CITY OF SAN ANTONIO
Zoning Commission Agenda

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

Tuesday, January 20, 2015
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1
William Shaw III – District 2
Maria Alvarado – District 3
Ricardo Briones – District 5
Christopher Martinez – District 6
Santos H. Villarreal – District 7
Francine Romero – District 8
Paula McGee – District 9
Milton R. McFarland – District 10
Susan Heard– District Mayor
Orlando Salazar – District 4
Chairman

1. **12:45 PM -** Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for January 20, 2015.

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

3. Roll Call.

4. Pledge of Allegiance.

5. Consideration of December 16, 2014 Zoning Commission Minutes.

6. **ZONING CASE NUMBER Z2015031 (Council District 9) – POSTPONED:** A request for a change in zoning from "R-5 AHOD MLOD-1" Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on 1.009 acres out of NCB 13832; 570 Heimer Road.

7. **ZONING CASE NUMBER Z2015055 (Council District 2) – POSTPONED:** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Historic Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District on Lots 16-17, Block 8, NCB 583; 309 North Hackberry Street and 527 Center Street.

8. **ZONING CASE NUMBER Z2015071 (Council District 2) – POSTPONED:** A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 1 Block 17, NCB 13778; 10026 N IH 35.

9. **ZONING CASE NUMBER Z2014219 (Council District 3):** A request for a change in zoning from "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to "C-2NA MC-2 AHOD" Commercial Nonalcoholic Sales South Presa Metropolitan Corridor Airport Hazard Overlay District on 1.875 acres out of NCB 10920 on a portion of the 9000 Block of South Presa.

10. **ZONING CASE NUMBER Z2015032 (Council District 2):** A request for a change in zoning from "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District and "C-2 NCD-9 RIO-1 UC-2 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ NCD-9 RIO-1 AHOD" Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre and "IDZ NCD-9 RIO-1 UC-2 AHOD" Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre on Lots 7, 8, 9, 10 and the north 25 feet of Lot 11 and the west 50 feet of the south 25 feet of Lot 11 and the west 50 feet of Lot 12 and the south 25 feet of the east 50 feet of Lot 11 and the east 50 feet of Lot 12, Block 33, NCB 1763; 100 Appler, 117 and 121 Alling.

11. **ZONING CASE NUMBER Z2015036 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 24, NCB 3599; 614 West Elmira Street.

12. **ZONING CASE NUMBER Z2015038 (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors on Lot 10, 11, 12 & 25, Block 1, NCB 13758; 5551 Randolph Boulevard and 138 Roundtree Lane.

13. **ZONING CASE NUMBER Z2015039 (Council District 5):** A request for a change in zoning from "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District to "MF-18 IDZ AHOD" Limited Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.438 acres out of NCB 15, NCB 16, NCB A-15, NCB A-16 and NCB 6302; 326 Clay Street and a portion of 332 Clay Street.

14. **ZONING CASE NUMBER Z2015046 CD (Council District 7):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD CD" Commercial Airport Hazard Overlay District with a Conditional Use for a Motor Vehicle Sales (Full Service) on A 3.124 acres of land, out of NCB 11493; 4712 Culebra Road.

15. **ZONING CASE NUMBER Z2014239 (Council District 9):** A request for a change in zoning from "O-2 AHOD MLOD-1" High-Rise Office Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on a 1.471 acre tract of land out of NCB 17860; 14235 Blanco Road.

16. **ZONING CASE NUMBER Z2015005 CD (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) on 0.53 acres out of Lot 1, Block H, NCB 6021; 400 Elvira Street.

17. **ZONING CASE NUMBER Z2015047 (Council District 5):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two residences to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District with Outdoor Display of Merchandise and a Non-Commercial Parking Lot on Lots 11 and 12 and the south 76 feet of Lots 9 and 10, Block 4, NCB 8229; 4844 West Commerce Street & 106 South San Dario.

18. **ZONING CASE NUMBER Z2015052 (Council District 8):** A request for a change in zoning from "I-1 MLOD" General Industrial Military Lighting Overlay District to "C-3 MLOD" General Commercial Military Lighting Overlay District on A 1.750 acre tract of land out of Lot 4, Block 1, NCB 19188; 5563 DeZavala Road.

19. **ZONING CASE NUMBER Z2015054 (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 1, Block 1, NCB 17363; 3895 Chimney Springs Drive.

20. **ZONING CASE NUMBER Z2015056 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District on Lot 12, NCB 2569; 316 East Cevallos.

21. **ZONING CASE NUMBER Z2015058 (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Single Family Uses on 0.064 acres out of Lot 18, NCB 3082; 201 Hickman Street.

22. **ZONING CASE NUMBER Z2015061 CD (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Cabinet Manufacturing and Repair on Lot 42, Block 32, NCB 15275; 5715 Five Palms Drive.

23. **ZONING CASE NUMBER Z2015063 (Council District 1):** A request for a change in zoning from "MF-33" Multi-Family District to "L" Light Industrial District on a 1.03 acre tract of land out of NCB 11687 on a portion of the 5100 Block of West Avenue.

24 **ZONING CASE NUMBER Z2015066 (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 PUD AHOD" Multi-Family Plan Unit Development Airport Hazard Overlay District on Lot 1 Block 2 NCB 13808; 5324 Randolph Boulevard.

25. **ZONING CASE NUMBER Z2015068 S (Council District 1):** A request for a change in zoning from "D RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District and "D S RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash) to "D S RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash) on 1.031 acres out of NCB 929 on a portion of the 100 Block of East Cesar Chavez Boulevard, a portion of the 500 Block of South Flores Street and a portion of the 500 Block of South Main Avenue.

26. **ZONING CASE NUMBER Z2015070 CD (Council District 2):** A request for a change in zoning from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with use for Tire Sales, "C-2 AHOD" Commercial Airport Hazard Overlay District, "RM-4 AHOD" Residential Mix Use Airport Hazard Overlay District, and "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with use for Motor Vehicle Sales {full service} on 0.706 acre tract of land out of Lot 27, 28, 29, 30, 31, 32, and 33 Block 20, NCB 1611 and the South Half (S 90 Feet) of Lot 47 and 48, Block 27 NCB 1610; 1317 and 1332 S New Braunfels Avenue; 505 and 511 Porter Street.

27. **ZONING CASE NUMBER Z2015072 (Council District 8):** A request for a change in zoning from "C-3" General Commercial District and "MF-33" Multi-Family District to "MF-40" Multi-Family District on Parcel 13, NCB 14857 on a portion of the 11000 Block of Huebner Oaks.

28. **ZONING CASE NUMBER Z2015074 CD (Council District 9):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property except in "I-2" on 3.248 acres out of Lots 15-19 and 46, NCB 11967; 305 Wolfe Road, 9916; 9922, 9930 Plymouth Avenue; 614 Portland Road.

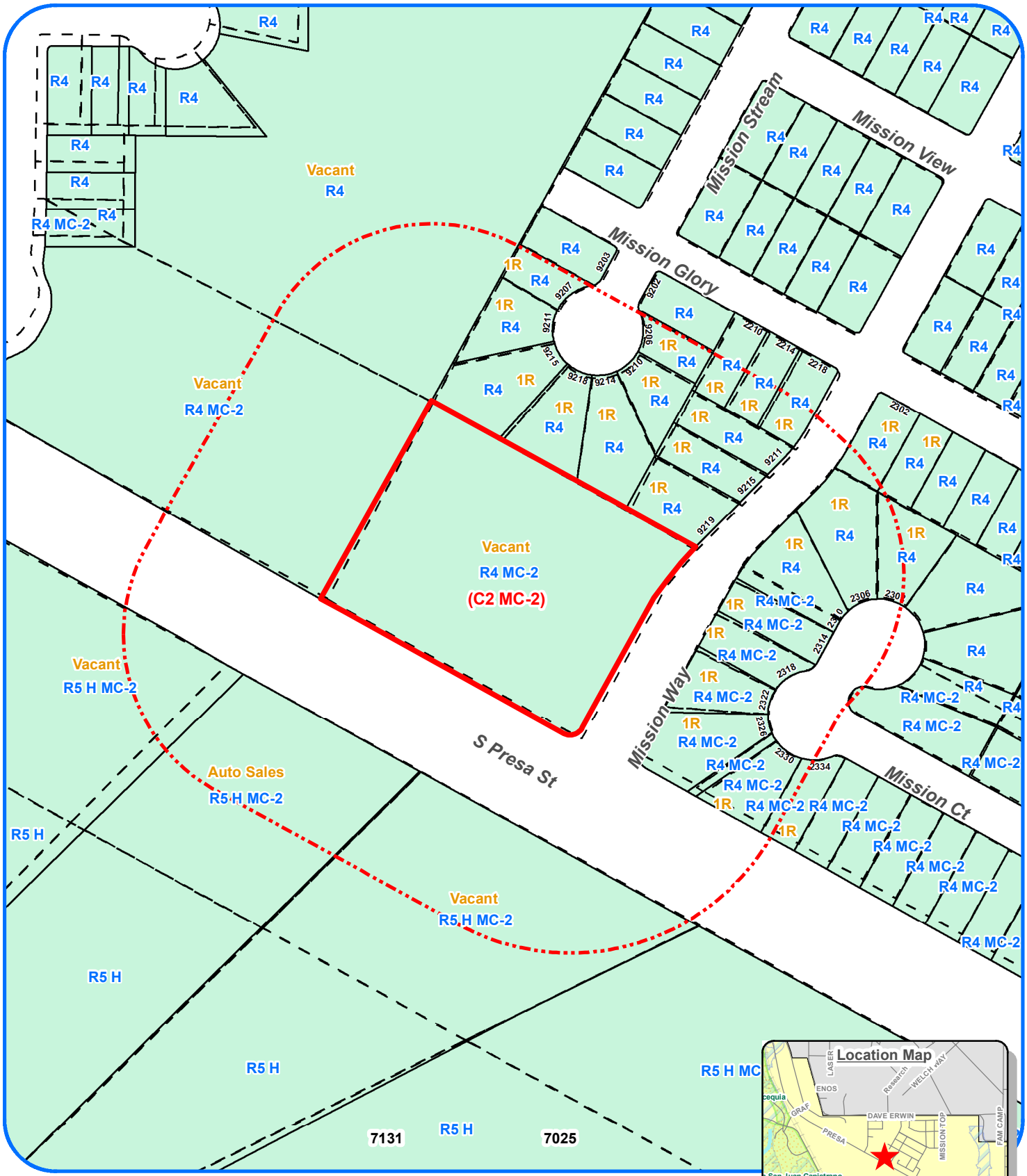
29. **Director's Report –** Zoning Commission Agenda Transition.

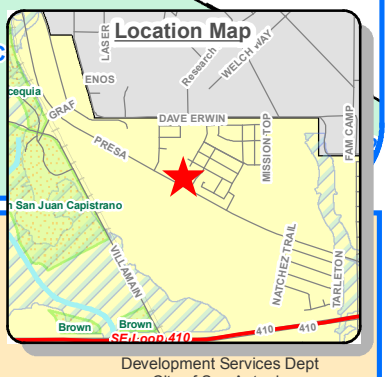
30. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

31. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7268 Voice/TTY.





Development Services Dept
City of San Antonio
(07/30/2014 - R. Martinez)

Zoning Case Notification Plan

Case Z-2014-219

Council District: 3

School District: San Antonio I.S.D.

Scale: 1" approx. = 150 Feet

Legend

Subject Properties	(1.875 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Subject Property Legal Description(s): NCB 10920 - BLOCK 000 - LOT: 1.875 acres out of NCB 10920

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2014219

SUMMARY:
Current Zoning: "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 NA MC-2 AHOD" Commercial Nonalcoholic Sales South Presa Metropolitan Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the fourth public hearing for this zoning case. The rezoning request was previously postponed.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: HLH Developments, LP (by Harry Hausman, Manager, Hausman Management LLC, General Partner)

Applicant: Overland Properties, LLC (by Jacob W. Stauffer, Executive Vice President)

Representative: Kaufman & Killen, Inc.

Location: A portion of the 9000 Block of South Presa Street

Legal Description: 1.875 acres out of NCB 10920

Total Acreage: 1.875

Notices Mailed
Owners of Property within 200 feet: 30
Registered Neighborhood Associations within 200 feet: None
Planning Team: Stinson Airport Vicinity Land Use Plan-14
Applicable Agencies: Aviation Department

Property Details
Property History: The subject property was annexed in 1952 and was originally zoned "B" Residence District. In a 1980 case, the property was rezoned to "B-3" Business District directly abutting South Presa Street and "I-1" Light Industry District to on the northern portion of the subject property. Upon adoption of the 2001 Unified

Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and “I-1” General Industrial District. In a 2002 case, the property was rezoned to “MXD” Mixed Use District. In a 2003 case, the property was rezoned to “R-4” Residential Single-Family District. The property is not platted and is currently undeveloped.

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

Adjacent Base Zoning and Land Uses
Direction: North, West and East
Current Base Zoning: “R-4”
Current Land Uses: Vacant and Single-Family Residences

Direction: South
Current Base Zoning: “R-5”
Current Land Uses: Vacant and Auto Sales

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.
The “MC-2” South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation
Thoroughfare: South Presa Street
Existing Character: Secondary Arterial Type A 86’; one lane in each direction with no sidewalks
Proposed Changes: None known

Thoroughfare: Mission Way, Mission Stream and Mission Court
Existing Character: Local street; one lane in each direction with partial sidewalks
Proposed Changes: None known

Public Transit: The nearest VIA bus line is 36 which operates south of the subject property along South Presa Street.

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

Parking Information: Off-street vehicle parking requirements for commercial uses are typically determined by building size and use (application did not specify the use).

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the residential zoning; the subject property would not be able to be developed for commercial uses.

FISCAL IMPACT:
None. The applicant paid all required zoning application fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:
The property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" Commercial District is not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Community Commercial. The Community Commercial designation is meant to accommodate commercial development located along arterial roads. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:
Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property's location on South Presa Street, at the periphery of a residential neighborhood makes it appropriate for retail and service uses that draw their customer base from the nearby residents.
Where commercial zoning abuts single-family residences or zoning, landscape buffers and building setbacks will apply.

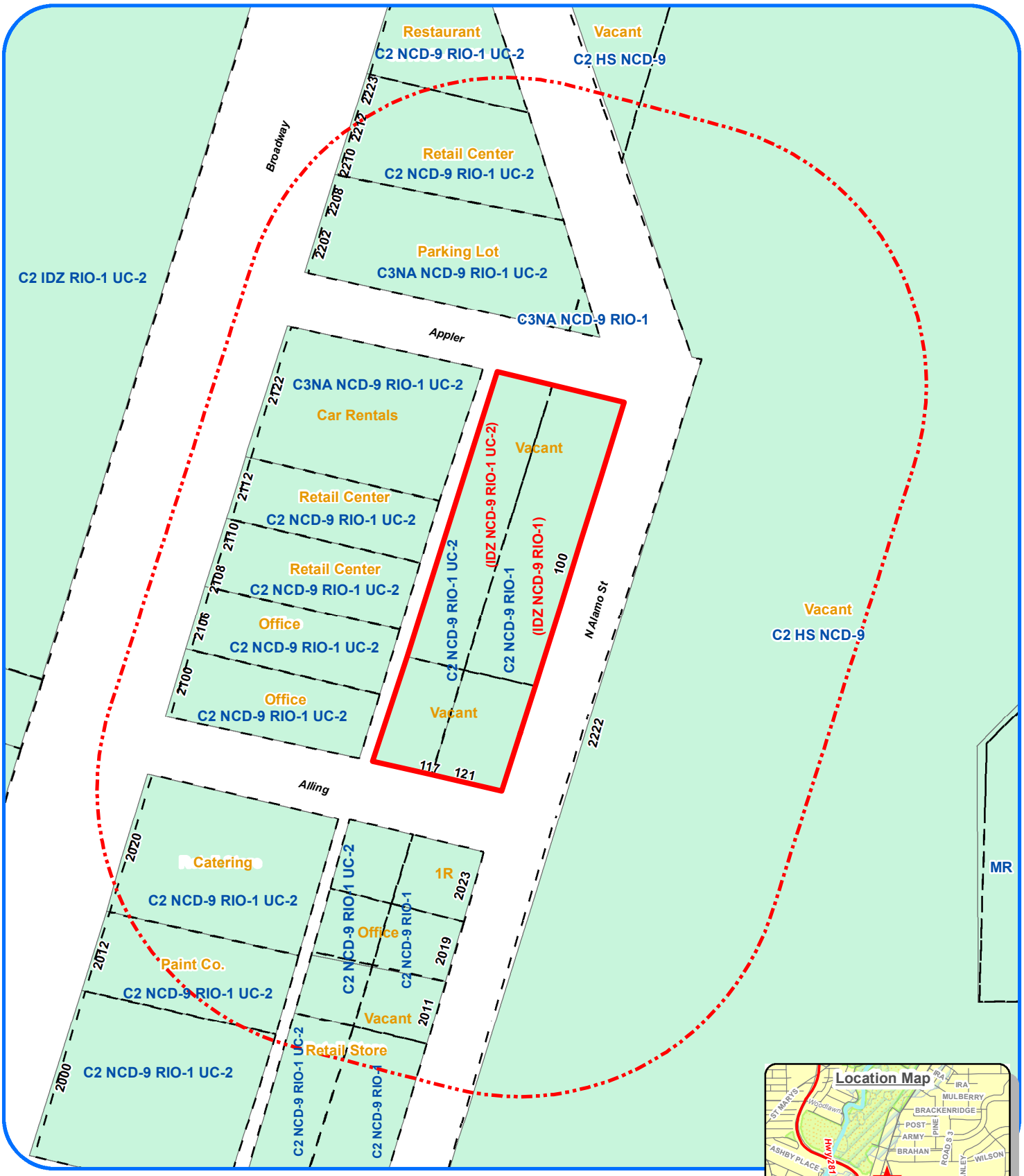
3. Suitability as Presently Zoned:
The current residential zoning district is not appropriate for the subject property. The subject property is located along an arterial road which generally accommodates commercial uses. Current planning principles encourage commercial development along arterial roads. The requested "C-2" base zoning district will act as a transition between the single-family residences to the northeast and the arterial thoroughfare.

4. Health, Safety and Welfare:
Staff has found no indication of likely adverse impacts on the public health, safety or welfare in relation to this zoning change request.

5. Public Policy:
The request does not appear to conflict with any public policy objective.

6. Size of Tract:
The subject property is 1.875 acres in size, which should be able to reasonably accommodate the commercial uses permitted in the "C-2" district, along with required parking and landscaping.

7. Other Factors:
In accordance with UDC Section 35-514(d)(2), the applicant has requested approval of additional fence height along the eastern-most boundary of the subject property. An 8-foot tall solid fence/wall is proposed.



Zoning Case Notification Plan

Case Z-2015-032

Council District: 2

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.689 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Subject Property Legal Description(s): NCB 01763 - BLOCK 033 - LOT 7, 8, 9, 10, 11 and 12,

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

Development Services Dept
City of San Antonio
(11/24/2014 - R. Martinez)

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:
Zoning Case Z2015032

SUMMARY:
Current Zoning: "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District and "C-2 NCD-9 RIO-1 UC-2 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-9 RIO-1 AHOD" Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre and "IDZ NCD-9 RIO-1 UC-2 AHOD" Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the second public hearing for this zoning case. The rezoning request was continued from the December 16, 2014 Zoning Commission public hearing.)

Case Manager: Brenda V. Martinez, Planner

Property Owner: North Alamo Properties, LLC (Victor Andonie)

Applicant: North Alamo Properties, LLC (Victor Andonie)

Representative: Steve Lin

Location: 100 Appler, 117 and 121 Alling

Legal Description: Lots 7, 8, 9, 10 and the north 25 feet of Lot 11 and the west 50 feet of the south 25 feet of Lot 11 and the west 50 feet of Lot 12 and the south 25 feet of the east 50 feet of Lot 11 and the east 50 feet of Lot 12, Block 33, NCB 1763

Total Acreage: 0.6895

Notices Mailed
Owners of Property within 200 feet: 20
Registered Neighborhood Associations within 200 feet: Downtown Residents Association
Planning Team: Westfort Alliance Neighborhood Plan - 14
Applicable Agencies: Office of Historic Preservation

Property Details
Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. In a 1999 case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

The property owner is proposing to construct a multi-family development which will consist of a four story structure that will house 120 dwelling units as well as parking.

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

Adjacent Base Zoning and Land Uses
Direction: North and West
Current Base Zoning: "C-2" and "C-3"
Current Land Uses: Retail Center, Vacant Land, Parking Lot, Car Rentals, and Office

Direction: South and East
Current Base Zoning: "C-2"
Current Land Uses: Catering Business, Single-Family Residence, Office and Vacant Land

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

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

Some of the surrounding properties are located within the Westfort Alliance Neighborhood Conservation District (NCD-9). This overlay zoning district contains design guidelines for new construction as well as rehabilitation of existing residential and multi-family development. Property owners, together with the Department of Planning Community Development staff, develop the design guidelines. These guidelines can

address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

A portion of the property is located in the "UC-2" Broadway Urban Corridor Overlay District. Properties within 200 feet of the Broadway right-of-way between IH-35 and the city limits of Alamo Heights carry the "UC-2" Broadway Urban Corridor District. The Broadway Urban Corridor regulates setbacks, screening and signage.

Transportation
Thoroughfare: Broadway
Existing Character: Primary Arterial Type B Street; 3 lanes in each direction with a center turning lane
Proposed Changes: None known

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

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

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

Public Transit: The nearest VIA bus lines are the number 9 line, 10 line, 14 line, 209 line and 214 line which operate along Broadway and North Alamo Street.

Traffic Impact: "IDZ" is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements for multi-family residential uses are determined by the total number of dwelling units. Minimum Requirement: 1.5 spaces per unit. Maximum Requirement: 2 spaces per unit.

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

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current commercial zoning, restricting future land uses to those permissible in the "C-2" zoning district.

FISCAL IMPACT:
None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the Westfort Alliance Neighborhood Plan area, and is identified as Mixed Use in the Future Land Use component of the Plan. The "IDZ" base zoning district is consistent with the adopted land use designation.

The subject property is also located within the Midtown Brackenridge TIRZ Master Plan, and is identified as part of the Midtown neighborhood urban core, which encourages community retail, services, offices, urban residential, restaurants, and entertainment uses.

The "IDZ" base zoning district is consistent with the encouraged development pattern in the plan.

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

The subject property is located in close proximity to high-intensity mixed-use redevelopment along Broadway, North Alamo Street, and East Grayson Street, with access to public transit.

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

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

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

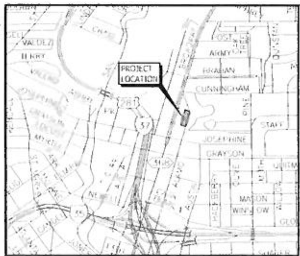
The existing "C-2" zoning district is not consistent with the adopted "Mixed Use" land use designation.

6. Size of Tract:
The subject property is 0.689 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district.

7. Other Factors:
The subject property is located within the "RIO" River Improvement Overlay District. All new construction plans will be subject to review and approval by the Historic and Design Review Commission.

The subject property is also located within the "NCD-9" Westfort Alliance Neighborhood Conservation District. Compliance with the "NCD-9" design regulations is required for new construction, and will be reviewed for at the plan review/building permit phase.

Z2015032

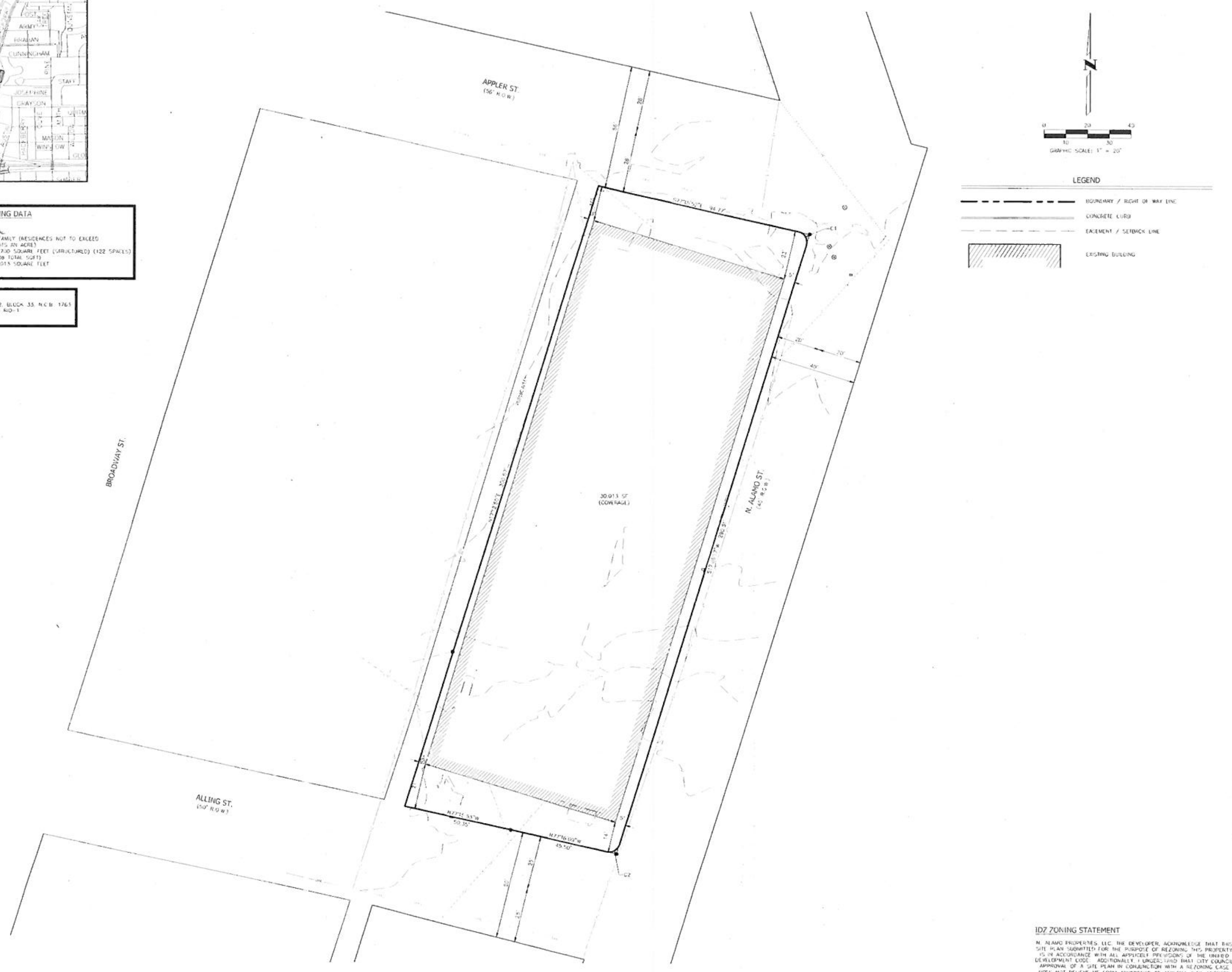


SITE MAP

SITE & BUILDING DATA

LOTS:	1
AREA:	0.689 Ac.
PROPOSED USE:	MULTI-FAMILY (RESIDENCES NOT TO EXCEED 175 UNITS AN ACRE)
PARKING AREA:	+/-34,700 SQUARE FEET (STRUCTURED) (122 SPACES) (±94,788 TOTAL SQFT)
OTHER IMPERVIOUS COVER: (BUILDINGS/WALKS/EQUIPMENT)	+/-30,013 SQUARE FEET

LEGAL DESCRIPTION:	LOTS 7-12, BLOCK 33, N.C.B. 1763
CURRENT ZONING:	C2 NCD-9 RIO-1
PROPOSED ZONING:	IDZ



IDZ ZONING STATEMENT

N. ALAMO PROPERTIES, LLC, THE DEVELOPER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PLEASE RECYCLE

210.860.9224 WWW.BIGREDDOG.COM

BIG RED DOG ENGINEERING | CONSULTING

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
PREPARED UNDER THE SUPERVISION OF STEPHEN S. LIN, P.E. ON December 4, 2014

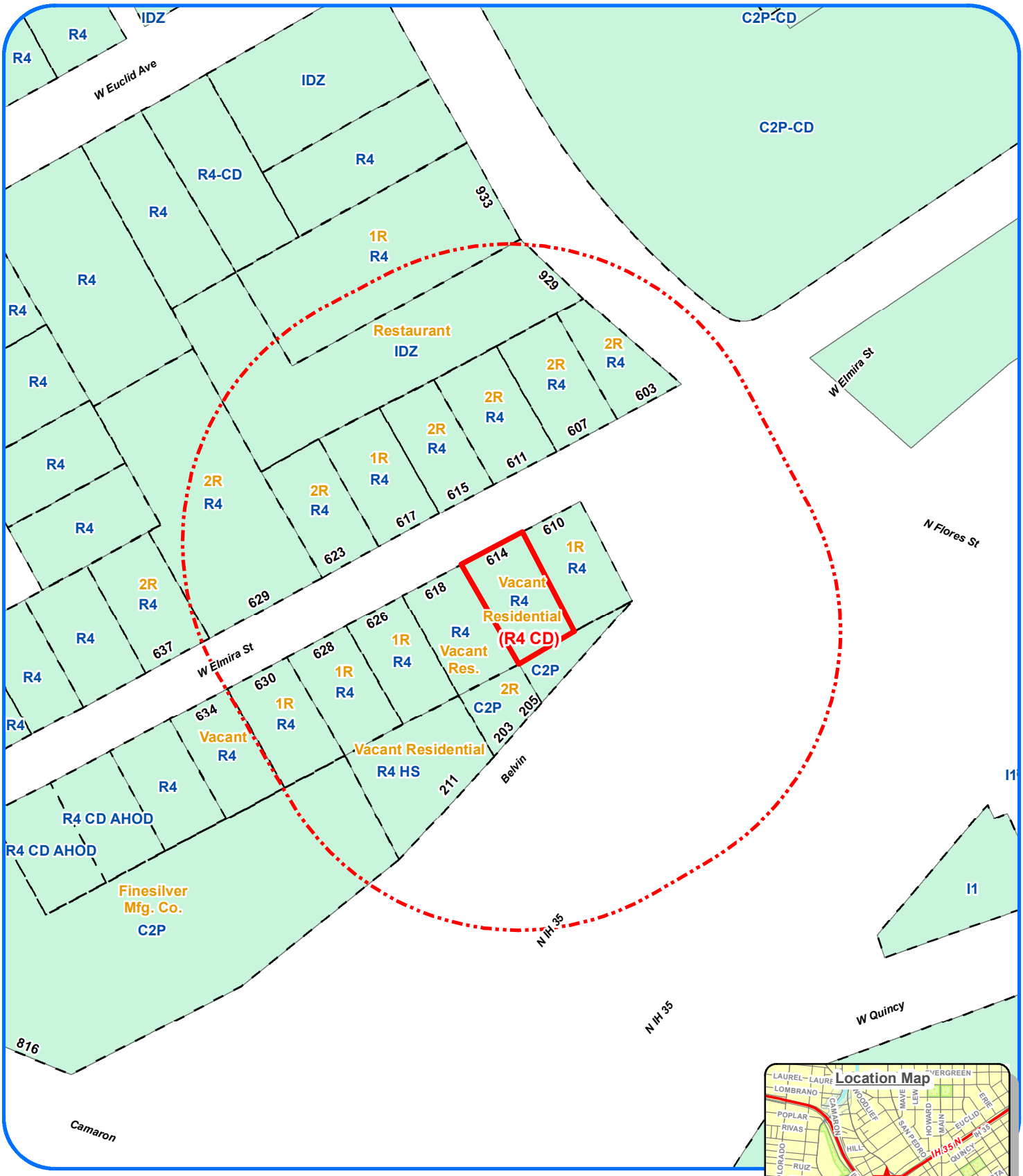
APPLER NORTH ALAMO
NORTH ALAMO STREET AND APPLER STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78215

IDZ SITE PLAN

CLIENT: TIMBERLAKE GROUP

SHEET
EXHIBIT

066.002 IDZ SITE PLAN 12/4/2014 8:09 AM



Zoning Case Notification Plan

Case Z-2015-036

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03599 - BLOCK 000 - LOT 024

Legend

Subject Properties	(0.114 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(11/24/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2015036 CD

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the second public hearing for this zoning case. The rezoning request was continued from the December 16, 2014 Zoning Commission public hearing.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Cogo Investments

Applicant: Abelardo Juarez

Representative: Abelardo Juarez

Location: 614 West Elmira Street

Legal Description: Lot 24, NCB 3599

Total Acreage: 0.1148

Notices Mailed
Owners of Property within 200 feet: 21
Registered Neighborhood Associations within 200 feet: Five Points Owners Association
Planning Team: Five Points Neighborhood Plan-23
Applicable Agencies: None

Property Details
Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “C” Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “MF-33”

Multi-Family District. In a 2002 City-initiated case, the property was rezoned to the current "R-4" Residential Single-Family District. The property was platted into its current configuration in 1929 and 1961 (volume 4600 and 980, pages 103 and 250 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure measuring 4,001 square-feet that was built in 1915, according to the Bexar County Appraisal District.

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

Adjacent Base Zoning and Land Uses
Direction: North, East and West
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Residences, Vacant and Multi-Family Residences

Direction: South
Current Base Zoning: "C-2" and "R-4"
Current Land Uses: Multi-Family Residences, Vacant and Fine Silver Manufacturing

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

Transportation
Thoroughfare: West Elmira Street
Existing Character: Local Street; one way in each direction with sidewalks
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are number 2, 82, 88, 202, 282 and 288, which operates along North Flores Street, east of the subject property.

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

Parking Information: Dwelling, 2 Family – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.
There also appears to be some question as to the ability of the applicant to meet the parking requirements as outlined in Table 526-3a – Parking in Residential Use Districts of the UDC. The applicant has indicated that there are Two Dwellings Units; thus, requiring five (3) parking spaces.

ISSUE:
None.

ALTERNATIVES:
Denial of the zone change request will not allow the property to have two dwelling units; but rather remain single-family residential.

FISCAL IMPACT:
None. The applicant paid all required zoning application fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Denial

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

1. Consistency:
The property is located within the Five Points Neighborhood Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-4" base zoning district is consistent with the adopted land use designation. Low Density Residential land use includes single-family homes on individual lots. The land use plan strives to preserve the existing housing stock.

2. Adverse Impacts on Neighboring Lands:
Granting of the Conditional Use will likely have an adverse impact on the neighboring lands. Approval of the requested conditional use for Two Dwellings Units will likely increase in traffic and on-street parking on a local street designed for single-family residential uses and traffic.

While most of the properties in the area have single-family residential zoning, there are several multi-family dwellings in the immediate vicinity. However, seeing as there is an existing mix of residential uses in the area, the requested conditional use is compatible with the surrounding neighborhood.

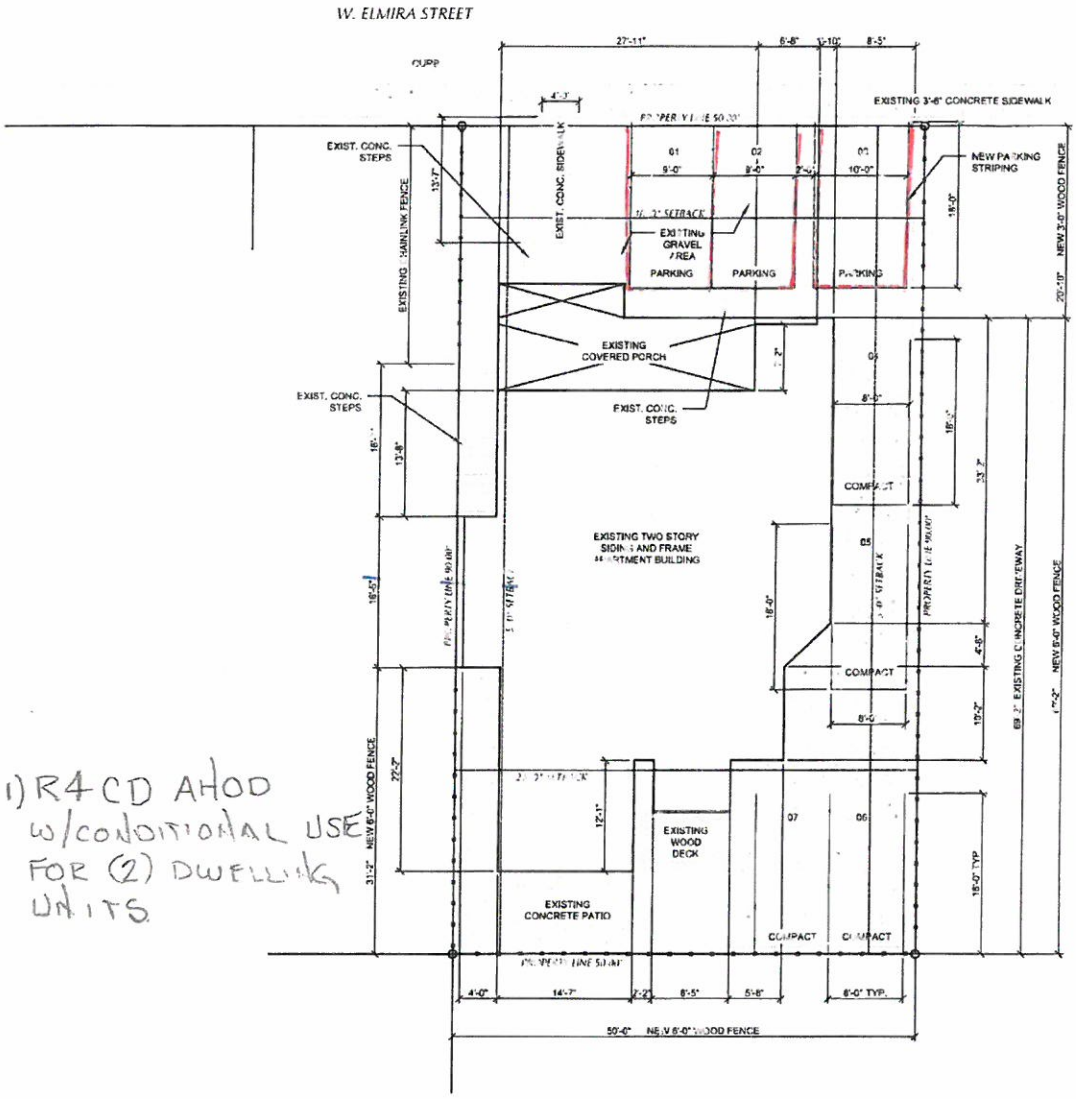
3. Suitability as Presently Zoned:
The existing "R-4" base zoning district is appropriate for the subject property. A majority of the area is similarly zoned. However, the area does have a mixture of densities resulting from various zone changes, non-conforming uses and zoning code violations. The mixture of densities has caused various issues regarding an increase in traffic and on-street parking. Therefore, special consideration should be given to the parking requirements

4. Health, Safety and Welfare:
Staff has found indication of likely adverse effects on the public health, safety, or welfare due to this zoning request. Staff is concerned with the potential increase in traffic and on-street parking that will occur from the requested Conditional Use for two dwelling units.

5. Public Policy:
The request does not appear to conflict with any public policy objective.

6. Size of Tract:
The subject property is 0.1148 acres. The existing structure is large enough for the proposed conditional use for two dwelling units. However, staff is concerned the required off-street parking requirement as shown on the submitted site plan will be insufficient and impractical.

7. Other Factors:
In accordance with section 35-526(e)(4) of the Unified Development all parking areas containing three (3) or more parking spaces shall include a turnaround which is designed and located so that vehicles can enter and exit the parking area without backing onto a public right-of-way.
In order for the request to meet the parking requirements the applicant will need to do one of the following : 1) Reconfigure the current site plan ; 2) request a variance through the Board of Adjustment; 3) amend the zoning change request.



3 parking slots
9'0 x 18'0

1) R4CD AHOD w/conditional use for (2) dwelling units

SITE PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

Z2015096

LOCATION
614 W. ELMIRA STREET
SAN ANTONIO, TEXAS 78212

OWNER: ABELARDO JUAREZ

LEGAL DESCRIPTION
BLOCK: 0 LOT: 24 N.C.B.: 3599
SIZE: Approx. 0.1148 Acres

GENERAL NOTES
STRUCTURE: 4,001 SF
IMPERVIOUS COVER: 3,454 SF
PAVED AREA: 1,178 SF

FUTURE RECONSTRUCTION OF THE BUILDING WILL BE SUBJECT TO ALL APPLICABLE SETBACKS.

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

ZAPATA ARCHITECTURE
2902 NORTH FLORES
SAN ANTONIO, TX 78212
210 / 734 / 7371
zapata@sbcglobal.net

DATE	SHEET NO.
01-13-2014	A1
PROJECT NO. 2013-23	1 of 1

Zoning Case Notification Plan

Case Z-2015-038

Council District: 2

School District: Northeast I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 13758 - BLOCK 001 - LOT 10, 11, 12 & 25

Legend

Subject Properties	(0.7197 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(11/25/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:
Zoning Case Z2015038

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the second public hearing for this zoning case. The rezoning request was continued from the December 16, 2014 Zoning Commission public hearing.)

Case Manager: Brenda V. Martinez, Planner

Property Owner: Pompa Capital, LLC (Phil Pompa, President)

Applicant: Rey Gonzalez, P. E.

Representative: Rey Gonzalez, P. E.

Location: 5551 Randolph Boulevard and 138 Roundtree Lane

Legal Description: Lot 10, 11, 12 & 25, Block 1, NCB 13758

Total Acreage: 0.7197

Notices Mailed
Owners of Property within 200 feet: 32
Registered Neighborhood Associations within 200 feet: None
Planning Team: None
Applicable Agencies: None

Property Details
Property History: The subject property was annexed into the City Limits in 1964 and was originally zoned “Temporary A” Temporary Single-Family Residence District. On April 6, 1967 the subject property was rezoned to “R-1” Single-Family Residence District and “B-2” Business District by the City Council, Ordinance #35308. Upon

adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Residential Single-Family District and “C-2” Commercial District, respectively. The property currently contains an office building and storage warehouse.

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

Adjacent Base Zoning and Land Uses
Direction: North and East
Current Base Zoning: “R-6” and “C-3”
Current Land Uses: Single-family residences, vacant property, restaurant, auto sales and repair

Direction: South and West
Current Base Zoning: “C-2”, “MF-33” and “R-6”
Current Land Uses: Mobile homes, motel, office, single-family residences and multi-family apartments

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

Transportation
Thoroughfare: Randolph Boulevard
Existing Character: Primary Arterial Type A; two lanes in each direction
Proposed Changes: None known

Thoroughfare: Roundtree Lane
Existing Character: Local Street; one lane in each direction with sidewalks on each side
Proposed Changes: None known

Public Transit: The nearest VIA bus line is 21, which operates along Randolph Boulevard.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the current "R-6" and "C-2" zoning designations.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval of "C-3 CD" General Commercial District with a Conditional Use for Construction Trades Contractors for Lot 25 and an alternative recommendation of "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors for Lots 10, 11 and 12.

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

1. Consistency:
The subject property is not located within a neighborhood, community or sector plan. The requested "C-3" use is consistent with surrounding uses on Randolph Boulevard and the current use of the property. All surrounding uses fronting Randolph Boulevard are general intensive commercial uses. Conversely, the portion of the property fronting Roundtree Lane is not consistent with surrounding single-family residential uses. This portion is already developed as a storage warehouse and contains a large metal fence that is not in compliance with the Unified Development Code. Staff recommends approval of "C-3 CD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors for Lot 25 fronting Randolph Boulevard but denial of "C-3 CD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors for Lots 10, 11 and 12 fronting Roundtree Lane.

2. Adverse Impacts on Neighboring Lands:
Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:
The current "C-2" and "R-6" base zoning districts are not appropriate for the subject properties given that the "R-6" area is developed as a storage warehouse.

4. Health, Safety and Welfare:
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

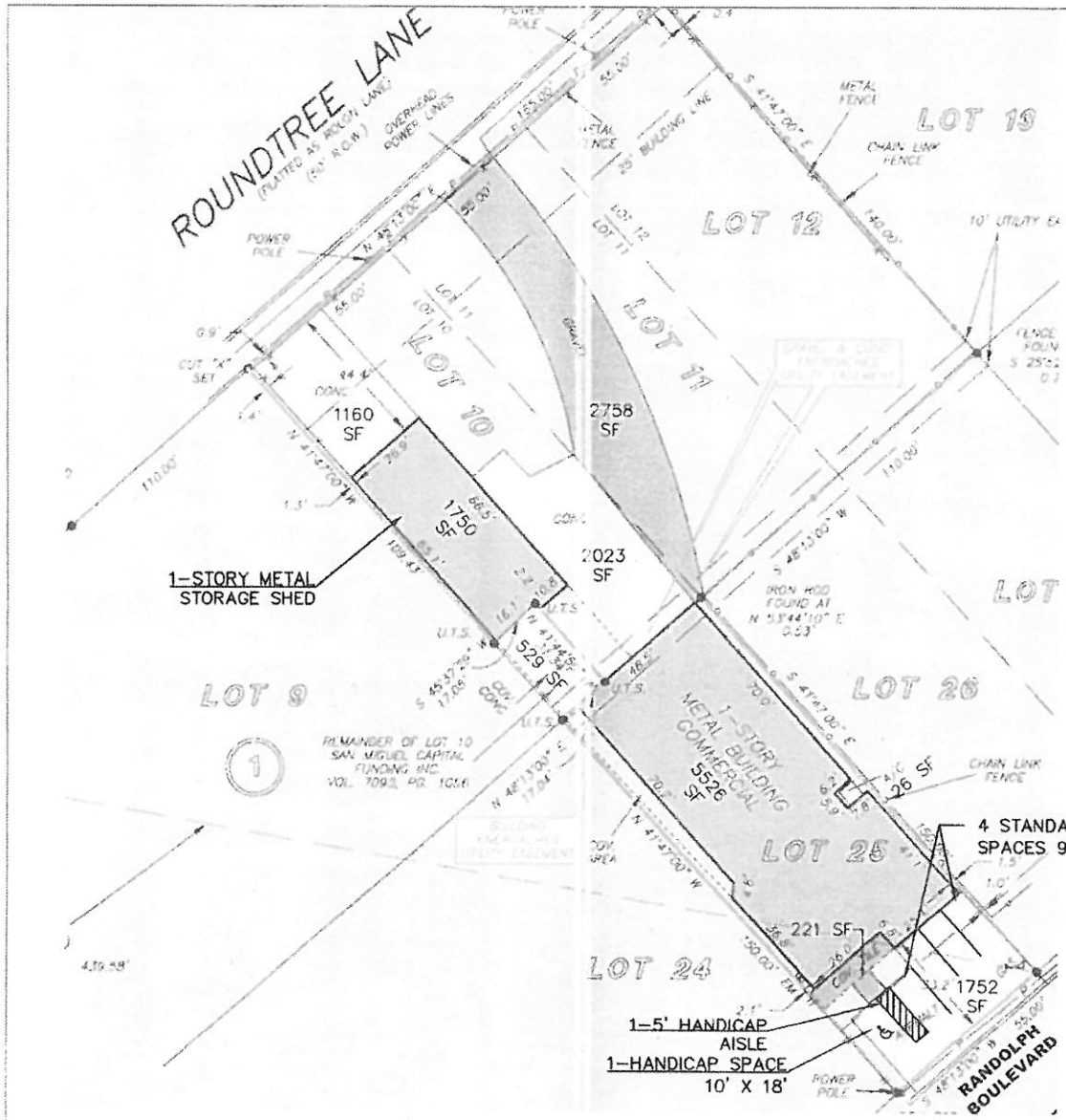
5. Public Policy:
The rezoning request does not appear to conflict with any public policy objective.

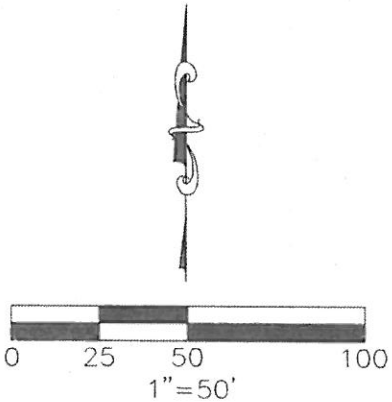
6. Size of Tract:
The subject property totals 0.7197 acres in size, which adequately accommodates the uses permitted in “C-3” and for a Construction Trades Contractors.

7. Other Factors:
Staff recommends an alternative recommendation of “C-2 CD” Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors for Lots 10, 11 and 12.

Staff is also concerned about the existing fence fronting Roundtree Lane. City Council has authority to grant a fence at maximum height of 8 feet, however, this fence appears to exceed this threshold. All fences are subject to regulations set forth by Section 35-514 or shall request a variance from the Board of Adjustment. Fences shall be constructed of wood, chain link, stone, rock, concrete block, masonry brick, brick, decorative wrought iron or other material(s) which are similar in durability.

Any development that would occur on the subject property requires a “B” Landscaping Bufferyard for the adjoining properties zoned “R-6”, which mandates a minimum bufferyard width of fifteen (15) feet.





TOTAL ACREAGE	NO. LOTS	IMPERVIOUS COVER
AC		%
0.69	4	52.2

ZONING INFORMATION

	ZONING	USE
EXISTING	C-2 (LOT 25) RE (LOT 10, 11, 12)	VACANT
PROPOSED	C-3-CO	SMALL CONTRACTOR OFFICE & STORAGE

I, POMPA CAPITAL, LLC, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

NO.	BY	DATE	REVISION DESCRIPTION

NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF REYNALDO GONZALEZ, JR. PE TEXAS NO. 51803
BINKLEY & BARFIELD, INC F-257
ON 12/11/2014 NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

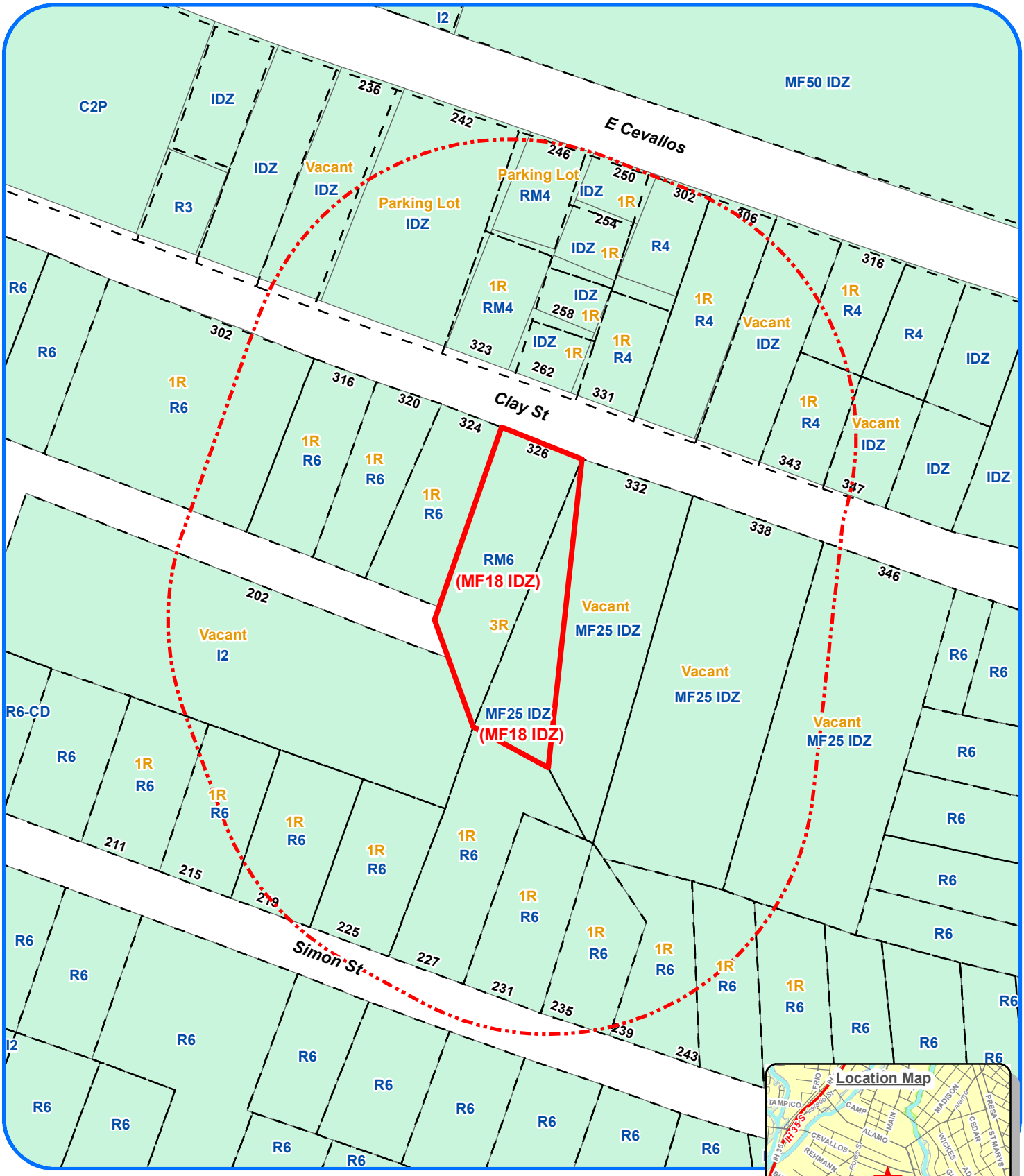
Binkley & Barfield, Inc.
CONSULTING ENGINEERS
19375 IH 10 W, SUITE 206, SAN ANTONIO, TX 78256

ZONING CASE Z2015038 - 5551 RANDOLPH BLVD

SITE PLAN EXHIBIT

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		
SCALE:		
CADD REF. NO.:		
CADD DIR.:		

SHEET NUMBER 1 OF 1



Zoning Case Notification Plan

Case Z-2015-039

Council District: 5

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): 0.438 acres out of NCB15, NCB 16, NCB A-15, NCB A-16 & 6302

Legend

Subject Properties	(0.438 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(11/25/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:
Zoning Case Z2015039

SUMMARY:
Current Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the second public hearing for this zoning case. The rezoning request was continued from the December 16, 2014 Zoning Commission public hearing.)

Case Manager: Brenda V. Martinez, Planner

Property Owner: R3 Developments, LLC (David Robertson, Member)

Applicant: R3 Developments, LLC (David Robertson, Member)

Representative: Danae R. Falvo

Location: 326 Clay Street and a portion of 332 Clay Street

Legal Description: 0.438 acres out of NCB 15, NCB 16, NCB A-15, NCB A-16 and NCB 6302

Total Acreage: 0.438

Notices Mailed
Owners of Property within 200 feet: 35
Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association
Planning Team: Lone Star Community Plan - (No Planning Team)
Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a 2006 large-area case, the property was rezoned to "RM-6" Residential Mixed District and "MF-25 IDZ" Low Density Multi-Family Infill Development Zone. The site is currently developed with three residential structures. Each of the residential structures measure 1,399 square feet, 1,158 square feet and 575 square feet. The structures were built in 1928 and 1942.

The property owner is proposing to construct a multi-family development which will consist of 5 dwelling units.

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

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "R-4", "RM-4" and "IDZ"
Current Land Uses: Single-Family Residences, Parking Lot and Townhomes

Direction: South
Current Base Zoning: "R-6" and "I-2"
Current Land Uses: Vacant land and Single-Family Residences

Direction: East
Current Base Zoning: "MF-25 IDZ"
Current Land Uses: Vacant land

Direction: West
Current Base Zoning: "R-6"
Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: Clay Street
Existing Character: Local Street; 1 lane in each direction without sidewalks
Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the number 46 and 246 lines, which operate along East Cevallos Street and Probandt Street.

Traffic Impact: "IDZ" zoning is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements for multi-family residential uses are determined by the total number of dwelling units. Minimum Requirement: 1.5 spaces per unit. Maximum Requirement: 2 spaces per unit.

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

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the "RM-6" and "MF-25" zoning districts.

FISCAL IMPACT:
None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the Lone Star Community Plan and is currently designated as "Medium Density Residential" in the Future Land Use Plan. The requested "MF-18" base zoning district is consistent with the adopted future land use designation.

According to the Lone Star Community Plan, the medium density residential land use classification includes duplexes, triplexes, fourplexes and low-rise apartments.

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

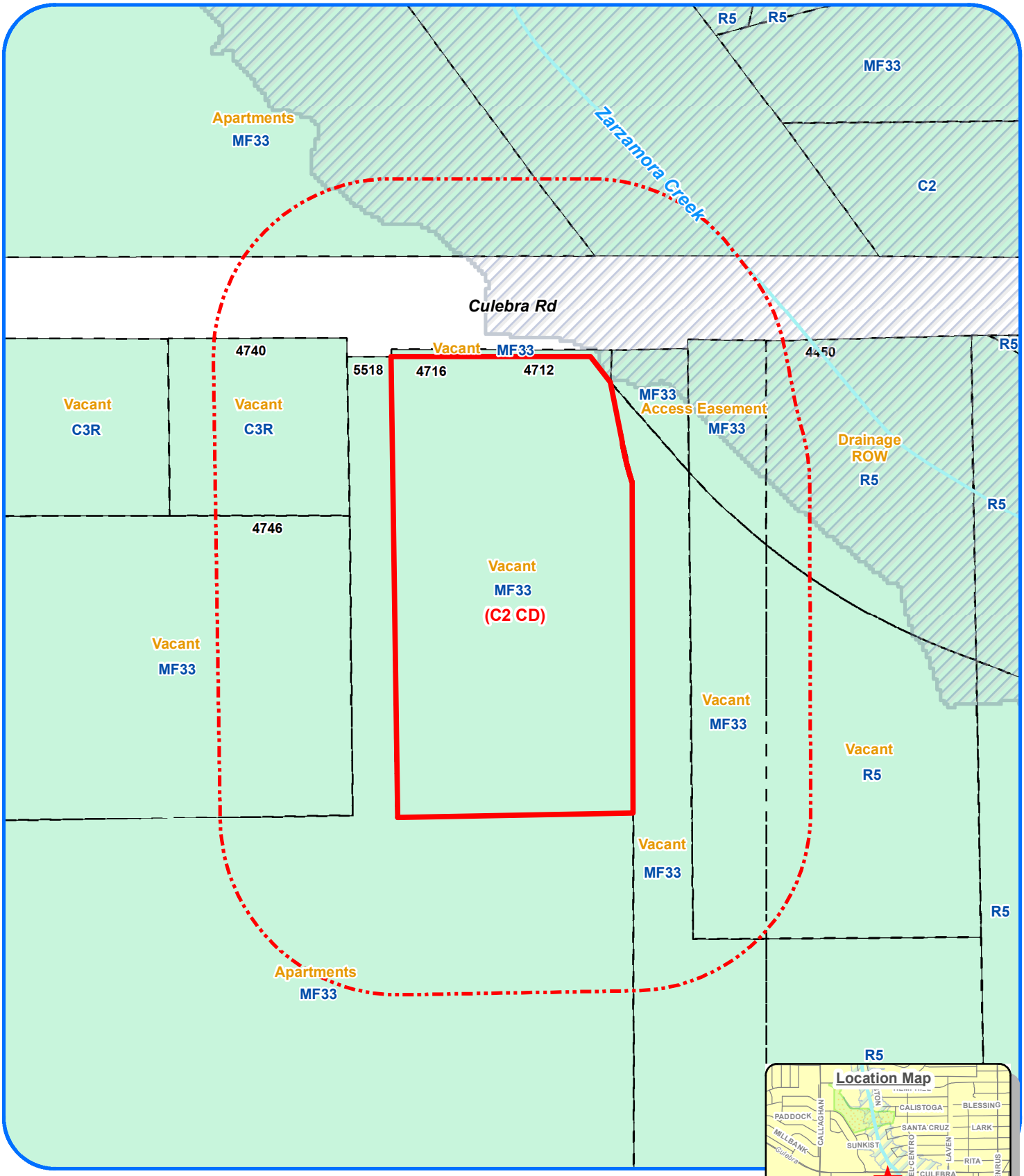
3. Suitability as Presently Zoned:
Both the existing and requested zoning are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

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

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

6. Size of Tract:
The subject property measures 0.438 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 7 dwelling units. The applicant is proposing to construct 5 dwelling units on the site.

7. Other Factors:
None.



Development Services Dept
City of San Antonio
(12/01/2014 - R. Martinez)

Zoning Case Notification Plan

Case Z-2015-046 CD

Council District: 7

School District: Northside I.S.D.

Scale: 1" approx. = 150 Feet

Legend

Subject Properties	(3.124 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

N W E S

Subject Property Legal Description(s): NCB 11493 - BLOCK 000 - LOT ARB TR-B2 (2.3239) & ARB TR-B3 (.610)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:
Zoning Case Z2015046 CD

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the second public hearing for this zoning case. The case was continued at the December 16, 2014 Zoning Commission public hearing.)

Case Manager: Pedro Vega, Planner

Property Owner: Rosenstein Family Limited Partnership (Beverly Barshop)

Applicant: Rosenstein Family Limited Partnership (Beverly Barshop)

Representative: PW Christensen, P. C. (Patrick Christensen)

Location: 4712 Culebra Road

Legal Description: A 3.124 acres of land, out of NCB 11493

Total Acreage: 3.124

Notices Mailed
Owners of Property within 200 feet: 10
Neighborhood Associations: Culebra Park Neighborhood Association
Planning Team Members: West/Southwest Sector Plan - 35
Applicable Agencies: None

Property Details
Property History: The subject property was annexed in September of 1952 and was originally zoned "A" Single-Family Residence District. In May of 1972, the property was rezoned to “R-3” Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. Property is 3.124 acres of land, out of the Charles F. King Survey, Abstract 396, New City Block 11493 (volume 10447, page 0001 of the Deed and Plat Records of Bexar County, Texas). The property is not platted into its current configuration and currently undeveloped.

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

Adjacent Base Zoning and Land Uses
Direction: North across Culebra Road
Current Base Zoning: "MF-33"
Current Land Uses: Apartments and Drainage ROW (Zarzamora Creek)

Direction: East
Current Base Zoning: "FM-33" and "R-5"
Current Land Uses: Vacant Land and Drainage ROW (Zarzamora Creek)

Direction: South
Current Base Zoning: "MF-33"
Current Land Uses: Apartments

Direction: West
Current Base Zoning: "C-3R" and "MF-33"
Current Land Uses: Vacant Land

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

Transportation
Thoroughfare: Culebra Road
Existing Character: Secondary Arterial Type A; two lanes in each direction separated by a median for left and right turn lanes with sidewalks.
Proposed Changes: None known

Public Transit: The VIA bus line is the 82, which operates along Culebra Road.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The rezoning application refers to a proposed development of Motor Vehicle Sales.

Motor Vehicle Sales:

Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building

Maximum Parking Requirement: 1 space per 375 square feet of GFA of sales and service building

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current multi-family zoning classification, restricting future land uses to those permissible in the "MF-33" zoning district.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2 CD" Commercial District with a Conditional Use for a Motor Vehicle Sales (Full Service) is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) would be appropriate at this location and will not alter the character of the area.

3. Suitability as Presently Zoned:
The existing "MF-33" Multi-Family District and proposed "C-2 CD" Commercial District with a Conditional Use for a Motor Vehicle Sales (Full Service) are consistent with the adopted land use plan.

4. Health, Safety and Welfare:
Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. The requested "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) is consistent with the surrounding land uses, which are commercial and multi-family in nature.

5. Public Policy:
The requested zoning change does not appear to conflict with any public policy objectives. The proposed "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) is consistent with the West/Southwest Sector Plan, which was adopted by City Council on April 21, 2011.

The "C-2" Commercial District will allow continued development in accordance with the goals of the West/Southwest Sector Plan that encourage commercial, retail and offices along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

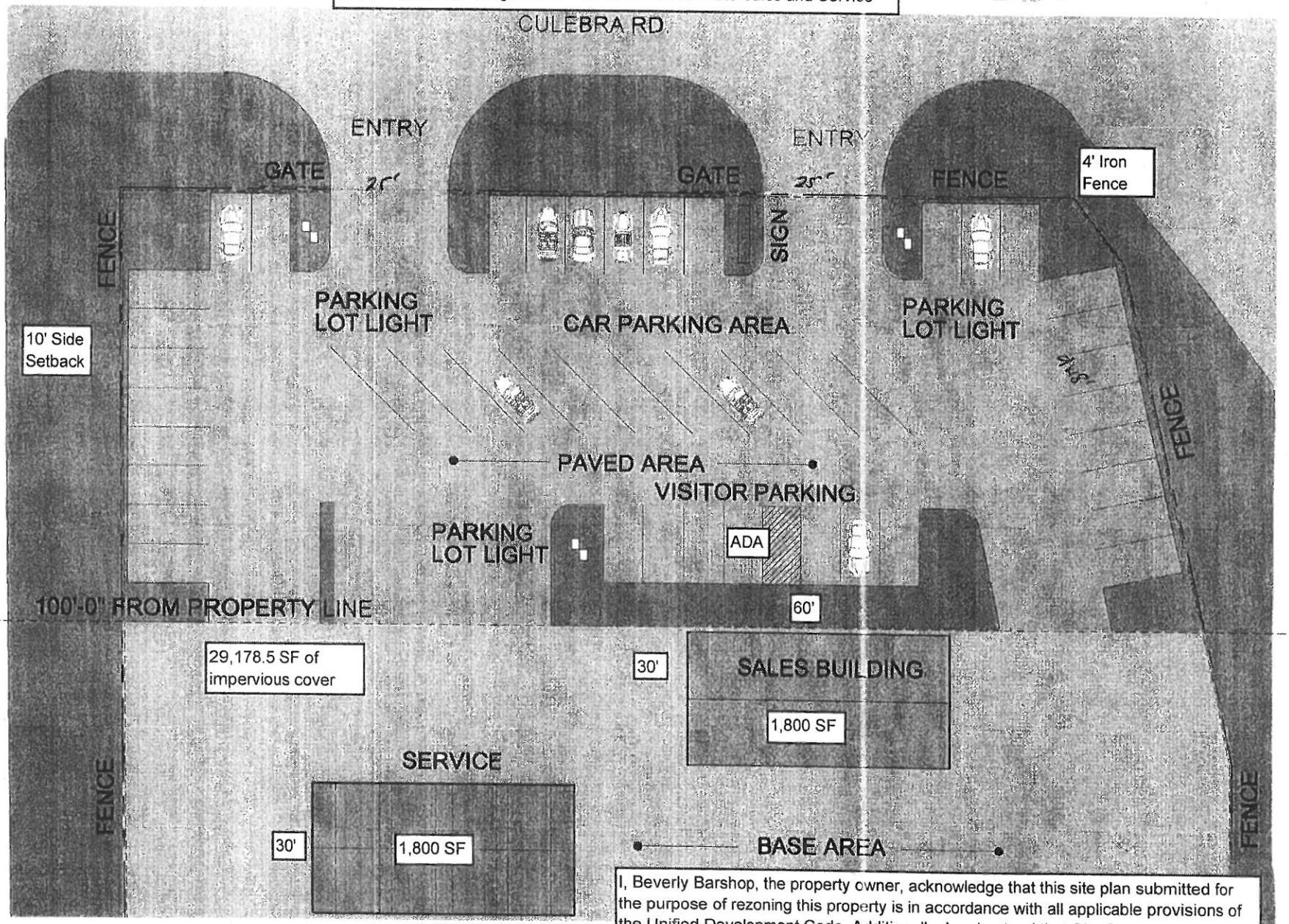
6. Size of Tract:
The subject property is 3.124 acres in size, which is sufficient size to accommodate the uses permitted in the "C-2" district as well as the requested conditional use and required parking. The applicant has submitted a site plan in order to comply with the Conditional Use requirements.

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

granting of conditional zoning shall only be for the conditional use named in the ordinance (Motor Vehicle Sales) approving the conditional zoning district.

Motor vehicle sales (full service): An establishment that provides sales of any motorized vehicles including autos, trucks, RV's, boats, motorcycles in addition to vehicle sales other vehicle related services to the general public such as vehicle repair, paint and body work, brake jobs, oil and lube service, vehicle detailing and washing.

4712 Culebra Rezoning from MF-33 to C-2 CD for Auto Sales and Service



SITE PLAN

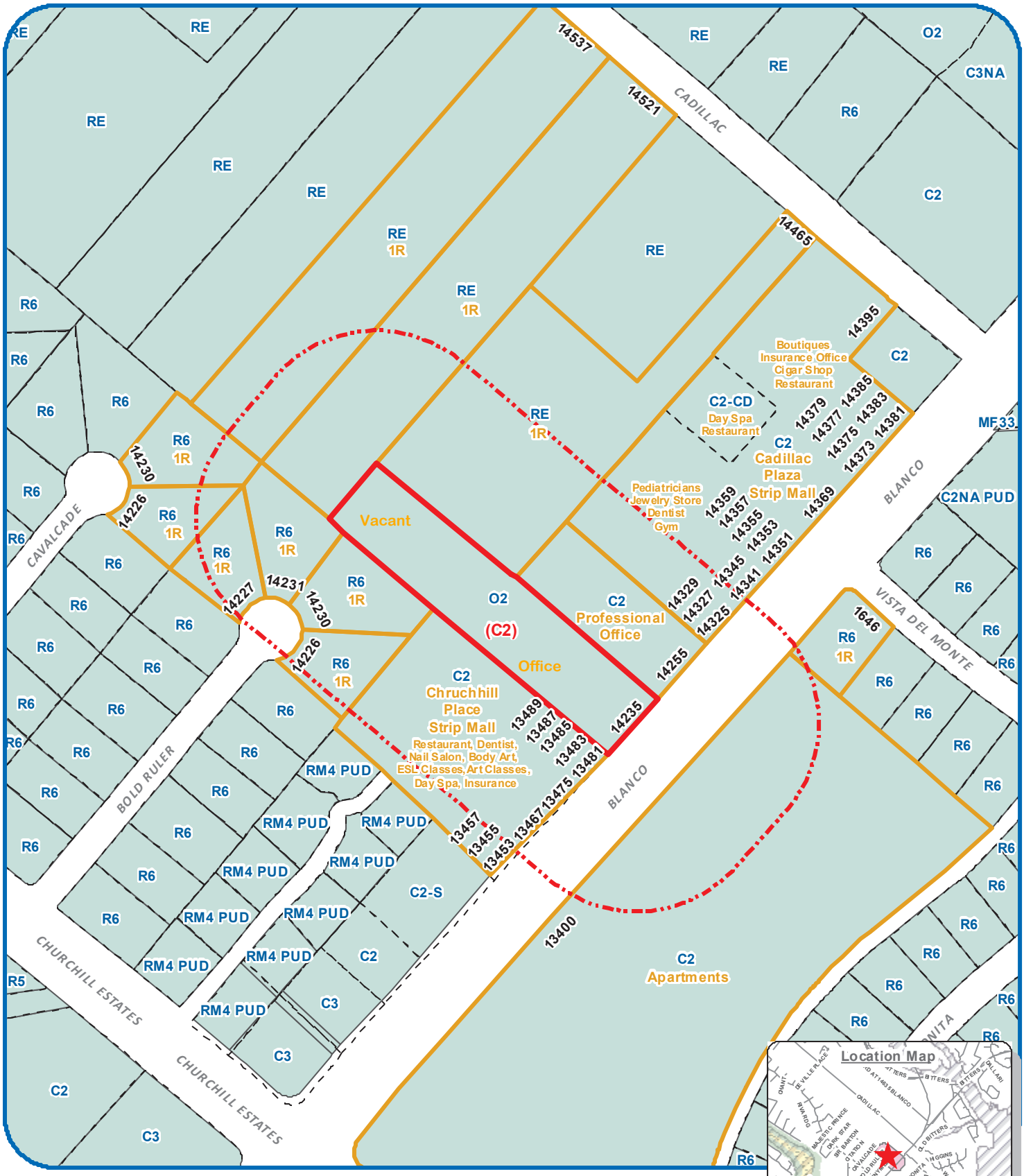
SCALE: 1"=30'-0" (when printed 8.5" x 11")

0 15 30 60 90

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

(210) 212-7770

10-13-14



Zoning Case Notification Plan

Case Z-2014-239

Council District: 9

School District: North East I.S.D.

Scale: 1" approx. = 200 Feet

Legend

Subject Properties	(1.471 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(8/25/2014 - K. Egan)

Subject Property Legal Description(s): 1.471 acres out of NCB 17860 - BLOCK 000 - LOT 33 & S 118.1 FT of TR 2

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:
Zoning Case Z2014239

SUMMARY:
Current Zoning: "O-2 AHOD MLOD-1" High-Rise Office Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (The case was postponed prior to the September 16, 2014 Zoning Commission public hearing.)

Case Manager: Pedro Vega, Planner

Property Owner: Calrillo Properties, LLC (By Jesse Calrillo, President)

Applicant: Calrillo Properties, LLC (By Jesse Calrillo, President)

Representative: Kaufman & Killen, Inc.

Location: 14235 Blanco Road

Legal Description: A 1.471 acre tract of land out of NCB 17860

Total Acreage: 1.471

Notices Mailed
Owners of Property within 200 feet: 9
Neighborhood Associations: Churchill Estate Home Owners Association
Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)
Applicable Agencies: City of San Antonio Aviation Department and The Camp Bullis Military Installation

Property Details
Property History: The subject property is located on the northwest side of Blanco Road between Churchill Estates and Cadillac Drive. The property was annexed in December 1985, per Ordinance #61615, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In June of 1998 case, the property was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The property is developed with a single structure measuring approximately 4,544 square feet

built in 2000 for office uses. The property was platted into its current configuration in 1953 (volume 3025, page 377 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses
Direction: Northeast
Current Base Zoning: "RE" and "C-2"
Current Land Uses: Single-Family Dwellings and Commercial Uses

Direction: Northwest
Current Base Zoning: "RE"
Current Land Uses: Single-Family Dwellings

Direction: Southwest
Current Base Zoning: "R-6" and "C-2"
Current Land Uses: Single-Family Dwellings and Commercial Uses

Direction: Southeast across Blanco Road
Current Base Zoning: "C-2"
Current Land Uses: Apartments

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

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

Transportation
Thoroughfare: Blanco Road
Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks and left and right turn median
Proposed Changes: None known

Public Transit: The VIA number 2 bus line operates along Blanco Road, with multiple stops near the subject property.

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

Parking Information: Food – restaurant or cafeteria - Minimum Parking Requirement: 1 parking space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: one parking space per 40 square feet of Gross Floor Area (GFA).

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current high-rise office zoning classification, restricting future land uses to those permissible in the “O-2” zoning district.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is identified as Community Commercial in the future land use component of the plan. The requested “C-2” Commercial District is consistent with the future land use designation.

Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request. The “C-2” zoning district is meant to accommodate commercial uses that serve the immediate neighborhood, creating a pedestrian friendly community.

3. Suitability as Presently Zoned:
Both the existing "O-2" High-Rise Office District and proposed "C-2" Commercial District are suitable for the 1.471- acre site. The Community Commercial land use designation includes a wide range of retail and commercial uses.

4. Health, Safety and Welfare:
Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property’s size and location on a Secondary Arterial Type A, in close proximity to Wurzbach Parkway and other commercial uses, makes the property suitable for commercial uses.

When commercial zoning districts abut single-family residential zoning or uses, building setbacks and landscape buffers are required to mitigate the effects of increased traffic, noise, and lighting from the commercial development. The “C-2” district requires a 30-foot rear setback, a 10-foot side setback and 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.

5. Public Policy:
The request does not appear to conflict with any established public policy. The subject property is located within the “MLOD-1” Camp Bullis Military Lighting Overlay District due to its proximity to Camp Bullis. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established by the “MLOD-1” Camp Bullis Military Lighting Overlay District.

6. Size of Tract:
The 1.471-acre tract is of sufficient size to accommodate the requested "C-2" Commercial District, as well as the proposed use (Restaurant).

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

The applicant requests "C-2" as the base zoning district for the property in order to allow a food service establishment. Staff finds the requested "C-2" Commercial District zoning to be appropriate and in character with some of the surrounding zoning.

Zoning Case Notification Plan

Case Z-2015-005 CD

Council District: 5

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06021 - BLOCK H - LOT 001

Legend

Subject Properties	(0.530 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(12/18/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:
Zoning Case Z2015005 CD

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the first public hearing for this zoning case.)

Case Manager: Brenda V. Martinez

Property Owner: Rosario R. Carillo

Applicant: Rosario R. Carillo

Representative: Jose M. Cueva

Location: 400 Elvira Street

Legal Description: 0.53 acres out of Lot 1, Block H, NCB 6021

Total Acreage: 0.53

Notices Mailed
Owners of Property within 200 feet: 43
Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association
Planning Team: Guadalupe Westside Community Plan - 22
Applicable Agencies: None.

Property Details
Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1992 large area case, the subject property was rezoned to “R-7” Small Lot Residence District.

Upon adoption of the 2001 Unified Development Code (UDC), the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property is currently developed with a structure measuring approximately 400 square feet.

The applicant is requesting a zoning change in order to allow food preparation at the site. The applicant intends to prepare BBQ at the site and then load his food truck and sell the product elsewhere.

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

Adjacent Base Zoning and Land Uses
Direction: North, West and East
Current Base Zoning: "R-4"
Current Land Uses: Vacant Land, Single-Family Residences and Outside Storage

Direction: South
Current Base Zoning: "C-3NA"
Current Land Uses: Barber Shop

Direction: East
Current Base Zoning: "C-3NA"
Current Land Uses: Barber Shop

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

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

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

Thoroughfare: Guadalupe Street
Existing Character: Secondary Arterial Type B Street; 2 lanes in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 68 line and the 268 line, which operate along Guadalupe Street and South Sabinas.

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

Parking Information: Catering Shop - Minimum Parking Requirement: 1 per 300 square feet GFA. Maximum Parking Requirement: 1 per 200 square feet GFA.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the "R-4" zoning district.

FISCAL IMPACT:
None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Guadalupe Westside Community Plan area, and is identified as Low Density Mixed Use in the Future Land Use component of the Plan. The requested base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.530 of an acre in size, which should be able to reasonably accommodate the proposed use.

7. Other Factors:

Per Section 35-422 of the Unified Development Code, the following condition applies to all conditional use requests in residential zoning districts:

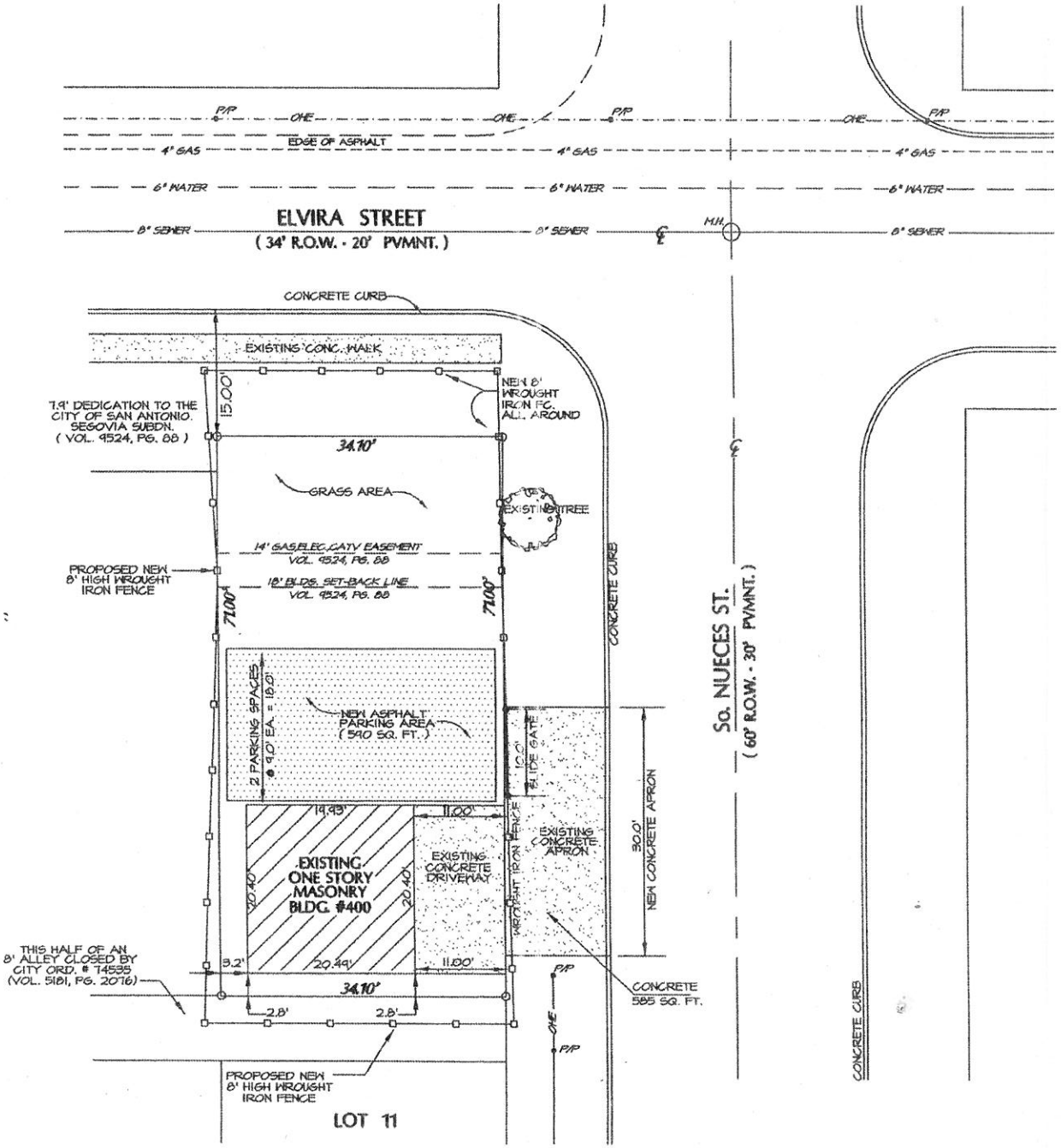
A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

C. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The applicant requests an 8-foot fence along the front, side and rear yards of the subject property. According to Section 35-514 (d)(2)(D) “additional fence height is permitted by the City Council pursuant to a rezoning or Specific Use Authorization.”

Z2015005CD



NORTH
SCALE: 1" = 10'

10' 5' 0' 10' 20'

10/14/14	Rev.SitePlan
12/11/14	Rev.SitePlan
	as per survey

Jose M. Cueva Design & Development Services
138 Jade Drive
San Antonio, Texas 78209
Phone : (210) 573-6814
Email: jmcuseva@msn.com

PROPOSED SITE PLAN
ROSARIO CARRILLO PROPERTY - 400 ELVIRA
SAN ANTONIO, TEXAS

DATE: 08-14-14
REV.: 10-14-14
12-11-14

SHEET NO.
1

NOTE

I, ROSARIO CARRILLO, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

LEGAL DESCRIPTION:

LOT 1, BLOCK H, N.C.B. 6021

TOTAL ACREAGE: 0.53a ONE LOT

ONE EXISTING MASONRY BUILDING
DIMENSIONS: 20' x 20' = 400 SQ. FT.

Zoning Case Notification Plan

Case Z-2015-047

Council District: 5

School District: Edgewood I.S.D.

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.226 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

N W E S

Development Services Dept
City of San Antonio
(12/02/2014 - R. Martinez)

Subject Property Legal Description(s): NCB 08229 - BLOCK 004 - LOT S. 76 ft of 9 & 10, and Lots 11 & 12

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:
Zoning Case Z2015047

SUMMARY:
Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two residences

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District with Outdoor Display of Merchandise and a Non-Commercial Parking Lot

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the first public hearing for this zoning case.)

Case Manager: Brenda V. Martinez, Planner

Property Owner: Charles E. Garza

Applicant: Robey Architecture (Thom Robey)

Representative: Robey Architecture (Thom Robey)

Location: 4844 West Commerce Street & 106 South San Dario

Legal Description: Lots 11 and 12 and the south 76 feet of Lots 9 and 10, Block 4, NCB 8229

Total Acreage: 0.2267

Notices Mailed
Owners of Property within 200 feet: 36
Registered Neighborhood Associations within 200 feet: None.
Planning Team: West/Southwest Sector Plan - 35
Applicable Agencies: None.

Property Details

Property History: The subject property located at 4844 West Commerce Street is currently vacant. The property located at 106 South San Dario is currently developed

with two residential structures, each measuring 741 square feet and 476 square feet respectively. These structures were built in 1946. The properties were annexed in 1944 and were originally zoned under the 1938 zoning code. In a 1990 large-area case, the properties were rezoned to “R-7 SUP” Small Lot Residence District with a Specific Use for Two Residences and “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-4 CD” Single-Family Residential District with a Conditional Use for Two Residences and “C-3R” General Commercial Restrictive Alcohol Sales District. In a 2011 large area case, the property located at 4844 West Commerce was rezoned to "C-1" Light Commercial District.

The property owner is proposing to construct a neighborhood market/eatery as well as residential dwellings.

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

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: “C-2”
Current Land Uses: Retail Center

Direction: South
Current Base Zoning: “R-4” and “R-4 CD”
Current Land Uses: Single-Family Residences and Shoe Repair

Direction: East and West
Current Base Zoning: “R-4” and “C-1”
Current Land Uses: Vacant Land, Party Rentals and a Retail Store

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

Transportation

Thoroughfare: West Commerce Street
Existing Character: Secondary Arterial Type A Street; 2 lanes in each direction with a center turning lane.
Proposed Changes: None known

Thoroughfare: South San Dario
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 75, 76 and 275 lines, which operate along West Commerce Street.

Traffic Impact: "IDZ" zoning is exempt from TIA requirements.

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

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the "R-4" and "C-1" zoning districts.

FISCAL IMPACT:
None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the West/Southwest Sector Plan area, and is identified as General Urban Tier in the Future Land Use component of the Plan. A determination has been made that the requested "IDZ" designation with uses permitted in "RM-4 and "C-1" is consistent as these two zoning districts are individually consistent with the General Urban Tier land use classification.

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

3. Suitability as Presently Zoned:
Both the existing and requested zoning are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:
Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request. The "IDZ" district is meant to encourage and facilitate

development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

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

6. Size of Tract:

The subject property is 0.2267 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:
None.

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

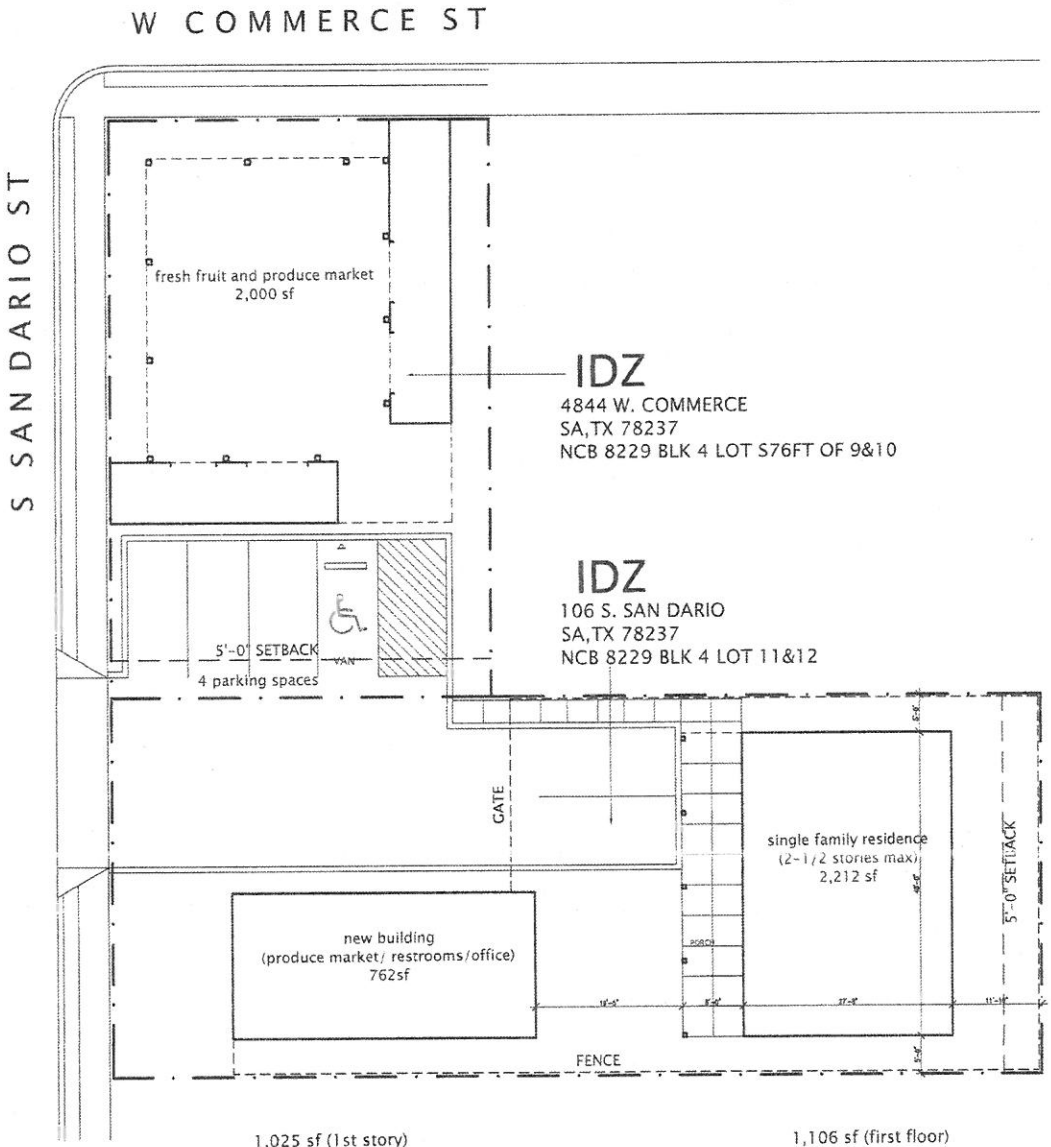
Impervious/ Pervious Cover calculations:

4844 W. Commerce. St.

Pervious Cover:	860 sf
Impervious:	2,940 sf
Percentage:	77.36 %

106 S. San Dario St.

Pervious Cover:	2,189 sf
Impervious:	3,936 sf
Percentage:	63.63 %



1,025 sf (1st story)
478 sf (2nd story)
1,503sf total
+190sf porch

1,106 sf (first floor)
1,106 sf (second floor)
2,212 sf total
+640 sf porches

potential zoning siteplan

0 16' 24'

garza home and market

THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. FOR REVIEW ONLY DATE: JANUARY 12, 2014 ALAN HEITZ, RA, LEED AP REGISTERED ARCHITECT STATE OF TEXAS #23140

san antonio, texas

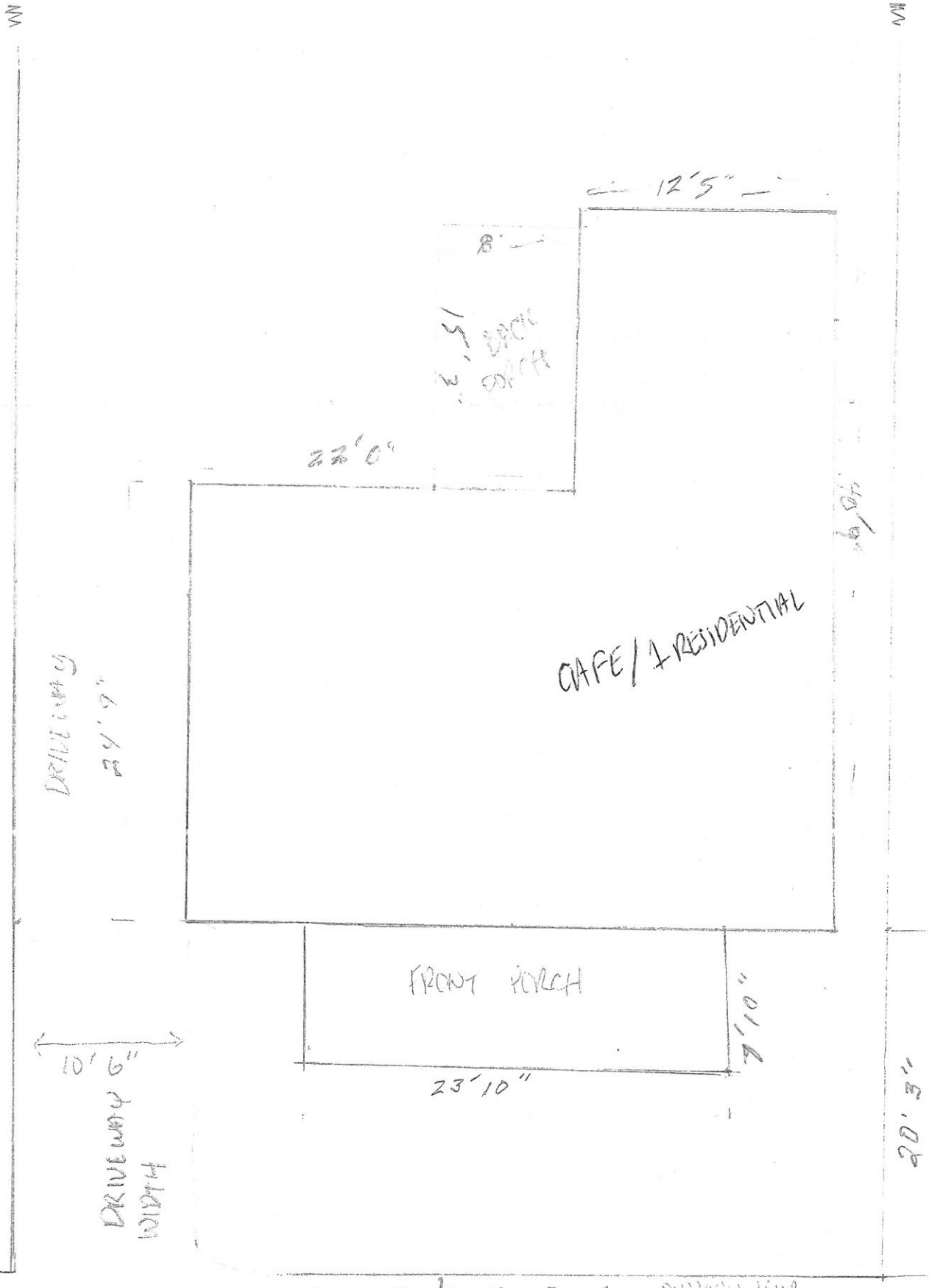
robey architecture

Living Area
710 sq ft

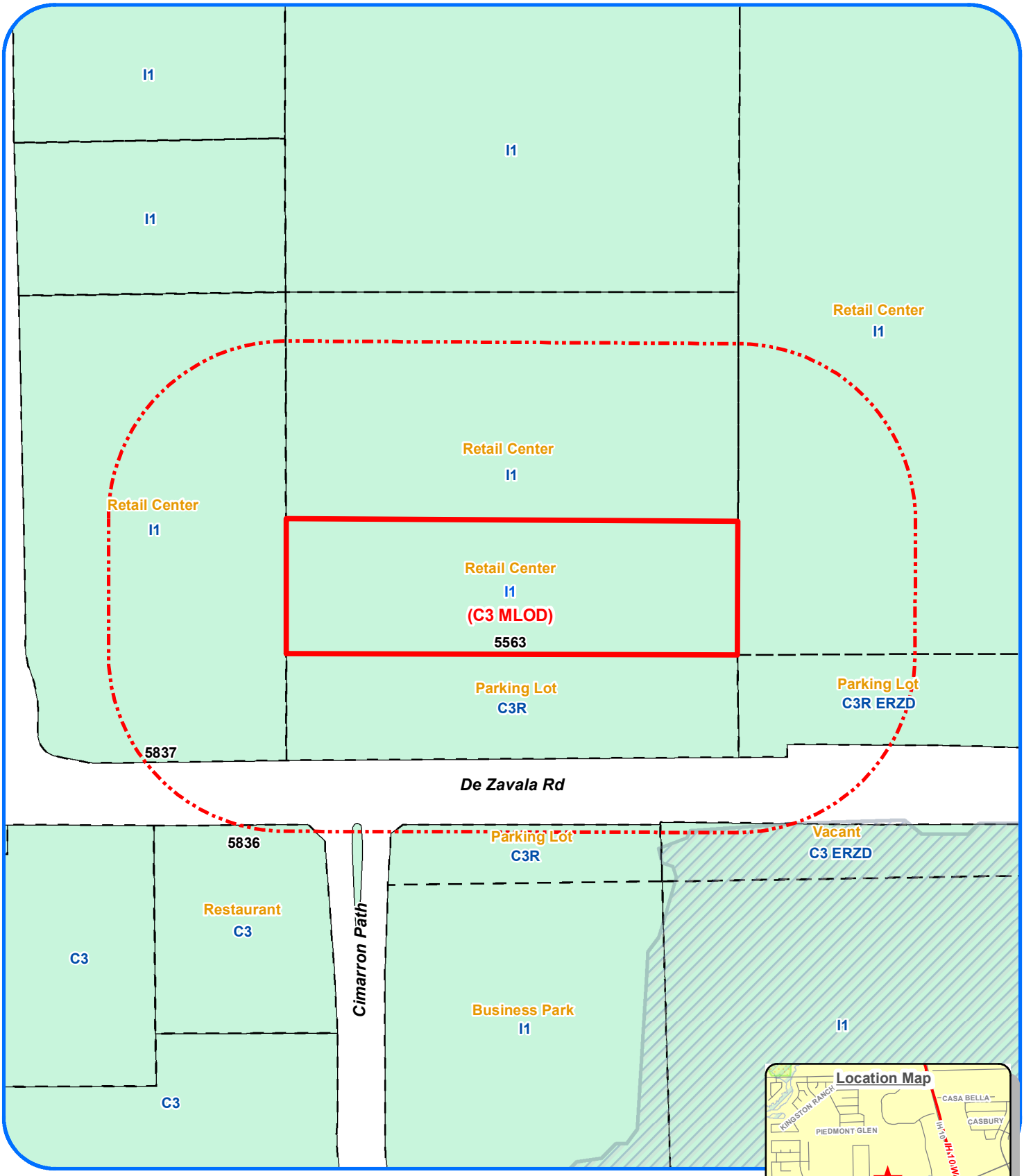
Z2015055

IDZ with uses of
C2P, RM-4
LEGAL DESCRIPTION
NCB 2569 BLK LOT

CLAY ST



scale 1/2" = 1'0" 3106 CEVALLOS ST property line



Zoning Case Notification Plan

Case Z-2015-052

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 150 Feet

Legend

Subject Properties	(1.750 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

N E S W

Development Services Dept
City of San Antonio
(12/11/2014 - R. Martinez)

Subject Property Legal Description(s): NCB 19188 - BLOCK 001 - LOT 1.75 Acres out of Lot 4

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:
Zoning Case Z2015052

SUMMARY:
Current Zoning: "I-1 MLOD" General Industrial Military Lighting Overlay District

Requested Zoning: "C-3 MLOD" General Commercial Military Lighting Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015

Case Manager: Pedro Vega, Planner

Property Owner: ARI University Heights, LP (Alan Sher)

Applicant: Brittex Financial, Inc. (Chris Upton)

Representative: Kaufman & Killen, Inc.

Location: 5563 DeZavala Road

Legal Description: A 1.750 acre tract of land out of Lot 4, Block 1, NCB 19188

Total Acreage: 1.750

Notices Mailed
Owners of Property within 200 feet: 10
Neighborhood Associations: None
Planning Team Members: North Sector Plan – 41
Applicable Agencies: The Camp Bullis Military Training Site

Property Details
Property History: The property was annexed in December of 1972 (Ordinance 41426), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In September of 1980, the property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property is developed with a two structures measuring a total of 68,200 square feet in size that were built in 2000. A 1.750 acre tract of land, and being part of Lot 4, Block 1, New City Block 19188, University Heights Unit 12, platted in its current configuration on November of 1999 (volume 9545, page 89 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses
Direction: South and across DeZavala Road
Current Base Zoning: “C-3R” and “I-1”
Current Land Uses: Parking and Business Park

Direction: North
Current Base Zoning: “I-1”
Current Land Uses: Office/Warehouse and Vacant Land

Direction: East
Current Base Zoning: “I-1” and “C-3R”
Current Land Uses: Walmart Store

Direction: West
Current Base Zoning: “I-1”
Current Land Uses: Retail Center

Overlay and Special District Information: All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation
Thoroughfare: DeZavala Road
Existing Character: Secondary Arterial Type A; two lanes in each direction with center turn lanes and sidewalks.
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 648 line, which operates southwest of the subject property along Gulfdale.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of uses and building size. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current general industrial zoning classification, restricting future land uses to those permissible in the “I-1” General Industrial District.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested "C-3" General Commercial District is consistent with the adopted land use designation. Regional Centers accommodate the most intense commercial uses and should be located at the intersection of expressways and major arterials.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to "C-3" General Commercial District. The existing land uses are primarily office and commercial in character. The current "I-1" General Industrial District is not representative of the zoning and uses along DeZavala Road.

3. Suitability as Presently Zoned:
The existing "I-1" General Industrial District is not consistent with the adopted North Sector Plan Land Use Plan. Although much of the surrounding area is zoned for general industrial uses, the existing pattern of development is entirely office and commercial.

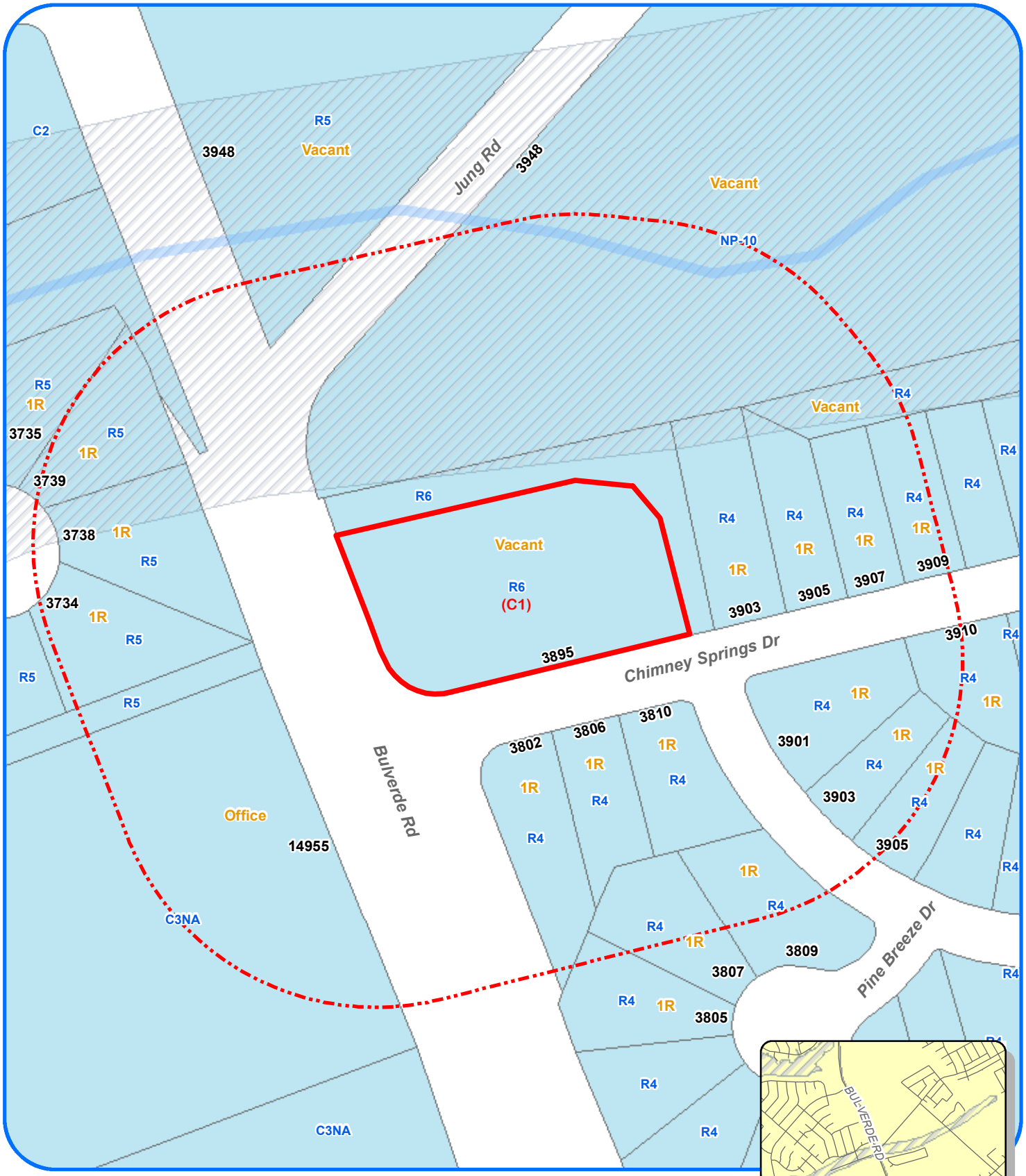
The proposed "C-3" General Commercial District is appropriate for the 1.750 acre site and surrounding properties, given the mix uses in the area. Further, the property's location along a Secondary Arterial Type A thoroughfare designed to provide linkages to expressways and primary arterials. Staff believes the "C-3" General Commercial District will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:
Staff finds no possible negative effects on the health, safety and welfare of the surrounding lands due to the proposed "C-3" General Commercial District. The requested General Commercial District is a beneficial down-zoning from the current General Industrial District.

5. Public Policy:
The requested zoning change does not appear to conflict with any public policy objectives.
The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

6. Size of Tract:
The subject property is sufficient size for the uses permitted in the "C-3" General Commercial District and accommodate the existing uses, along with the typical required parking. The 1.750 acre site is part of an existing office warehouse with flex space and warehousing functions.

7. Other Factors:
The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is south of Loop 1604 and not immediately adjacent to Camp Bullis. However, the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.



Zoning Case Notification Plan

Case Z2015-054

Council District: 10

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.551 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(12/11/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 17363 BLK 1 LOT 1 (SEVEN OAKS UT-10A) "LONGS CREEK" ANNEXATION

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:
Zoning Case Z2015054

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015

Case Manager: Pedro Vega, Planner

Property Owner: Mark S Armstrong and Anne B Armstrong

Applicant: Mark S Armstrong

Representative: Mark S Armstrong

Location: 3895 Chimney Springs Drive

Legal Description: Lot 1, Block 1, NCB 17363

Total Acreage: 0.551

Notices Mailed
Owners of Property within 200 feet: 23
Neighborhood Associations: None
Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)
Applicable Agencies: City of San Antonio Aviation Department

Property Details
Property History: The subject property was annexed in December of 1995 (Ordinance 83132), and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The 0.551 acre site was platted into its current configuration in 1983 (volume 9513, page 165 of the Deed and Plat Records of Bexar County, Texas). The property is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: “R-6” and “NP-10”
Current Land Uses: Drainage Easement and Vacant Land

Direction: East
Current Base Zoning: “R-6” and “R-4”
Current Land Uses: Drainage Easement and Single-Family Residences

Direction: South across Chimney Springs Drive
Current Base Zoning: “R-4”
Current Land Uses: Single-Family Residences

Direction: West across Bulverde Road
Current Base Zoning: “R-5” and “C-3NA”
Current Land Uses: Office/Warehouse and Single-Family Residences

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

Transportation
Thoroughfare: Bulverde Road
Existing Character: Primary Arterial Type A; one lane in each direction separated by a median for left and right turn lanes without sidewalks.
Proposed Changes: None known

Thoroughfare: Chimney Springs Drive
Existing Character: Local Street; one lane in each direction with sidewalks.
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 641, which operates along Jung Road to the northeast.

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

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size. Multiple retail and service uses are proposed for the subject property; however, the size of each is unknown to staff. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the “R-6” zoning district.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "C-1" Light Commercial District is consistent with the adopted land use designation.

Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples are flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:
The existing "R-6" Residential Single-Family District is not consistent with the adopted land use plan. Although much of the surrounding area is zoned residential single-family, the existing pattern of development is commercial along Bulverde Road.

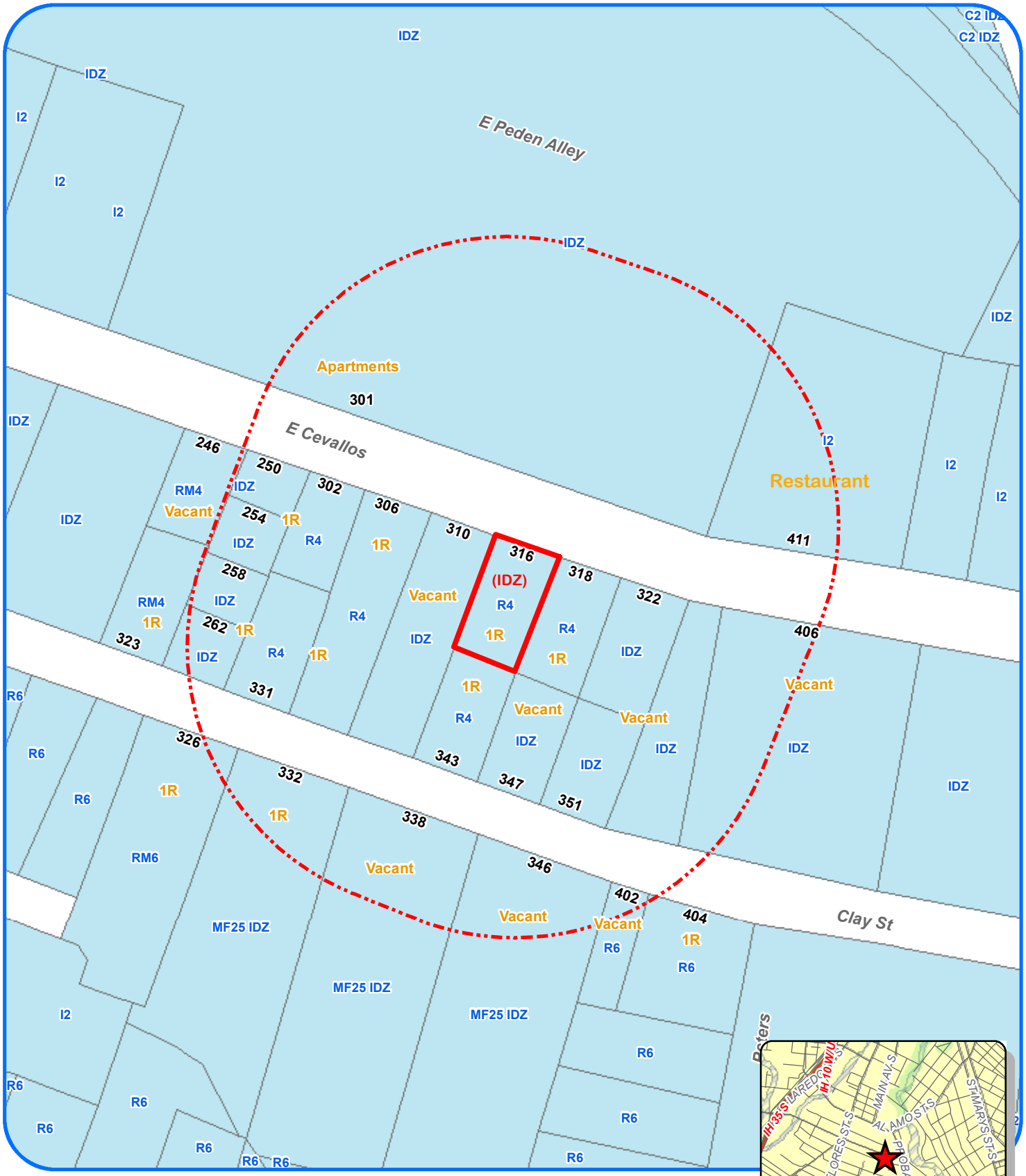
4. Health, Safety and Welfare:
Staff finds no possible negative effects on the health, safety and welfare of the surrounding lands due to the proposed "C-1" Light Commercial District.

5. Public Policy:
The requested zoning change does not appear to conflict with any public policy objectives. The proposed "C-1" Light Commercial District is consistent with the San Antonio International Airport Vicinity Land Use Plan, which was adopted by City Council on May 20, 2010.

The adoption of a land use plan will ensure that future rezonings in the area of influence are consistent with the goals of the San Antonio International Airport Vicinity Land Use Plan. The "C-1" Light Commercial District will allow continued development in accordance with the goals of the San Antonio International Airport Vicinity Land Use Plan that encourage commercial, retail and offices along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

6. Size of Tract:
The subject property is sufficient size for the uses permitted in the "C-1" Light Commercial District, along with the typical required parking.

7. Other Factors:
When commercial zoning districts abut single-family residential zoning or uses, building setbacks and landscape buffers are required to mitigate the effects of increased traffic, noise, and lighting from the commercial development. The "C-1" district requires a 30-foot rear setback, a 10-foot side setback and 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.



Zoning Case Notification Plan

Case Z2015-056

Council District: 5
School District: SAISD
Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.1022 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(12/11/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 2569 BLK LOT 12

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:
Zoning Case Z2015056

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015

Case Manager: Pedro Vega, Planner

Property Owner: Esmeralda Flores Rivas and Esmeralda F. Gutierrez

Applicant: Esmeralda F. Gutierrez

Representative: Esmeralda F. Gutierrez

Location: 316 East Cevallos

Legal Description: Lot 12, NCB 2569

Total Acreage: 0.1022

Notices Mailed
Owners of Property within 200 feet: 28
Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association
Planning Team: Lone Star Community Plan - (No Planning Team)
Applicable Agencies: None

Property Details
Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “I-2” Heavy Industrial District. In a 2006 large-area rezoning case, the

property was rezoned to "R-4" Residential Single-Family District. The site is currently developed with one residential structure. The residential structure measures 1,076 square feet and 120 square feet for an attached open porch. The structure was built in 1925.

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

Adjacent Base Zoning and Land Uses
Direction: Northeast
Current Base Zoning: "IDZ" and "I-2"
Current Land Uses: Apartments and Restaurant

Direction: Southwest
Current Base Zoning: "R-4" and "IDZ"
Current Land Uses: Single-Family Residences and Vacant Land

Direction: East
Current Base Zoning: "R-4" and "IDZ"
Current Land Uses: Single-Family Residence and Vacant Land

Direction: West
Current Base Zoning: "IDZ" and "R-4"
Current Land Uses: Vacant Land and Single-Family Residences

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

Transportation
Thoroughfare: East Cevallos
Existing Character: Local Street; 1 lane in each direction with sidewalks
Proposed Changes: None known.

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

Traffic Impact: "IDZ" zoning is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements are determined by use, and often size or density of the development. The zoning application refers generally to a coffee shop, possibly including one residential dwelling.

Food - restaurant or cafeteria - Minimum Parking Requirement: 1 parking space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: one parking space per 40 square feet of Gross Floor Area (GFA).

Dwellings - 4 family - Minimum requirement: 1.5 spaces per unit. Maximum allowance: 2 spaces per unit.

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

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the “R-4” zoning district.

FISCAL IMPACT:
None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

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

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

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

3. Suitability as Presently Zoned:
Both the existing "R-4" Residential Single-Family District and requested "IDZ" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District are appropriate for the subject property.

Staff believes the proposed uses will be compatible with the surrounding land uses and overall character of the area.

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

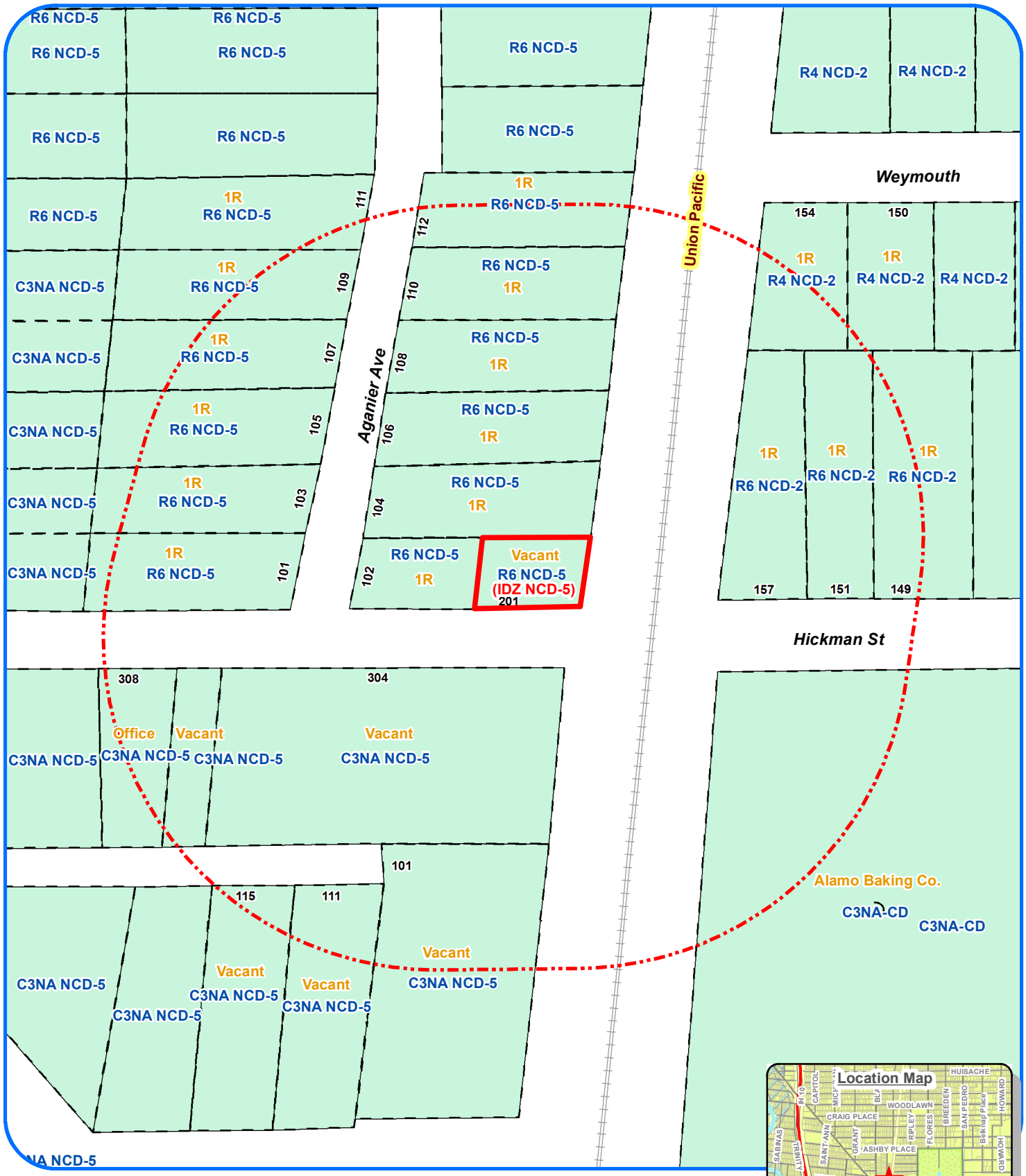
5. Public Policy:
The request does not appear to conflict with any public policy objective. The zoning change request is in accordance with the City’s Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

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

6. Size of Tract:
The 0.1022-acre tract is of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:
The subject property is located in close proximity to high-intensity mixed-use redevelopment along East Cevallos, Clay Street and Probandt Street, with access to public transit.

Staff finds the requested "IDZ" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4” Residential Mixed District zoning to be appropriate and in character with some of the surrounding zoning and uses.



Zoning Case Notification Plan

Case Z-2015-058

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): NCB 03082 - BLOCK 000 - LOT E. Half of Lot 18

Legend

Subject Properties	(0.060 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2015058

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

Requested Zoning: "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Single-Family Uses

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015
This is the first public hearing for this zoning case.

Case Manager: Ernest Brown, Planner

Property Owner: Karina Roman

Applicant/ Representative: Stephen Colley

Location: 201 Hickman St.

Legal Description: 0.064 acres out of Lot 18, NCB 3082

Total Acreage: 0.064

Notices Mailed
Owners of Property within 200 feet: 25
Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association
Planning Team: Midtown Neighborhood Plan -11
Applicable Agencies: None

Property Details
Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “J” Commercial District. In 1997 the subject property was rezoned to “R1” Single Family Residential District. A City initiate rezoning in 2005 established the Beacon Hill Neighborhood Conservation District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6 NCD-5 AHOD” Residential Single Family Beacon Hill Neighborhood

Conservation Airport Hazard Overlay District. The earliest visible history of a structure existed in 1995 as a residential structure. The subject property according to BCAD shows no improvement to the vacant site from 2010 to present. Between 2006 and 2008 a train derailment demolished the home. The subject property is not platted in its current configuration and is currently vacant.

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

Adjacent Base Zoning and Land Uses
Direction: North, East, West
Current Base Zoning: "R-6 NCD-5 AHOD"
Current Land Uses: Residential Single Family

Direction: South
Current Base Zoning: "C-3 NCD AHOD"
Current Land Uses: Vacant, Commercial

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

Transportation
Thoroughfare: Hickman Street, Aganier Avenue
Existing Character: Local Type A, one lane in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus route, number 2, operates along Blanco Road to the west and route number 20 operates along Flores Street to the east of subject property.

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

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

ISSUE:
None

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in "R-6" zoning district.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The property is located within the Midtown Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. The proposed requests for "IDZ" as a base zoning district with use for single family residential is considered to be consistent with the future land use designation of Mixed Use in the Midtown Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area is fully developed as a single-family residential neighborhood.

3. Suitability as Presently Zoned:
The existing "R-6" base zoning district and the proposed "IDZ" with uses zoning district is consistent with the adopted land use designation. The existing zoning is consistent with surrounding zoning and uses.

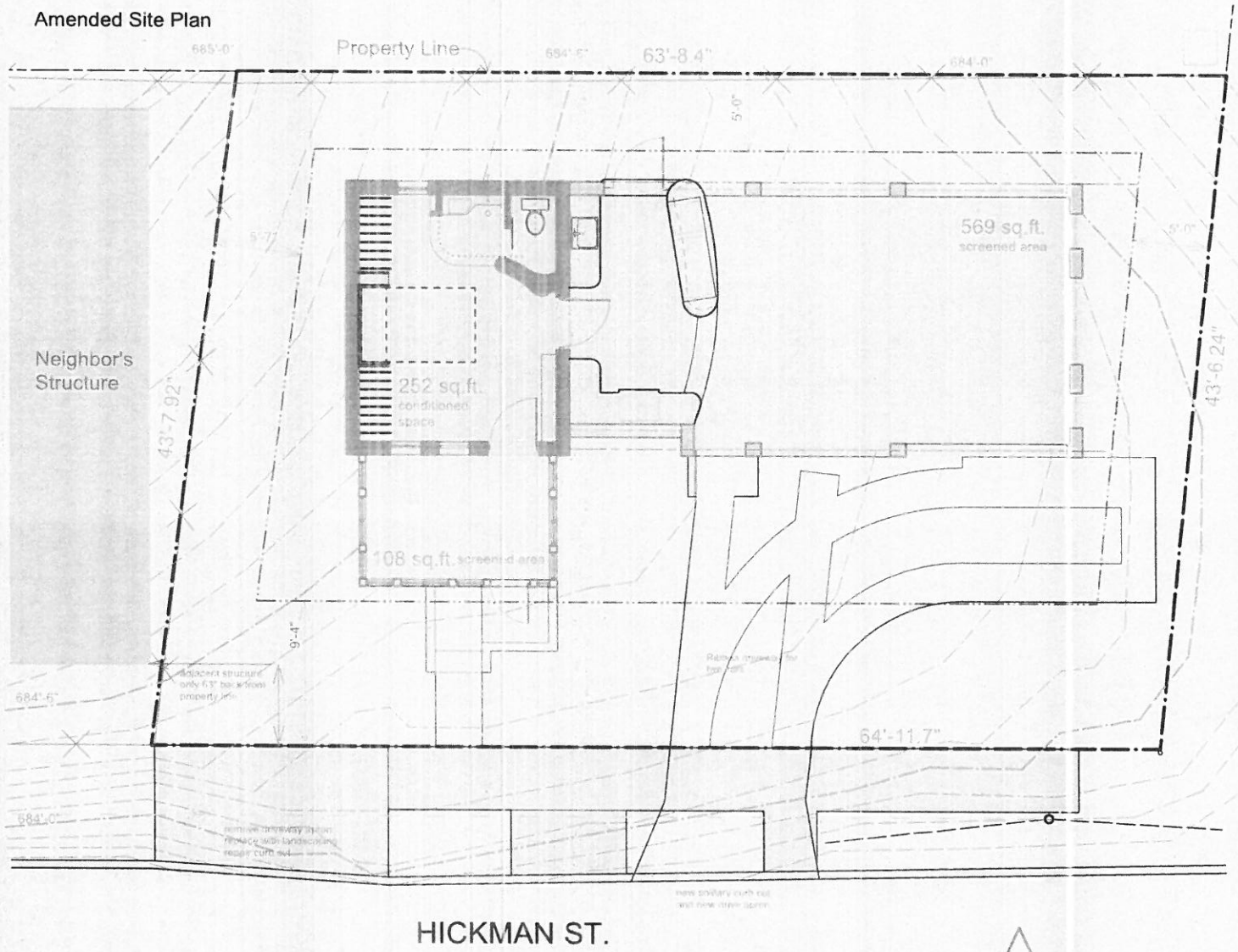
4. Health, Safety and Welfare:
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The request does not appear to conflict with any public policy objective.

6. Size of Tract:
The size of the subject property does not meet the residential base zoning districts minimum lot size for a single family residential structure development with the basic site criteria. The IDZ zoning district will allow the subject property to be developed as a single-family residential structure.

7. Other Factors:
None

Amended Site Plan



Proposed Rezoning Site Plan

Scale: 1"=10'-0"

Legal Description:
NCB 3082 BLK
Lot: East 1/2 of Lot 18

Z2015058

Nov 10, 2014 K. Roman Residence

Property Acreage:
0.06 (2786 sq. ft.)

Current Zoning:
R6 NCD-5

Proposed Zoning:
IDZ NCD-5

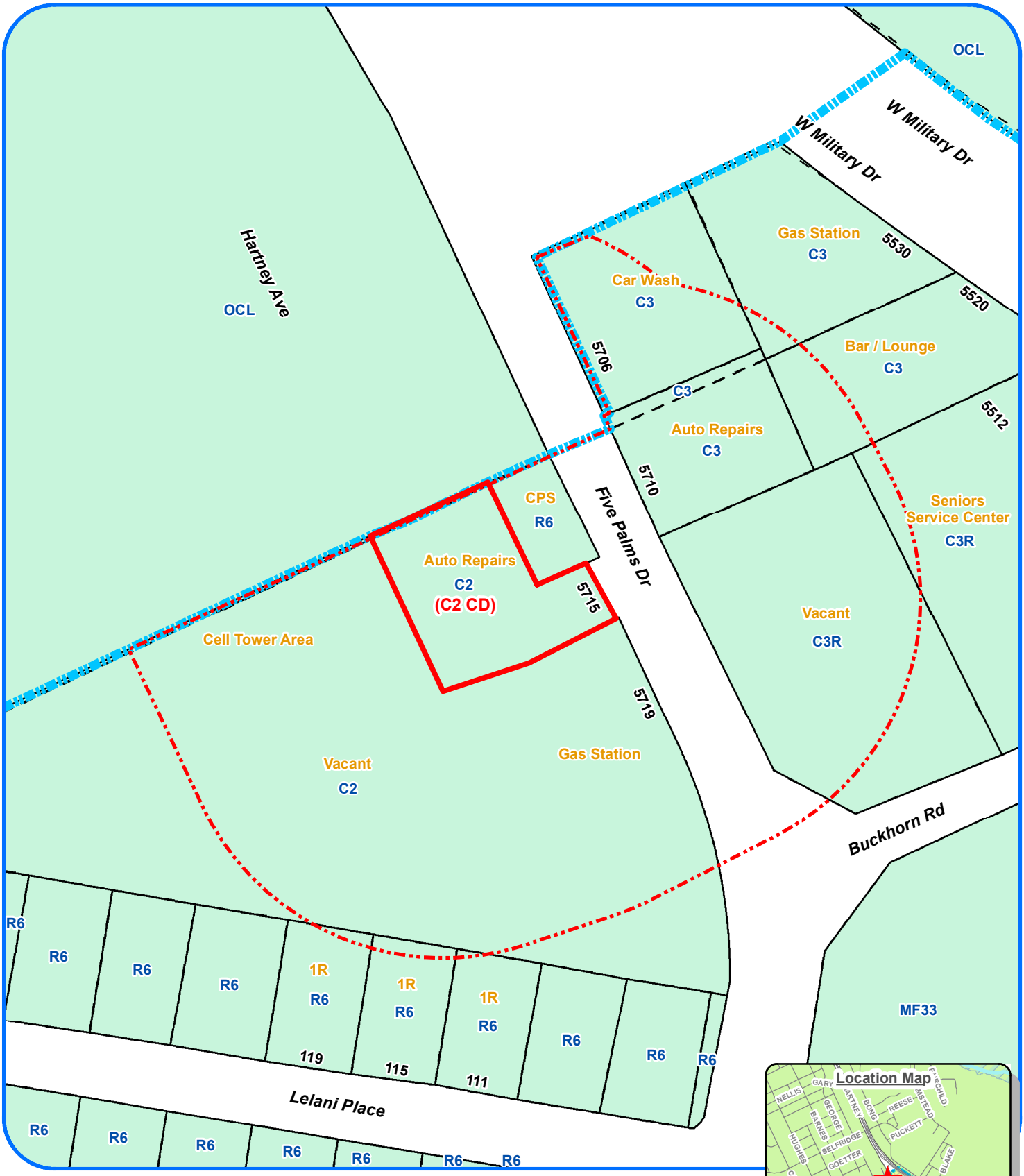
Proposed Use:
Single family dwelling

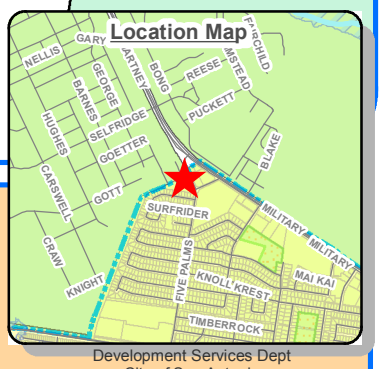
Impervious Cover:
970 sq. ft.

Parking:
Two automobiles on pervious surface driveway

Note:
Nothing in this site plan shall relieve the applicant from complying with the Beacon Hill NCD-5 development standards or from, otherwise, seeking any required variances.

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





Development Services Dept
City of San Antonio
(12/17/2014 - R. Martinez)

Zoning Case Notification Plan

Case Z-2015-061

Council District: 4

School District: South San I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15275 - BLOCK 032 - LOT 042

Legend

Subject Properties	(0.350 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

N S E W

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2015061 CD

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Cabinet Manufacturing and Repair

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015
This is the first public hearing for this zoning case.

Case Manager: Ernest Brown, Planner

Property Owner/ Applicant: Nizar Rafati

Representative: Russell D Felan

Location: 5715 Five Palms Drive

Legal Description: Lot 42, Block 32, NCB 15275

Total Acreage: 0.35

Notices Mailed
Owners of Property within 200 feet: 12
Registered Neighborhood Associations within 200 feet: People Active in Community Effort
Planning Team: United Southwest-29
Applicable Agencies: None

Property Details
Property History: The subject property was annexed in 1972 and originally zoned "Temporary R-1", Single Family Residence District, then "R-1" Single Family Residence District. In 1978 the subject property was rezoned to "B-2", Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current base zoning district "C-2" Commercial District. The subject property is currently platted in its current configuration 1978 (volume 8600, page 167 of

the Deed and Plat Records of Bexar County, Texas). It was developed in 1970 with a 5000 square feet Automotive Service Garage and a 800 square feet Residence.

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

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: OCL, "C-3"
Current Land Uses: Carwash

Direction: East
Current Base Zoning: "R-6", "C-3"
Current Land Uses: CPS, Auto Repair, Vacant

Direction: West, South
Current Base Zoning: "C-2", "C-3R"
Current Land Uses: Cell Tower, Vacant, Gas Station, Vacant

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

Transportation
Thoroughfare: Five Palms
Existing Character: Local Type B; one lane each direction with sidewalks on both sides
Proposed Changes: None known

Public Transit: A VIA bus stop is located across the street from the subject property with route 619 operating along Five Palms Drive. Bus route 550, 551 and 619 operates along W. Military Drive.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Cabinet Manufacturing and Repair.
Cabinet Manufacturing and Repair – Minimum Parking Requirement: 1 per 1500 square feet Gross Floor Area (GFA);
Maximum Parking Requirement: 1 per 300 square feet Gross Floor Area (GFA).

ISSUE:
None

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the "C-2" zoning district.

FISCAL IMPACT:
None

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The property is located within the United Southwest Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The proposed zoning change is consistent with surrounding zoning and uses.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:
The existing "C-2" base zoning district and the proposed "C-2 CD" with Conditional Use for Cabinet Manufacturing and Repair is consistent with surrounding zoning and uses.

4. Health, Safety and Welfare:
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The request does not appear to conflict with any public policy objective.

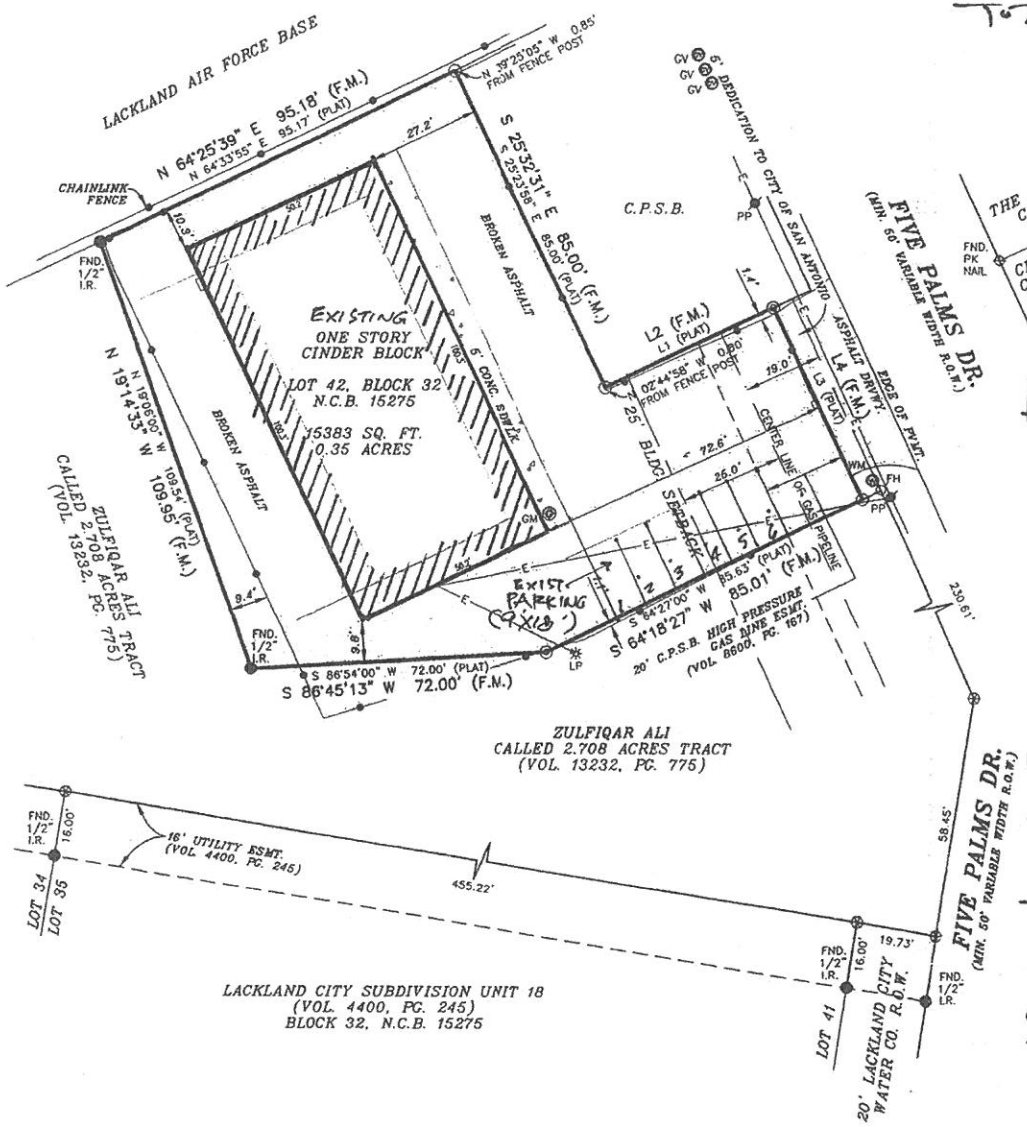
6. Size of Tract:
The subject property measures 0.35 of an acre in size, which is sufficient to accommodate commercial development and required parking. The subject property is fully developed with building structure and parking.

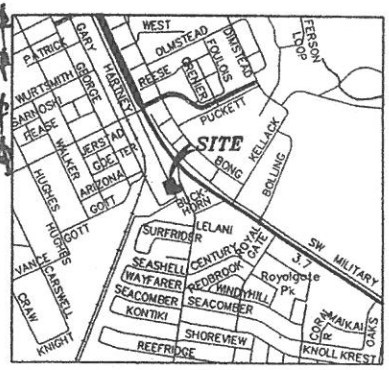
7. Other Factors:
None

Z201506 1

LINE	BEARING	DISTANCE
L1	N 64°33'55" E	45.00'
L2	N 64°25'22" E	45.00'
L3	S 25°23'58" E	51.45'
L4	S 24°48'30" E	51.46'

EXISTING BLDG. 50.2x100.3 = 5035.0
IMPER. COVERAGE: 9803.0
LANDSCAPE/GRASS: 545.0
TOTAL LAND AREA. 15383.0





LOCATION MAP
N.T.S

LAND AREA: 0.35 ACRES
15383.0 SQFT

C-2 CD AHOD
CABINET MANUF.

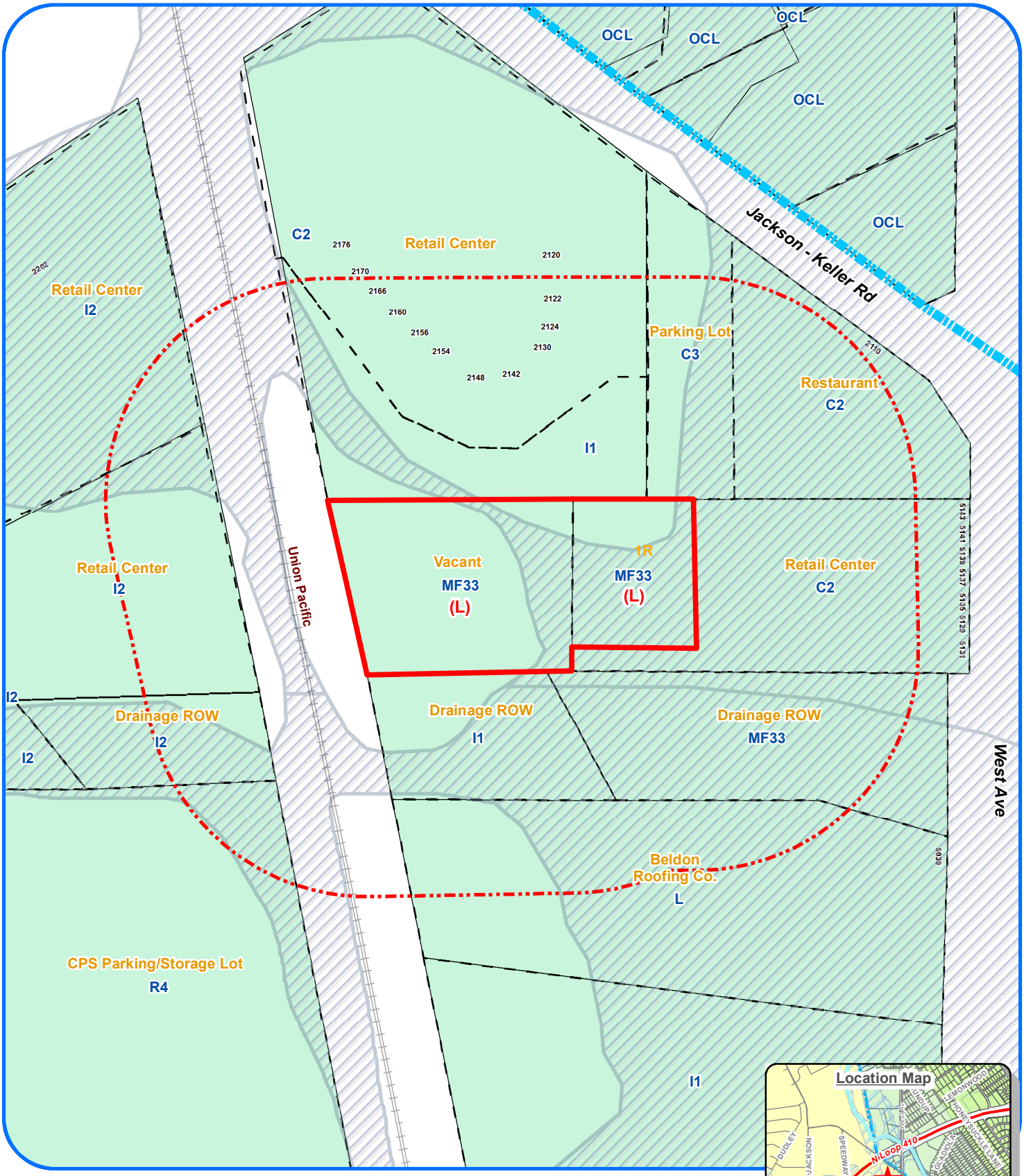
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- POINT OF REFERENCE
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND PK NAIL
- POWER POLE
- LIGHT POLE
- WATER METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

GRAPHIC SCALE
0' 30' 60'

I, Nizar [signature] THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLANS SUBMITTAL FOR BUILDING PERMITS"



Development Services Dept
City of San Antonio
(12/16/2014 - R. Martinez)

Zoning Case Notification Plan

Case Z-2015-063

Council District: 1

School District: Northeast I.S.D.

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(1.030 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

N W E S

Subject Property Legal Description(s): NCB 11687 - BLOCK 000 - LOT Portion of Lots 4 & 5 (0.726 ac.) and Portion of Original City Lots 17 & 18 (0.304 ac.)

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:
Zoning Case Z2015063

SUMMARY:
Current Zoning: "MF-33" Multi-Family District

Requested Zoning: "L" Light Industrial District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015

Case Manager: Pedro Vega, Planner

Property Owner: Bradford D. Beldon and Susan S. Beldon

Applicant: Bradford D. Beldon and Susan S. Beldon

Representative: Kaufman & Killen, Inc.

Location: A portion of the 5100 Block of West Avenue

Legal Description: A 1.03 acre tract of land out of NCB 11687

Total Acreage: 1.03

Notices Mailed
Owners of Property within 200 feet: 11
Neighborhood Associations: Dellview Area Neighborhood Association
Planning Team Members: Greater Dellview Community Plan - 27
Applicable Agencies: None

Property Details
Property History: The property was annexed in September of 1952 (Ordinance 41426), and was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The property is developed with one structure measuring a total of 1,840 square feet in size that were built in 1960. A 0.726 acre tract of land, and being a portion of Lot 4 and Lot 5, New City Block 11687, (volume 14745, Page 436 of the Deed and Plat Records of Bexar County, Texas). A 0.304 acre tract of land, out of the Original City Lots (OCL) 17 and 18, New City Block 11687, (volume 3183, Page 268 of the Deed and Plat Records of Bexar County, Texas). The 1.03 acre tract is platted in its current configuration.

The applicant requests the zoning change in order to allow development of a roofing contractor facility that will be part of the existing roofing operations (Beldon Roofing Company) located at 5939 West Avenue.

Topography: The property does not include any abnormal physical features such as significant slope. A portion of the 1.03 acre tract is located within the 100 year flood plain.

Adjacent Zoning and Land Uses
Direction: South
Current Base Zoning: "I-1", "MF-33" and "L"
Current Land Uses: Drainage ROW and Roofing Company

Direction: North
Current Base Zoning: "I-1" and "C-2"
Current Land Uses: Drainage ROW, Retail Center and Restaurant

Direction: East
Current Base Zoning: "C-2"
Current Land Uses: Retail Center

Direction: West
Current Base Zoning: Union Pacific Railroad
Current Land Uses: Railroad

Transportation
Thoroughfare: West Avenue
Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks.
Proposed Changes: None known

Thoroughfare: Jackson-Keller Road
Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks.
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 651 line, which operates along West Avenue and 97 which operates along Jackson-Keller Road.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of uses and building size. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

Contractor Facility - Minimum Requirement: 1space per 1,500 square feet of Gross Floor Area (GFA). Maximum Allowance: 1 space per 300 square feet of Gross Floor Area (GFA).

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current multi-family zoning classification, restricting future land uses to those permissible in the "MF-33" Multi-Family District.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the Greater Dellview Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The zoning request is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Light Industrial. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to "L" Light Industrial District. The existing land uses are primarily office, commercial and industrial in character. The current "MF-33" Multi-Family District is not representative of the zoning and uses along West Avenue and Jackson-Keller Road.

The 1.03 acre site location in an area to the rear of existing commercial uses with limited accessibility, along with the general surrounding conditions which include a drainage easement to the south and Union Pacific Railroad to the west, make it appropriate for the "L" Light Industrial District.

3. Suitability as Presently Zoned:
The existing "MF-33" Multi-Family District is not appropriate given the location and proximity to the Union Pacific Railroad.

The proposed "L" Light Industrial District is appropriate for the 1.03 acre site and surrounding properties, given the mix uses in the area. Staff believes the "L" Light Industrial District will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:
Staff finds no possible negative effects on the health, safety and welfare of the surrounding lands due to the proposed "L" Light Industrial District.

This district provides for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses that services the industrial uses with proper screening and buffering, all compatible with adjoining uses.

5. Public Policy:

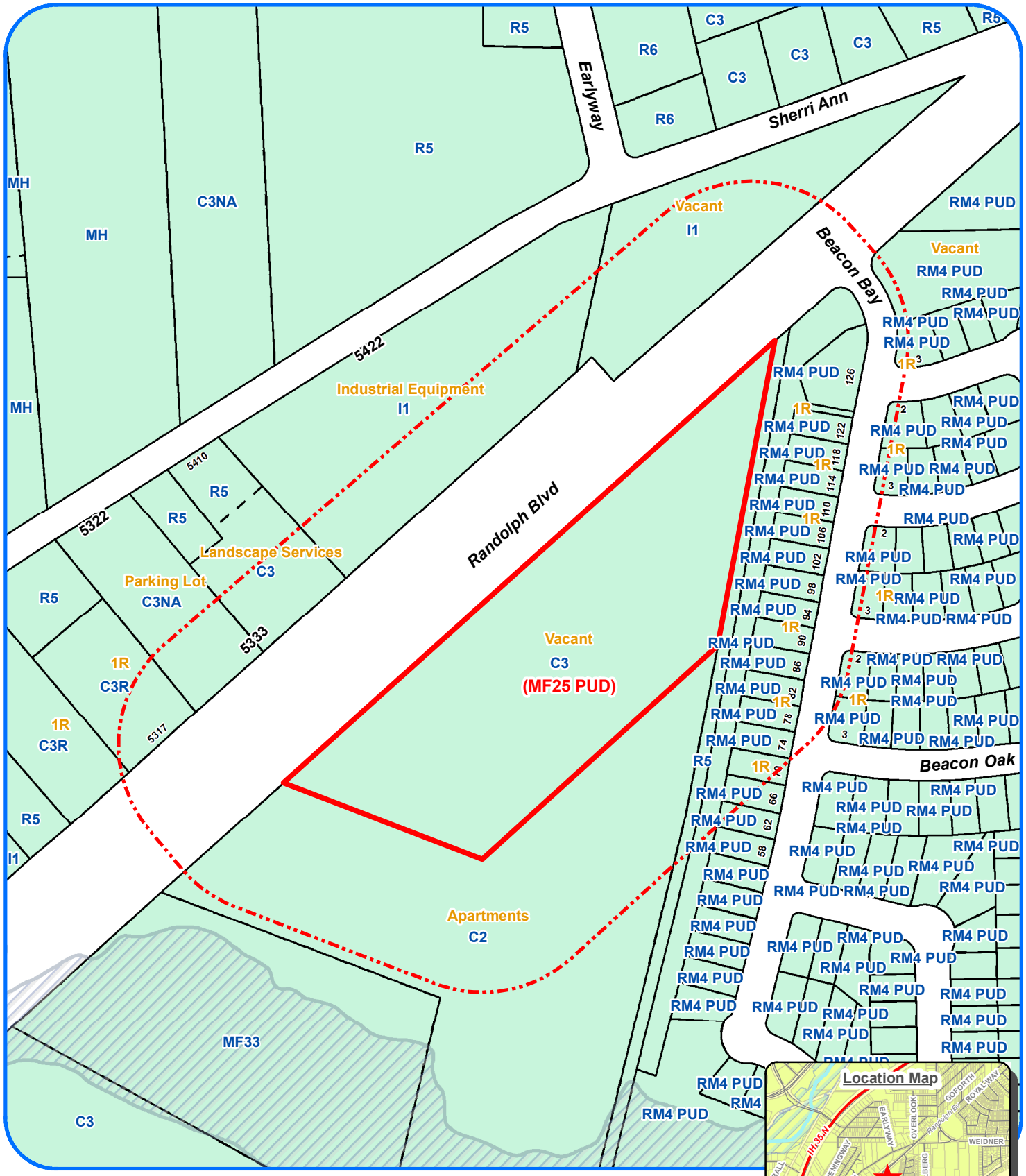
Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The Light Industrial classification will allow continued development in accordance with the goals and objectives of the Greater Dellview Community Plan.

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

6. Size of Tract:
The subject property totals 1.03 acres in size, which adequately accommodates the uses permitted in the "L" Light Industrial District and for a Construction Trades Contractors.

7. Other Factors:
Construction trades contractors. Service establishments that perform specialized construction, repair and maintenance activities including but not limited to plumbing, painting and electric work. Construction trades contractors generally work at the job site but may provide shops for prefabrication and related work. This use includes storage of equipment, tools, construction materials, heavy equipment and service vehicles. Outdoor storage shall comply with the class 5 storage standards of section 35-525. Examples of construction trades contractors include flooring contractors, concrete contractors, electrical contractors, glass contractors, masonry and dry wall contractors, painting contractors, plumbing contractors, heating and air conditioning contractors, roofing and siding contractors and groundskeeping and irrigation services.

The 1.03 acre tract has no frontage road access and the only access to the property has been provided with an access easement from West Avenue.



Zoning Case Notification Plan

Case Z-2015-066

Council District: 2

School District: Northeast I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 13808 - BLOCK 002 - LOT 001

Legend

Subject Properties	(4.784 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

Development Services Dept
City of San Antonio
(12/18/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2015066

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

Requested Zoning: "MF-25 PUD AHOD" Multi-Family Planned Unit Development Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015
This is the first public hearing for this zoning case.

Case Manager: Ernest Brown, Planner

Property Owner/ Applicant: Randolph Townhomes, LLC (by Jorge E. Garcia, Member)

Representative: P.W. Christensen, P.C. c/o Patrick W Christensen

Location: 5324 Randolph Blvd

Legal Description: Lot 1 Block 2 NCB 13808

Total Acreage: 4.784

Notices Mailed
Owners of Property within 200 feet: 36
Registered Neighborhood Associations within 200 feet: None
Planning Team: None-NA
Applicable Agencies: None

Property Details
Property History: The subject property was annexed in 1965 with the original zone "Temporary A", Single Family residence district. In 1980 the subject property was rezoned to "B-3", Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3 AHOD" General Commercial Airport Hazard Overlay District. The subject property was replatted in its current configuration in 1985 with no development.

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

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "I-1", "RM-4"
Current Land Uses: Industrial Equipment, Residential Single Family

Direction: East
Current Base Zoning: "RM-4"
Current Land Uses: Residential Single Family

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

Direction: West
Current Base Zoning: "I-1", "C-3"
Current Land Uses: Industrial Equipment, Commercial

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

Transportation
Thoroughfare: Randolph Boulevard
Existing Character: Primary Arterial, Type A; one lane each direction with sidewalk on eastside of road
Proposed Changes: None known

Thoroughfare: Beacon Bay
Existing Character: Local Type A; one lane each direction with sidewalks on both side
Proposed Changes: None known

Public Transit: VIA bus route 21 operates along Randolph Boulevard with a bus stop across from subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Multi-Family/Town Home Community Development with 25 units per acre.

Multi-Family/Town Home Community Development – Minimum Parking Requirement: 1.5 per unit;
Maximum Parking Requirement: 2 per unit.

ISSUE:
None

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the "C-3" zoning district.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The property is not located within any Local or Community Plan. The requested "MF-25 PUD" base zoning district is consistent with the surrounding pattern of development.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

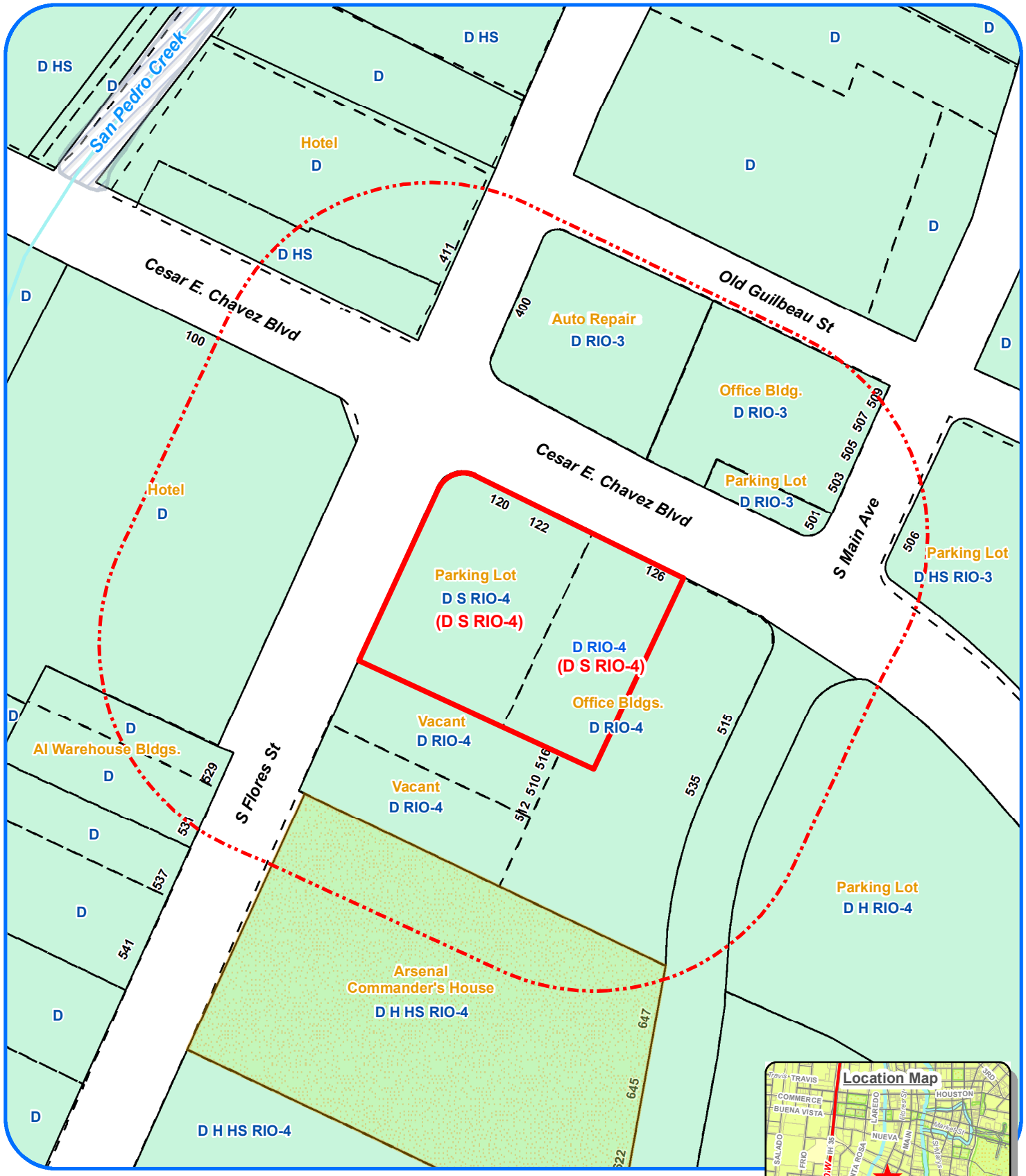
3. Suitability as Presently Zoned:
The existing "C-3" base zoning district and the proposed "MF-33 PUD" is consistent with surrounding zoning and uses.

4. Health, Safety and Welfare:
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The request does not appear to conflict with any public policy objective.

6. Size of Tract:
The subject property measures 4.784 acres in size, which is sufficient to accommodate Multi-Family development and required parking.

7. Other Factors:
None



Zoning Case Notification Plan

Case Z-2015-068 S

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00929 - BLOCK 003 - LOT 003

Legend

Subject Properties	(1.031 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

N W E S

Development Services Dept
City of San Antonio
(01/06/2015 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:
Zoning Case Z2015068 S

SUMMARY:
Current Zoning: "D RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District and "D S RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash)

Requested Zoning: "D S RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the first public hearing for this zoning case.)

Case Manager: Brenda V. Martinez, Planner

Property Owner: HEB Grocery Company, LP (Todd Piland, Executive Vice President)

Applicant: Bury-San, Inc. c/o Christopher Crim

Representative: Bury-San, Inc. c/o Christopher Crim

Location: A portion of the 100 Block of East Cesar Chavez Boulevard, a portion of the 500 Block of South Flores Street and a portion of the Block of South Main Avenue

Legal Description: 1.031 acres out of NCB 929

Total Acreage: 1.031

Notices Mailed
Owners of Property within 200 feet: 11
Registered Neighborhood Associations within 200 feet: King William Association; Downtown Residents Association is located within 200 feet
Planning Team: Lone Star Community Plan - No Planning Team
Applicable Agencies: City of San Antonio Parks and Recreation Department and the Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1991 City-initiated large-area case, the subject property was rezoned to “B-4” Central Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “D” Downtown District. In a 2014 case, a portion of the subject property (0.633 of an acre) was rezoned to "D S RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash). The subject property consists of a portion of a platted lot that is currently utilized as a parking lot.

The applicant is requesting a zoning change to amend a previously approved Specific Use Authorization to add approximately 0.40 acres.

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

Adjacent Base Zoning and Land Uses

Direction: North, East, South and West
Current Base Zoning: “D”
Current Land Uses: Hotel, Auto Repair, Offices, Parking Lot, Vacant Land, The Commanders House Park, and a Hotel

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

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

Transportation

Thoroughfare: East Cesar Chavez Boulevard
Existing Character: Primary Arterial Type B Street; 2 lanes in each direction with a center median
Proposed Changes: None known

Thoroughfare: South Flores Street
Existing Character: Secondary Arterial Type B Street; 2 lanes in each direction
Proposed Changes: None known

Thoroughfare: South Main Avenue
Existing Character: Secondary Arterial Type B Street; 1 lane in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 20, 43, 44, 51, 54, 62, 67, 79, 243, 251, 275, 277 and 305 lines, which operate along South Flores Street and Cesar Chavez Boulevard.

Traffic Impact: Per Unified Development Code: 35-502 (b)(1)B *Traffic Generation Reports*, neither a traffic impact analysis nor a peak hour trip generation form is required as a result of a change in zoning district boundaries for developments located in the "D" Downtown zoning district.

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

Service - Gasoline Filling Station – w/o repair service or car wash - Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 375 square feet of GFA.

The "D" Downtown District eliminates off-street vehicle parking requirements.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the existing "D" Downtown base zoning district, and development of the proposed Fueling Station would be prohibited.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the Lone Star Community Plan and is identified as High Density Mixed Use in the Future Land Use component of the Plan. The "D" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current "D" district that is consistent with the Lone Star Community Plan. The proposed zoning request is not likely to adversely impact neighboring properties. The subject property is surrounded by other properties of similar size, use and/or zoning.

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

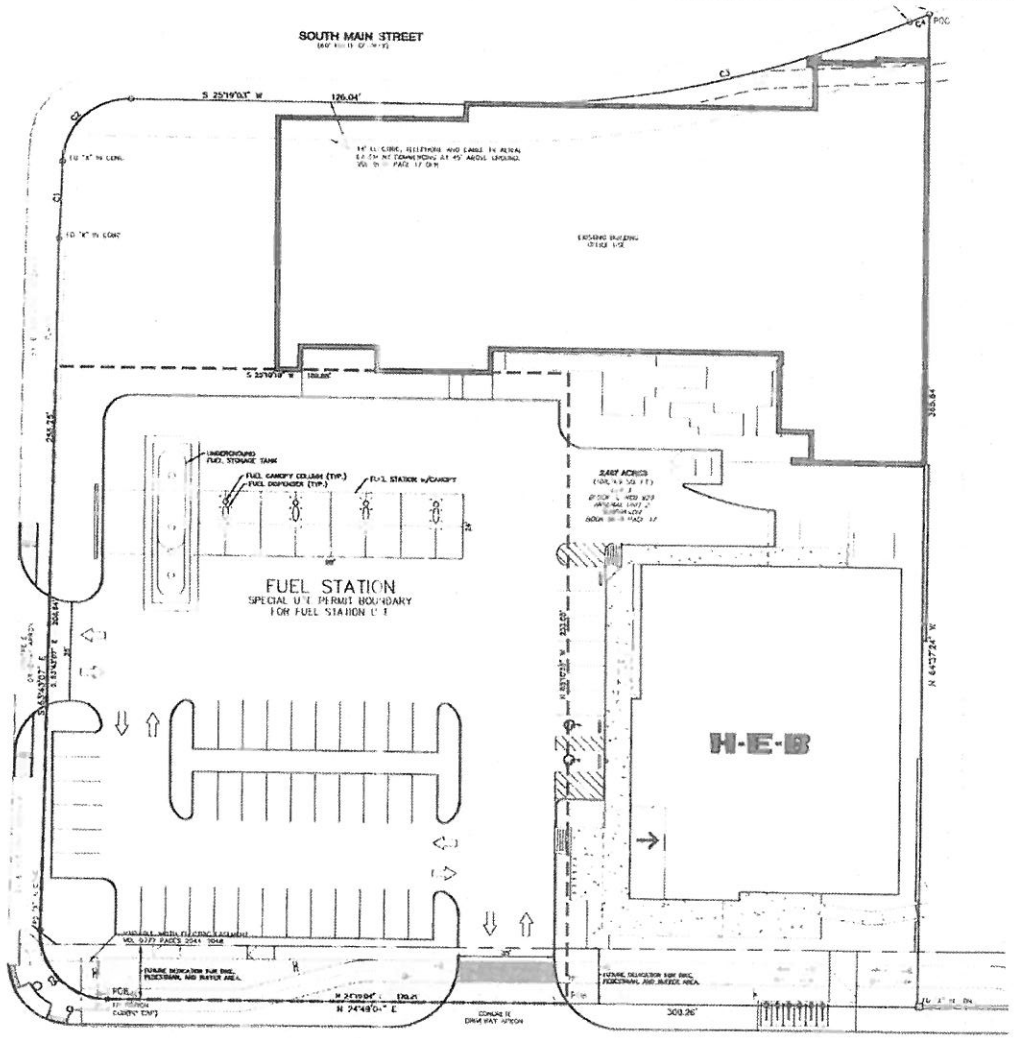
4. Health, Safety and Welfare:
Staff finds no evidence of likely negative impacts on public health, safety or welfare related to the proposed use.

5. Public Policy:
The request does not appear to conflict with any public policy objective. The request is consistent with the Lone Star Community Plan.

6. Size of Tract:
The subject property is 1.031 acres and appears to be of sufficient size to accommodate the proposed use.

7. Other Factors:
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.

Z2015068



PROJECT INFORMATION

ADDRESS:	SNE SOUTH FLORES SAN ANTONIO, TEXAS 78204
PROPERTY ZONING:	D S UDD (DOWNTOWN GAS TRELING STATION USE)
SITE AREA:	2.492 AC
FUEL STATION:	2,232 SQ. FT. (AREA UNDER CANOPY)
FUEL TANK BOUNDARY:	14,924 SQ. FT. (INCLUDES TANK, SUB)
PARKING REQUIRED:	
FUEL STATION:	NO REQUIREMENTS (NO SEPARATE BUILDING)
BICYCLE SPACES:	NONE REQUIRED (VEHICULAR USE ONLY)
IMPERVIOUS COVER:	THE SPECIFIC USE AUTHORIZATION AREA DEFINED BY THIS PLAN WILL HAVE AN IMPERVIOUS COVER OF 95 PERCENT (%) THE AREAS OF THE FUEL STATION BELOW THE CANOPY STRUCTURE AND FUEL UNDERGROUND STORAGE TANK SLAB WILL BE PAVED WITH CONCRETE PAVEMENT
LANDSCAPE:	LANDSCAPING WILL BE PROVIDED IN ACCORDANCE ARTICLE 10 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE
SETBACKS:	NO PROPOSED SETBACK FOR THE FUEL STATION

SPECIAL USE PERMIT REQUEST NOTE

WE SUBMIT THIS SPECIAL USE PERMIT REQUEST TO ALLOW FOR DEVELOPMENT OF A COMMERCIAL USE PETROLEUM FUEL STATION, CANOPY STRUCTURE, AND ASSOCIATED EQUIPMENT WITHIN A DOWNTOWN ZONING DISTRICT.

I, FRED A. PLANG, EXECUTIVE VICE PRESIDENT OF HEB GROCERY COMPANY, LP, THE APPOINTED REPRESENTATIVE FOR THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF THIS SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY APPROVALS AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

OWNER AGENT: FRED A. PLANG
PRESIDENT VICE PRESIDENT OF HEB GROCERY COMPANY, LP

OWNER/BUILDER: HEB GROCERY COMPANY, LP
841 SOUTH MAIN AVENUE
SAN ANTONIO, TX 78204

ADDRESS:
841 SOUTH FLORES STREET
SAN ANTONIO, TEXAS 78204

LEGAL DESCRIPTION:
A 2.492 ACRE TRACT OF LAND KNOWN AS LOT 1, BLOCK 3, N.C.B. 929 OF THE ARSENAL UNIT 1 SUBDIVISION LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9511 PAGE 17 THE OFFICIAL DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

FLOODPLAIN INFORMATION:
THIS PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 48029C0255G DATED SEPTEMBER 29, 2010.

PLAT 130084

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND PROVIDED SUBJECT TO RECEIPT AS A CONFIDENTIAL DOCUMENT. ACCEPTANCE OF THIS DOCUMENT MANDATES THE ACKNOWLEDGMENT THAT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, PUBLISHED OR TRANSFERRED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HEB & BURY. ANY DISTRIBUTION TO NON HEB OFFICERS OR EMPLOYEES MUST BE SUBJECT TO A WRITTEN CONFIDENTIALITY AGREEMENT.

BURY

H-E-B

SPECIFIC USE AUTHORIZATION PLAN

H.E.B. DOWNTOWN SAN ANTONIO STORE
CESAR CHAVEZ BLVD. AND SOUTH FLORES STREET
SAN ANTONIO, TEXAS

C-1.0

A1 SPECIFIC USE AUTHORIZATION PLAN

Development Services Dept
City of San Antonio
(01/05/2015 - R. Martinez)

Zoning Case Notification Plan

Case Z-2015-070

Council District: 2

School District: San Antonio I.S.D.

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(0.706 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

N S E W

Subject Property Legal Description(s): NCB 01610, 01611 - BLOCK 020 - LOT S 90 ft of 47 & 48, 27, 28, 29, 30, 31, 32, 33

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2015070 CD

SUMMARY:
Current Zoning: "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Tire Sales, "C-2 AHOD" Commercial Airport Hazard Overlay District, "RM-4 AHOD" Residential Mix Use Airport Hazard Overlay District, and "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with use for Motor Vehicle Sales {full service}

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015
This is the first public hearing for this zoning case.

Case Manager: Ernest Brown, Planner

Property Owner: Dante Omar Lopez & Nestor L Lopez

Applicant: Dante Omar Lopez

Representative: Brown & Ortiz PC (c/o James McKnight)

Location: 1317 and 1332 S New Braunfels Avenue; 505 and 511 Porter Street

Legal Description: 0.706 acre tract of land out of Lot 27, 28, 29, 30, 31, 32, and 33 Block 20, NCB 1611 and The South Half (S 90 Feet) of Lot 47 and 48, Block 27 NCB 1610

Total Acreage: 0.706

Notices Mailed
Owners of Property within 200 feet: 34
Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association
Planning Team: Arena District/Eastside Community Planning Team-22
Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned under the 1938 ordinance. In a 1985 case, NCB 1611, Block 20, Lots 27-29 were rezoned to "B-2 NA SUP" Business Nonalcoholic Sales District with a Specific Use Permit for a tire sales store. In a 1993 large area case, NCB 1610 Block 27 Lots 47-48 and NCB 1611 Block 20 Lots 32-33 were rezoned to "R-2" Two Family Residence District and NCB 1611 Block 20 Lot 30-31 were rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to their current designations. All of the subject property was platted in 1890 (volume 72, page510-512 of the Deed and Plat Records of Bexar County, Texas). Portions of the subject property (NCB 1610, Block 20, Lot 27, 28 and 29) was developed in 1950 with automotive service garage totaling approximately 13, 544 square-feet. The remaining portions of the subject property remain undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "C-2", "RM-4"
Current Land Uses: Self Service Carwash, Residential Single Family

Direction: East
Current Base Zoning: "RM-4"
Current Land Uses: Residential Single Family

Direction: South
Current Base Zoning: "C-2", "RM-4"
Current Land Uses: Restaurant, Parking Lot, Residential Single Family

Direction: West
Current Base Zoning: "RM-4"
Current Land Uses: Residential Single Family

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

Transportation

Thoroughfare: South New Braunfels Avenue
Existing Character: Primary Arterial, Type B; two lanes each direction with sidewalks both sides
Proposed Changes: None known

Thoroughfare: Porter Street
Existing Character: Local Street, Type B; two lanes in each direction, sidewalk on both sides.
Proposed Changes: None known

Public Transit: Several VIA bus stops are located immediately across the street from the subject property and on the south side of subject property fronting Porter Street. Bus route 20 operates along New Braunfels Avenue and route 28 operates along Porter Street.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Motor Vehicle Sales (full service).
Day Care Center – Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) of sales and service area;
Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA) of sales and service area

ISSUE:
None

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the "C-2 NA", "C-2" and "RM-4" zoning districts.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval, pending Plan Amendment.

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

1. Consistency:
The property is located within the Arena District/Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The proposed zoning change requires a plan amendment. The applicant has initiated an amendment to the Arena District/Eastside Community Plan. The Planning Commission recommended approval.

2. Adverse Impacts on Neighboring Lands:

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

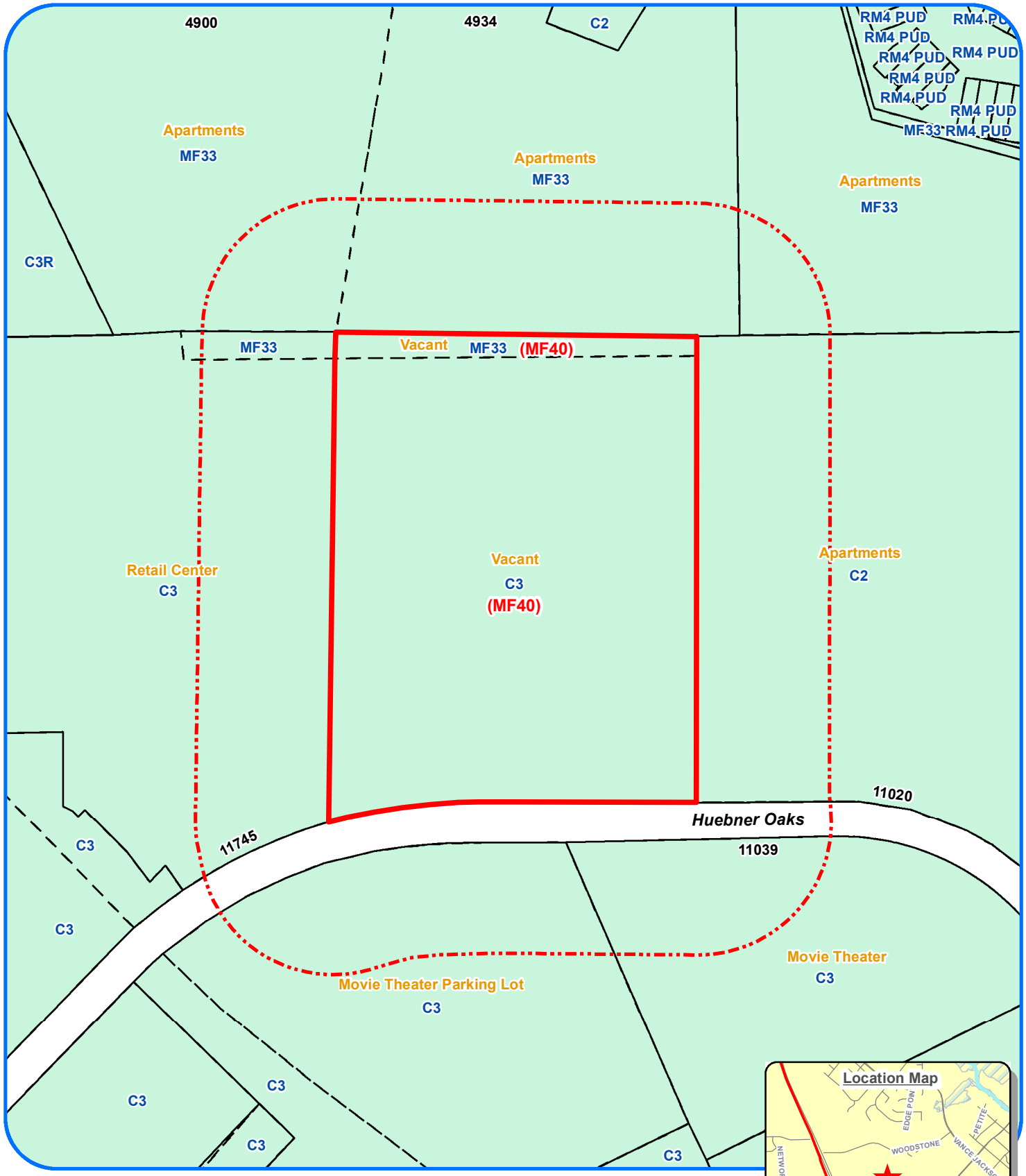
3. Suitability as Presently Zoned:
The existing "C-2" base zoning district and the proposed "C-2 CD" with Conditional Use for Motor Vehicle Sales (full service) is consistent with surrounding zoning and uses.

4. Health, Safety and Welfare:
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The request does not appear to conflict with any public policy objective.

6. Size of Tract:
The subject property measures 0.706 of an acre in size, which is sufficient to accommodate commercial development and required parking. The subject property is fully developed with building structure and parking area.

7. Other Factors:
None



Development Services Dept
City of San Antonio
(12/19/2014 - R. Martinez)

Zoning Case Notification Plan

Case Z-2015-072

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 14857 - BLOCK 000 - LOT P-13

Legend

Subject Properties	(9.208 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

N S E W

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:
Zoning Case Z2015072

SUMMARY:
Current Zoning: "C-3" General Commercial District and "MF-33" Multi-Family District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015 (This is the first public hearing for this zoning case.)

Case Manager: Brenda V. Martinez, Planner

Property Owners: Eleanor Petty & Elizabeth Oliver

Applicant: Godfrey Residential Group c/o John Godfrey

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

Location: A portion of the 11000 Block of Huebner Oaks

Legal Description: Parcel 13, NCB 14857

Total Acreage: 9.208

Notices Mailed
Owners of Property within 200 feet: 7
Registered Neighborhood Associations within 200 feet: None
Planning Team: North Sector Plan - 39
Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped and was annexed in 1972. The subject site was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1994 case, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3” General Commercial District.

Topography: The property has a slight slope, and an abundance of grasses, shrubs and trees. The property does not include any abnormal physical features such as inclusion in a flood plain.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "MF-33"
Current Land Uses: Apartments

Direction: South and West
Current Base Zoning: "C-3"
Current Land Uses: Movie Theater and Retail Center

Direction: East
Current Base Zoning: "C-2"
Current Land Uses: Apartments

Overlay and Special District Information: None.

Transportation
Thoroughfare: Huebner Oaks
Existing Character: Collector Street; 1 lane in each direction.
Proposed Changes: None known.

Thoroughfare: IH-10 West
Existing Character: Freeway; 8 lanes
Proposed Changes: None known.

Thoroughfare: Huebner Road
Existing Character: Primary Arterial Type A Street; 3 lanes in each direction
Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the number 603 line and the 96 line, which operate along Huebner Oaks and Huebner Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer must be present at the Zoning Commission Meeting.

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

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in a C-3 zoning district.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the North Sector Plan and is currently designated as "Mixed Use Center" in the Future Land Use Plan. The requested "MF-40" Multi-Family District is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on surrounding properties. Staff finds the proposed use to be appropriate as the property is surrounded by other properties of similar use and/or zoning district with access to IH-10 West and Huebner Road.

3. Suitability as Presently Zoned:
The existing "C-3" zoning district is not consistent with the adopted land use designation.

The uses permitted in the "C-3" district are typically considered "regional commercial" uses, and are most appropriately located at the intersections of arterial thoroughfares and expressways, on large-acreage lots in an effort to minimize the impact of increased traffic, noise, and lighting on surrounding properties by ensuring sufficient area to accommodate building setbacks and landscape buffer requirements.

The property is located between an arterial thoroughfare (Huebner Road) and an expressway (IH-10), with substantial amounts of intense commercial zoning. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

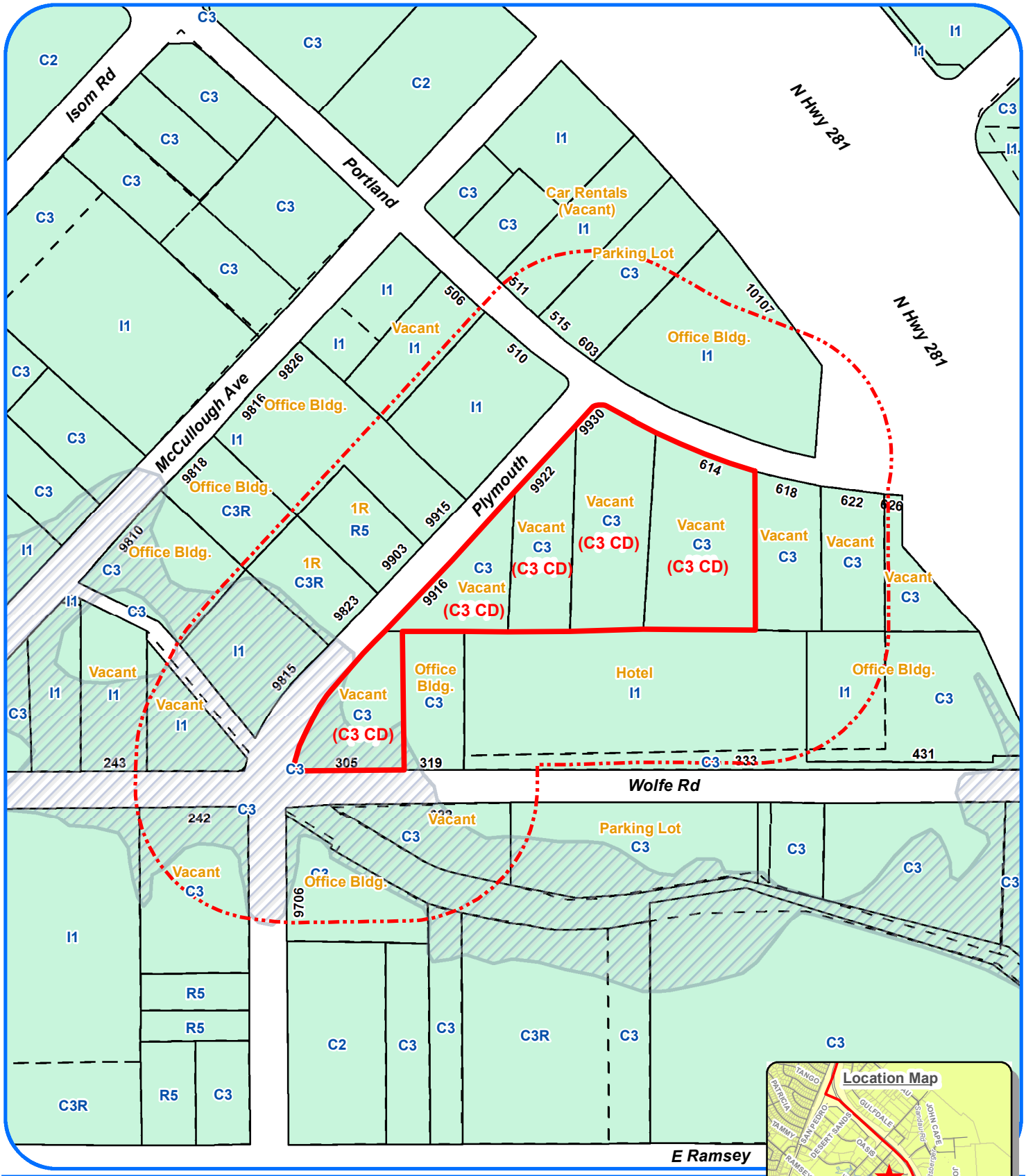
4. Health, Safety and Welfare:
Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:
The existing "C-3" and "MF-33" zoning is not consistent with the adopted "Mixed Use Center" land use designation.

6. Size of Tract:
The subject property measures 9.208 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to

approximately 368 dwelling units. The applicant is proposing approximately 367 dwelling units for the entire site.

7. Other Factors:
None.



Zoning Case Notification Plan

Case Z-2015-074 CD

Council District: 9

School District: Alamo Heights I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 11967 - BLOCK 000 - LOTS 15 - 19, 46

Legend

Subject Properties	(3.248 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R
San Antonio City Limits	

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Zoning Case Z2015074 CD

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

Requested Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property except in "I-2"

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 20, 2015

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Cavender Quick Service, Ltd.

Applicant: Samuels Glass Company

Representative: Kaufman & Killen, Inc.

Location: 305 Wolfe Road; 9916, 9922, 9930 Plymouth Avenue; 614 Portland Road

Legal Description: 3.248 acres out of Lots 15-19 and 46, NCB 11967

Total Acreage: 3.248

Notices Mailed
Owners of Property within 200 feet: 32
Registered Neighborhood Associations within 200 feet: None
Planning Team: San Antonio International Airport Vicinity Land Use Plan-0
Applicable Agencies: San Antonio International Airport

Property Details
Property History: The subject property was annexed in 1952 and was originally zoned "A" Single-Family Residence District. In a 1985 case, Lot 46 was rezoned to "B-3" Business District. In a 1994 case, Lots 15-19 were rezoned to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and "I-1"

General Industrial District. In a 2008 case, Lots 15-19 were rezoned to “C-3” General Commercial District. The subject property is not platted and is undeveloped.

Topography: The subject property is mostly covered in wild grasses, and the south west portion of the subject property falls within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: “I-1” and “C-3”
Current Land Uses: Parking lot, professional office, catering business and car rental facility

Direction: South
Current Base Zoning: “I-1” and “C-3”
Current Land Uses: Hotel, professional office, parking lot and vacant

Direction: East
Current Base Zoning: “C-3”
Current Land Uses: Vacant

Direction: West
Current Base Zoning: “I-1”, “C-3” and “R-5”,
Current Land Uses: Vacant, parking lot, professional office and single-family residential

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

Transportation

Thoroughfare: Plymouth Avenue, Portland Road and Wolfe Road
Existing Character: Local; one lane in each direction with partial sidewalks
Proposed Changes: None known

Thoroughfare: US Highway 281
Existing Character: Freeway 250’-500’; three lanes in each direction with no sidewalks
Proposed Changes: None known

Public Transit: There is no public transit lines located within the immediate vicinity of the subject property

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The zoning application refers to a proposed construction trades contractors facility.
Contractor Facility – Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 300 square feet of GFA.

ISSUE:
None

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the general commercial zoning; the subject property would not be able to be developed as a contractor trade facility.

FISCAL IMPACT:
None. The applicant paid all required zoning application fees.

RECOMMENDATION:
Staff Analysis and Recommendation: Approval

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

1. Consistency:
The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Business Park in the land use component of the plan. The requested "C-3" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The established uses and zoning districts are more intense in nature due to the close proximity to US Highway 281. Current planning principles encourage more intense development to be located within close proximity to a freeway.

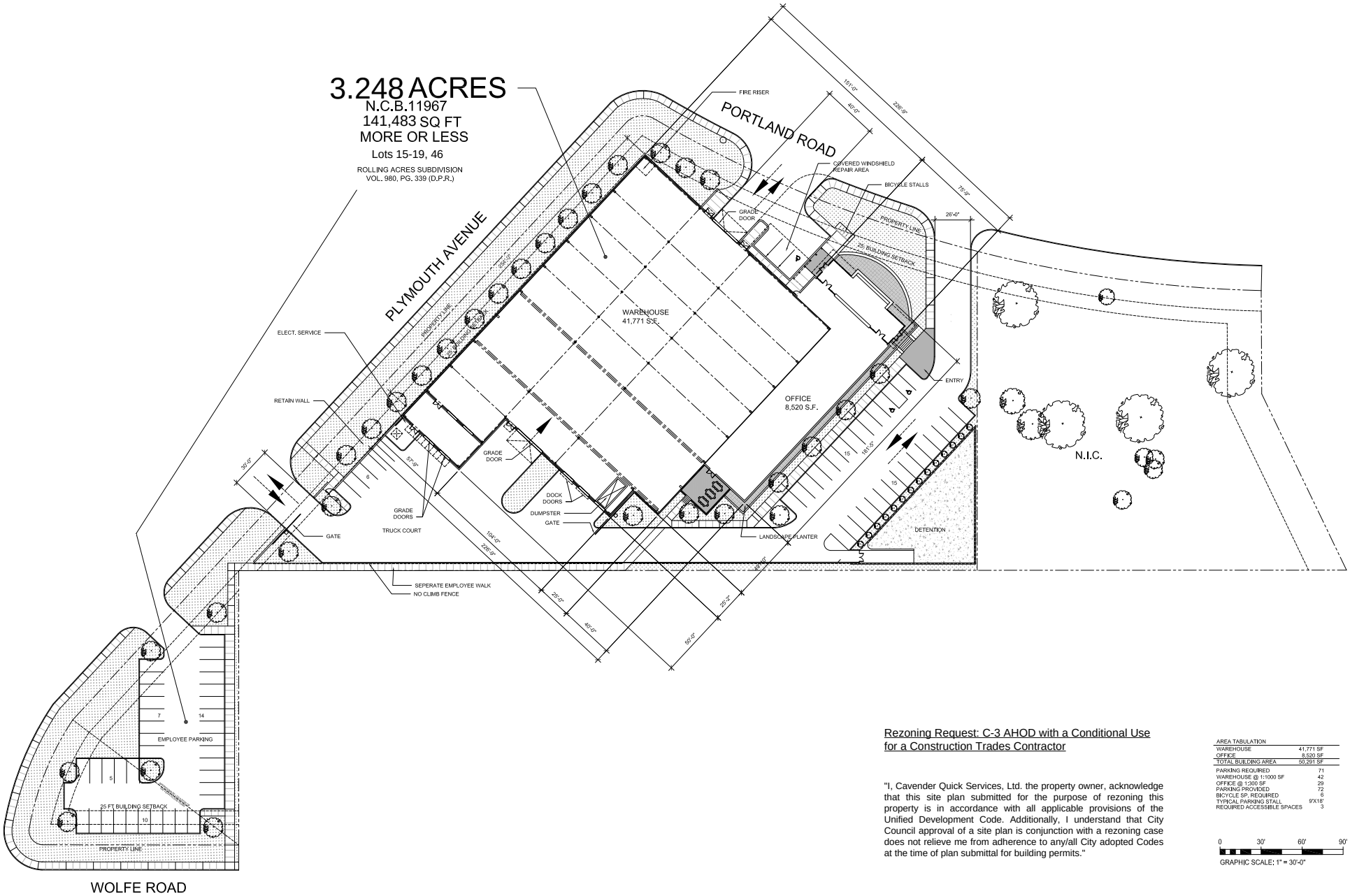
3. Suitability as Presently Zoned:
The existing "C-3" base zoning district is appropriate for the subject property. The neighborhood consists of mostly "C-3" and "I-1" zoning, with a mixture of commercial and light industrial uses. The requested conditional use is consistent with the existing development pattern in the neighborhood.

4. Health, Safety and Welfare:
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The request does not appear to conflict with any public policy objective.

6. Size of Tract:
The 3.248 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:
None.



Rezoning Request: C-3 AHOD with a Conditional Use for a Construction Trades Contractor

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

AREA TABULATION	
WAREHOUSE	41,771 SF
OFFICE	8,520 SF
TOTAL BUILDING AREA	50,291 SF
PARKING REQUIRED	71
WAREHOUSE @ 1:1000 SF	42
OFFICE @ 1:300 SF	29
PARKING PROVIDED	72
BICYCLE SP. REQUIRED	6
TYPICAL PARKING STALL	9'X18'
REQUIRED ACCESSIBLE SPACES	3

0 30' 60' 90'

GRAPHIC SCALE: 1" = 30'-0"

DREWRY MARTIN, Inc.
ARCHITECT / INTERIOR DESIGNER

scale 1" = 30'-0"

PROPOSED SITE LAYOUT

SAMUELS GLASS - SAN ANTONIO, TEXAS

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

12.11.14

990215

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