hill Country Gateway Corridor Overlay District on a 89.367 acre tract of land out of Lot 5, Block 1, NCB 14858, 15000 Block of Interstate Highway 10, 5000 Block of Loop 1604 West, 5400 Block of Presidio Parkway and 15700 Block of Vance Jackson Road. (Council District 8)
8. **ZONING CASE NUMBER Z2008018 ERZD:** The request of Brown & Ortiz, P. C., Attorneys at Law, Applicant, for Sierra General Construction, Ltd., Owner(s), for a change in zoning from "RM-4 ERZD" Residential Mixed Edwards Recharge Zone District to "MF-25 ERZD" Multi-Family Edwards Recharge Zone District on 17.08 acres out of NCB 17725, 17120 Bulverde Road. (Council District 10)

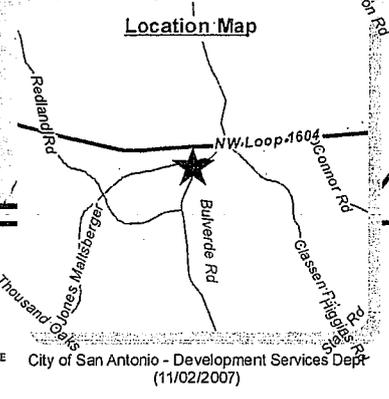
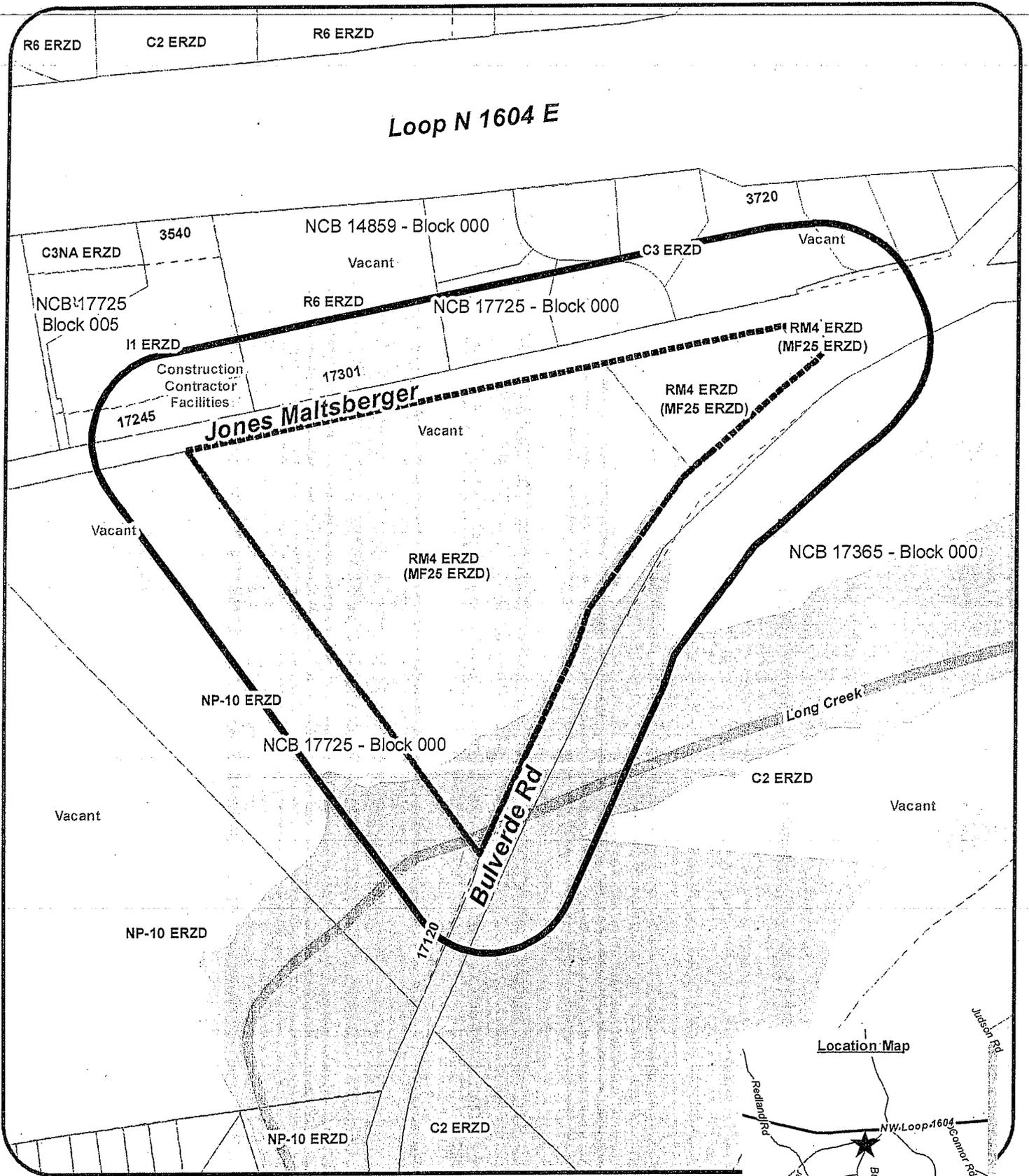
9. **ZONING CASE NUMBER Z2008028 ERZD:** The request of Brown & Ortiz, P. C., Attorneys at Law, Applicant, for Keeling Family Limited Partnership, Owner(s), for a change in zoning from "PUD R-6 ERZD" Planned Unit Development, Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on Parcel 127T, NCB 14865, 7280 UTSA Boulevard. (Council District 8)
10. **ZONING CASE NUMBER Z2008164 S ERZD:** The request of Jason Dodd, Applicant, for Wright Dayton Property, LP, Owner(s), for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Hospital on 3.650 acres out of NCB 19221, 20400 Block of Huebner Road. (Council District 9)
11. **ZONING CASE NUMBER Z2008097:** The request of M. F. H. Inc., Applicant, for M. F. H. Inc., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on Lot 23, Block 5, NCB 15414, 505 Tarasco Street. (Council District 4)
12. **ZONING CASE NUMBER Z2008128:** The request of Brown & Ortiz, P. C., Attorneys at Law, Applicant, for Boralis, Inc., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "L" Light Industrial District on 4.076 acres out of NCB 10780, 3200 Block of Southeast Loop 410. (Council District 2)
13. **ZONING CASE NUMBER Z2008120:** The request of City of San Antonio, Historic Preservation Office, Applicant, for Billy L. and Jeanette L. Morgan, Owner(s), for a change in zoning from "R-4 CD RIO-1" Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for a Duplex to "HS R-4 CD RIO-1" Historic Significance, Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for a Duplex on east irregular 145 feet of Lot 15 and east irregular 157 feet of Lot 16, Block 2, NCB 6530, 157 Magnolia Drive. (Council District 1)
14. **ZONING CASE NUMBER Z2008167:** The request of Leroy C. Alex, Applicant, for Leroy C. and Eleanor D. Alex, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "C-3" General Commercial District on Lot B-6, NCB 10751, 2011 and 2015 Rigsby. (Council District 2)
15. **ZONING CASE NUMBER Z2008168 CD:** The request of Jerman O. Garcia, Applicant, for Jerman O. and Hilda M. Garcia, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" (CD-Professional Office) Residential Single-Family District with Conditional Use for a Professional Office on Lot 1 and Lot 2, Block 54, NCB 8033, 922 Wagner Avenue. (Council District 4)
16. **ZONING CASE NUMBER Z2008169:** The request of HTG Real Property Management, Applicant, for HTG Real Property Management, Owner(s), for a change in zoning from "C-1" Light Commercial District and "C-2" Commercial District to "PUD MF-33" Planned Unit Development Multi Family District on Lot 44, Block 8, NCB 16030, 6551 Spring Time Drive. (Council District 8)
17. **ZONING CASE NUMBER Z2008170 CD:** The request of Wayne A. Christian, Applicant, for Diocese of the South Central Charismatic Episcopal Church, Owner(s), for a change in zoning from "NP-8" Neighborhood Preservation District to "NP-8" (CD-Professional Office) Neighborhood Preservation District with a Conditional Use for a Professional Office on 0.43 acres out of NCB 11924, 139 Hiler Road. (Council District 9)
18. **ZONING CASE NUMBER Z2008172:** The request of Robert and Minvera I. Villarreal, Applicant, for Robert and Minvera I. Villarreal, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Parcel 36, NCB 15679, 14000 Block of Bulverde Road. (Council District 10)

19. **ZONING CASE NUMBER Z2008173:** The request of Unavision Properties, Inc., Applicant, for Estate of William J. Emick, Cherie Emick, Administrator, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Lot 17, Block 5, NCB 11969, 414 East Ramsey. (Council District 9)
20. **ZONING CASE NUMBER Z2008175 S:** The request of Kaufman & Associates, Inc., Applicant, for H. K. R. Enterprises, L. P., Owner(s), for a change in zoning from "MI-1" Mixed Light Industrial District to "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for an Auto & Light Truck Auction on 48.57 acres out of CB 4005, 11275 South Zarzamora. (Council District 3)
21. **ZONING CASE NUMBER Z2008176 CD:** The request of Calles St. Church of God, Applicant, for Calles St. Church of God, Owner(s), for a change in zoning from "MF-33" Multi-Family District to "MF-33 CD" (CD - Non-Commercial Parking Lot) Multi-Family District with a Conditional Use for a Non-Commercial Parking Lot on Lots 6 and 7, Block 9, NCB 6751 and Lots 15, 16, 17 and 18, Block 10, NCB 6752, 122, 126 and 127 Calles Street and 460 and 462 Mercedes Street. (Council District 5)
22. **ZONING CASE NUMBER Z2008177:** The request of Shirley Evans; Applicant, for The Living Revocable Trust of Shirley Evans, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "O-1" Office District on Lot 47, Block 58, NCB 10567, 3110 Northwest Loop 410. (Council District 1)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
23. **ZONING CASE NUMBER Z2008179:** The request of Kaufman & Associates, Inc., Applicant, for Portlynn Ltd., A Texas limited partnership, Owner(s), for a change in zoning from "I-1" General Industrial District to "L" Light Industrial District on Lot 15, Block 2, NCB 13571, 2119 Mannix Drive. (Council District 10)
24. **ZONING CASE NUMBER Z2008181:** The request of Rolando Pablos, Applicant, for Chancellor Huebner Road Apartments, LP, Owner(s), for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on 0.345 acres out of NCB 17259, 8600 Block of Huebner Road. (Council District 8)
25. **ZONING CASE NUMBER Z2008183:** The request of Brown and Ortiz, P. C., Attorneys at Law, Applicant, for Galleria Ventures Limited, Owner(s), for a change in zoning from "R-4" Residential Single-Family District and "MF-50" Multi-Family District to "C-2" Commercial District on 15.88 acres out of NCB 15825, Approximate 15000 Block of Vance Jackson Road. (Council District 8)
26. **ZONING CASE NUMBER Z2008184:** The request of Brown and Ortiz, P. C., Attorneys at Law, Applicant, for 12222 IH-35 North, LLC and Nafstar International, LLC, Owner(s), for a change in zoning from "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District and "I-1 IH-1" General Industrial National Highway System High Priority Northeast Gateway Corridor Overlay District to "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District on Parcel 18, Parcel 19, Parcel 19A, Parcel 20, Parcel 20A and Parcel 20B, NCB 17622, 12222, 12230 and 12250 Interstate Highway 35 North. (Council District 10)

27. **ZONING CASE NUMBER Z2008185 CD:** The request of Brown and Ortiz, P. C., Attorneys at Law, Applicant, for 11214 O'Connor Road, LLC; 6214 and 6218 Randolph Boulevard, LLC, Owner(s), for a change in zoning from "C-3NA" Commercial District, Nonalcoholic Sales to "C-3NA CD" (CD- Auto Parking and/or Storage Long Term) Commercial District, Nonalcoholic Sales with a Conditional Use for Auto Parking and/or Storage Long Term on multiple properties within Block 1, NCB 17623, on the south side of Randolph Boulevard, between O'Connor Road to the west and Gilder Boulevard to the east. (Council District 10)
28. 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.
29. **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 at least 48 hours prior to the meeting by calling (210) 207-7245.



**Zoning Case Notification Plan**

**Case Z2008018 ERZD**

Council District 10

Scale: 1" approx. = 300'

Subject Property Legal Description(s): Parcel P-4A and P-19 - NCB 17725 - Block 000

**Legend**

- Subject Property (17.08 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(11/02/2007)

# CASE NO: Z2008018 ERZD

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

Postponed by the applicant on May 29, 2008

**Council District:** 10

**Ferguson Map:** 518 B4

**Applicant Name:**

Brown & Ortiz, P. C., Attorneys at Law

**Owner Name:**

Sierra General Construction, Ltd.

**Zoning Request:** From "RM-4 ERZD" Residential Mixed Edwards Recharge Zone District to "MF-25 ERZD" Multi-Family Edwards Recharge Zone District.

**Property Location:** 17.08 acres out of NCB 17725

17120 Bulverde Road

Corner of Bulverde Road and Jones-Maltsberger Road

**Proposal:** To allow for a Multi-Family Development

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Level 1 Traffic Impact Analysis will be required at platting or permitting.

**Staff Recommendation:**

Approval

The subject property was annexed in 1995, totals approximately 17.08 acres and is currently undeveloped. Upon adoption of the 2001 Unified Development Code, the subject property was zoned NP-10 ERZD, which converted from the previous R-A ERZD zoning. The subject property was then zoned to the existing RM-4, which was approved by the City Council on May 4, 2006 (Ordinance #2006-05-04-0568.)

"R-6" Residential Single-Family, Edwards Recharge Zone District, "C-3" General Commercial, Edwards Recharge Zone District and "I-1" General Industrial, Edwards Recharge Zone District zoning currently exists to the north of the subject property across Jones-Maltsberger Road. Property to the west is zoned "NP-10 ERZD" Neighborhood Preservation, Edwards Recharge Zone District. Property to the east and south across Bulverde Road is zoned "C-2" Commercial, Edwards Recharge Zone District. Land uses immediately adjacent to the proposed development consist of undeveloped land and industrial uses to the north of the subject property across Jones-Maltsberger Road. There is undeveloped land to the west of the subject property, as well as to the east and south across Bulverde Road.

The applicant has applied for MF-25 ERZD in order to develop a multi-family community. Multi-family dwellings are most appropriate on the periphery of single-family neighborhoods, along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Bulverde Road is considered a Primary Arterial Type A and the subject property is within close proximity to Northeast Loop 1604. There are various commercial facilities available along Northeast Loop 1604. Staff believes that the proposed use is appropriate for the subject location and would support a request for a multi-family zoning designation.

**SAWS Summary**

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 2 property.
3. The impervious cover shall not exceed 45% on site.

# CASE NO: Z2008018 ERZD

## Final Staff Recommendation - Zoning Commission

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4. A floodplain buffer shall be provided along the south and southeast border of the property as required by Ordinance No. 81491.

**CASE MANAGER :** Leslie Zavala 207-0215

**SAN ANTONIO WATER SYSTEM  
Interdepartment Correspondence Sheet**

RECEIVED

08 JUN 12 AM 9: 22

LAND DEVELOPMENT  
SERVICES DIVISION

**To:** Zoning Commission Members

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

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Greg James, P.G, Patricia M. Garza, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2008018 (Multi-family Development)

**Date:** June 12, 2008

**SUMMARY**

A request for a change in zoning has been made for an approximate 17.08-acre tract located on the city's northeast side. A change in zoning from **RM-4 ERZD** to **MF-25 ERZD** is being requested by the applicant, Brown, P.C., by Ms. Robin Stover. The change in zoning has been requested to allow for the development of a multi-family site.

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

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

**LOCATION**

The subject property is located in City Council District 10, at the intersection of Jones Maltsberger and Bulverde Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

## SITE EVALUATION

### 1. Development Description:

The proposed change is from RM-4 ERZD to MF-25 ERZD and will allow for the construction of a maximum of 328 apartment units. Currently the site is undeveloped with dense vegetation.

### 2. Surrounding Land Uses:

Jones Maltzberger Road and an undeveloped property lie north of the property. Bulverde Road bounds the eastern side of the property. A small portion of the floodplain lies on the south and east sides of the property. A power line easement lies west of the property.

### 3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

### 4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on January 9, 2008, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single lot, heavily vegetated with native trees, approximately 17.08 acres in area. Moderate exposure of bedrock was observed throughout the property. The native soil located on the subject site was observed to be approximately 6 to 8 inches thick, and consisted of dark alluvial swelling clays.

The exposed limestone observed on the subject property included light to medium gray moderately weathered limestone with no vugs or other visible dissolution features. Significant amounts of float rock, matching the description of the exposed bedrock, were observed throughout the property.

The site appeared to slope to the south. Stormwater occurring on the subject site would drain to the south towards Elm Waterhole Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the northern portion of the subject site is underlain by the Leached and Collapsed Member of the Person Formation of the Edwards Aquifer. The southern portion of the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer. Exposed limestone observed throughout the property was consistent with characteristics of both the Leached and Collapsed Member and the Cyclic and Marine Member.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. This Member is known to have fabric related porosity. The full section thickness of this member is approximately 70 to 90 feet thick.

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

- C. A number of small ephemeral drainage ways were observed to run in a north-south direction across the subject site. However, no creekways were observed to cross the site. A number of small non-karst closed depressions were observed across the property, consisting mainly of tree-holes and animal burrows. These features do not appear to be sensitive. An apparent solution cavity, extending to a subsurface bedding plane was observed within one of the intermediate drainage ways on the northeast corner of the property. This feature exhibited characteristics of subsurface fluid transfer.

A fault is mapped within the subject site, however, no visual evidence of the surface expression of this fault was observed on the subject site. No evidence of faults or other sensitive or significant recharge features, other than those listed above, were found on the site or within the immediate vicinity of the subject site.

## **ENVIRONMENTAL CONCERNS**

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

### **Site Specific Concerns**

1. A sensitive geologic feature was located on the property which provides some potential for contamination.
2. A portion of the property lies within Long Creek Floodplain, along the southern portion, where recharge may occur.

### **General Concerns**

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

## ENVIRONMENTAL RECOMMENDATIONS

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

### Site Specific Recommendations

1. The impervious cover shall not exceed 45% on the site. The proposed construction of apartment units for this site shall not exceed 328 units as shown on site plan submitted to SAWS.
2. The SAWS recommendation of 45% maximum impervious cover is based on the applicant's proposed detailed site plan. The subject property is currently a Category 2, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 65% impervious cover. However, since the applicant proposed maximum impervious cover is less than what is allowed per the Water Quality Ordinance SAWS agrees with the applicant's proposed impervious cover recommendation of 45% maximum impervious cover.
3. The sensitive geologic feature shall not be disturbed and a buffer shall be placed around the feature.
4. A floodplain buffer shall be provided along the south and southeast border of the property as required in Ordinance No. 81491, Section 34-913.
5. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
6. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

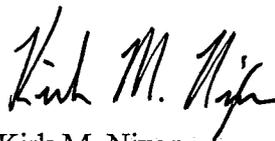
8. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
9. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the TCEQ at (210) 490-3096 and the Resource Protection Division of the SAWS at (210) 233-3520.

### **General Recommendations**

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State ,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
  - A. Below grade basins will not be allowed on the site.
  - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
  - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection & Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection & Evaluation Section.

- D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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



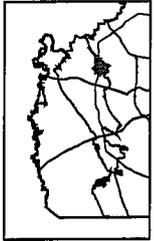
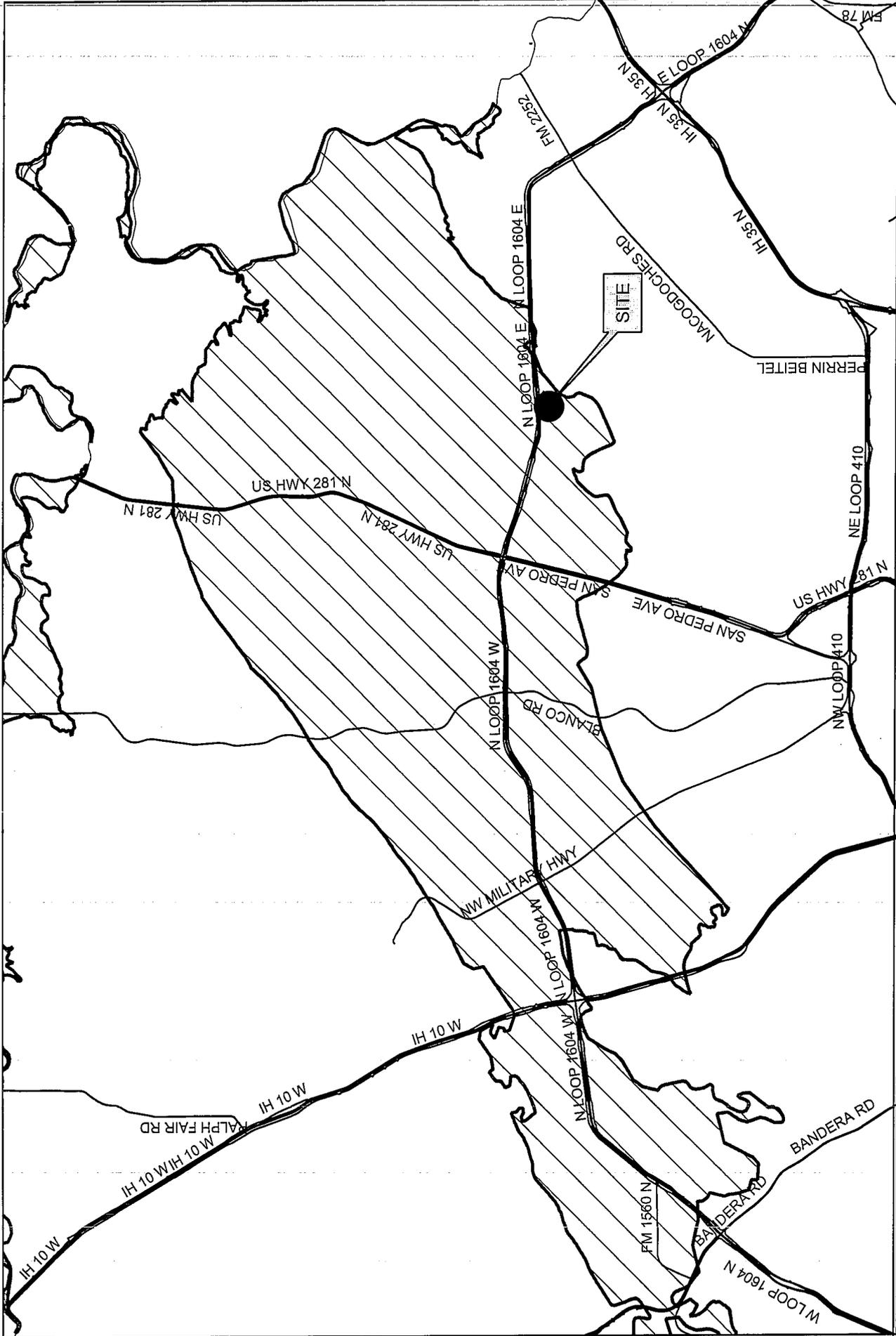
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:

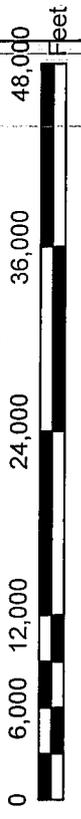


Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:PMG



**ZONING CASE NO. Z2008018**  
**17120 BULVERDE ROAD**  
**MAP PAGE: 518 B4 X=2151725 Y=13765350**  
 Map Prepared by Aquifer Protection & Evaluation PMG 11/2/2007





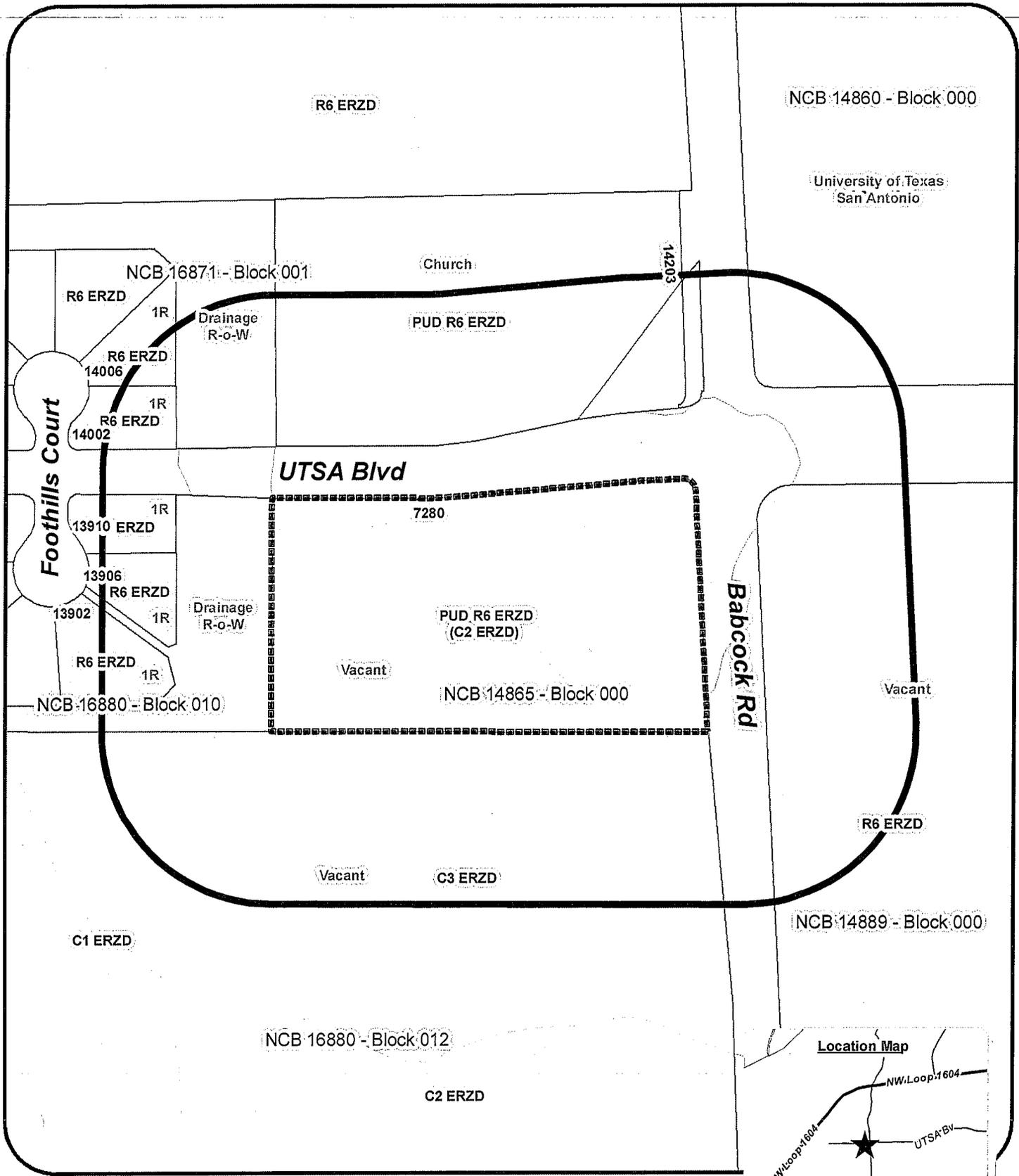
**ZONING CASE NO. Z2008018**

**17120 BULVERDE ROAD FIGURE 2**

**MAP PAGE: 518 B4**

Map Prepared by Aquifer Protection & Evaluation PMG 11/2/2007





NCB 14860 - Block 000

University of Texas  
San Antonio

NCB 16871 - Block 001

Church

14203

R6 ERZD

1R

Drainage  
R-o-W

PUD R6 ERZD

R6 ERZD

14006

1R

R6 ERZD

14002

Foothills Court

UTSA Blvd

1R

13910 ERZD

7280

13906

R6 ERZD

Drainage  
R-o-W

PUD R6 ERZD  
(C2 ERZD)

13902

1R

R6 ERZD

1R

Vacant

NCB 14865 - Block 000

NCB 16880 - Block 010

Babcock Rd

Vacant

R6 ERZD

Vacant

C3 ERZD

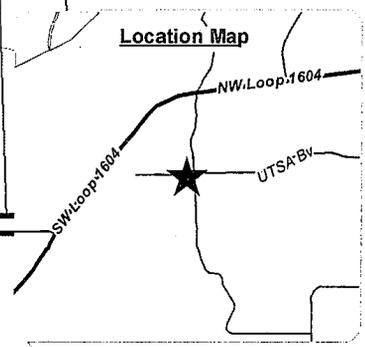
C1 ERZD

NCB 14889 - Block 000

NCB 16880 - Block 012

C2 ERZD

Location Map



**Zoning Case Notification Plan**

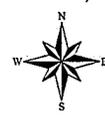
**Case Z2008028 ERZD**

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

Subject Property Legal Description(s): Parcel P-127T - NCB 14865 - Block 000

**Legend**

- Subject Property (3.252 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(11/19/2007)

# CASE NO: Z2008028 ERZD

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

**Council District:** 8

**Ferguson Map:** 513 E7

**Applicant Name:**

Brown & Ortiz, P. C., Attorneys at Law

**Owner Name:**

Keeling Family Limited Partnership

**Zoning Request:** From "PUD R-6 ERZD" Planned Unit Development, Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District.

**Property Location:** Parcel 127T, NCB 14865

7280 UTSA Boulevard

Southwest Corner of UTSA Boulevard and Babcock Road

**Proposal:** To allow a commercial development

**Neigh. Assoc.** Maverick Creek (San Antonio) Home Owners Assoc. and College Park Neighborhood Assoc. are within 200 feet.

**Neigh. Plan** None

**TIA Statement:** A Level-1 Traffic Impact Study (TIA) will be required at platting or permitting.

**Staff Recommendation:**

Approval

The subject property was annexed in 1971, totals approximately 3.252 acres and is currently undeveloped. Upon adoption of the 2001 Unified Development Code, the existing PUD R-6 ERZD zoning converted from the previous R-1 (P-1) ERZD zoning. "PUD R-6 ERZD" Planned Unit Development, Single-Family Residential Edwards Recharge Zone District zoning currently exists to the north of the subject property across UTSA Boulevard. Property to the south of the subject property is zoned "C-3 ERZD" General Commercial, Edwards Recharge Zone District. Property to the east across Babcock Road and to the west across the drainage right-of-way is zoned "R-6 ERZD" Single-Family Residential Edwards Recharge Zone District. Land uses immediately adjacent to the proposed development consist of a church to the north of the subject property across UTSA Boulevard and undeveloped land to the south. There is undeveloped land to the east across Babcock Road and a drainage right-of-way to the west.

The applicant has applied for C-2 ERZD in order to allow for a commercial development. C-2 districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and generate a greater volume of vehicular traffic and/or truck traffic. This requested zoning would be appropriate at this location considering the subject property is at the intersection of Babcock Road, a Secondary Arterial Type A, and UTSA Boulevard, a Secondary Arterial Type A. The proposed C-2 Commercial District is consistent with the commercial zoning already in place to the south of the subject property. Although the requested rezoning is an increase in intensity from PUD R-6 ERZD to C-2 ERZD, staff believes that the existing zoning classification is not compatible with the character of Babcock Road and that the subject property is unlikely to be developed for residential uses. The drainage right-of-way to the west of the subject property will limit the impact of a commercial use at this location and serve as a buffer to the existing neighborhood located on Foothills Court.

**SAWS Summary**

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 1 property.

# CASE NO: Z2008028 ERZD

## Final Staff Recommendation - Zoning Commission

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3. The impervious cover shall not exceed 50% on site.
4. The applicant has agreed to provide a 70 foot buffer along the southern and western portions of the floodplain.

**CASE MANAGER :** Leslie Zavala 207-0215

**SAN ANTONIO WATER SYSTEM**  
**Interdepartment Correspondence Sheet**

RECEIVED  
08 MAY 29 AM 9:15

LAND DEVELOPMENT  
SERVICES DIVISION

**To:** Zoning Commission Members

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

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2008028 (Commercial Development)

**Date:** May 29, 2008

### SUMMARY

A request for a change in zoning has been made for an approximate 3.252-acre tract located on the city's northwest side. A change in zoning from **R-6 PUD ERZD** to **C-2 ERZD** is being requested by the applicant, Brown, P.C. The change in zoning has been requested to allow for the development of a commercial development that will include a pharmacy. The property is classified as Category 1 property.

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

### LOCATION

The subject property is located in City Council District 8, at the intersection of Babcock Road and UTSA Blvd. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

### SITE EVALUATION

#### 1. Development Description:

The proposed change is from R-6 PUD ERZD to C-2 ERZD and will allow for the construction of a commercial development with a pharmacy. The tract is currently undeveloped and includes an empty field of grass and weeds with few trees. The tract is mostly surrounded by residential development.

2. Surrounding Land Uses:

The site is bounded to the north and east by Babcock Road and UTSA Blvd. College Park Neighborhood bounds the site on the west. Royal Apartments bounds the tract on the south.

3. Water Pollution Abatement Plan:

The North Hills Village Unit-1A Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on January 28, 2004. According to the geologic assessment in the WPAP, there are no naturally occurring, sensitive geologic features located on the site.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on December 14, 2007, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

A. The subject site was observed as a cleared grassy field backing to a tributary to Leon Creek to the south, approximately 3.252 acres in area. The entire subject site was observed to be undeveloped and moderately vegetated with native grasses and few trees along the drainage on the east side. The entire property was covered by more than 12 inches of alluvial soils generated from the adjacent tributary to Leon Creek. These soils appeared to be black and highly expansive. No bedrock was observed on the subject site due to the extensive soil cover. The entire property was level with a slight drop towards the drainage at the back of the lot. A small amount of imported fill material was observed in the northeastern corner of the lot.

B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer. Due to coverage by extensive alluvial soils, this could not be confirmed visually.

The Cyclic and Marine Member of the Person Formation of the Edwards Aquifer is characterized by thinly bedded mudstone, pack stone and grainstone, with fabric related porosity. A full section of this member is approximately 80 to 90 feet thick.

C. The subject site was observed to be covered with significant soil cover, several feet thick. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

## **ENVIRONMENTAL CONCERNS**

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

### **Site Specific Concerns**

1. Portions of the property lie adjacent to the 100-year floodplain, along the southern and western portions of the property, where recharge may occur.

### **General Concerns**

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

## **ENVIRONMENTAL RECOMMENDATIONS**

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

### **Site Specific Recommendations**

1. The impervious cover shall not exceed 50% on the site.
2. The SAWS recommendation of 50% maximum impervious cover is based on the existing R-6 zoning of the subject property. R-6 zoning was commonly used by San Antonio as a default zoning for annexed properties that were not developed at the time of annexation. The subject property is currently a Category 1, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 100% impervious cover. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.
3. The applicant has agreed to provide a 70 foot buffer along the southern and western portions of the floodplain line.
4. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site.

If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.

5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

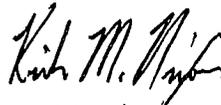
#### **General Recommendations**

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,

- B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
- A. Below grade basins shall not be allowed to be constructed on the site.
  - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
  - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

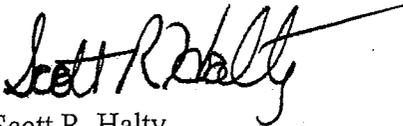
Zoning Commission Members  
Zoning Case Z2008028 (Commercial Development)  
Page 6

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



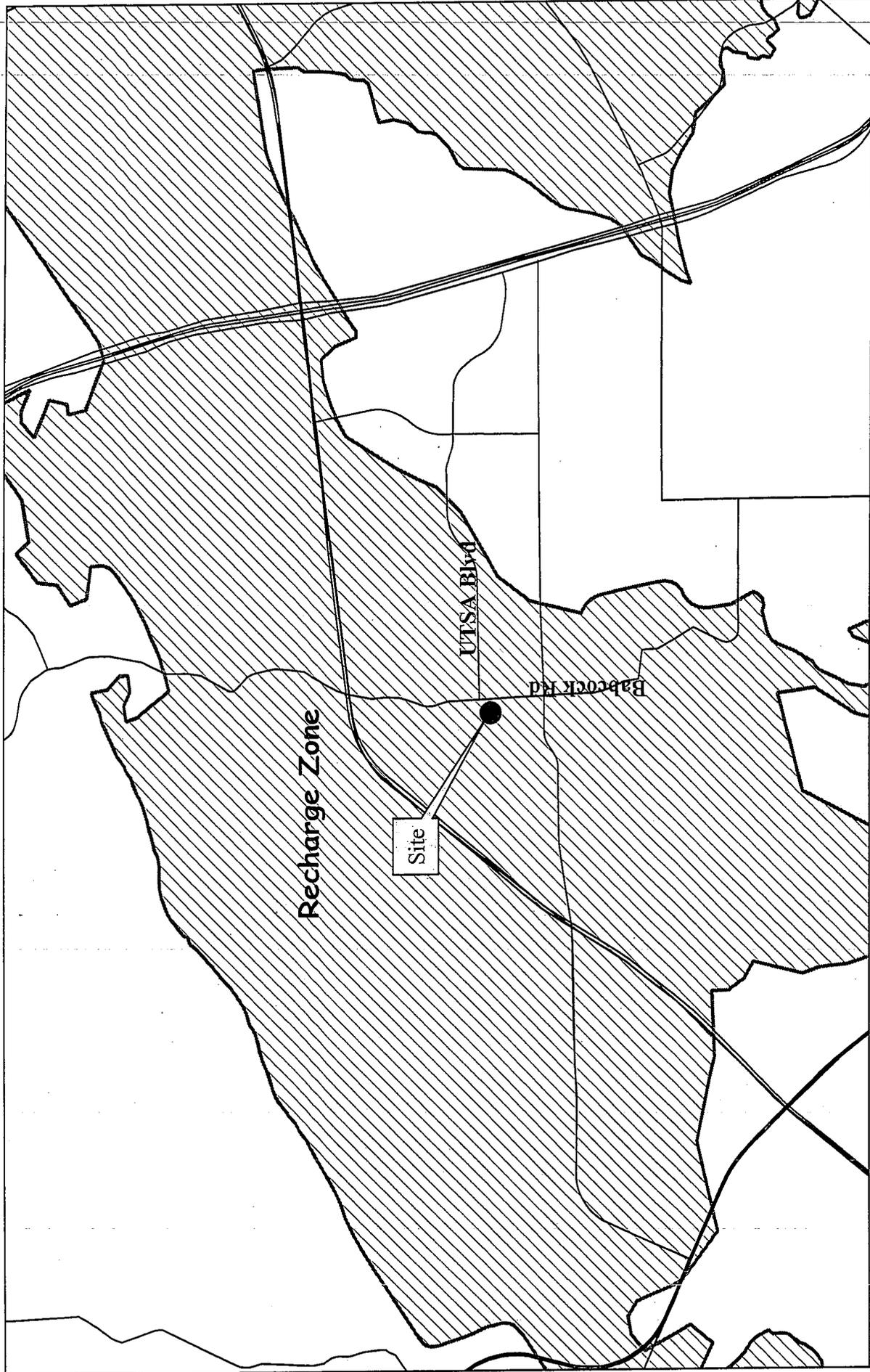
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:MJB



**Zoning Case No. Z2008028 Figure 1**

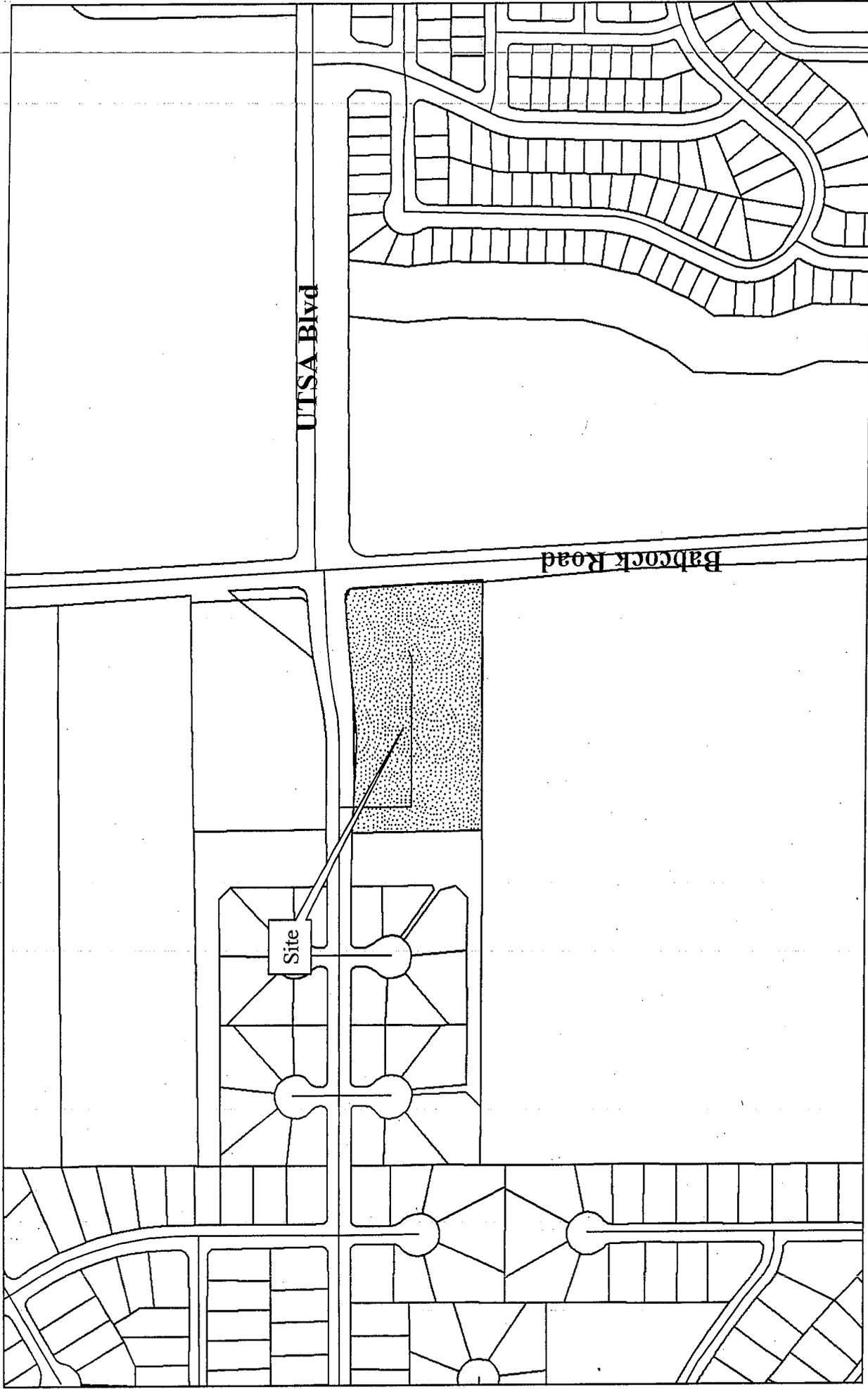
Commercial Development

Map Page 513 E7

X=2085187 Y=13757361

Map Prepared by Aquifer Protection and Evaluation MJB 11/1/2007





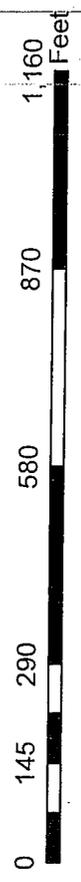
**Zoning Case No. Z2008028 Figure 2**

**Commercial Development**

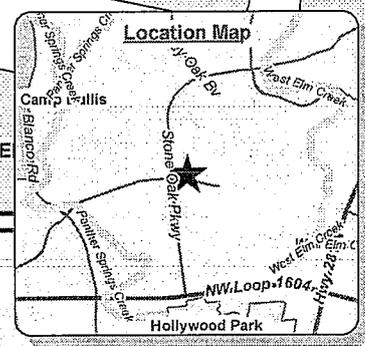
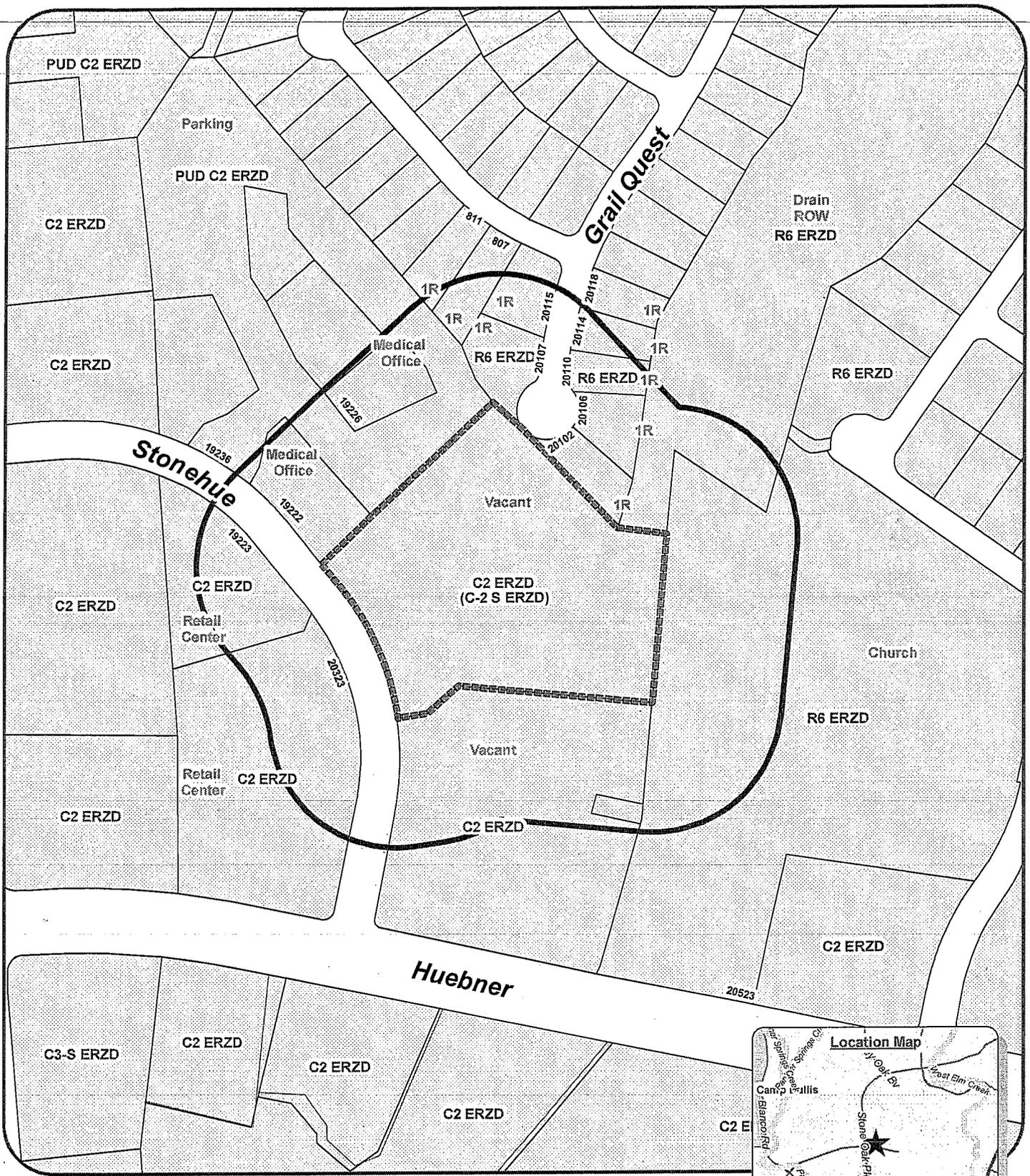
**Map Page 513 E7**

**X=2085187 Y=13757361**

**Map Prepared by Aquifer Protection and Evaluation MJB 4/22/2008**



**1:3,409**



**Zoning Case Notification Plan**

**Case Z-2008-164**

Council District 9

Scale: 1" approx. = 200'

Subject Property Legal Description(s): 3.65 Acres out of NCB 19221 Block: 009

**Legend**

- Subject Property (7.5 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(5/13/2008)

# CASE NO: Z2008164 S ERZD

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

**Council District:** 9

**Ferguson Map:** 482 E8

**Applicant Name:**

Jason Dodd

**Owner Name:**

Wright Dayton Property, LP

**Zoning Request:** From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Hospital.

**Property Location:** 3.650 acres out of NCB 19221

20400 Block of Huebner Road

On the east side of Stonehue between Huebner to the south and Stone Oak Parkway to the northwest

**Proposal:** To allow a Hospital

**Neigh. Assoc.** Stone Oak Communities of Mutual Amenities

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval

The subject property consists of undeveloped land with frontage on Stonehue. The property is surrounded by C-2 zoning. The surrounding land uses consist of medical offices and residential dwellings to the north; undeveloped land to the south; a retail shopping center to the west and a church to the east.

The applicant is requesting a zoning change in order to allow a physical rehabilitation hospital of approximately 40,000 square feet. A significant amount of C-2 zoning exists within the vicinity of the subject property. Staff finds the request to be appropriate given the subject property's location near a major arterial Huebner Road ( a Primary Arterial "Type A" street) to the south as well as the prevalence of commercial zoning and uses. The requested specific use for a physical rehabilitation hospital would be appropriate at this location in order to provide services that would compliment and serve the existing neighboring subdivision. Furthermore, the base commercial zoning is not proposed to be changed and, therefore, the property may at any time be developed for commercial uses in the future.

### SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 1 property.
3. The impervious cover shall not exceed 46.5% on site.

**CASE MANAGER :** Brenda Valadez 207-7945



RECEIVED

08 MAY 29 AM 9:15

**SAN ANTONIO WATER SYSTEM**  
**Interdepartment Correspondence Sheet**

LAND DEVELOPMENT  
SERVICES DIVISION

**To:** Zoning Commission Members

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

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2008164 (Global Rehab Hospital)

**Date:** May 28, 2008

**SUMMARY**

A request for a change in zoning has been made for an approximate 3.65-acre tract located on the city's north side. A change in zoning from **C-2 ERZD to C-2 SUP ERZD** is being requested by the applicant, Cirrus Group, by Jason Dodd. The change in zoning has been requested to allow for the development of a rehabilitation hospital development. The property is classified as a Category 1.

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

**LOCATION**

The subject property is located in City Council District 9, near the northeast intersection of Huebner Rd. and Stonehue. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from C-2 ERZD to C-2 SUP ERZD and will allow for the development of a rehabilitation hospital development named the Global Rehab Hospital. Currently the site is undeveloped with undisturbed vegetation.

2. Surrounding Land Uses:

A medical office park is located to the northwest and Knights Cross subdivision to the northeast of the property. Holy Trinity Catholic Church is located to the east of the property. Stonehue Rd. is located to the west of the property. Undeveloped property bounds the southern portion of the subject site.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on May 8, 2008 & May 13, 2008 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Ms. Joan Falkenberg, P.G., was present during the site evaluation.

- A. The subject site is approximately 3.65 acres and is part of a larger parent tract of approximately 7 acres. The site was moderately vegetated with native trees, tall grasses and leaf litter. A moderate exposure of bedrock was observed throughout the site. The native soil on the site consists of the Eckrant cobbly clay - Group C and approximately 0 to 1 feet thick. Some illegal dumping has occurred on the site.
- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. The exposed limestone observed on the subject site was consistent with characteristics of the Dolomitic Member.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section of thickness is approximately 110 to 130 feet.

- C. No creekways were observed on site and no portion of the site is within the 100 year floodplain. The site appeared to slope to the southeast and stormwater should drain into an offsite unnamed tributary of Panther Springs Creek. Several small non-karst closed depressions were observed across the property, consisting mainly of tree-holes and animal burrows. Two features were listed on the geologic assessment for the subject tract and consisted of a man made sewer and a small solution cavity. These features were not rated as sensitive and did not appear to be sensitive during the field investigation. Additionally a

man-made concrete drainage way crossed the northern boundary of the site and several (sealed) test holes were observed. Off site; but within the 7 acre parent tract, a small solution cavity was found which did not appear to be sensitive. The hydrogeologic map shows an inferred fault traversing thru the southeast corner of the parent tract. Field observation did not find this feature to be sensitive.

## **ENVIRONMENTAL CONCERNS**

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

1. Site Specific Concerns:
  - A. The improper handling and disposal of medical and bio-hazardous material to be generated on-site.
  - B. The presence and proper installation and operation for a proposed AST located on the site which is for the required back up generator.
2. Standard Pollution/Abatement Concerns:
  - A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
  - B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## **ENVIRONMENTAL RECOMMENDATIONS**

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

### **Site Specific Recommendations**

1. The impervious cover shall not exceed 46.5% on the site.
2. The Water Quality Ordinance allows for 65% impervious cover for commercial land use, however, the developer has provided a site plan and agrees not to exceed 46.5% impervious cover.
3. Outside storage of chemicals will not be permitted on the site.

Zoning Commission Members

Zoning Case Z2008164 (Global Rehab Hospital)

Page 4

4. The Aboveground Storage Tank (AST) shall not exceed greater than 600 gallons which is required for the back up generator.
5. The AST shall be placed within a containment basin designed to capture and retain a minimum of 150 percent of the storage capacity of the AST.
6. All valves, pipes, fittings, and other controls connected to the AST shall be placed within the containment basin.
7. A spill containment kit and approved absorbent materials designed to capture and retain potential spills shall be clearly labeled and displayed within 20 feet of the containment area.
8. Hazardous and/or contaminated material shall be placed in properly labeled containers and disposed of by a licensed waste hauler/bio-waste hauler. All medical waste shipping documents shall be available for inspection, upon request by the Aquifer Protection and Evaluation Section of SAWS. Incineration on site, of any waste, in any quantity shall be strictly prohibited.
9. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
10. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
11. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
12. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution

openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

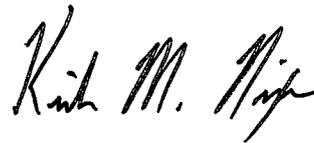
13. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

### **General Recommendations**

1. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
  - D. A copy of the approved Water Pollution Abatement Plan.
2. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
3. If a water quality basin is constructed on the property, the following is required:
  - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
  - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.

- E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
4. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
5. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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



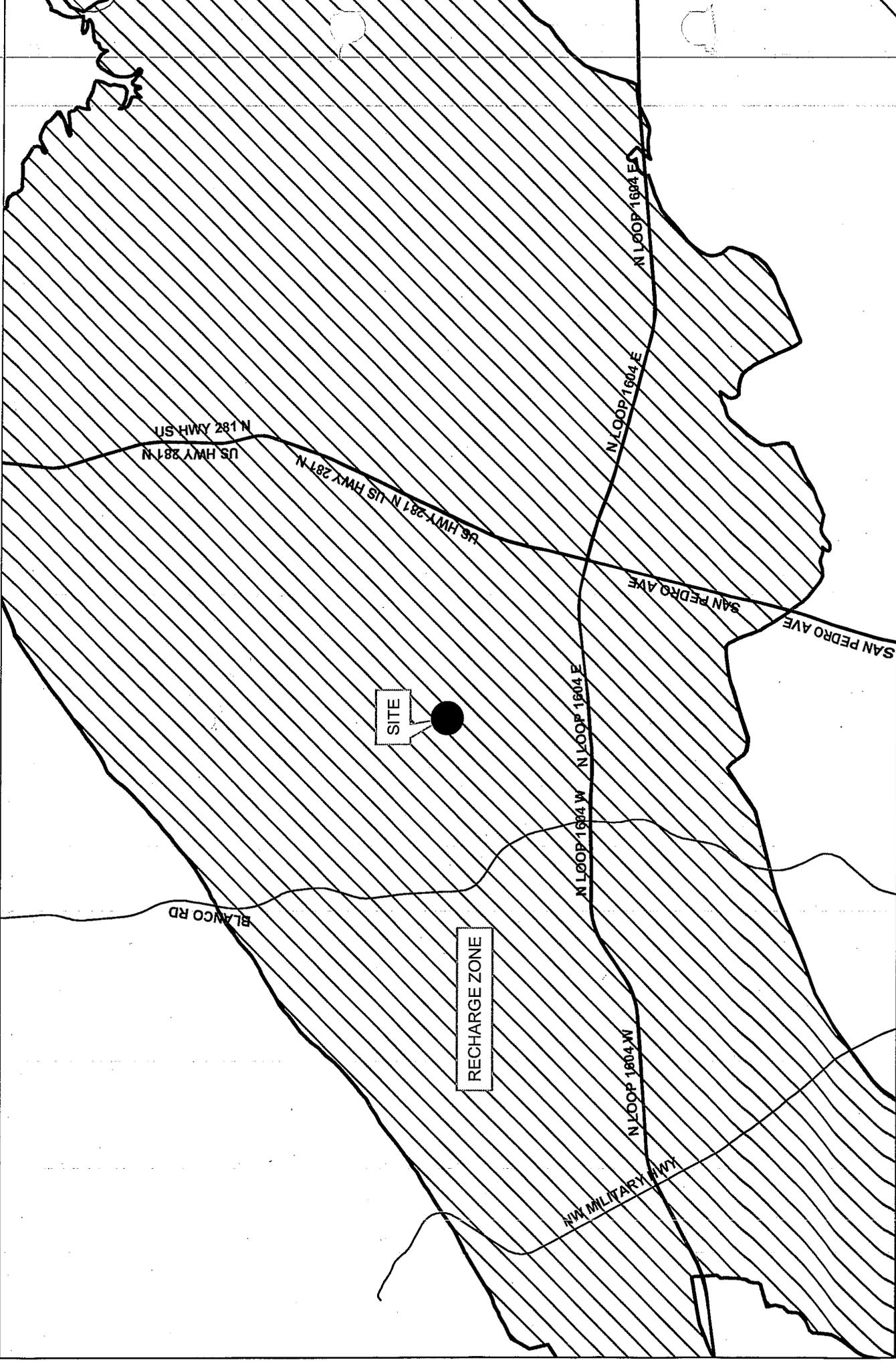
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director  
Resource Protection & Compliance Department

KMN:MAE



**ZONING FILE: GLOBAL REHAB HOSPITAL (FIGURE 1)**

**ZONING ID: Z2008164**

**MAP PAGE: 482, E 7 X= 2129767 Y= 13776156**

**Map Prepared by Aquifer Protection & Evaluation MAE 5/6/2008**



**1 inch equals 6,011.176885 feet**





# CASE NO: Z2008097

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

Zoning Commission Continuance From March 18 and  
April 15, 2008

**Council District:** 4

**Ferguson Map:** 613 C8

**Applicant Name:**

**Owner Name:**

M. F. H. Inc.

M. F. H. Inc.

**Zoning Request:** From "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

**Property Location:** Lot 23, Block 5, NCB 15414

505 Tarasco Street

At the southwest corner of Tarasco Street and Zabra Drive

**Proposal:** To allow for a multi family development

**Neigh. Assoc.** Rainbow Hills Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Level-1 Traffic Impact Analysis will be required at platting or permitting.

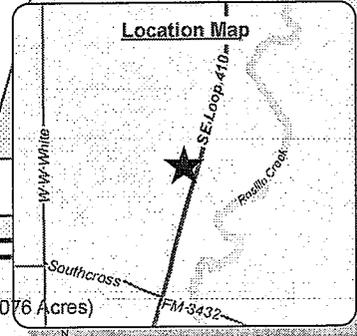
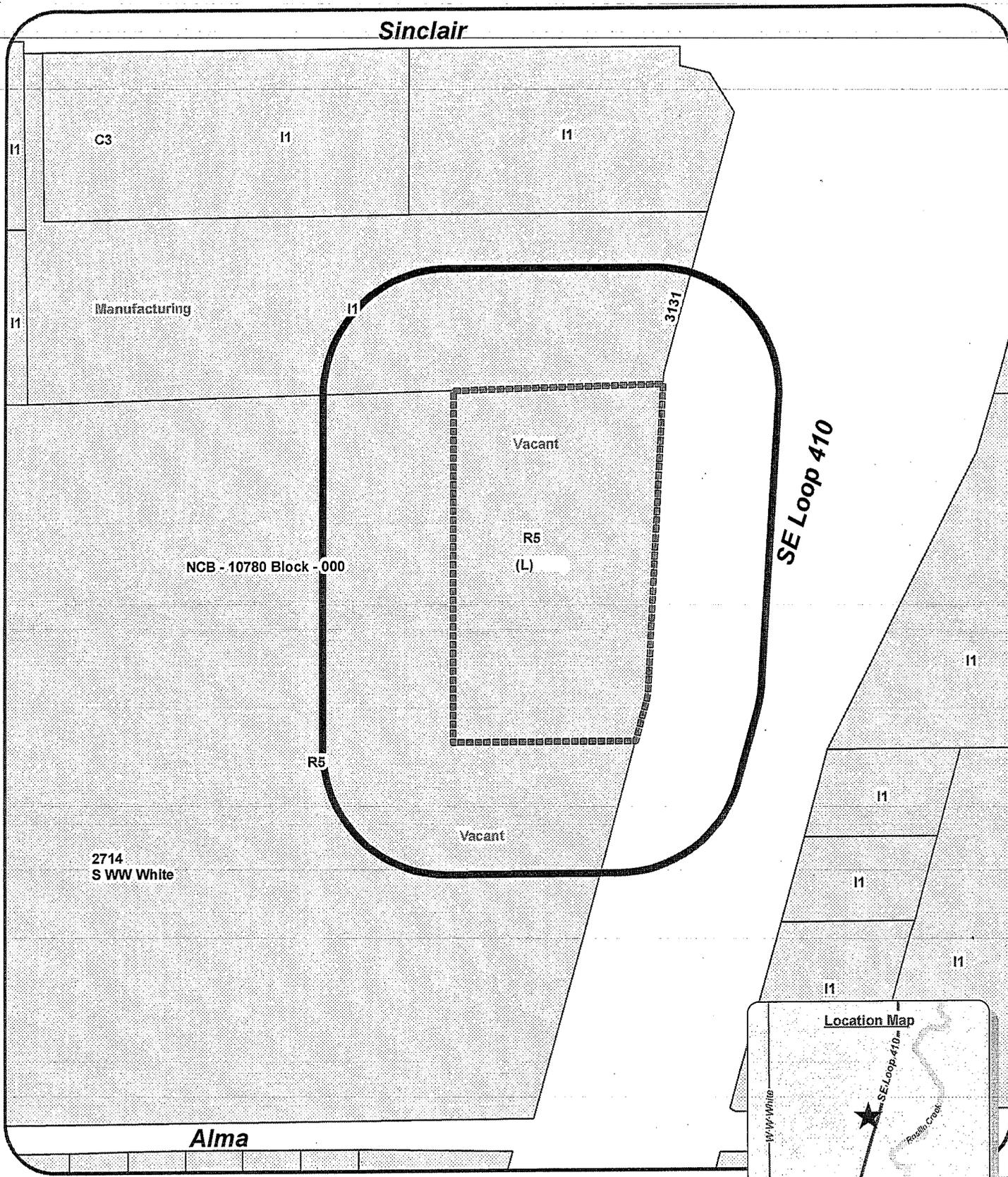
### Staff Recommendation:

Approval

The subject property is located on the City's west side. The parcel is situated west of Loop 410 Southwest and is bordered by Zabra Drive on the north, Tarasco Street on the east, Cable Drive on the south and Tomar Drive on the west. The area proposed for rezoning has frontage on Tarasco Street and is separated from Southwest Loop 410 by an approximately 310 foot wide parcel that is to retain its existing "C-3R" zoning designation. The properties to the north and to the west are "R-6" Residential Single Family zoning and occupied by single family dwellings. The parcel to the south is "RM-4" Residential Mixed zoning district and occupied by multi-family dwellings. The parcel to the east is "C-3R" zoning and being used as a Manufactured Home Sales site. The area including the subject lot was annexed December 31, 1993. The existing "R-6" zoning on the subject lot converted from "R-1" with the adoption of the 2001 UDC.

The applicant is requesting "MF-33" zoning to allow a multi-family residential development on the subject property. The requested "MF-33" zoning district would allow up to 372 units based on the maximum allowed density. "MF-33" zoning is appropriate at this location. "MF-33" uses are most appropriate near supporting transportation and commercial facilities and on the periphery of single-family neighborhoods. There is an existing mix of multi-family residential development in the vicinity and the proposed zoning change would serve as a transition between single residential uses and commercial uses along the highway. This undeveloped parcel is in an area that has existing transportation, public safety and utility infrastructure. This location also is in close proximity to the intersection of two major highways – Loop 410 and Highway 90, as well as to Lackland Air Force Base as a major employment center.

**CASE MANAGER :** John Osten 207-2187



**Zoning Case Notification Plan**  
**Case Z-2008-128**

Council District 2  
 Scale: 1" approx. = 120'  
 Subject Property Legal Description(s): NCB 10780

**Legend**

Subject Property		(4.076 Acres)
200' Notification Buffer		
Current Zoning	<b>R6</b>	
Requested Zoning Change	<b>(R6)</b>	
100-Year FEMA Floodplain		



City of San Antonio - Development Services  
 (3/31/2008)

# CASE NO: Z2008128

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

Zoning Commission Continuance (Applicant's Request)  
From April 15 and May 06, 2008 and Postponed to June  
17, 2008

**Council District:** 2

**Ferguson Map:** 652 E3

**Applicant Name:**

**Owner Name:**

Brown & Ortiz, P. C., Attorneys at Law

Boralis, Inc.

**Zoning Request:** From "R-5" Residential Single-Family District to "L" Light Industrial District.

**Property Location:** 4.076 acres out of NCB 10780

3200 Block of Southeast Loop 410

On the west side of Southeast Loop 410, north of Alma Street

**Proposal:** To conform with existing uses

**Neigh. Assoc.** Lower Southeast Side Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

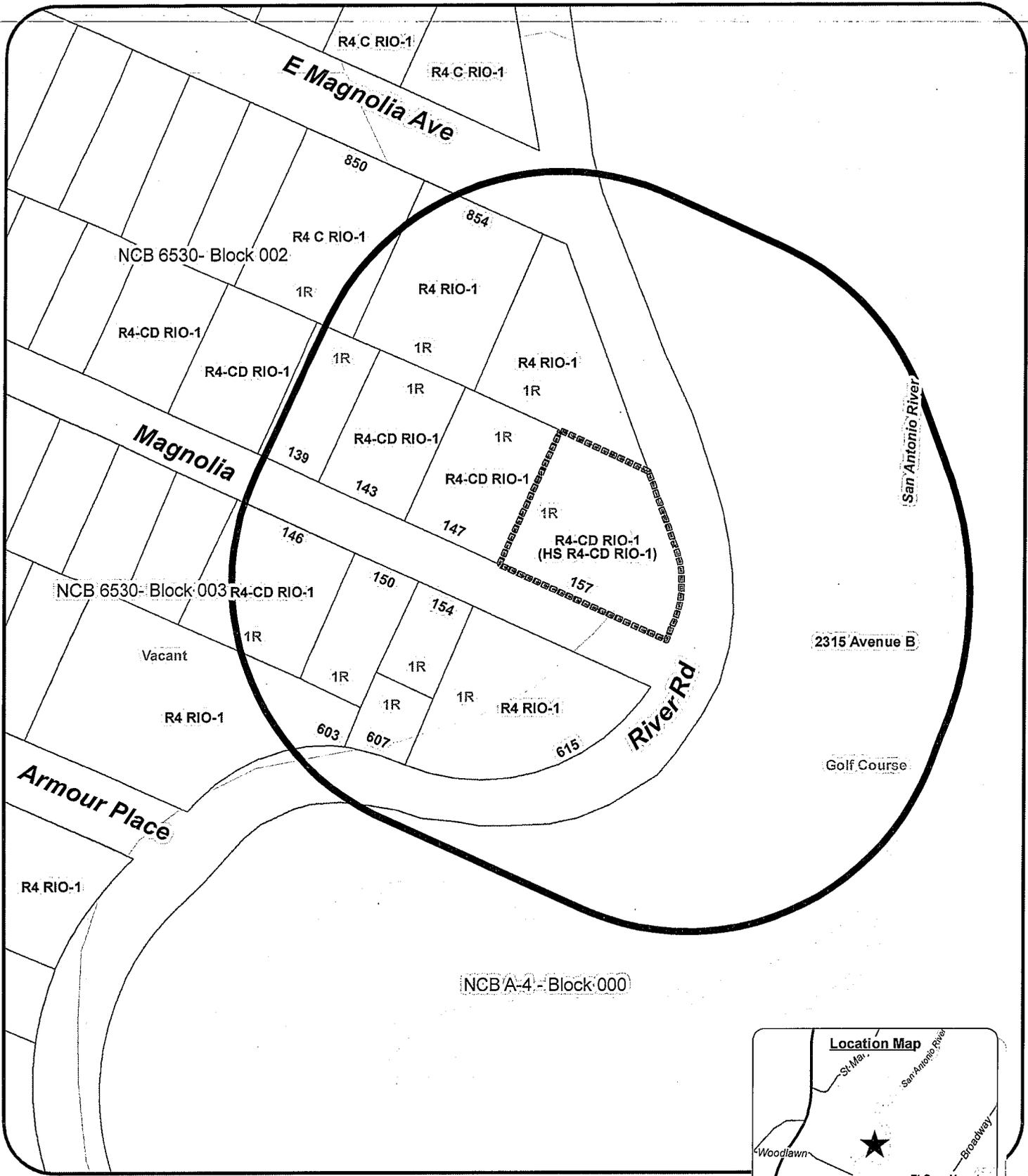
### Staff Recommendation:

Approval

This property is located on the City's southeast side. It is a vacant 4.076-acre parcel, situated on the west side (south bound) of Southeast Loop 410, between Sinclair and Alma Streets. This area was annexed by the City of San Antonio on September 19, 1957. The subject parcel was converted from "A" residential single-family district to "R-5" residential single-family district following the adoption of the current zoning districts in 2002. This lot is a piece of a large "R-5" zoned property which abuts the subject property to the west and to the south. The abutting parcel to the north is zoned "I-1" and is the ingress/egress point for the proposed storage development. The proposed project is an extension of this abutting property's operations which include modification, sales, maintenance and storage of ocean containers which are used as office or storage units for contractors. The subject parcel is also fronting the Southeast Loop 410 access road. This portion of Loop 410 is developed with many similar and/or same industrial oriented uses. Also, the block in which the subject property is located is not currently occupied by any residential use, although it is zoned residential.

The applicant is requesting this zoning change so the subject property may be utilized for an outside storage place for the existing industrial site which is abutting the subject property to the north. The requested use is consistent and compatible with the surrounding uses. If this zoning change is approved, a "Type D" buffer will be required along the west and south property lines to screen and separate the proposed use from adjoining single-family residential zoning districts. In addition, screening from public right-of-way must be provided. Current vegetation could serve as the required screening from the Loop 410 access road.

**CASE MANAGER :** John Osten 207-2187



**Zoning Case Notification Plan**

**Case Z2008120**

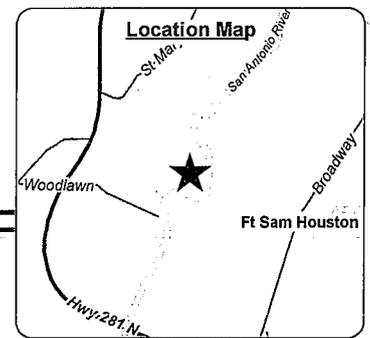
Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot E 145 Ft of 15 & E 157 Ft of 16 - NCB 6530 - Block 002

**Legend**

- Subject Property (0.311 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(3/25/2008)

# CASE NO: Z2008120

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

**Council District:** 1

**Ferguson Map:** 616 E1

**Applicant Name:** City of San Antonio, Historic Preservation Office

**Owner Name:** Billy L. and Jeanette L. Morgan

**Zoning Request:** From "R-4 CD RIO-1" Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for a Duplex to "HS R-4 CD RIO-1" Historic Significance, Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for a Duplex.

**Property Location:** Lot 15 and Lot 16, Block 2, NCB 6530  
157 Magnolia Drive  
Northwest corner of Magnolia Drive and River Road

**Proposal:** To designate Historic Significance

**Neigh. Assoc.** River Road Neighborhood Association

**Neigh. Plan** River Road Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

### River Commission Recommendation:

Since the subject property lies within the River Improvement Overlay District, the San Antonio River Commission is authorized to make a recommendation to the Zoning Commission if it so chooses. The River Commission held a special meeting on June 9<sup>th</sup> for a briefing on the case and took no action on the item.

### Consistency with Plan:

A finding of consistency is not required because there is no change to the base zone. The River Road Neighborhood Plan calls for Low Density Residential land use for the subject property.

### Staff Recommendation:

Approval

The subject property is within the original city limits and totals approximately .3076 acres. There is an existing residential structure on the subject property that measures approximately 1876 square feet and was constructed in 1935. Upon adoption of the 2001 Unified Development Code, the existing R-4 zoning converted from the previous B zoning classification. The River Improvement Overlay District was added by City Council on August 8, 2002 (Ordinance #96154.) The conditional use for a duplex was approved by the City Council on April 4, 2004 (Ordinance #99051.)

Property to the north of the subject property and to the south across Magnolia Drive is zoned "R-4 RIO-1" Residential Single-Family, River Improvement Overly District - 1. Property to the west is zoned "R-4 CD RIO-1" Residential Single-Family, River Improvement Overly District - 1 with a Conditional Use for a Duplex. The San Antonio River is located to the east across River Road. Land uses immediately adjacent to subject property consist of single-family homes to the north, south and west. The San Antonio River and Brackenridge Golf Course are across River Road to the east.

The property owner has requested approval to demolish the residential structure at 157 Magnolia Drive in order to build another residential structure. The Historic Division of the Planning and Community Development Department recommends denial of the demolition permit and a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On February 6, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending denial of the demolition request and approval of a finding of Historic Significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

**CASE MANAGER :** Leslie Zavala 207-0215



HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

February 06, 2008

CITY OF SAN ANTONIO

**HDRC CASE NO:** 2008-012

**ADDRESS:** 157 Magnolia Drive

**LEGAL DESCRIPTION:** NCB 6530 BLK 2 LOT E IRR 145 FT OF 15 & E IRR 157 FT OF 16

**APPLICANT:** City of San Antonio, Historic Preservation Officer, P.O. Box 839966

**OWNER:** Billy and Jeanette Morgan

**TYPE OF WORK:** Demolition and Finding of Historic Significance

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to demolish the house and accessory structure located at 157 Magnolia Drive.

**RECOMMENDATION:**

The staff recommends denial of the request to demolish the house and accessory structure and approval of a finding of historic significance. This case was sent to architectural committee at the January 16, 2008 meeting. The Architectural Committee met onsite on January 31, 2008 and further information will be presented on February 6, 2008.

The house at 157 Magnolia Drive, is a single story transitional bungalow of high integrity clad in wood shingles. The house has a clipped roof, exposed rafters on the porch with square columns and side lights flanking the front door. BCAD (Bexar County Appraisal District) lists the year built as 1935. Although through further research the 1927-1928 city directory indicated that the house was owner occupied. Also, a mechanics lien was issued in 1922 for the construction of the house. The house is part of H.J. Shearer's Brackenridge Parkway Subdivision that was platted in 1922 by H.J. Shearer and was purchased from Shearer in 1923.

The property is located in what is now known as the River Road Neighborhood Association and is comprised of multiple plats dating from 1913 to 1942 with most of the area being platted in the 1920s. Because of the development pattern the neighborhood has a concentrated amount of 1920s style houses. When U.S. 281 was built, many houses were destroyed. The neighborhood was surveyed in February of 2005 and is eligible for historic designation due to the high concentration of medium and high integrity structures.

The property meets the following criteria for Landmark status: (1) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period and type (35-607(b)(5)); (2) serves as a familiar visual feature; (3) has architectural integrity of location, design, materials, and workmanship (35-607(b)(8)); (4) buildings which constitute a particular or unique example of an architectural type or historic period (35-607(c)(1))

**COMMISSION ACTION:**

Denial of demolition request for 157 Magnolia Drive. Approval of a finding of Historic Significance based on the following criteria for Landmark status: (1) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period and type (35-607(b)(5)); (2) serves as a familiar visual feature; (3) has architectural integrity of location, design, materials, and workmanship (35-607(b)(8)); (4) buildings which constitute a particular or unique example of an architectural type or historic period (35-607(c)(1))

*Cherie Bell*

Ann Benson McGlone  
Historic Preservation Officer

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008120

**Existing Zoning:** R-4 C RIO-1

**Requested Zoning:** R-4 C RIO-1 HS

**Registered Neighborhood Association(s):**

River Road Neighborhood Association

**Neighborhood/Community/Perimeter Plan:**

River Road Neighborhood Plan

**Future Land Use for the site:**

Low Density Residential – includes Single Family Residential Development on individual lots and duplexes.

**Analysis:**

The requested zoning change does not alter the allowable uses within the current base zoning district. The Historic (HS) overlay designation and the current base zoning do not conflict with the Land Use Plan found in the River Road Neighborhood Plan Update, adopted in February 2006. Furthermore, the Planning and Community Development Department, Historic Division has determined the property meets criteria for Landmark status and is located within a neighborhood eligible for historic designation. This further demonstrates the appropriateness of the zoning request.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing.

**Staff Recommendation:**

Approval

Recommends Denial

Alternative Recommendation:

**Reviewer:** Andrea Gilles

**Title:** Senior Planner

**Date:** 03/31/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 03/31/2008



# CASE NO: Z2008167

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

**Council District:** 2

**Ferguson Map:** 652 A1

**Applicant Name:**

Leroy C. Alex

**Owner Name:**

Leroy C. and Eleanor D. Alex

**Zoning Request:** From "R-4" Residential Single-Family District to "C-3" General Commercial District.

**Property Location:** Lot B-6, NCB 10751

2011 and 2015 Rigsby

The northeast corner of Rigsby Avenue and Day

**Proposal:** To allow commercial development

**Neigh. Assoc.** Southeast Side Community Organization

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

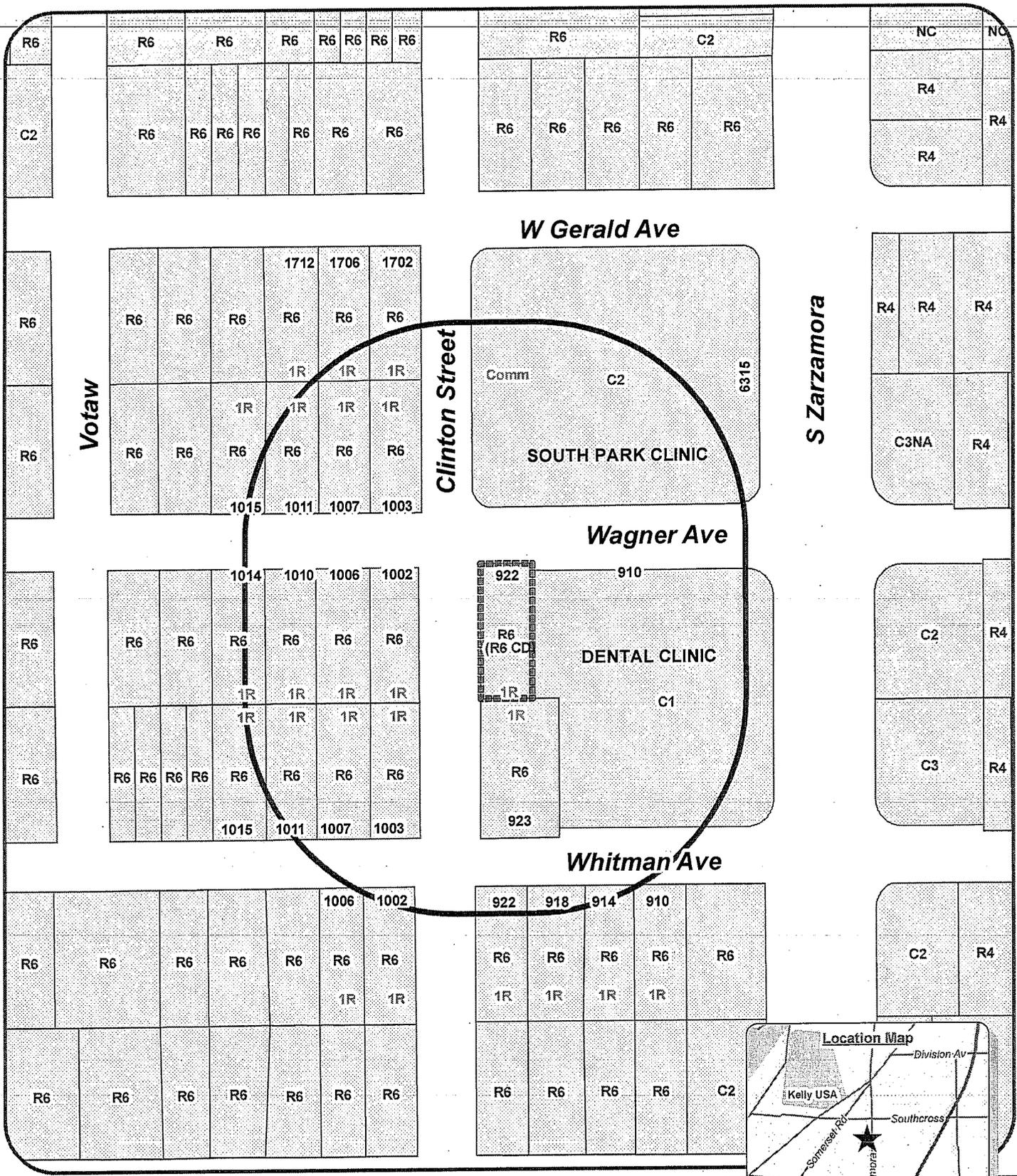
**Staff Recommendation:**

Denial.

The subject property, located on the north side of Rigsby Avenue between Day and Pioneer, is approximately 0.45 acres in size and is currently undeveloped. The property was annexed in 1952, per ordinance 18115. After annexation, the subject property was zoned "B" Residence District, then converted to "R-4" Residential Single-Family District upon adoption of the 2001 Unified Development Code. Surrounding zoning includes "R-4" to the north and south, with "C-2" Commercial District abutting to the east and "C-3" General Commercial District to the east and west. Properties to the north are residential single-family; properties to the east are used as vehicle sales and repair. West of the subject property are multiple commercial buildings, many of which are vacant while others are used as a thrift store, auto repair, a church and an activity center. Land uses to the south include an elementary school, a construction contractor, auto part retail, and a print shop. The City's Major Thoroughfare Plan identifies Rigsby Avenue as a Primary Arterial "Type A" street, and Day and Pioneer as local streets. The subject property is located within the Southeast Side Community Organization, but is not included in any Neighborhood or Community Plan.

The applicant requests "C-3" General Commercial District. Staff finds the request to be inappropriate for this location at the intersection of a major thoroughfare and a local, residential street. "C-3" zoning is most appropriately located at the intersections of arterial thoroughfares. Although some high-intensity commercial and industrial zoning exist in the area, it is situated around the intersections of Rigsby with other major thoroughfares. "C-3" zoning also is not generally appropriate for properties abutting residential uses. This area has a high prevalence of land uses which do not conform to the existing zoning. The applicant's stated intention was to allow auto sales on the subject property. However, when staff recommended an alternate request of "C-2" (CD-Motor Vehicle Sales) Commercial District with a Conditional Use for Motor Vehicle Sales, the applicant refused, saying he wants to keep his options open and move forward without any conditions, including "R" Restrictive and "-NA" Nonalcoholic Sales.

**CASE MANAGER :** Micah Diaz 207-5876



**Zoning Case Notification Plan**  
**Case Z-2008-168 CD**  
 Council District 4  
 Scale: 1" approx. = 150'

**Legend**  
 Subject Property (0.1435 Acres)  
 200' Notification Buffer  
 Current Zoning (R6)  
 Requested Zoning Change (R6)  
 100-Year FEMA Floodplain

City of San Antonio - Development Services Dept  
 (5/29/2008)

Subject Property Legal Description(s): Lot: 1 and 2 Block: 054 NCB: 8033

# CASE NO: Z2008168 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

**Council District:** 4

**Ferguson Map:** 649 F6

**Applicant Name:**

**Owner Name:**

Jerman O. Garcia

Jerman O. and Hilda M. Garcia

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6" (CD-Professional Office) Residential Single-Family District with a Conditional Use for a Professional Office.

**Property Location:** Lot 1 and Lot 2, Block 54, NCB 8033

922 Wagner Avenue

On the south side of Wagner Avenue west of South Zarzamora Street

**Proposal:** To allow for a professional office

**Neighborhood Association:** None

**Neighborhood Plan:** Kelly/South San P.U.E.B.L.O. Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**

The requested zoning change to allow for a conditional use for a professional office is not seen to be inconsistent with the future Kelly/South San P.U.E.B.L.O. Community land use plan since the base zoning is not changing. Consistency is not required because the base zoning is not changing. The Planning staff recommends approval.

**Approval**

Given the subject property's location at the periphery of a residential subdivision, a small-scale professional office would not be inappropriate at this location. The Unified Development Code (UDC) authorizes professional office uses in residential districts conditionally, with automatic restrictions designed to preserve the property's residential character, and limit negative impacts to near by properties.

The subject property was annexed into the city in September of 1944 and is located within the Columbia Heights subdivision. The lot measures just over 6,250 square feet and the existing dwelling dates to 1994 with a living area of about 922 square feet. The requested conditional use is to allow a professional office on the site. Whether this request is denied or approved and the use established, the base zoning will remain in effect and continue to allow residential occupancy as a primary use. Staff believes that the "R-6" (CD-Professional Office) would be compatible with the commercial node at the intersection of Wagner Avenue and South Zarzamora and that the subject property is likely to be better utilized for office uses.

The subject property is occupied by a single-family dwelling and is located on Wagner Avenue, a local access street. The subject property is adjacent to a Right Of Way to the west, "R-6" Residential Single-Family District to the south and "C-1" Commercial District to the east with "C-2" Commercial District across Wagner Avenue to the north. The "R-6" CD Residential Single-Family District with a Conditional Use for a Professional Office is consistent and in character with the development pattern along South Zarzamora. No change is proposed to the base zoning of "R-6" Residential Single-Family District. The subject property is adjacent to a dental clinic to the east and medical clinic to the north, and single-family dwellings to the west and south. The zoning

# CASE NO: Z2008168 CD

## Final Staff Recommendation - Zoning Commission

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request would act as a buffer between the clinics and the single-family residential land uses. "R-6" (CD-Professional Offices) is appropriate at this particular location because of the high amount of customer traffic along Wagner Avenue and Clinton Street from the clinics.

The UDC identifies the following mandatory conditions for non-residential uses in residential zoning districts if approved as a conditional use:

- 1.) 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.
- 2.) No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
- 3.) Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

**CASE MANAGER :** Pedro Vega 207-7980

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008168

**Existing Zoning:** R-6

**Requested Zoning:** R-6 (CD Professional Office)

**Registered Neighborhood Association(s):** None

**Neighborhood/Community/Perimeter Plan:** Kelly/South San P.U.E.B.L.O. Community Plan

**Future Land Use for the site:** Medium Density Residential

**Other Comments:**

**Analysis:**

Medium density residential includes duplexes, triplexes, and fourplexes on a single lot, and may also include cottage homes and townhouses. Medium density residential is best located at the perimeter of a low density neighborhood core. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged.

The subject property is located approximately 250 feet from Zarzamora, a primary arterial Type A. The subject property is neighbored by clinics to the east and north, and single family residential to the west and south. The future land use plan envisioned that the subject parcel would act as a buffer between the clinics and the single family residential land uses.

The requested zoning change to allow for the conditional use for a professional office is not seen to be inconsistent with the future land use plan since the base zoning is not changing.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing.

**Staff Recommendation:**

Approval

Denial

Alternate Recommendation:

**Reviewer:** Rebecca Paskos

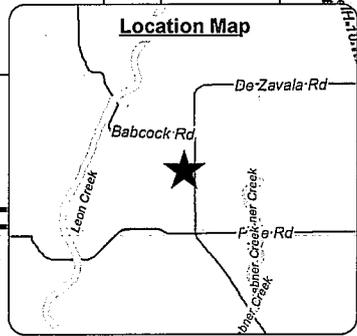
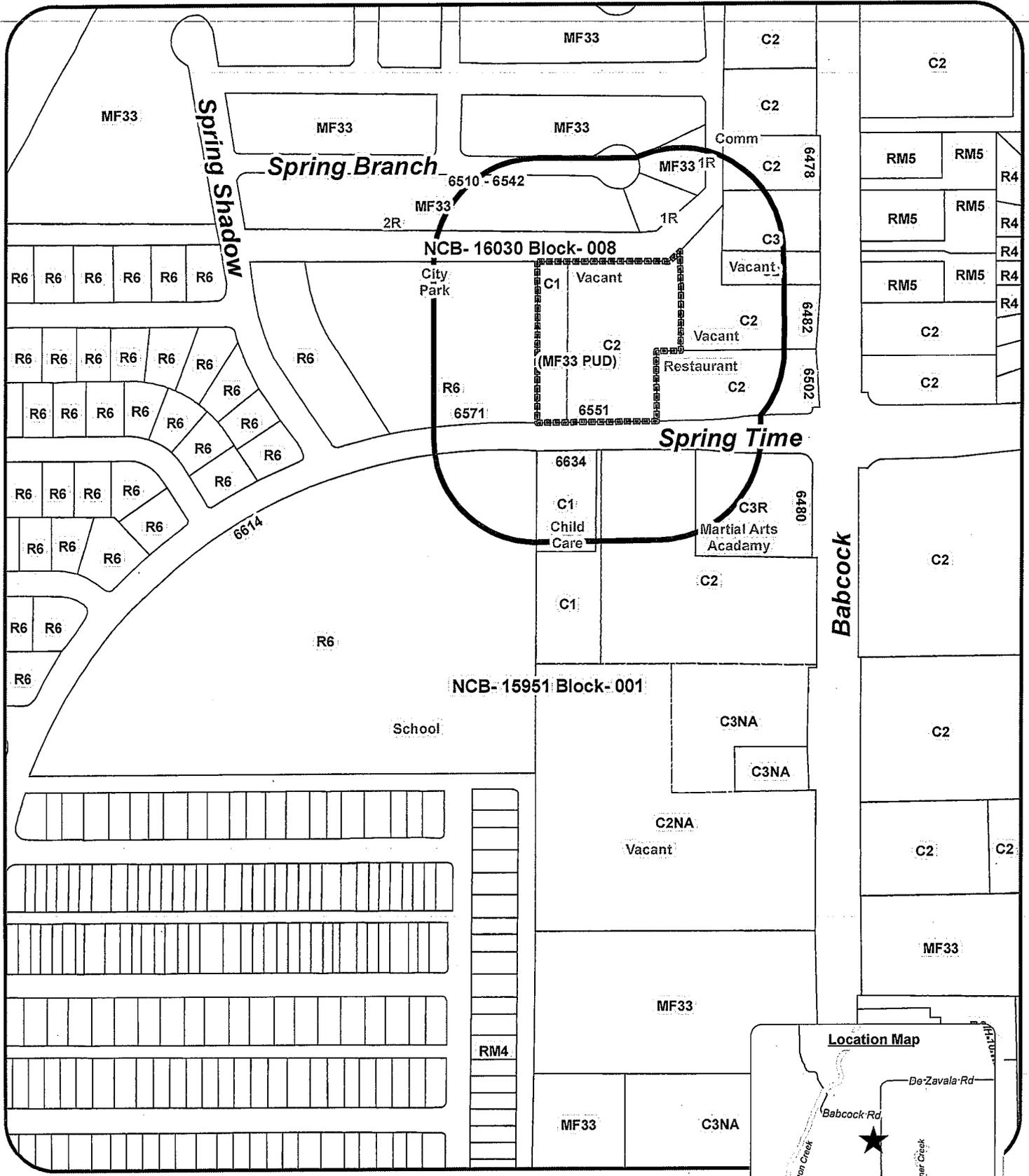
**Title:** Senior Planner

**Date:** 6/2/2008

**Manager Review:** Nina Nixon-Mendez

**Title:** Planning Manager

**Date:** 6/2/2008



**Zoning Case Notification Plan**

**Case Z-2008-169**

Council District 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot: 44 Blk: 8 NCB: 16030

**Legend**

- Subject Property (1.8430 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(5/29/2008)

# CASE NO: Z2008169

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

**Council District:** 8

**Ferguson Map:** 548 A2

**Applicant Name:**

HTG Real Property Management

**Owner Name:**

HTG Real Property Management

**Zoning Request:** From "C-1" Light Commercial District and "C-2" Commercial District to "PUD MF-33" Planned Unit Development Multi-Family District.

**Property Location:** Lot 44, Block 8, NCB 16030

6551 Spring Time Drive

On the north side of Spring Time Drive between Babcock Road to the east and Spring Shadow to the west

**Proposal:** To allow a planned unit development

**Neigh. Assoc.** Babcock North Resident Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval

The subject property contains seven (7) fourplex buildings that are currently under construction, with ingress/egress on Spring Time Drive, a collector street. Upon adoption 2001 Unified Development Code, the existing C-1 and C-2 zoning converted from the previous B-1 and B-2 zoning, which permits multi-family dwellings at thirty-three (33) units an acre. The property is adjacent to C-2 zoning to the east; R-6 zoning to the west; R-6, C-1, C-2 and C-3 zoning to the south and MF-33 zoning to the north. The surrounding land uses consist of a restaurant and vacant land to the east; quadraplexes to the north; vacant land and commercial uses to the south and the Spring Time Park and Murray Boone Elementary school to the east.

The applicant is requesting a rezoning in order to bring the existing development into compliance with development standards and the applicant has proposed to develop seven quadraplexes and is requesting a PUD designation to allow for private streets on the subject property. If the requested zoning is approved, a PUD plan must be reviewed and approved by the Planning Commission. A PUD MF-33 multi-family zoning designation provides an appropriate transition between the commercial uses at the corner of Spring Time Drive and Babcock Road and the low-density residential uses to the west of the subject property.

Medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Babcock Road (a Secondary Arterial "Type A" street) to the east and Prue Road (a Secondary Type "A" street) to the southwest. In addition, there is access to VIA bus depots along Spring Time Drive.

City Council has requested that this case be expedited. It has been scheduled to go to City Council on June 19, 2008.

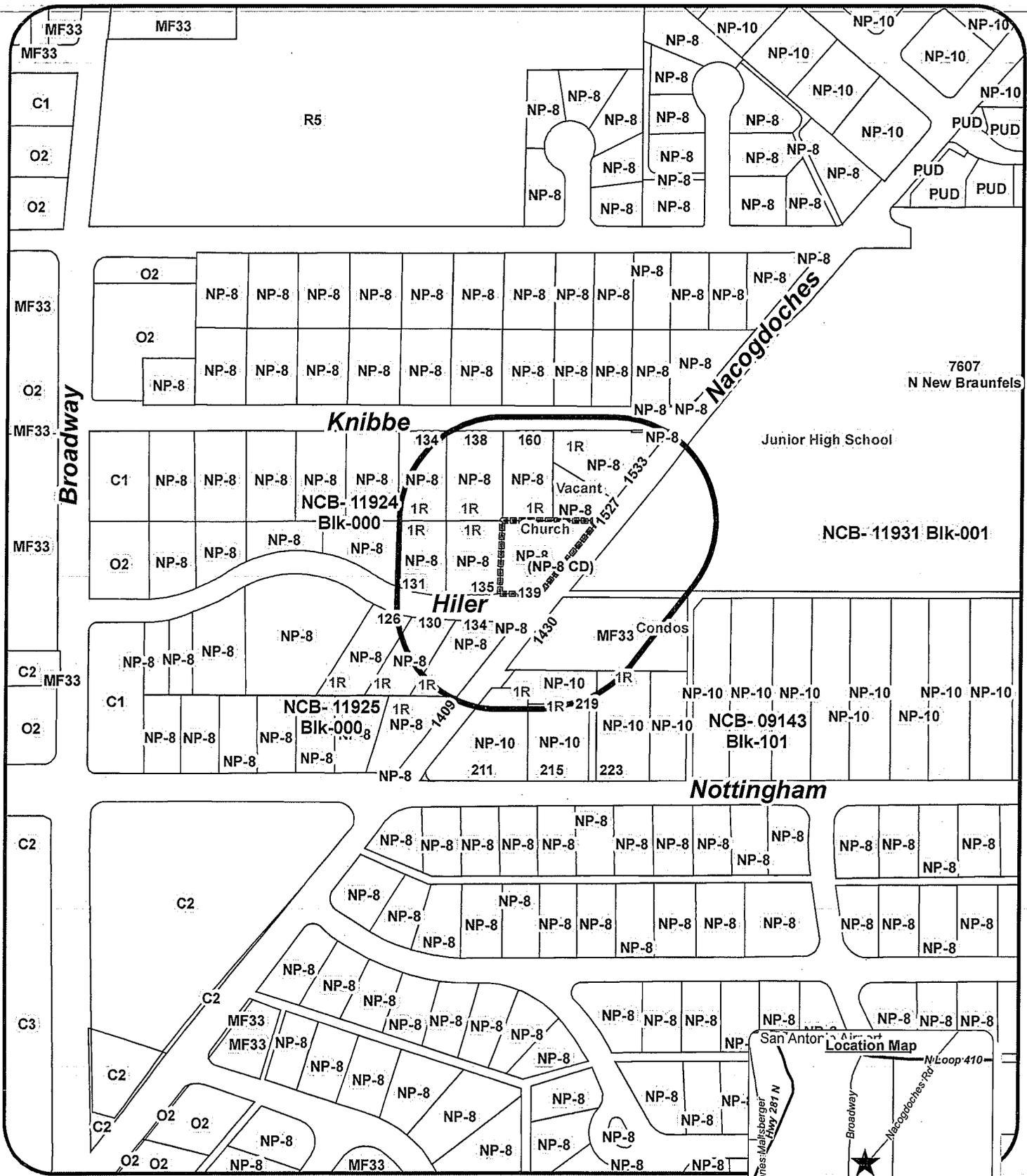
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# **CASE NO: Z2008169**

**Final Staff Recommendation - Zoning Commission**

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**CASE MANAGER :** Brenda Valadez 207-7945



**Zoning Case Notification Plan**

**Case Z-2008-170**

Council District 9

Scale: 1" approx. = 250'

Subject Property Legal Description(s): 0.43 Acres out of NCB 11924

**Legend**

- Subject Property (0.43 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(5/29/2008)

# CASE NO: Z2008170 CD

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

**Council District:** 9

**Ferguson Map:** 583 C2

**Applicant Name:**

Wayne A. Christian

**Owner Name:**

Diocese of the South Central Charismatic Episcopal Church

**Zoning Request:** From "NP-8" Neighborhood Preservation District to "NP-8" (CD-Professional Office) Neighborhood Preservation District with a Conditional Use for a Professional Office.

**Property Location:** 0.43 acres out of NCB 11924

139 Hiler Road

The northwest corner of Hiler Road and Nacogdoches Road

**Proposal:** To allow a professional office

**Neigh. Assoc.** Oak Park/Northwood Neighborhood Association

**Neigh. Plan** Northeast Inner Loop Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

### Staff Recommendation:

A finding of consistency is not required because there is no request to change the base zoning district. The Northeast Inner Loop Neighborhood Plan calls for Low Density Residential at this location, being primarily composed of single-family houses on individual lots located within walking distance of schools and parks.

Approval, with conditions.

The subject property, located at the northwest corner of Hiler Road and Nacogdoches Road, is approximately 0.43 acres in size. The existing structure measures approximately 2,651 square feet, and was built in 1975. The structure is currently used as a church. Much of the lot is paved and is used as parking for the church. The property was annexed in 1952, per ordinance 18115. After annexation, the subject property was zoned "A" Single Family Residence District. The property was rezoned to "R-1" Single Family Residence District in 1994, which then converted to "R-6" Residential Single-Family District upon the adoption of the 2001 Unified Development Code. In 2006, the property was rezoned to "NP-8" Neighborhood Preservation District, as part of a large-area rezoning. Surrounding zoning includes "NP-8" to the north, south and west, "MF-33" Multi-Family District and "NP-10" Neighborhood Preservation District to the southeast, and "R-5" Residential Single-Family to the east. Surrounding land uses include single-family homes to the north, south and west; condos and single-family homes to the southeast, and Alamo Heights Junior High School to the east. Multi-family, retail and office uses are in close proximity, along Broadway to the west. The City's Major Thoroughfare Plan identifies Nacogdoches Road as a Secondary Arterial "Type B" and Hiler Road as a local street.

The applicant requests "NP-8" (CD-Professional Office) Neighborhood Preservation District with a Conditional Use for a Professional Office. Staff finds the request to be appropriate as the office would provide a buffer between the residentially zoned properties to the west and the arterial road and school to the east. Additionally, the existing structure and pavement on the lot are not residential in nature. The proposed conditional use would allow a suitable use in the existing building, while maintaining the possibility of future residential development. A professional office would be a less-intense use than the existing church, as such

# CASE NO: Z2008170 CD

## Final Staff Recommendation - Zoning Commission

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offices typically generate less traffic.

The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed. If approved, the following conditions are applicable per the Unified Development Code, unless otherwise modified 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 neighborhood.
- C. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

In addition to the conditions listed above, staff recommends the following:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures.
2. A 6-foot tall, solid screen fence shall be maintained where the subject property abuts residential uses along its side and rear yards.

**CASE MANAGER :** Micah Diaz 207-5876

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008170

**Address:** 119 Hiller Road (aka 139 Hiler Road), San Antonio, Texas, 78209

**Existing Zoning:** NP-8 Neighborhood Preservation District

**Requested Zoning:** NP-8 Conditional District -Professional Office

**Registered Neighborhood Association:**  
Oak Park/Northwood Neighborhood Association

**Neighborhood/Community/Perimeter Plan:**  
Northeast Inner Loop Neighborhood Plan

**Future Land Use for the site:**

Low Density Residential includes single family residential development on individual lots. It can include certain non-residential uses, such as places of worship, schools, and parks that are centrally located for convenient neighborhood access. These single family homes on individual lots are located within walking distance of schools and parks. This use is found throughout the community.

**Other Comments:**

The applicant is seeking a NP-8 Neighborhood Preservation District- Conditional District-Professional Office designation to convert the onsite building to a law office. NP-8 Conditional District -Professional Office districts are designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. The future land use is low density residential as described above. The NP-8 Neighborhood Preservation District- Conditional District, Professional Office designation is consistent with low density residential. According to the Northeast Inner Loop Neighborhood Plan, residential areas are generally located throughout the community (p31).

The proposed site is located at 119 Hiller Road (aka 139 Hiller Road). Although zoned residential, the site is currently does not have a residential use; its was formerly utilized as a church and has a church building and parking lot. Religious buildings are permitted in residential zoning districts. Alamo Heights Middle School and a one-story multi-family unit are located to the east of the property across Nacogdoches. Single family residential development is located to the north, west, and south of the property.

Staff recommends approval of this proposal, based on the following factors: The NP-8 Conditional District - Professional Office designation will keep the desired larger lot size for this area in which large residential lots are characteristic to this neighborhood. Its location on Nacogdoches Road, a major thoroughfare, and directly across from a Middle School is appropriate for a light intensity transitional use such as an office, which could serve as a buffer to the residential area while providing convenient access to office patrons. Since it is located on a corner, and not within the interior of the neighborhood, the site would be a logical transition for an office use. However, a neighborhood commercial use would be too intense for this area. A fence currently separates the property from the residential adjacencies, serving as an additional buffer.

**Analysis:**

Request conforms to Land Use Plan  Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

**Staff Recommendation:**

Approval  Denial  Alternate Recommendation

**Recommended Conditions:**

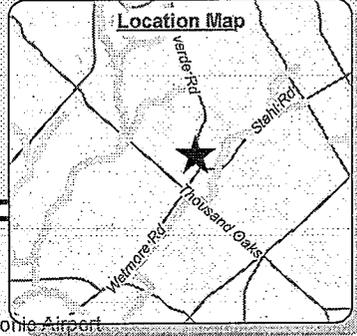
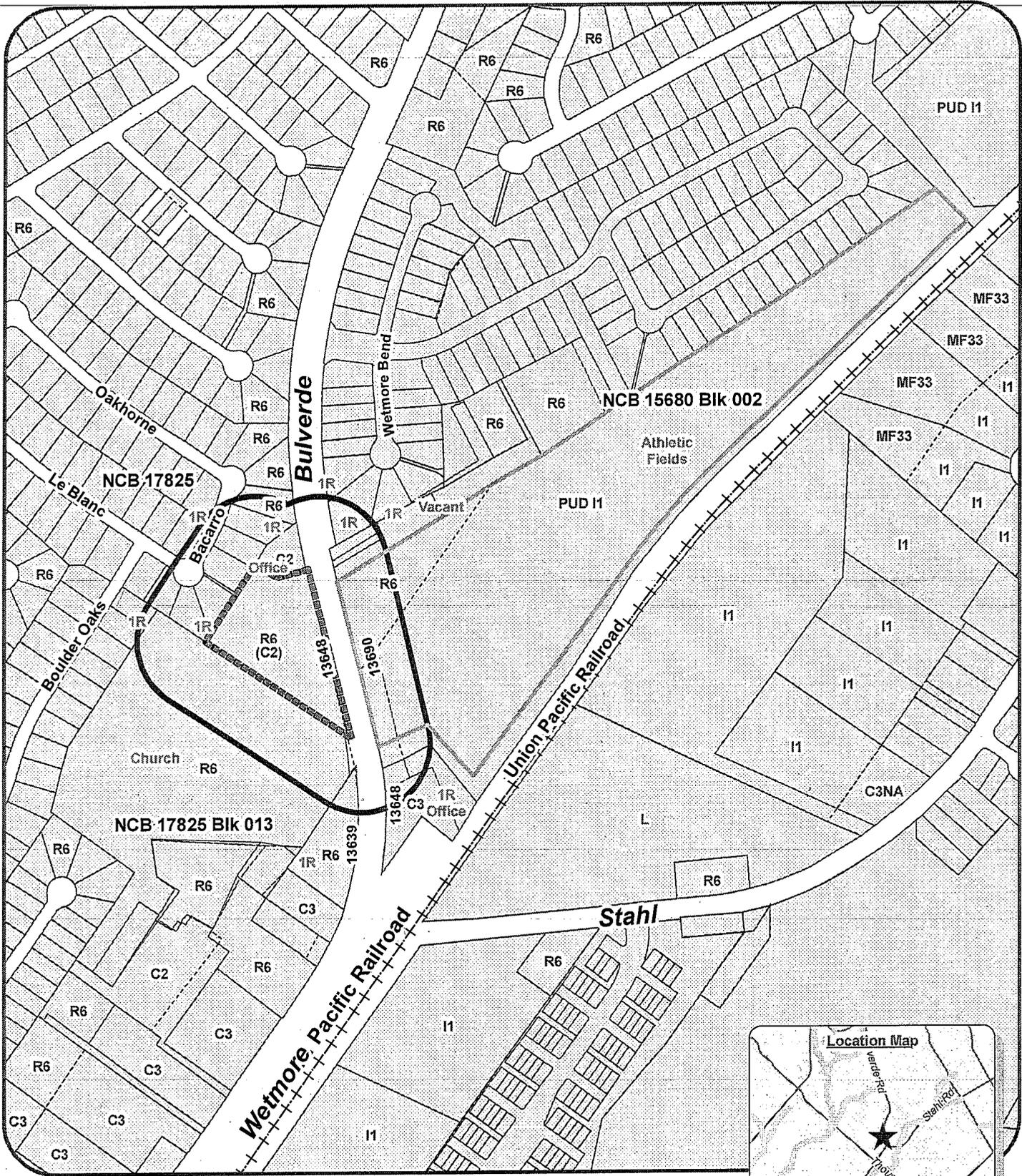
1. Lighting will be angled away from residential lots.
2. Hours of operation will be limited from 7:00 AM to 6:00 PM.
3. There will be no exterior signage, except for a name plate not exceeding 3 square feet in area.

**Reviewer:** Loretta N. Olson

**Title:** Senior Planner

**Date:** 06/02/2008

06/02/08



**Zoning Case Notification Plan**  
**Case Z-2008-172**

Council District 10

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot P-36 NCB: 15679

**Legend**

- Subject Property (2.4190 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



San Antonio Airport  
 City of San Antonio - Development Services Dept  
 (6/4/2008)

# CASE NO: Z2008172

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

**Council District:** 10

**Ferguson Map:** 518 B8

**Applicant Name:**

**Owner Name:**

Robert and Minvera I. Villarreal

Robert and Minvera I. Villarreal

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2" Commercial District.

**Property Location:** Parcel 36, NCB 15679

14000 Block of Bulverde Road

On the west side of Bulverde Road, north of the intersection of Bulverde Road and Stahl Road

**Proposal:** To allow for a Day Care Center

**Neighborhood Association:** Edens Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** Traffic Impact Analysis (TIA) is not required

**Staff Recommendation:**

Approval

The undeveloped subject property was annexed into the City of San Antonio in 1985 and totals approximately 2.419 acres. The subject property fronts on Bulverde Road a primary arterial on the Major Thoroughfare Plan. Upon adoption of the 2001 Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous Temporary "R-1" Single-Family Residence District. "C-2" Commercial District currently exists to the north of the subject property. Property to the northwest and south is zoned "R-6" Residential Single-Family District. Property across Bulverde Road to the east is zoned "R-6" Residential Single-Family District, "C-3R" Commercial District, Restrictive Alcoholic Sales and "PUD I-1" Planned Unit Development General Industrial District. Land uses immediately adjacent to the proposed development consist of an office to the north, church to the south of the subject property and single-family dwellings to the northwest. Athletic fields are located across Bulverde Road to the east.

The requested "C-2" Commercial District and proposed use of the subject property are consistent with the development patterns along Bulverde Road beginning at the intersection of Wetmore Road and Thousand Oaks. The applicant is requesting a change in zoning to allow a convenient child-care service to the community. "C-2" zoning is most appropriate at the intersections of major thoroughfares, arterials, commercial nodes, or along freeway frontages. Although the requested rezoning is an increase in intensity from "R-6", staff believes that the existing "R-6" zoning classification is not compatible with the commercial character of this segment of Bulverde Road and that the subject property is unlikely to be utilized for residential uses due to its shape, configuration and location. "C-2" zoning on this site would be consistent with the zoning and general development pattern of this portion of Bulverde Road. If this zoning change request is approved, a 30 foot building setback will be required from a lot line which abuts a residential use or residential zoning district. A Type B buffer of 15 feet with plant materials will be required to screen and separate the requested zoning district from adjoining residential zoning districts. A fence a minimum height of six (6) foot and two (2) one-half (½) inches thick shall be required where the land use abuts a residential district. The fence, wall or berm is required in addition to the trees and shrubs required by the UDC.

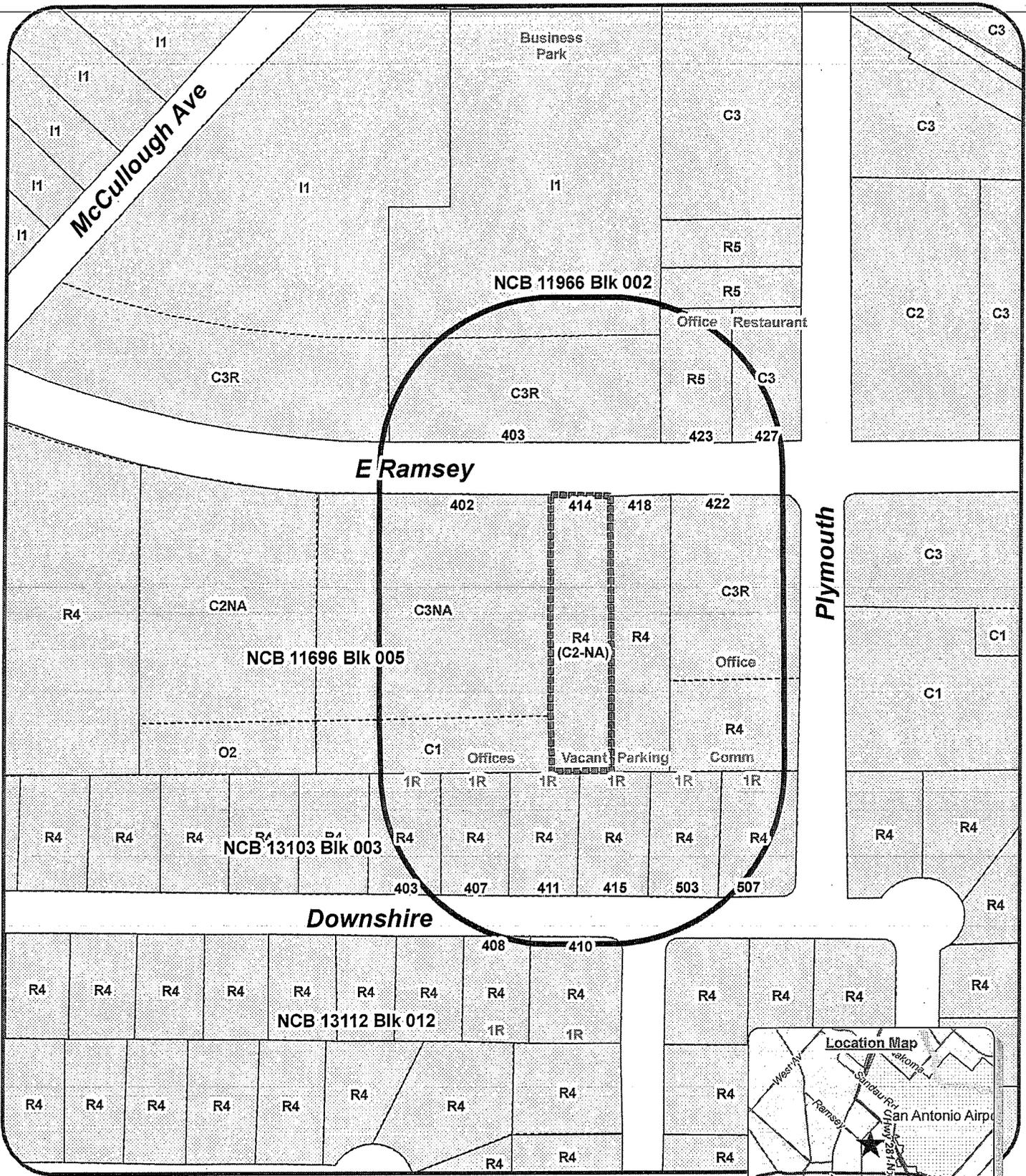
# **CASE NO: Z2008172**

## **Final Staff Recommendation - Zoning Commission**

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

**CASE MANAGER :** Pedro Vega 207-7980



**Zoning Case Notification Plan**

**Case Z-2008-173**

Council District 9

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 17 Block 5 NCB 11969

**Legend**

- Subject Property (0.52 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/5/2008)

# CASE NO: Z2008173

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

**Council District:** 9

**Ferguson Map:** 550 E6

**Applicant Name:**

**Owner Name:**

Unavision Properties, Inc.

Estate of William J. Emick, Cherie Emick, Administrator

**Zoning Request:** From "R-4" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District.

**Property Location:** Lot 17, Block 5, NCB 11969

414 East Ramsey

Close to the southwest of corner of the East Ramsey Road and Plymouth intersection

**Proposal:** To allow for a commercial development

**Neigh. Assoc.** Crownhill Park Neighborhood Association is within 200 feet

**Neigh. Plan** None

**TIA Statement:** A Level 1 Traffic Impact Analysis study is required at platting or permitting

**Staff Recommendation:**

Approval

The subject property is a vacant 0.52 acre parcel located on the City 's north-central side. The property is situated on the south side of East Ramsey Road, west of its intersection with Plymouth Street. This area was annexed by the City of San Antonio on September 25, 1952. Due to the proximity of the subject property to San Antonio International Airport, this application also was reviewed by the Aviation Department. The subject property is outside the noise contours and requested zoning district "C-2 NA" is compatible with Federal Aviation Regulation Part 150.

The current "R-4" zoning on this parcel converted from "B" district following the adoption of the current zoning districts in 2001. The parcel to the east is zoned "R-4" and is currently being used as a parking lot for the office building located at the southwest corner of the East Ramsey Road and Plymouth Street intersection; due to the lot configuration and development pattern of the area, it appears unlikely this lot will develop with residential use. Property to the west is zoned "C-3 NA" and is occupied by an office/business building. There are professional and business office uses across East Ramsey Road with "C-3 R" and "R-5" zoning. There is also a restaurant at the northwest corner of the intersection. This portion of East Ramsey road is predominantly occupied by offices and business park type of uses. Properties to the south of the subject property are zoned "R-4" and they are single family residences. This portion is within Crownhill Park Neighborhood Association.

The applicant is requesting this zoning change so that the subject property may be utilized for commercial development. The requested zoning district would be appropriate considering the existing business and commercial uses along East Ramsey Road, a Secondary Artrial "Type B", and will not be out of character with the neighboring properties. This request will also comply with City's Master Plan for creating jobs and utilizing undeveloped parcels as infill projects. If this zoning change request is approved, a 15 foot Type B landscape buffer will be required along the south and east property lines to screen and separate the proposed use from adjoining single-family residential zoning districts.

# CASE NO: Z2008173

Final Staff Recommendation - Zoning Commission

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CASE MANAGER : John Osten 207-2187

**CITY OF SAN ANTONIO**  
**AVIATION DEPARTMENT**

Z2008173

**Interdepartmental Correspondence Sheet**

**TO:** Leslie Zavala, Development Services Department

**FROM:** Jerry Rankin

**COPIES TO:** City of San Antonio Zoning Commissioners

**SUBJECT:** Zoning Case Z2008173

**DATE:** May 27, 2008

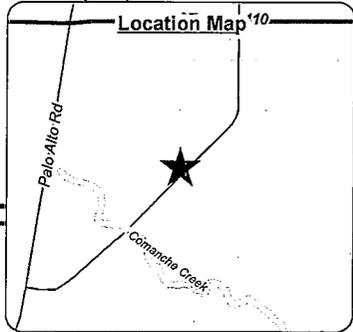
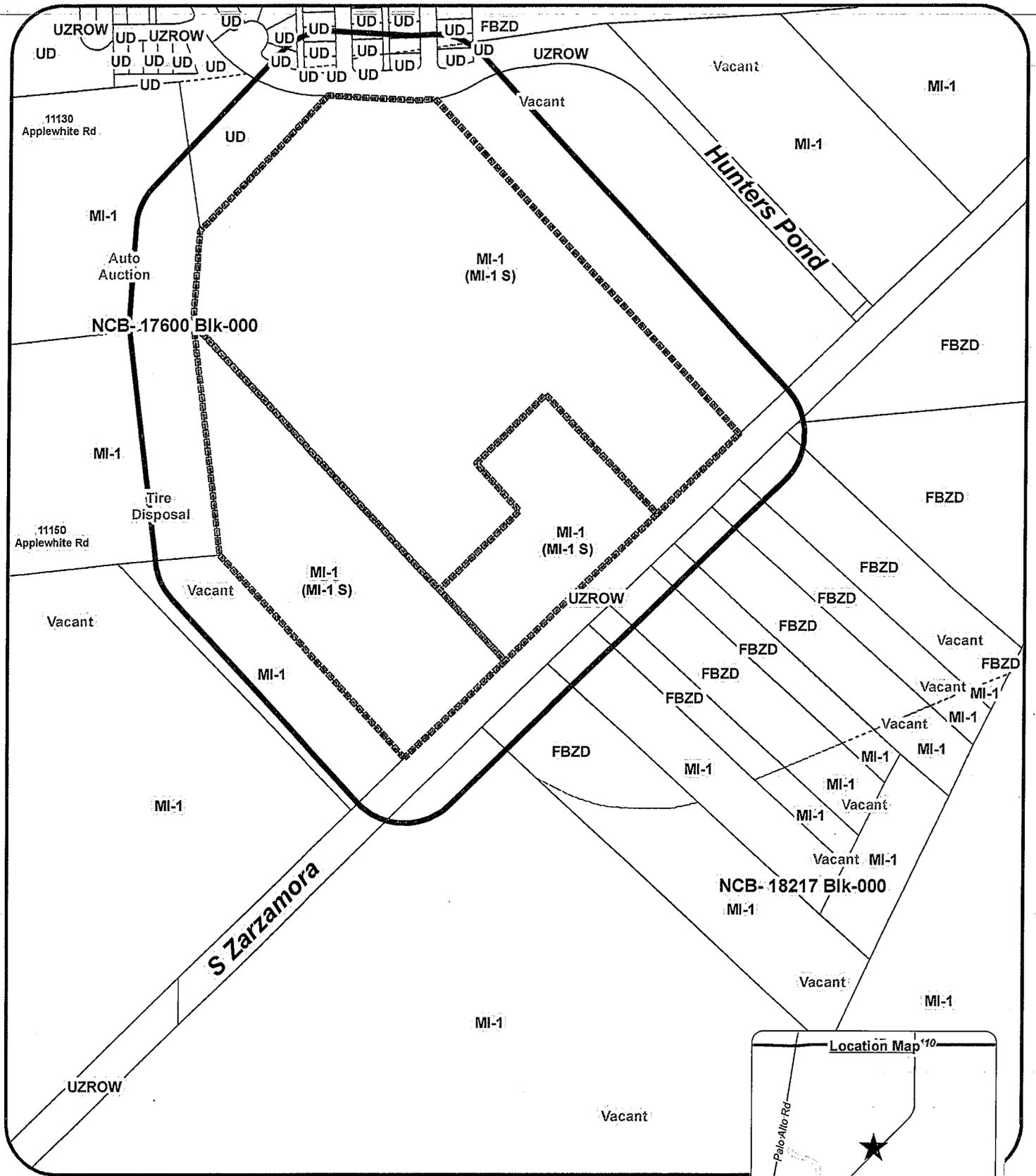
The Aviation Department is in receipt of your request to review zoning case Z2008179.

This property located at 414 E. Ramsey and is less than 1.4 mile southwest of runway 21, which is one of the primary runways for San Antonio International Airport. The property listed as Lot 17 Block 5 NCB 11969 is located outside the noise contours. The zoning request change to primary "C2-NA" commercial meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this area will be limited in height in accordance with the provisions of the ordinance.

If there are any question, feel free to call me at the Airport Noise Mitigation office at 207-3471.

  
Jerry Rankin  
Noise Mitigation



**Zoning Case Notification Plan**

**Case Z2008175 S**

Council District 3

Scale: 1" approx. = 400'

Subject Property Legal Description(s): 48.57 Acres out of NCB 4005

**Legend**

- Subject Property (48.57 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/5/2008)

# CASE NO: Z2008175 S

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

**Council District:** 3

**Ferguson Map:** 681 E6

**Applicant Name:**  
Kaufman & Associates, Inc.

**Owner Name:**  
H. K. R. Enterprises, L. P.

**Zoning Request:** From "MI-1" Mixed Light Industrial District to "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for an Auto & Light Truck Auction.

**Property Location:** 48.57 acres out of CB 4005

11275 South Zarzamora

The west side of South Zarzamora, approximately 1 mile south of Southwest Loop 410

**Proposal:** To allow for an Auto & Light Truck Auction Facility

**Neigh. Assoc.** None

**Neigh. Plan** City South Community Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

### Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The City South Community Plan calls for Agriculture and Light Industry land use for the subject property.

### Approval

The subject property was annexed in 2003 and totals approximately 48.57 acres. There is an existing commercial structure on the subject property that measures approximately 13,030 square feet and was constructed in 2001. "MI-1" Mixed Light Industrial District zoning currently exists to the east and to the west of the subject property. Property to the north across Hunter's Pond is zoned "UD" Urban Development District. Property to the south across South Zarzamora is zoned "MI-1" Mixed Light Industrial District and "FBZD" Form Based Zoning District. Land uses immediately adjacent to the proposed development consist of undeveloped land to the east and west of the subject property, as well as to the south across South Zarzamora. There are single-family homes across Hunter's Pond to the north.

The applicant has applied for MI-1 S in order to allow for expansion of an existing auto auction facility. A portion of the subject property has been operating as an auto auction facility since prior to annexation in 2003. After annexation, most of the property fronting South Zarzamora was zoned MI-1, which was approved by the City Council on September 25, 2003 (Ordinance #98228.) The MI-1 district does not allow an auto and light truck auction use by right. The request will provide the most appropriate zoning for the current land use; thus protecting business owners from future non-conforming uses. The proposed expansion will be limited to the approved site plan. Given the industrial character of the surrounding area, its frontage on an Enhanced Secondary Arterial and considering the close proximity of the new Toyota plant just over three miles to the south, staff believes this request is appropriate for the subject property.

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.

**CASE MANAGER :** Leslie Zavala 207-0215



# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2008175

**Address:** 11725 S. Zarzamora, CB4005H BLK2 LOT 1, 11739 S. Zarzamora

**Existing Zoning:** MI-1

**Requested Zoning:** MI-1 S Auto & Light Truck Action

**Registered Neighborhood Association(s):** none

**Neighborhood/Community/Perimeter Plan:** City South Community Plan

**Future Land Use for the site:** Agriculture and Light Industry: a mix of uses including crop agriculture and ranching; limited light industrial; and retail, office and service uses that directly service the industrial and agricultural uses. No residential uses are permitted. Light industrial uses are only permitted adjacent to arterials, expressways or railway lines. Proper screening, buffering and off-street loading provisions will enhance compatibility with adjoining uses.

## Analysis:

The subject property is located in the City South Community Plan. It is close to Hunter's Pond Neighborhood Association but located in an area designated for Agriculture and Light Industry.

This request proposes a zoning change of 48.57 acres located within the three mile buffer zone from the Toyota Plant. The property is located on an Enhanced Secondary Arterial, S. Zarzamora Rd., and therefore light industrial is appropriate in this location. The specific use designation and the current base zoning do not conflict with the Land Use Plan. Type F (40 ft.) buffers against the UD zoning and Type D (25 ft.) buffer along the right of way will be provided to mitigate the changes of use between industrial and residential.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

## Staff Recommendation:

Approval

Denial

Alternate Recommendation

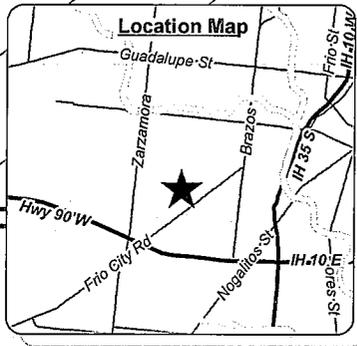
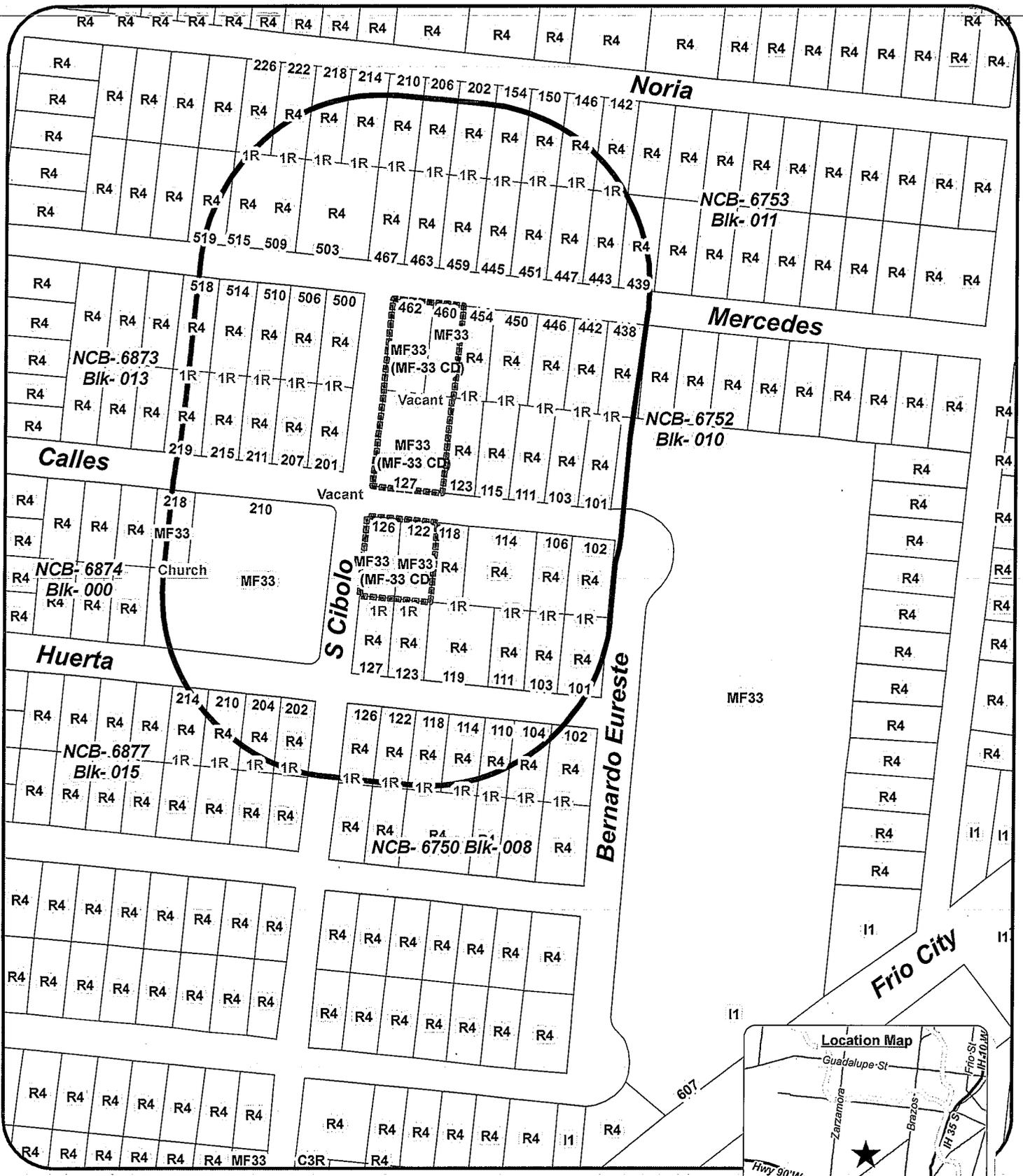
**Reviewer:** Lauren Edlund

**Title:** Planner

**Date:** 6/9/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 6/9/2008



**Zoning Case Notification Plan**  
**Case Z2008176 CD**

Council District 5  
 Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lots 6 & 7 Block 9 NBC 6751  
 And Lots 15, 16, 17, & 18 Block 10 NCB 6752

**Legend**

- Subject Property (0.489 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (5/29/2008)

# CASE NO: Z2008176 CD

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

**Council District:** 5

**Ferguson Map:** 616 A6

**Applicant Name:**  
Calles St. Church of God

**Owner Name:**  
Calles St. Church of God

**Zoning Request:** From "MF-33" Multi-Family District to "MF-33 CD" (CD - Non-Commercial Parking Lot) Multi-Family District with a Conditional Use for a Non-Commercial Parking Lot.

**Property Location:** Lots 6 and 7, Block 9, NCB 6751 and Lots 15, 16, 17 and 18, Block 10, NCB 6752

122, 126 and 127 Calles Street and 460 and 462 Mercedes Street

The west side of Cibolo Street between Mercedes Street and Calles Street, to also include the southwest corner of Cibolo Street and Calles Street

**Proposal:** To allow for a parking lot

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

### Staff Recommendation:

Approval

The subject property is within the original city limits, totals approximately .5234 acres and is currently undeveloped. Upon adoption of the 2001 Unified Development Code, the existing MF-33 zoning converted from the previous C zoning. "R-4" Residential Single-Family District zoning currently exists to the north, east and south of the subject property. Property to the west across Cibolo Street is zoned "R-4" Residential Single-Family District and "MF-33" Multi-Family District. Land uses immediately adjacent to the proposed development consist of single-family homes the north, east and south of the subject property. There are single-family homes and a church to the west across Cibolo Street.

The applicant has applied for MF-33 CD in order to bring an existing non-commercial parking lot use into compliance and to allow for additional parking for the Calles Street Church of God located at 210 Calles Street. The subject property location is within close proximity of the existing church and the request will provide an opportunity to remove parked vehicles from the surrounding neighborhood streets. The application of a conditional use provides an opportunity to limit the impact of the proposed use on the surrounding properties; specifically the residential property located to the east. Staff finds the zoning request to be appropriate for the subject property location.

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

1. A 5-foot landscape buffer and a six-foot tall wooden fence shall be provided along the east property line of the subject properties;
2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures.

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

# CASE NO: Z2008176 CD

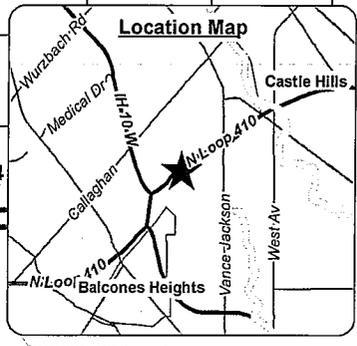
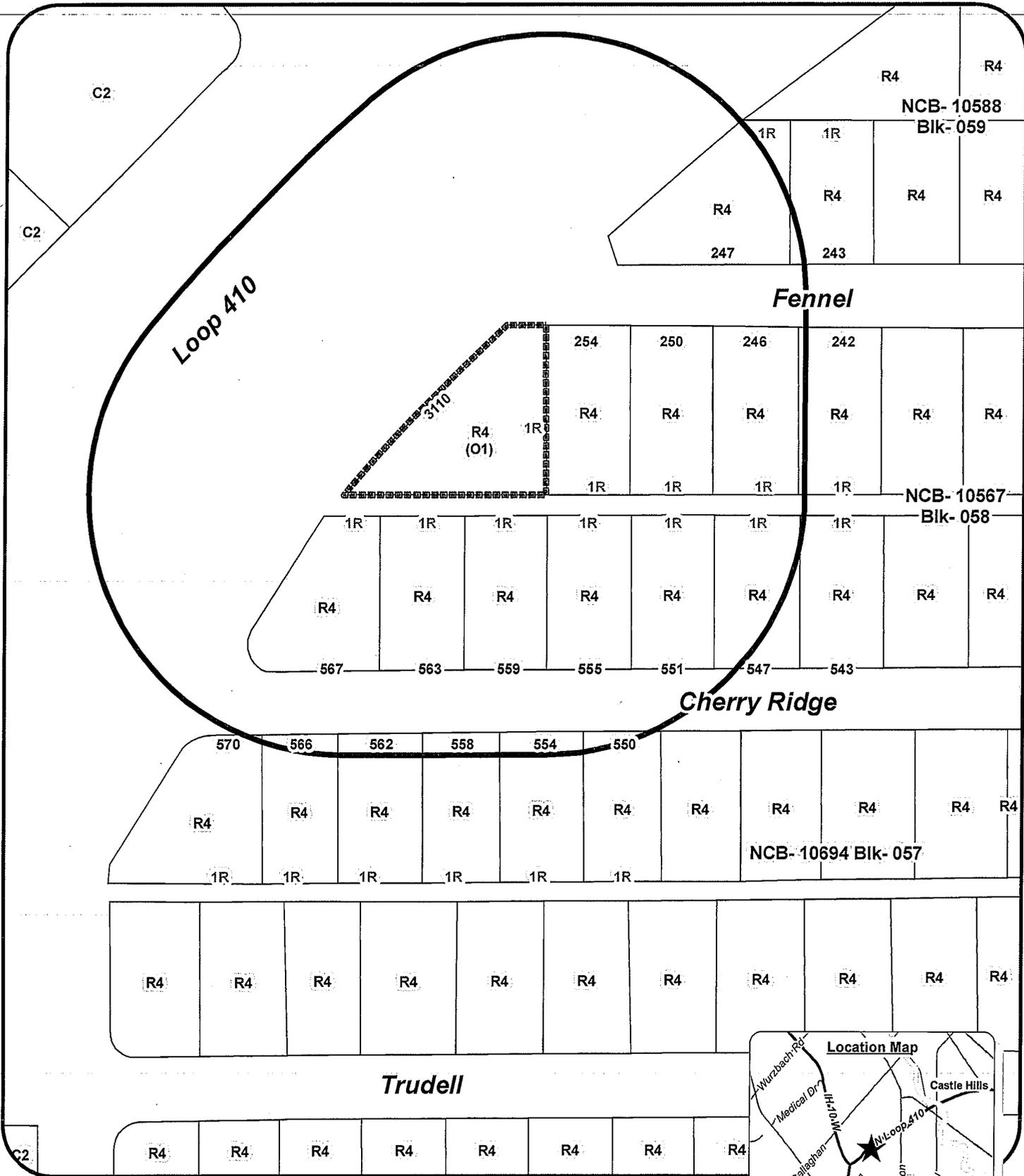
## Final Staff Recommendation - Zoning Commission

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current site development standards to receive a building permit, which include parking, landscaping, exterior lighting and the issuance of other supplemental permits. Seeing that the base residential zoning is not proposed to be changed, the property may at any time be developed for residential uses.

**CASE MANAGER :** Leslie Zavala 207-0215





**Zoning Case Notification Plan**

**Case Z-2008-177**

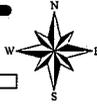
Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot: 47 Blk: 058 NCB: 10567

**Legend**

- Subject Property (0.2977 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(5/29/2008)

# CASE NO: Z2008177

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

**Council District:** 1

**Ferguson Map:** 581 E1

**Applicant Name:**

Shirley Evans

**Owner Name:**

The Living Revocable Trust of Shirley Evans

**Zoning Request:** From "R-4" Residential Single-Family District to "O-1" Office District.

**Property Location:** Lot 47, Block 58, NCB 10567

3110 Northwest Loop 410

The southeast corner of Northwest Loop 410 and Fennel

**Proposal:** To allow offices

**Neigh. Assoc.** Dellview Area Neighborhood Association

**Neigh. Plan** Greater Dellview Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**

Inconsistent.

The Greater Dellview Area Community Plan designates a future land use of Low Density Residential at this location. The applicant is pursuing a Plan Amendment which is tentatively scheduled to be heard by the Planning Commission on June 25, 2008.

Approval, pending plan amendment.

The subject property, located at the southeast corner of the Northwest Loop 410 access road and Fennel, is approximately 0.2977 acres in size. The existing structure, measuring 3,435 square feet, was built in 1955 and is currently used as a residence. The property fronts and has a circular drive entering/exiting onto the access road. The property was annexed in 1952, per ordinance 18115. The subject property was originally zoned "B" Residence District, which converted to "R-4" Residential Single-Family District upon adoption of the 2001 Unified Development Code. Surrounding zoning includes "R-4" to the northeast, south and west; and "C-2" to the northwest across Loop 410. Surrounding land uses include single-family homes to the northeast, south and west; with commercial and office uses across Northwest Loop 410. Both office and commercial zoning and land uses exist further to the northeast and southwest along this section of Northwest Loop 410.

Staff finds the requested zoning district to be appropriate given the property frontage and ingress/egress onto the Northwest Loop 410 access road. While it would not be appropriate to allow office or commercial development deeper in the residential neighborhood, the subject property is located at the perimeter of the neighborhood and the requested zoning district would create a buffer between the highway access road and the residential homes. Additionally, there is an alley behind the subject property that will act as a buffer between the required "O-1" parking and the single-family homes along Cherry Ridge Drive.

**CASE MANAGER :** Micah Diaz 207-5876

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2008177

**Address:** 3110 N.W. Loop 410

**Existing Zoning:** R-4

**Requested Zoning:** O-1

**Registered Neighborhood Association(s):** Dellview Area Neighborhood Association

**Neighborhood/Community/Perimeter Plan:** Greater Dellview Area Community Plan

**Future Land Use for the site:** Low Density Residential

### Analysis:

The subject property is a residential home that sits on approximately 0.2977 acres. The subject property fronts NW Loop 410 and is in between Fennel and Cherry Ridge Dr. The applicant is seeking a zoning change from R-4 to O-1 in order to build an office.

The Greater Dellview Area Community Plan designates the future land use as Low Density Residential and Objective 5.1 states that they want to, "Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, reinvestment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock." Objective 5.3 states, "Promote an environment that diminishes obstacles to homeownership and plan a proactive role in ensuring the marketability and viability of existing housing stock in the face of changing community demographics."

This corner parcel is located on the N. W. Loop 410 access road. Ingress and egress to the property is only from Loop 410. There is no access to Fennel, the residential street to the north. The property is currently a residential use and is located in a residential neighborhood. It abuts residential on the east, and is separated by an alley from the residential property to the south. However, its proximity on the Loop 410 access road and just north of Cherry Ridge, which crosses Loop 410, tends to make this location already prone to through traffic. An office use could serve as a transitional land use that would buffer residential uses on Fennel from Loop 410. Due to this unique situation, staff would support a land use plan amendment to an office category.

### Other Comments:

Requested zoning change to O-1 requires a plan amendment.

Request conforms to Land Use Plan                       Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

### Staff Recommendation:

Approval pending plan amendment to office                       Denial

Alternate Recommendation

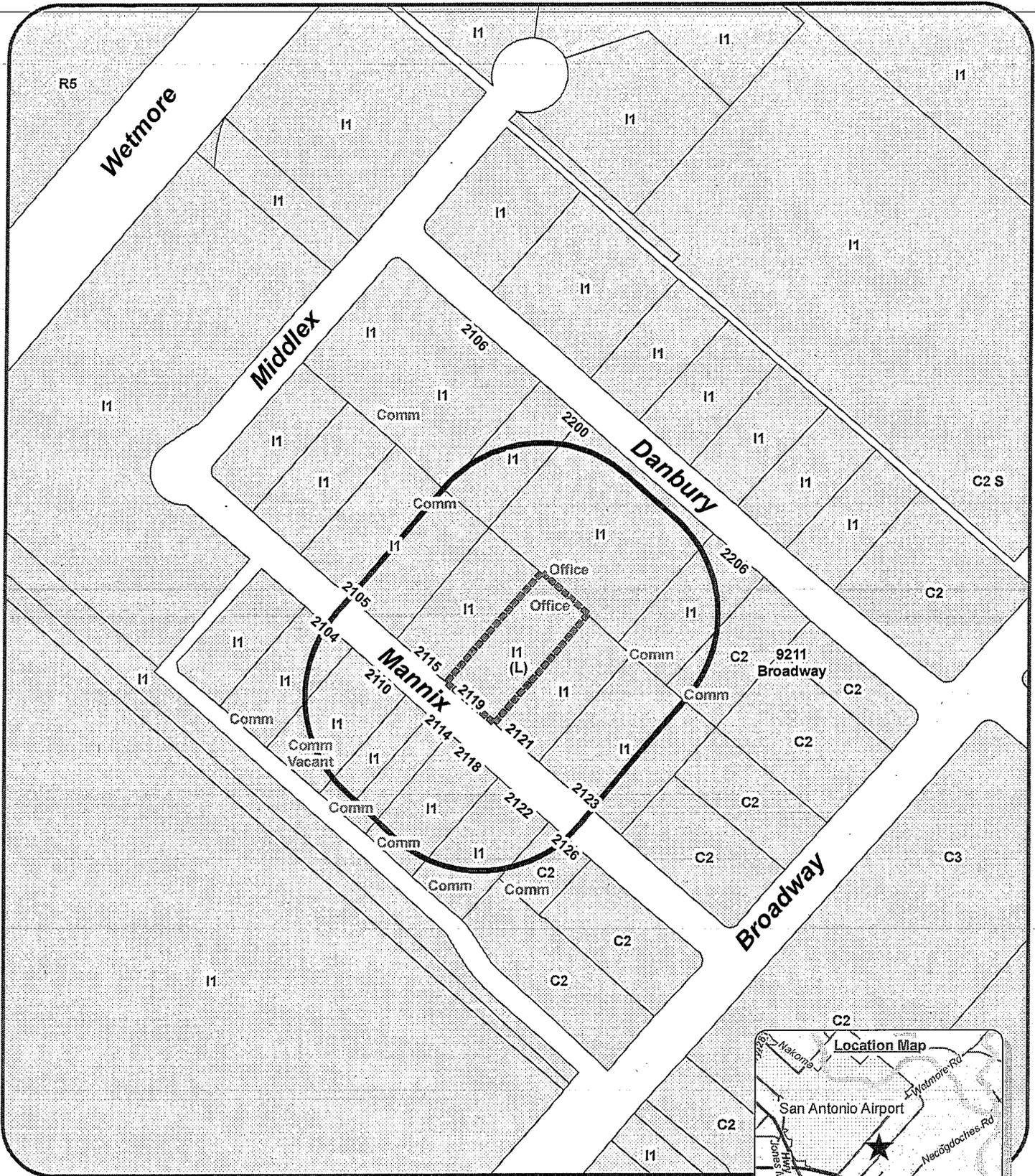
**Reviewer:** Sidra Maldonado

**Title:** Planner

**Date:** 06/06/2008

**Manager Review:** Nina Nixon-Mendez

**Date:** 06/06/2008



**Zoning Case Notification Plan**

**Case Z-2008-179**

Council District 10

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot: 15 Blk: 002 NCB: 13571

**Legend**

- Subject Property (dotted line)
  - 200' Notification Buffer (thick black line)
  - Current Zoning (R6)
  - Requested Zoning Change (R6)
  - 100-Year FEMA Floodplain (dashed line)
- (0.5026 Acres)



City of San Antonio - Development Services Dept  
(6/4/2008)

# CASE NO: Z2008179

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

**Council District:** 10

**Ferguson Map:** 551 C6

**Applicant Name:**

Kaufman & Associates, Inc.

**Owner Name:**

Portlynn Ltd., A Texas limited partnership

**Zoning Request:** From "I-1" General Industrial District to "L" Light Industrial District.

**Property Location:** Lot 15, Block 2, NCB 13571

2119 Mannix Drive

On the north side of Mannix Drive, northwest of the Mannix Drive and Broadway intersection

**Proposal:** To allow for the development of a crematorium to be coupled with the existing professional office

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval

The subject property is a developed 0.5026 acre parcel located on the north side of the city, to the east of the San Antonio International Airport. This property is situated on the north side of Mannix Drive, west of the intersection of Broadway and Mannix Drive. This area was annexed by the City of San Antonio on September 25, 1952. Due to the proximity of the subject property to San Antonio International Airport, this application was reviewed by the Aviation Department. The subject property is inside the noise contours and the requested "L" Light Industry zoning district is compatible with Federal Aviation Regulation Part 150. However, if improvements are made to the building, measures to achieve a noise level reduction of 25dB must be incorporated into the design and construction of any portion of the building where the public is received, such as office areas.

The current zoning "I-1" General Industrial District on this parcel converted from "JJ" district following the adoption of the current zoning districts in 2001. This parcel is located where industrial, production, office and warehousing services and facilities exist. All of the surrounding properties are zoned "I-1" and are occupied by businesses of a similar nature. Mannix Drive, where the subject property is located, is a local street. Broadway is a Primary Arterial "Type A" and is only a few hundred feet away from the subject property.

The applicant is requesting this zoning change so that the subject property may be utilized as a crematorium and office. The existing building is currently serving as an office for Porter Loring Family Care Services. A crematorium is a compatible use for this predominantly industrial area as an extension of the current use. The "L" district provides a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with proper screening and buffering, all compatible with adjoining uses. Principle vehicle access to and from the site shall be from a primary driveway and all loading shall be from the rear or side of the building, but not facing an arterial street. If this request is approved, there will be no landscape buffer or rear and side setback requirements.

# **CASE NO: Z2008179**

**Final Staff Recommendation - Zoning Commission**

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**CASE MANAGER :** John Osten 207-2187

**CITY OF SAN ANTONIO**

**Z2008179**

**AVIATION DEPARTMENT**

**Interdepartmental Correspondence Sheet**

**TO:** Leslie Zavala, Development Services Department

**FROM:** Jerry Rankin

**COPIES TO:** City of San Antonio Zoning Commissioners

**SUBJECT:** Zoning Case Z2008179

**DATE:** May 27, 2008

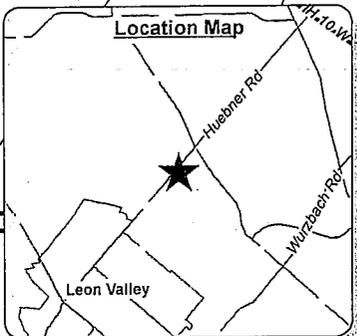
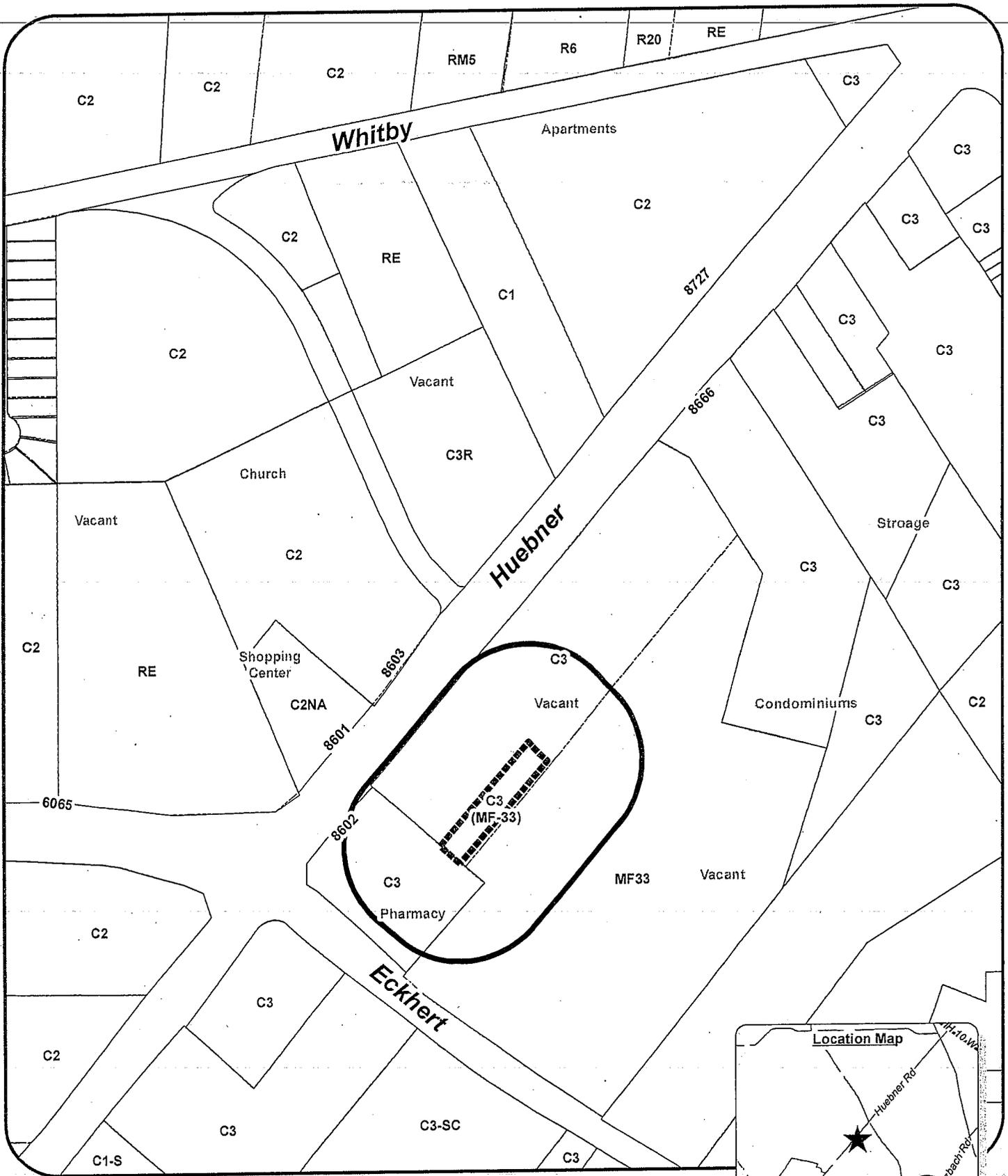
The Aviation Department is in receipt of your request to review zoning case Z2008179.

This property located at 2119 Mannix Drive less that 0.37 mile southeast of runway 12R, which is a primary runway for San Antonio International Airport. The property listed as Lot 15 Block 2 NCB 13571 is located inside the noise contours. The zoning request change to primary "L" Light Industry meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150. This existing building meets the compatible land use; however, if improvements are made to the building measures to achieve a noise level reduction of 25dB must be incorporated into the design and construction of any portion of the building where the public is received such as office areas.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this area will be limited in height in accordance with the provisions of the ordinance.

If there are any question, feel free to call me at the Airport Noise Mitigation office at 207-3471.

  
Jerry Rankin  
Noise Mitigation



**Zoning Case Notification Plan**

**Case Z2008181**

Council District: 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot: Portion of Lot 1 Blk: 009 NCB: 17259

**Legend**

- Subject Property (0.345 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(5/29/2008)

# CASE NO: Z2008181

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

**Council District:** 8

**Ferguson Map:** 548 C7

**Applicant Name:**

Rolando Pablos

**Owner Name:**

Chancellor Huebner Road Apartments, LP

**Zoning Request:** From "C-3" General Commercial District to "MF-33" Multi-Family District.

**Property Location:** 0.345 acres out of NCB 17259

8600 Block of Huebner Road

The east side of Huebner Road, approximately 300 feet north of Eckhert Road

**Proposal:** To allow for expansion of an apartment complex site

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**

Approval

The subject property was annexed in 1972, totals approximately .345 acres and is currently undeveloped. Upon adoption of the 2001 Unified Development Code, the existing C-3 zoning converted from the previous B-3 zoning. "C-3" General Commercial District zoning currently exists to the north and west of the subject property. Property to the east is zoned "MF-33" Multi-Family District. Property to the south is zoned "MF-33" Multi-Family District and "C-3" General Commercial District. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north, east and west of the subject property. A pharmacy is located to the south.

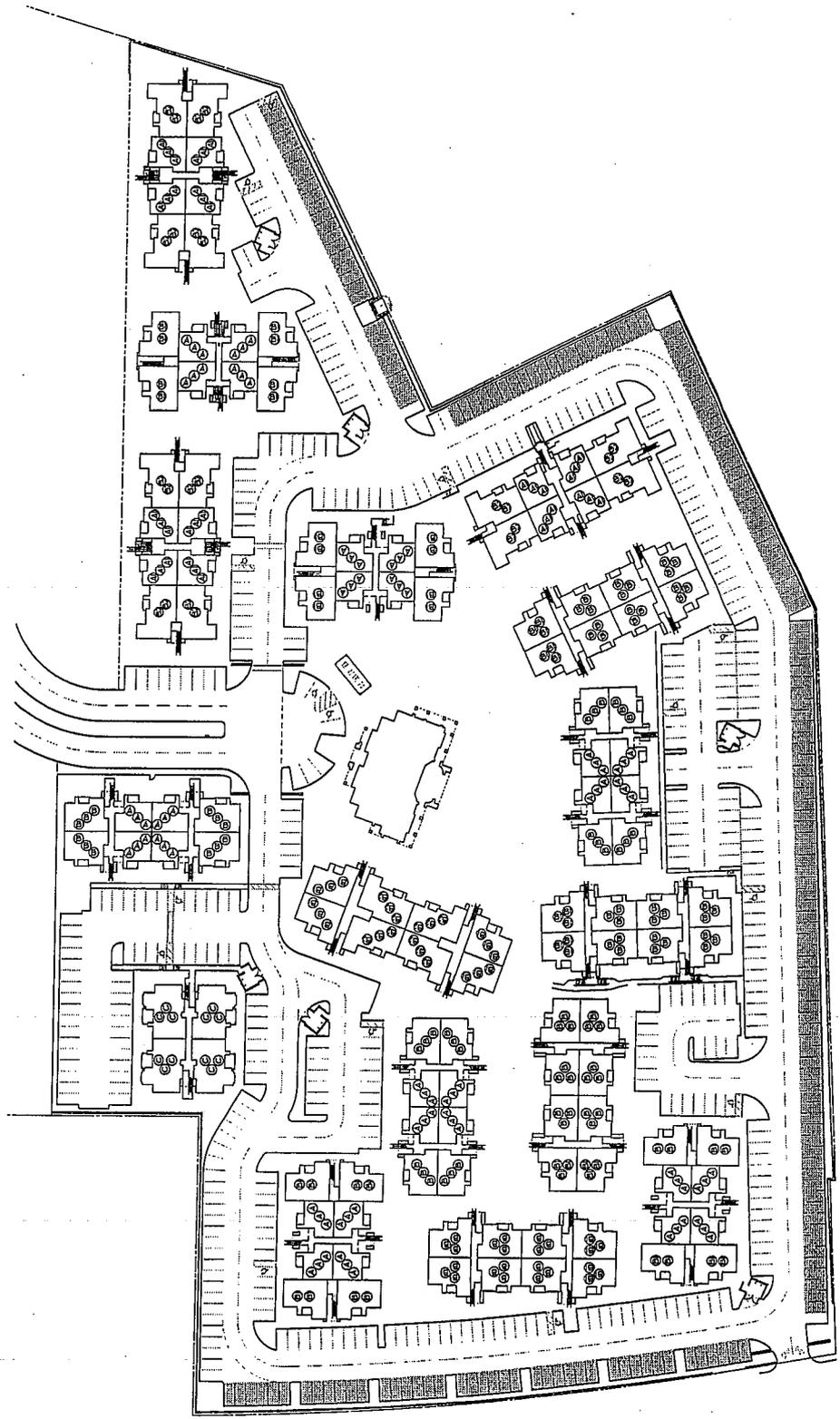
An 11.398 acre parcel located to the east of the subject property was zoned "MF-33," which was approved by the City Council on January 17, 2008 (Ordinance #2008-01-17-0045.) The applicant has applied for MF-33 zoning in order to add .345 acres to the existing 11.398 acre parcel. The proposed development is a multi-family community. Multi-family dwellings are most appropriate along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Huebner Road is considered a Primary Arterial Type A road and various commercial facilities are available along Huebner Road between Eckhert Road and Babcock Road. Public transportation (VIA Metropolitan Transit stop) is available for use by the potential residents at the intersection of Huebner Road and Eckhert.

**CASE MANAGER :** Leslie Zavala 207-0215

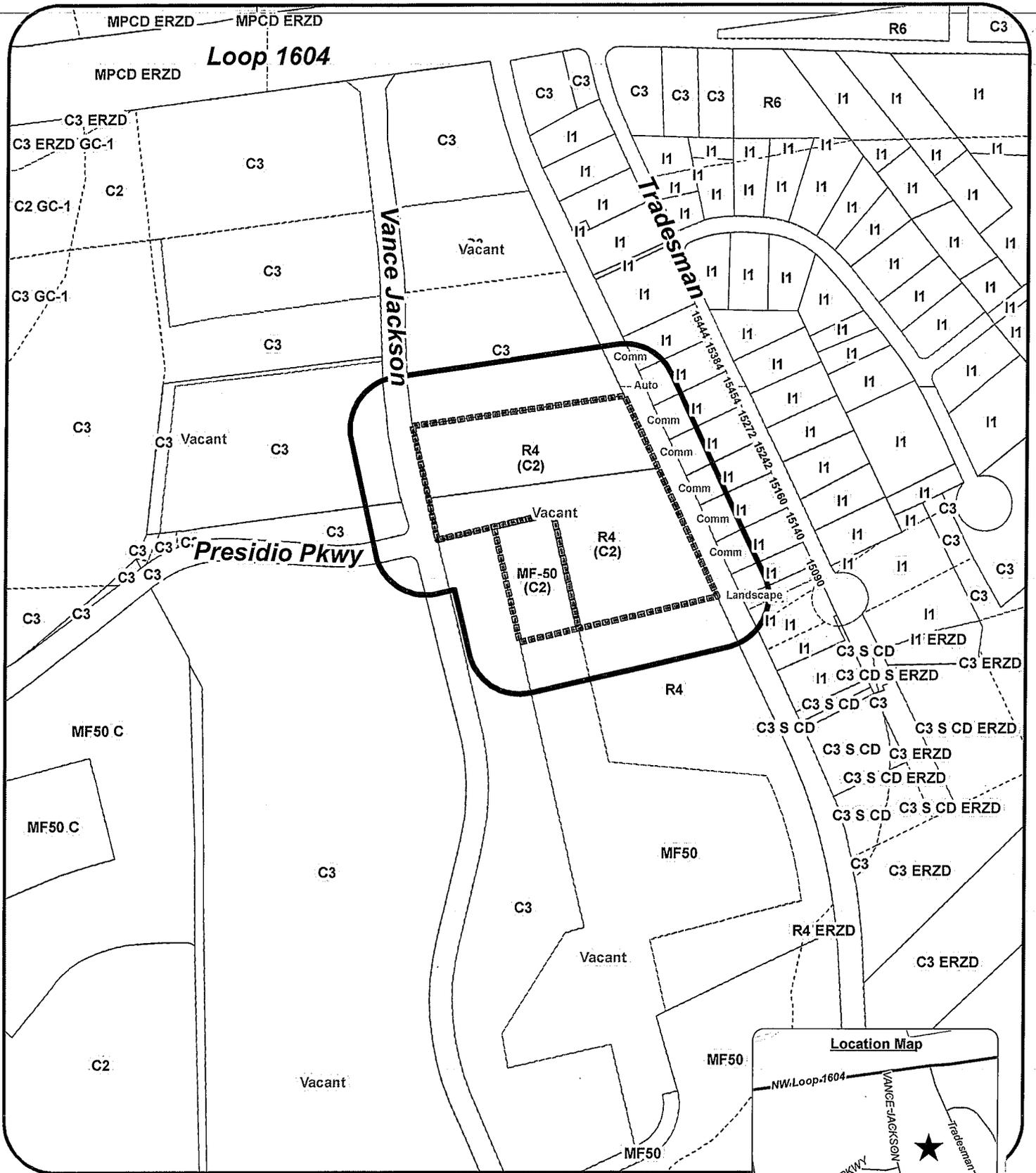


200-01

# NEW SITE PLAN



ECKHART BLVD.



**Zoning Case Notification Plan**

**Case Z2008183**

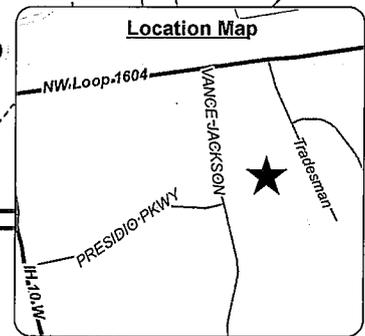
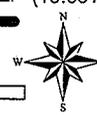
Council District: 8

Scale: 1" approx. = 500'

Subject Property Legal Description(s): 15.88 Acres out of NCB 15825

**Legend**

- Subject Property (15.88 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept (6/4/2008)

# CASE NO: Z2008183

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

**Council District:** 8

**Ferguson Map:** 514 D5

**Applicant Name:**  
Brown and Ortiz, P. C., Attorneys at Law

**Owner Name:**  
Galleria Ventures Limited

**Zoning Request:** From "R-4" Residential Single-Family District and "MF-50" Multi-Family District to "C-2" Commercial District.

**Property Location:** 15.88 acres out of NCB 15825

Approximate 15000 Block of Vance Jackson Road

East of the intersection of Presidio Parkway and Vance Jackson Road

**Proposal:** To allow for an office development

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Level-1 Traffic Impact Analysis will be required at platting or permitting.

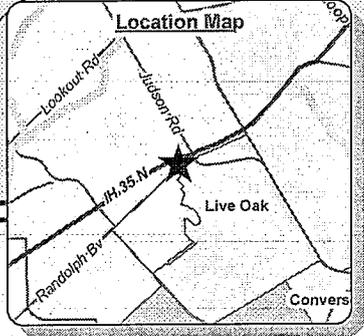
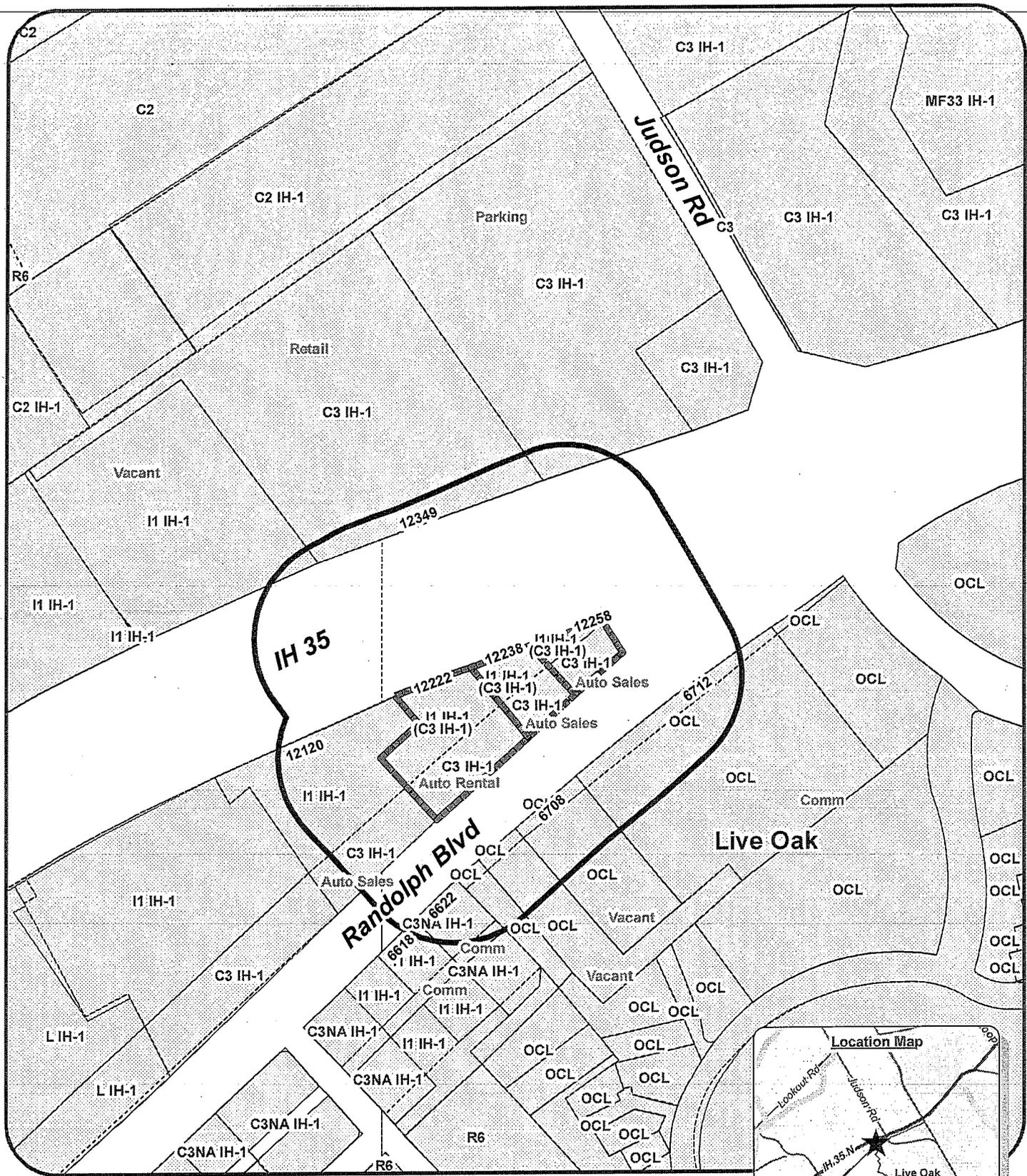
**Staff Recommendation:**

Approval

The subject property was annexed in 1972, totals approximately 15.88 acres and is currently undeveloped. The subject property was zoned R-4 and MF-50, which was approved by the City Council on August 27, 2006 (Ordinance #2006-08-17-0955.) "C-3" General Commercial District zoning currently exists to the north of the subject property and to the west across Vance Jackson. Property to the south is zoned "C-3" General Commercial District, "MF-50" Multi-Family District and "R-4" Residential Single-Family District. Property to the east is railroad right-of-way and property zoned "I-1" General Industrial District. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north, south and west of the subject property. There is a railroad right-of-way and an industrial business park to the east.

The applicant has applied for C-2 in order to allow for an office development. There are multiple large parcels in the immediate vicinity zoned C-3 which may be developed with office/ commercial uses in the future. Staff believes that the proposed C-2 zoning classification is compatible with the emerging commercial character of this stretch of Vance Jackson Road, a Secondary Arterial Type A road. C-2 districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses and generate a greater volume of vehicular traffic. Given that the subject property is within close proximity to both Loop 1604 and IH-10, the requested zoning is appropriate for this location. Should this property be rezoned to C-2, the property owner will be required to install a type B buffer where the property line abuts residential zoning districts and uses.

**CASE MANAGER:** Leslie Zavala 207-0215



**Zoning Case Notification Plan**  
**Case Z-2008-184**

Council District: 10  
 Scale: 1" approx. = 250'

Subject Property Legal Description(s): Lots: P-18, P-19, P-19A, P-20, P-20A, and P-20B Blk: 000 NCB: 17622

- Legend**
- Subject Property (1.377 Acres)
  - 200' Notification Buffer
  - Current Zoning R6
  - Requested Zoning Change (R6)
  - 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
 (6/4/2008)

# CASE NO: Z2008184

## Final Staff Recommendation - Zoning Commission

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**Date:** June 17, 2008

**Council District:** 10

**Ferguson Map:** 553 D2

**Applicant Name:**

**Owner Name:**

Brown and Ortiz, P. C., Attorneys at Law 12222 IH-35 North, LLC and Nafstar International, LLC

**Zoning Request:** From "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District and "I-1 IH-1" General Industrial National Highway System High Priority Northeast Gateway Corridor Overlay District to "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District.

**Property Location:** Parcel 18, Parcel 19, Parcel 19A, Parcel 20, Parcel 20A and Parcel 20B, NCB 17622  
12222, 12230 and 12250 Interstate Highway 35 North  
Between Interstate Highway 35 North and Randolph Boulevard

**Proposal:** To allow the existing commercial uses

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis (TIA) is not required.

**Staff Recommendation:**

Approval

The subject property is located on the northeast side of San Antonio along Interstate Highway 35 North and Randolph Boulevard, south of their intersection with Judson Road. There is an existing auto sales and car rental on the subject property that totals approximately 1.377 acres. This area was annexed by the City of San Antonio on December 31, 1984. Upon adoption of the 2001 Unified Development Code, the previous "B-3" Business District and "I-1" Light Industry District converted to "C-3" General Commercial respectively, and "I-1" General Industrial Districts. The Corridor Overlay District was adopted in 2004. Before the adoption of the 2001 Unified Development Code, motor vehicle sales and automobile rental were permitted uses in the "B-3" Business District and "I-1" Light Industry District. The current "I-1 IH-1" district does not allow an auto sales or car rental. "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District and "I-1 IH-1" General Industrial National Highway System High Priority Northeast Gateway Corridor Overlay District currently exists to the southwest of the subject property. Property to the southeast across Randolph Boulevard is outside of the San Antonio City Limits (Live Oak). Land uses immediately adjacent to the subject property consist of an auto dealership.

The applicant has applied for "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District to bring the current site into conformity with today's zoning regulations. The applicant is not requesting to alter or remove the Overlay District. The request would be a down zoning from the existing "I-1 IH-1". The proposed "C-3 IH-1" would be appropriate at this location considering its prominent location at the intersection to an expressway and arterial. The requested zoning district would be compatible with the existing uses on the subject property and surrounding properties. The subject property is not within a Neighborhood Association or Neighborhood Plan.

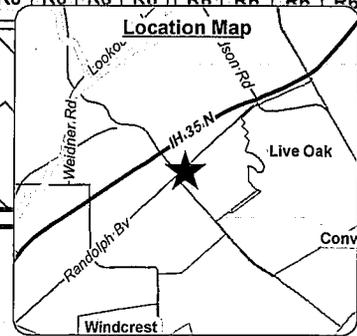
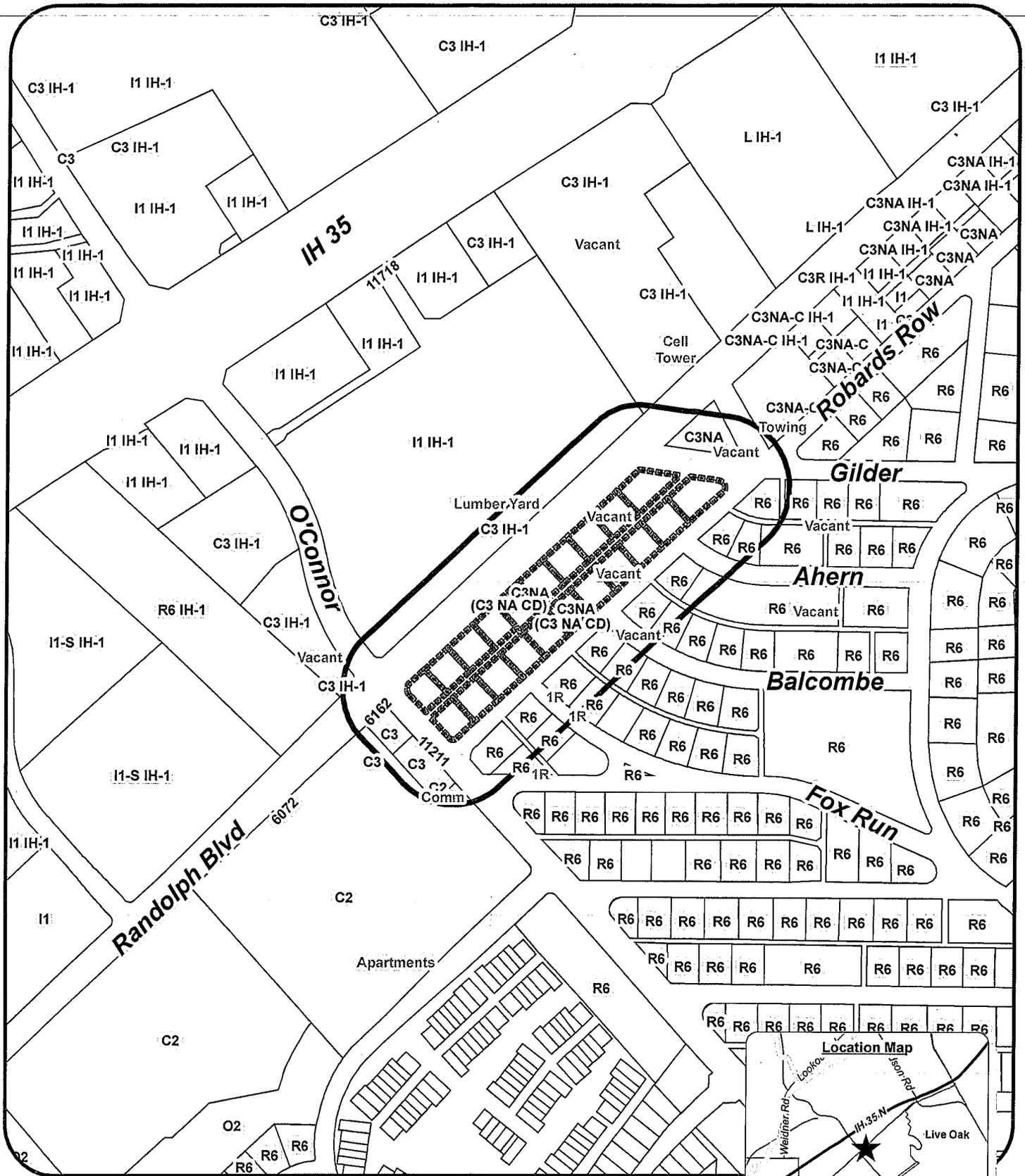
# **CASE NO: Z2008184**

## **Final Staff Recommendation - Zoning Commission**

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"NHS" National Highway System High Priority Corridor Districts - Within the city there are Interstate Highways that contribute to domestic and international trade between the United States, Canada and Mexico. Significant infrastructure improvements have been or will be completed to further facilitate trade and commerce and contribute to the economic development initiatives of the city of San Antonio. To preserve, enhance, and perpetuate the value of these Interstate Highways the city council the established The National Highway System ("NHS") High Priority Corridor overlay zoning district. Northeast Gateway Corridor District (IH-1); June 24, 2004.

**CASE MANAGER :** Pedro Vega 207-7980



**Zoning Case Notification Plan**

**Case Z-2008-185**

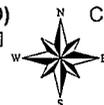
Council District: 10

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Multiple properties within Block 1, NCB 17623

**Legend**

- Subject Property (6.0 Acres)
- 200' Notification Buffer
- Current Zoning **C3 NA**
- Requested Zoning Change **(C3 NA CD)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(6/5/2008)

# CASE NO: Z2008185 CD

## Final Staff Recommendation - Zoning Commission

**Date:** June 17, 2008

**Council District:** 10

**Ferguson Map:** 553 C4

**Applicant Name:**

**Owner Name:**

Brown and Ortiz, P. C., Attorneys at Law

11214 O'Connor Road, LLC; 6214 and 6218 Randolph Boulevard, LLC

**Zoning Request:** From "C-3NA" Commercial District, Nonalcoholic Sales to "C-3NA CD" (CD- Auto Parking and/or Storage Long Term) Commercial District, Nonalcoholic Sales with a Conditional Use for Auto Parking and/or Storage Long Term.

**Property Location:** Multiple Properties within Block 1, NCB 17623

On the south side of Randolph Boulevard, between O'Connor Road to the west and Gilder Boulevard to the east

**Proposal:** To allow for Auto Parking and/or Storage Long Term

**Neigh. Assoc.** Randolph Hills Civic Club. Royal Ridge Neighborhood Association is within 200 feet.

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

#### Approval

The subject properties are located along Randolph Boulevard (a Primary Arterial "Type A" street) and consist of 21 lots some vacant, others occupied by commercial uses. The properties are adjacent to C-3 zoning to the east and west; I-1 and C-3 zoning to the north and R-6 zoning to the south. The surrounding land uses consist of a Lowe's retail center to the northwest; vacant land and commercial uses to the east and west and residential dwellings to the south. One of the subject properties, located at 6234 Randolph Boulevard, is currently operating a trucking operation, which is not permitted in C-3 zoning. The applicant indicated that they were not aware that C-3 zoning did not allow a trucking operation and were made aware due to a citation given by the Development Services Department Investigation Division.

The applicant is requesting a zoning change in order to allow an auto parking and long term storage facility. A significant amount of C-3 and I-1 zoning exists within the vicinity of the subject property. Staff finds the request to be appropriate given the prevalence of commercial uses to the east, west and north. The subject property is within close proximity to two major arterials Randolph Boulevard and O'Connor Road (a Secondary Arterial "Type B" Street); commercial districts are generally encouraged in the immediate vicinity of the intersections of such major roadways. An auto parking and long term storage facility is identified in the UDC as a use requiring a minimum zoning district of L to be allowed by right. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in L Light Industrial District may be allowed as a conditional use in C-3. Additionally, the proposed zoning district and use of the property are consistent with the current development pattern along this portion of Randolph Boulevard as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they have existing industrial and commercial zoning districts. For instance, the property directly to the east, which is located at 6380 Randolph Boulevard was the subject of a rezoning case (Z85231-A) in which the applicant was granted a zoning change from Temporary R-1 Single Family Residence District to B-3 NA SUP Business District, Nonalcoholic Sales with a Special Use Permit for outside storage of plumbing materials.

# **CASE NO: Z2008185 CD**

## **Final Staff Recommendation - Zoning Commission**

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Further, the application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The C-3 NA CD zoning classification would limit the scope of the use allowed and restrict future occupancy should the use cease for 12 consecutive months.

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

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures;
2. Screening shall be provided along the southeast property line of the subject property and shall consist of a fence that shields the view of the subject property from adjacent residences; and
3. No storage of junk vehicles shall be allowed.

**CASE MANAGER :** Brenda Valadez 207-7945