

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, April 15, 2014
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
William Shaw III – District 2	Francine Romero – District 8
Terry Boyd – District 3	John J. Middleton, II – District 9
Ricardo Briones – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4	
Chairman	

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for April 15, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of April 1, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013131 S (Council District 2):** A request for a change in zoning from “C-3NA S AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery to “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing on Parcels 42H, 45J and 51, NCB 12867 on a portion of the 5600 Block of East Houston Street (FM 1346).
7. **ZONING CASE NUMBER Z2013213 (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “H I-1 AHOD” Mission Historic General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District and “H C-3 AHOD” Mission Historic General Commercial Airport Hazard Overlay District on Tract B and Tract C, NCB 11170; 1426 Braubach.
8. **ZONING CASE NUMBER Z2014080 (Council District 9):** A request for a change in zoning from “R-20” Residential Single-Family District to “NP-10” Neighborhood Preservation District on Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670; 11303 and 11327 Dreamland.
9. **ZONING CASE NUMBER Z2014006 ERZD (Council District 9):** A request for a change in zoning from “C-2NA S ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Gymnasium to “R-6 PUD ERZD MLOD-1” Residential Single-Family Planned Unit Development Edwards Recharge Zone

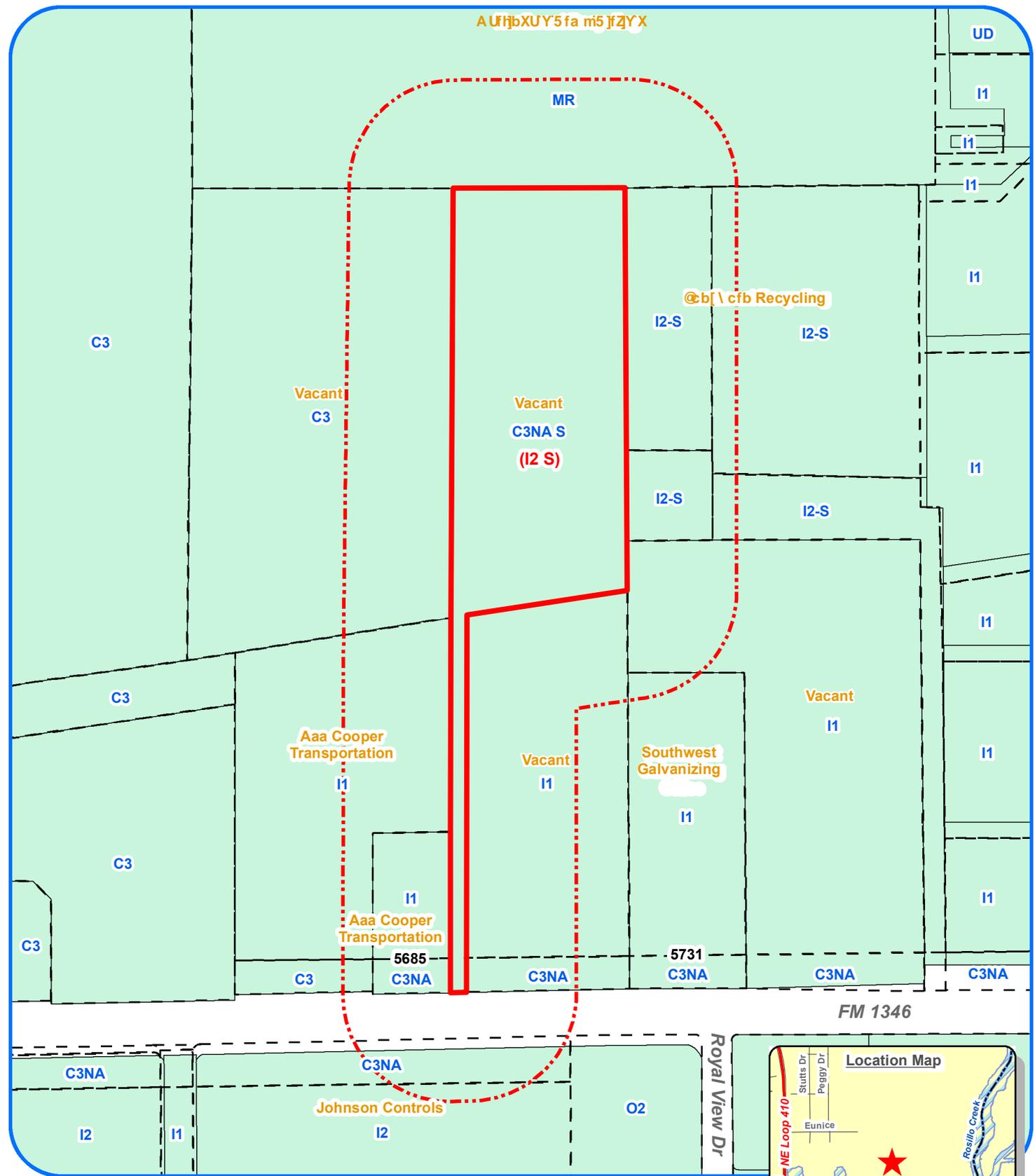
Camp Bullis Military Lighting Overlay District on 4.49 acres out of NCB 19217 on a portion of the 21700 and 21800 Blocks of Hardy Oak Boulevard.

10. **ZONING CASE NUMBER Z2014059 (Council District 1):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 IDZ AHOD” Commercial Infill Development Zone Airport Hazard Overlay District on 0.18 of an acre and “MF-25 IDZ AHOD” Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.32 of an acre on 0.5 of an acre out of Lots A7 and 11, NCB 989 on portions of 811 and 815 South Flores Street and of 118 and 120 Guadalupe Street.
11. **ZONING CASE NUMBER Z2014069 (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 90 and 2.384 acres out of Lot 106, NCB 9483 on a portion of the 6900 Block of South Flores Street.
12. **ZONING CASE NUMBER Z2014114 (Council District 6):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on 29.575 acres out of NCB 11379; 259 South Acme Road.
13. **ZONING CASE NUMBER Z2014119 (Council District 7):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on 14.084 acres out of NCB 18560 on portions of the 7500 Block of Bandera Road and the 7200 Block of Eckhert Road.
14. **ZONING CASE NUMBER Z2014122 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 Three Dwelling Units on Lots 50, 51 and the east 10 feet of Lot 49, Block 9, NCB 7931; 1309 Keats.
15. **ZONING CASE NUMBER Z2014125 (Council District 7):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 1.966 acres out of Lot 10, NCB 17946; 8750 Bandera Road.
16. **ZONING CASE NUMBER Z2014128 S (Council District 10):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on 0.041 of an acre out of Lot 27, NCB 15689 on a portion of 12311 Nacogdoches Road.
17. **ZONING CASE NUMBER Z2014130 CD (Council District 6):** 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 Self Service Storage on 3.263 acres out of Lot 1, Block 14, NCB 17647 on a portion of 1907 West Loop 1604 North.
18. **ZONING CASE NUMBER Z2014133 (Council District 10):** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on 0.134 of an acre out of Lots 9 and 10, Block 4, NCB 2997; 2327 North St. Mary's Street.

19. **Director's Report** – Current status of large area wide rezonings; Commission roles and responsibilities; Administrative items.
20. **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.
21. **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.



Zoning Case Notification Plan

Case Z-2013-131 S

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): NCB 12867 - BLK 000 - LOT P-42H, 42J & P-51

Legend	
Subject Properties	(6.250 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (03/27/2014 - R.Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013131 S
Hearing Date: April 15, 2014
Property Owner: Longhorn Recycling, L.P. (by John "Johnny" T. Triesch, President, Longhorn Metal Brokerage Company, General Partner)
Applicant: Longhorn Recycling, L.P. (by John "Johnny" T. Triesch, President, Longhorn Metal Brokerage Company, General Partner)
Representative: Robert Snell
Location: A portion of the 5600 Block of East Houston Street (FM 1346)
Legal Description: Parcels 42H, 45J and 51, NCB 12867
Total Acreage: 6.25
City Council District: 2
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery

Requested Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Planning Team: IH-10 East Corridor Perimeter Plan (29)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1986 and in a 1989 large area case was rezoned to "B-3" Business District. In a 1993 case, the property was rezoned to "B-3NA CC" Business Nonalcoholic Sales District with City Council approval for a Cemetery. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA S" General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Cemetery.

The applicant is requesting a zoning change in order to allow the expansion of the Longhorn Recycling Facility located to the east of the subject site.

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

Current Base Zoning: "MR"

Current Land Uses: Martindale Army Airfield

Direction: East

Current Base Zoning: "I-1" and "I-2 S"

Current Land Uses: Vacant Land, Longhorn Recycling Facility and Southwest Galvanizing Inc.

Direction: South

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

Current Land Uses: Johnson Controls Inc.

Direction: West

Current Base Zoning: "C-3" and "I-1"

Current Land Uses: Vacant Land and a Transportation Company

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 Houston Street (FM 1346)

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 25 line, which operates along East Houston Street (FM 1346) and Royal View Drive.

Traffic Impact: A Traffic Impact Analysis 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.

Metal Recycling Entity with Outside Storage and/or Processing - 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.

The Specific Use Authorization site plan shows 18,400 square feet of building area, with 28 parking spaces (including 2 ADA-compliant spaces with loading areas).

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the IH-10 East Corridor Perimeter Plan and is identified as Industrial in the future land use component of the plan. The "I-2" 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. Staff finds the proposed use to be appropriate as the property is situated along an arterial thoroughfare, surrounded by other properties of similar use and/or zoning district.

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 likely adverse effects on the public health, safety or welfare.

5. Public Policy:

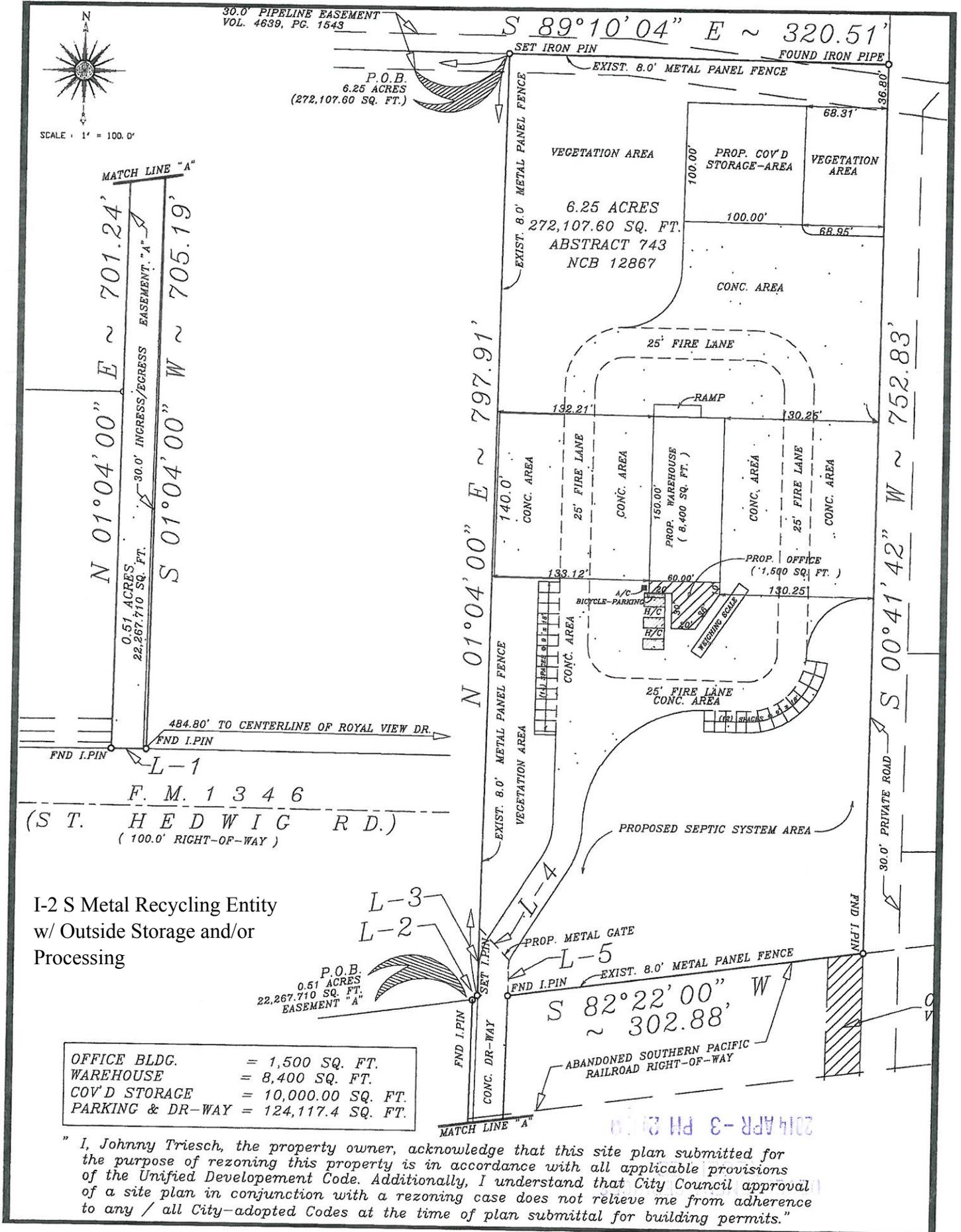
The request does not appear to conflict with any public policy objective. The requested base zoning is consistent with the adopted land use plan.

6. Size of Tract:

The 6.25-acre tract is of sufficient size to accommodate the proposed use, as shown on the requisite site plan.

7. Other Factors:

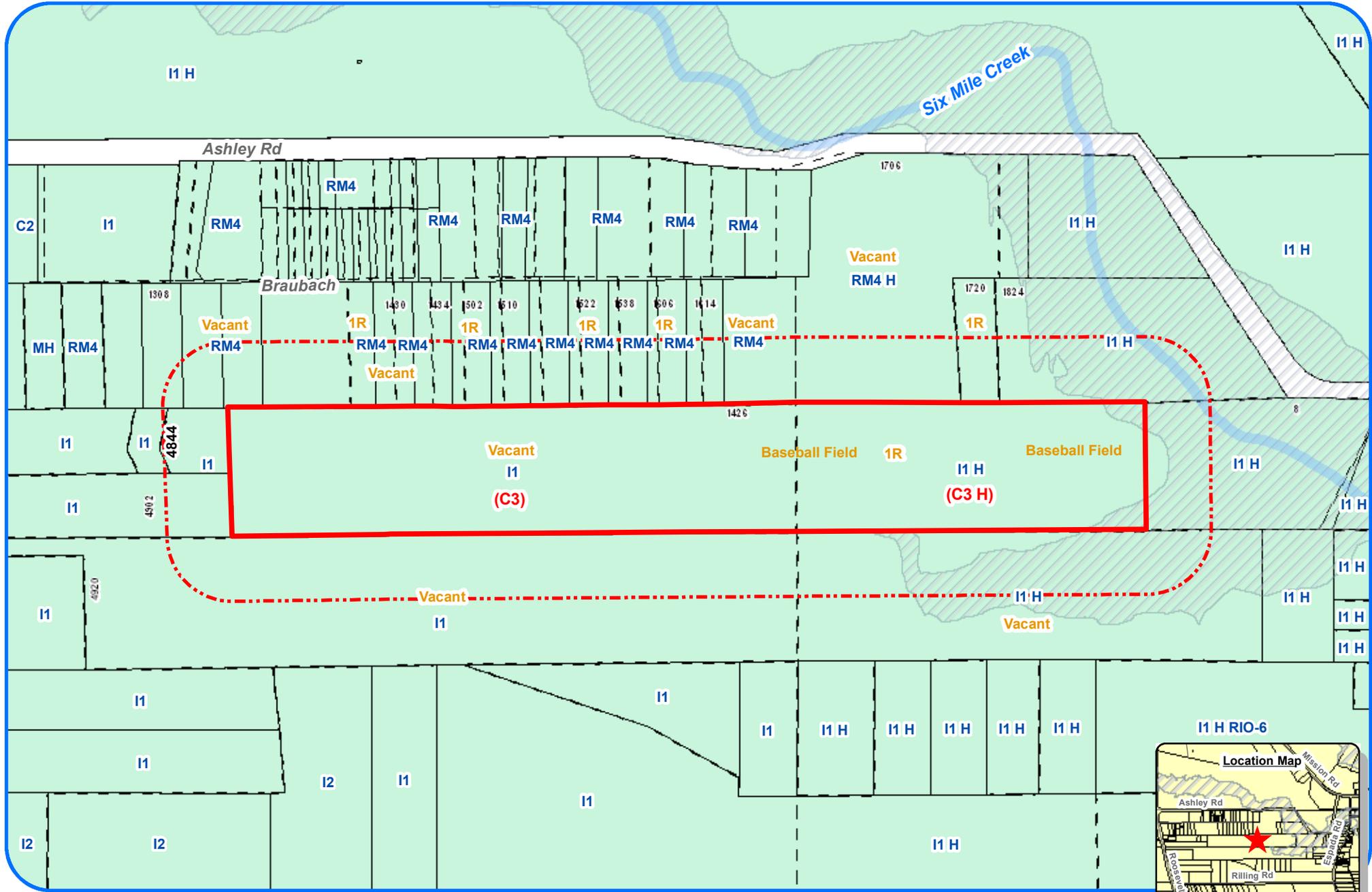
The property will be subject to all regulations under Chapter 16 regarding Metal Recycling Entities.



OFFICE BLDG.	= 1,500 SQ. FT.
WAREHOUSE	= 8,400 SQ. FT.
COV'D STORAGE	= 10,000.00 SQ. FT.
PARKING & DR-WAY	= 124,117.4 SQ. FT.

" I, Johnny Triesch, 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."

2014 APR -3 PM 2:00



Zoning Case Notification Plan

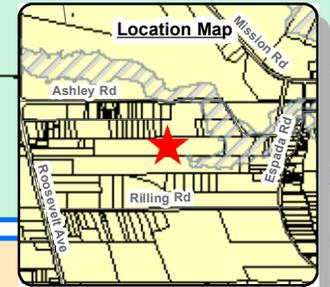
Case Z-2013-213

Council District: 3
 School District: Southside I.S.D.
 Scale: 1" approx. = 400 Feet
 Subject Property Legal Description(s): NCB 11170 - BLOCK 000 - LOT: TRACT B & TRACT C

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

Legend

- Subject Properties (25.727 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (10/2/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013213

Hearing Date: April 15, 2014

Property Owners: Eloy Rocha and Mary Ann Diaz

Applicant: Edward R. Campos

Representative: Edward R. Campos

Location: 1426 Braubach

Legal Description: Tract B and Tract C, NCB 11170

Total Acreage: 25.727

City Council District: 3

Case Manager: Brenda V. Martinez

Case History: This is the second public hearing for this zoning request. The case was postponed by the applicant at the October 15, 2013 public hearing.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "H I-1 AHOD" General Industrial Mission Historic Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "H C-3 AHOD" General Commercial Mission Historic Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Planning Team: 14 (Stinson Airport Vicinity Land Use Plan)

Applicable Agencies: City of San Antonio Aviation Department and Office of Historic Preservation

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned under the 1938 zoning code. In a 1986 large-area case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District. The subject site is currently developed with two baseball fields as well as a single-family residence measuring 1,599 square feet that was built in 1988 with an addition made in 2008. The property is not platted.

Topography: The property is relatively flat with a slight slope. However, small portions of the site near the northeast and southeast corners appear to be in the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "RM-4" and "I-1"

Current Land Uses: Vacant Land and Single-Family Residences

Direction: East, South and West

Current Base Zoning: "I-1"

Current Land Uses: Vacant Land, Warehouse and a Salvage Yard

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.

Some of the surrounding properties are located in the Mission Historic District, which was adopted in 1977. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: Braubach and Ashley Road

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 42 line, which operates along Roosevelt Avenue and Ashley Road.

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

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

Athletic Fields – Commercial - Minimum Parking Requirement: 1 space per 6 seats or 1 space per 30 square feet of Gross Floor Area (GFA) if no permanent seats; Maximum Parking Requirement: 1 space per 4 seats or 1 space per 50 square feet of GFA if no permanent seats.

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 Stinson Airport Vicinity Land Use Plan and is identified as Business Park in the future land use component of the plan. The “C-3” 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 surrounding properties. The majority of surrounding properties, save those to the north, are zoned for industrial uses.

3. Suitability as Presently Zoned:

The adopted Stinson Airport Vicinity Land Use Plan identifies the subject property and the majority of surrounding properties as Business Park in the Future Land Use component of the plan. The property’s current “I-1” district is consistent with zoning in the surrounding area; however, it is not consistent with the adopted land use designation. The requested “C-3” district would allow several uses that remain in character with the surrounding development while maintaining consistency with the Stinson Airport Vicinity Land Use Plan.

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 “I-1” zoning is not consistent with the adopted “Business Park” land use designation.

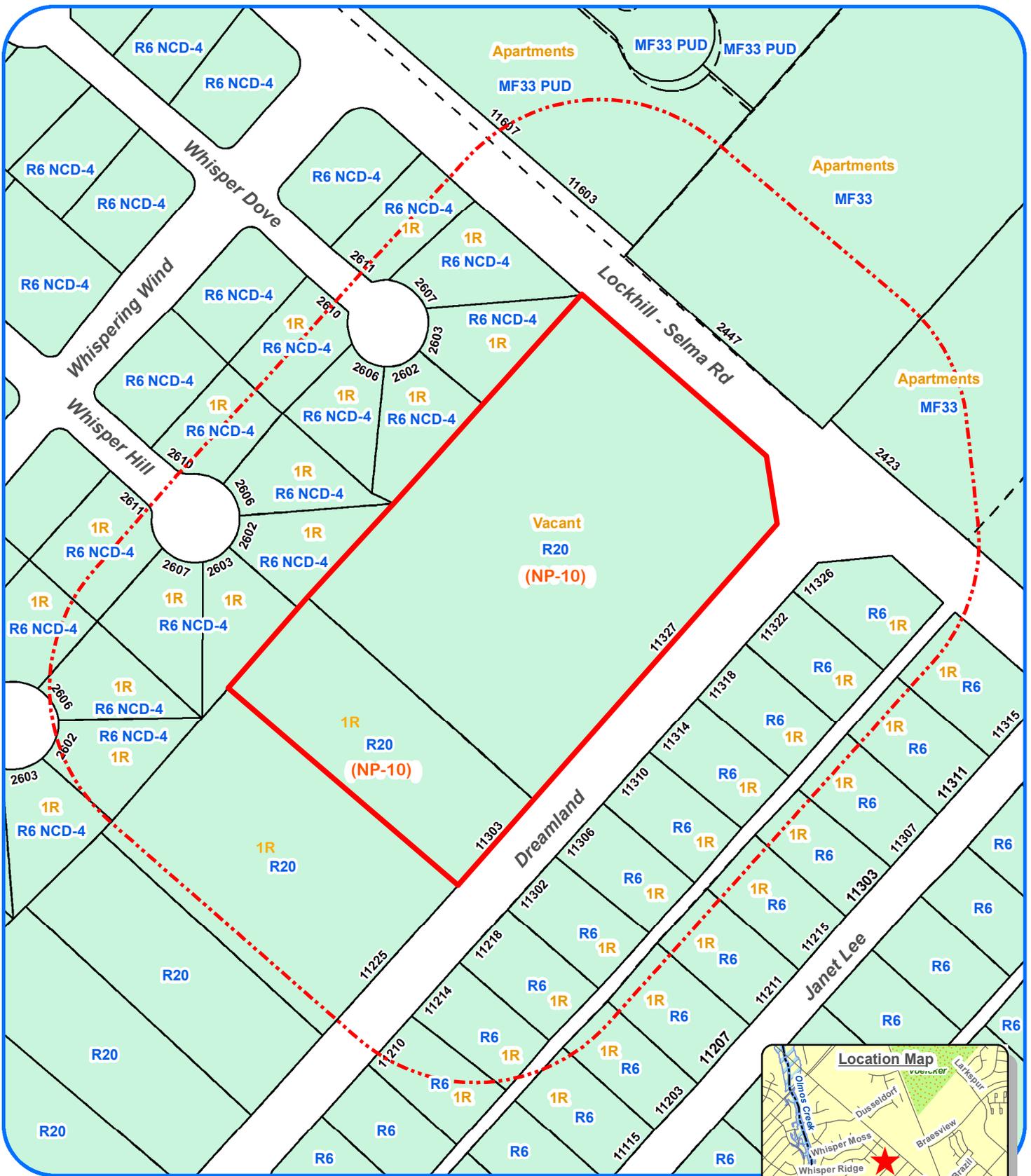
6. Size of Tract:

The subject property is 25.727 acres, which is of sufficient size to accommodate uses permitted in “C-3”.

7. Other Factors:

The property is currently accessible from Ashley Road through an egress/ingress easement. According to the property owner, this egress/ingress easement will only be utilized as a point of access to his residence. The property owner intends to utilize the property located at 1516 Braubach (Braubach is accessible from Roosevelt Avenue) as the main point of access to the baseball fields.

This property is located within the Stinson Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. The Aviation Department does not object to the requested change in zoning.



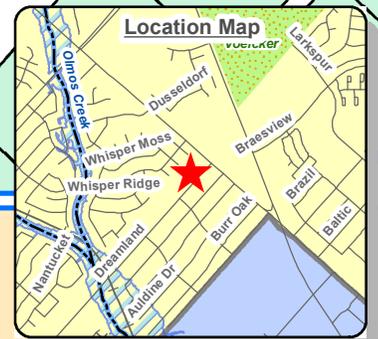
Zoning Case Notification Plan

Case Z-2014-080

Council District: 9
 School District: North East I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 11670 - BLOCK 001 - LOT 1 THRU 5

Legend

- Subject Properties ——— (4.352 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
 (1/29/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014080

Hearing Date: April 15, 2014

Property Owner: Ted and Jerelene Lee

Applicant: Ted and Jerelene Lee

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

Location: 11303 and 11327 Dreamland

Legal Description: Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670

Total Acreage: 4.352

City Council District: 9

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued at the February 18, 2014 Zoning Commission public hearing; and was then postponed prior to the March 18, 2014 Zoning Commission public hearing to allow the request to be amended.

Proposed Zoning Change

Current Zoning: "R-20" Residential Single-Family District

Requested Zoning: "NP-10" Neighborhood Preservation District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: Whispering Oaks Homeowners Association is located within 200 feet.

Planning Team: North Sector Plan - 41

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 a 1991 City-initiated large-area rezoning case, the properties were rezoned to “R-8” Large Lot Home District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “R-20” Residential Single-Family District. The property consists of five lots that were platted into the current configuration in 1944 (Volume 1625, page 249 of the Deed and Plat Records of Bexar County, Texas). One of the lots is developed as a single-family dwelling measuring approximately 2,574 square feet that was built in 1975.

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

Adjacent Zoning and Land Uses

Direction: Northwest

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Direction: Southwest

Current Base Zoning: “R-20”

Current Land Uses: Single-Family Dwellings

Direction: Southeast across Dreamland

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Direction: Northeast across Lockhill-Selma Road

Current Base Zoning: “MF-33” and “MF-33 PUD”

Current Land Uses: Multi-Family Dwellings

Overlay and Special District Information: The subject property does not carry any overlay districts. The properties located to the northwest are located within in the “NCD-4” Whispering Oaks Neighborhood Conservation District. The “NCD-4” is an overlay zoning district that contains design guidelines for rehabilitation of existing residential development. Property owners, together with the Department of Planning and Community Development staff, developed the design guidelines. “NCD” guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: Lockhill-Selma Road

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks.

Proposed Changes: None known

Thoroughfare: Dreamland

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

Proposed Changes: None known

Public Transit: The VIA bus line 602 operates along Dreamland and VIA bus line 97 operates along Lockhill-Selma Road with a bus stop in the immediate vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units. Single-family residences are required to provide a minimum of one parking space per dwelling unit; there is no maximum parking allowance.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "NP-10" Neighborhood Preservation District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning is similar to that of the surrounding residential subdivisions.

3. Suitability as Presently Zoned:

The existing "R-20" zoning district may be appropriate for the subject property; however, it is not listed as a related zoning district for the Suburban Tier land use designation in the North Sector Plan. The existing zoning is, however, consistent with the other properties located along the northwest side of Dreamland.

4. Health, Safety and Welfare:

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

Per UDC Section 35-310(d), new subdivisions that abut an established subdivision with "R-20" zoning must provide a buffer-lot that meets the minimum lot size of the "R-20" zoning district.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The North Sector Plan was adopted in August 5, 2010 and developed through a collaborative process that enabled individuals and organizations to share views about current community conditions and to work together to set future priorities.

Housing Goals and Strategies: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

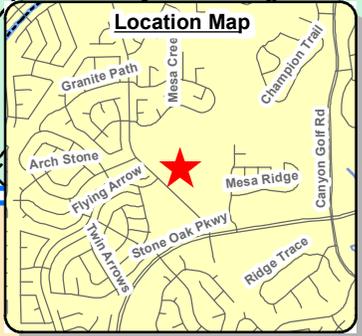
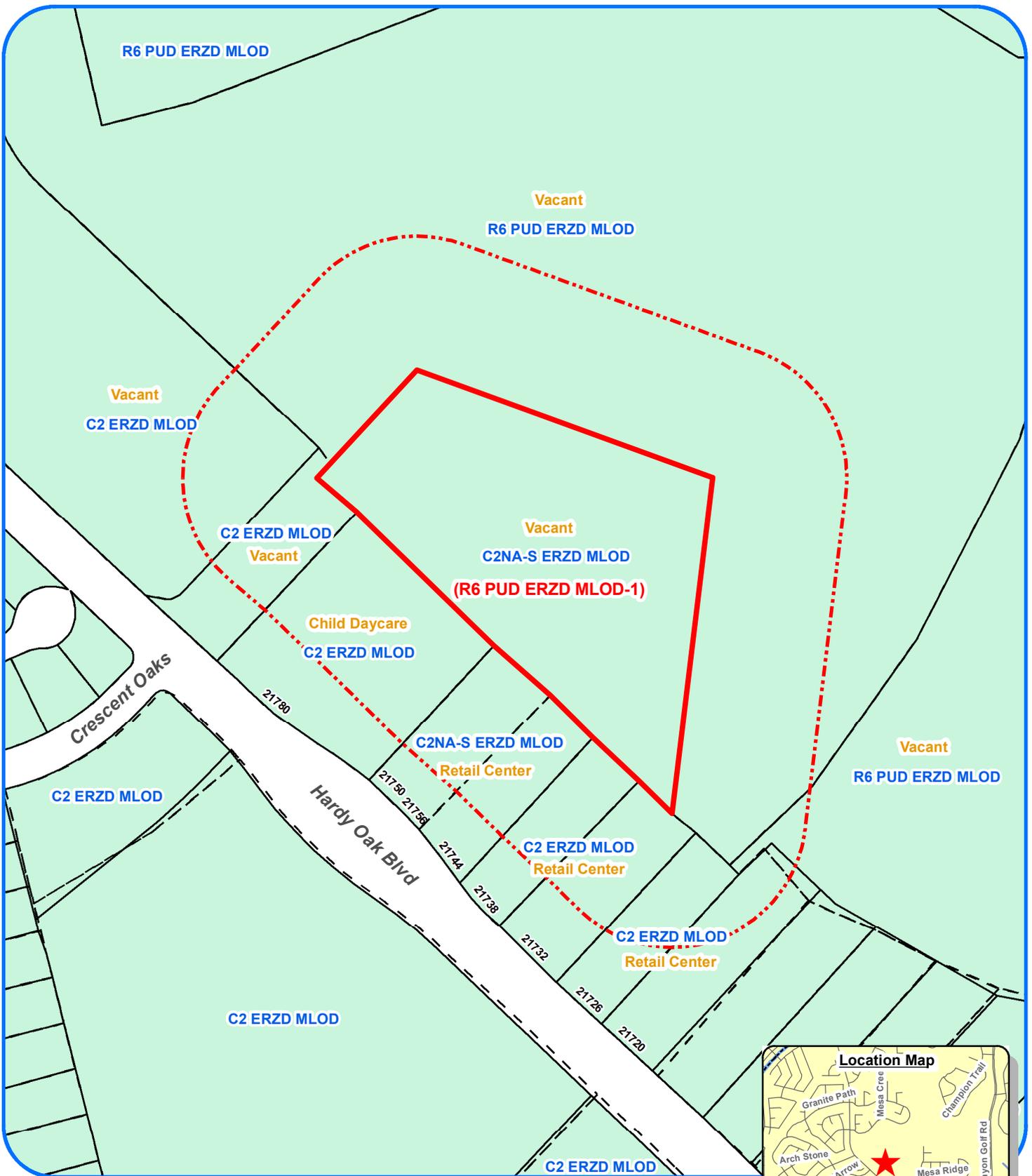
6. Size of Tract: The subject property is 4.352 acres in size, which should be able to reasonably accommodate the proposed single-family development. The "NP-10" district carries a minimum lot size of 10,000 square feet and allows a maximum of 4 dwelling units per acre. Should the zoning change request be approved, the subject property will accommodate a maximum of 16 dwelling units.

7. Other Factors:

This property has been the subject of multiple previous zoning cases, most recently in 2008. The previous zoning request was for a similar pattern of development. In 2008, there was no adopted land use plan for the area. Staff and Zoning Commission recommended denial, and City Council denied the zoning change request. Since that time, staff analysis has been reformed to include the UDC's criteria for approval of a zoning change request. The first of seven criteria is consistency with the adopted land use plan, in accordance with the Texas Local Government Code. The North Sector Plan was adopted on August 5, 2010. The Planning Team stakeholders involved in the creation and adoption of the plan designated this area as Suburban Tier which allows for a concentrated blend of low to medium density residential, neighborhood and community commercial uses, with increased residential density and commercial intensity located along arterial thoroughfares (such as Lockhill Selma Road). The requested zoning and development pattern meets the objectives of the adopted plan.

The case was postponed on March 18, 2014. The owner submitted a revised request amending his application from "R-6 PUD" Residential Single-Family Planned Unit Development District to "NP-10" Neighborhood Preservation District.

"NP-10" Neighborhood Preservation District Minimum Lot Size Conventional is 10,000 square feet (Maximum Density 4 units/acre).



Zoning Case Notification Plan

Case Z-2014-006 ERZD

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 19217 - BLOCK 000 - LOT 4.49 acres out of NCB 19217

Legend	
Subject Properties	(4.490 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
 (03/31/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014006 ERZD

Hearing Date: April 15, 2014

Property Owner: Misra Enterprises, LP (by Sanjay Misra, Managing Partner)

Applicant: Mosaic Land Development, LLC (by Thomas Yantis, Owner)

Representative: P. W. Christensen, PC (by Patrick Christensen)

Location: A portion of the 21700 and 21800 Blocks of Hardy Oak Boulevard

Legal Description: 4.49 acres out of NCB 19217

Total Acreage: 4.49

City Council District: 9

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

Current Zoning: "C-2NA S ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Gymnasium

Requested Zoning: "R-6 PUD ERZD MLOD-1" Residential Single-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: SA Mesa Verde Homeowners Association and Stone Mountain Owners Association are both located within 200 feet of contiguous property owned by the subject property owner.

Planning Team: North Sector Plan - 41

Applicable Agencies: San Antonio Water System and the Camp Bullis Military Installation

Property Details

Property History: The subject property was annexed in 1997 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1998, the subject property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-6" Residential Single-Family District. In a 2003 case, the subject property was rezoned to "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a gymnasium. The subject property is not platted and is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: Northwest, North, Northeast

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

Current Land Uses: Vacant

Direction: Southwest, Southeast

Current Base Zoning: "C-2", "C-2NA S"

Current Land Uses: Vacant, Child Daycare, Retail Center

Overlay and Special District Information: All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

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.

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: Hardy Oak Boulevard

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with center medians and turn lanes

Proposed Changes: None known

Public Transit: There is no public transit 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: Off-street vehicle parking requirements are typically determined by type and size of the use. The zoning application refers to proposed single-family residential uses. Single family residential uses require a minimum of 1 parking space per dwelling unit, with no maximum.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “R-6” 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 requested “PUD” Planned Unit Development designation allows properties to be subdivided into lots with frontage along a private street or driveway, with no minimum lot size or building setback requirements. In exchange for these relaxed lot and development standards, the “PUD” designation limits residential density. The “R-6” district typically allows a maximum of 7 dwelling units per acre; however, “R-6 PUD” is limited to 5 dwelling units per acre. Properties with the “PUD” designation may not be developed unless a PUD Plan is approved by the Planning Commission.

3. Suitability as Presently Zoned:

The existing zoning may be appropriate for the subject property. Both the current and requested zoning districts are consistent with the North Sector Plan. The properties with frontage on Hardy Oak Boulevard all carry commercial zoning similar to the subject property’s current zoning. However, the subject property area does not have direct frontage on Hardy Oak Boulevard and is surrounded by “R-6 PUD” zoning on three sides.

4. Health, Safety and Welfare:

Staff has found no evidence of negative 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 measures 4.49 acres in size and appears to be of sufficient size to accommodate the proposed residential development. If the zoning change request is approved, the subject property will accommodate a maximum of 22 dwelling units.

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, zoning staff did not provide the Military with a copy of the rezoning request because the property is less than 10 acres in size and does not directly abut the military installation.

SAWS identify the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 40% on the site.

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

RECEIVED

14 MAR 26 PM 2:40

To: Zoning Commission Members

From: Scott R. Halty, Director, Resource Protection and Compliance Department, San Antonio Water System

Copies To: Andrew Wiatrek, Manager, Aquifer Protection & Evaluation Section, Michael Barr, Supervisor, File

Subject: Zoning Case Z2014006 (Hardy Oak Residential)

LAND DEVELOPMENT
DIVISION

Date: March 27, 2014

SUMMARY

A request for a change in zoning has been made for an approximate 4.49-acre tract located on the city's north side. A change in zoning from **C-2 NA S ERZD** to **R-6 ERZD PUD** is being requested by the applicant, Mosaic Development. The change in zoning has been requested to allow for construction of a single family residential development. The subject site is currently a Category 1 property.

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

LOCATION

The subject property is located in City Council District 9, north of the intersection of Hardy Oak Boulevard and Stone Oak Parkway. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **C-2 NA S ERZD** to **R-6 ERZD PUD** and will allow for the construction of a single family residential development. Currently the site is an undeveloped Category 1 property.

2. Surrounding Land Uses:

Undeveloped property with single family residential properties beyond lie to the north, northeast and east, retail property consisting of a gym and daycare facility with Hardy Oak Boulevard beyond lies to the south and southwest.

1. Water Pollution Abatement Plan:

The Water Pollution Abatement Plan has not been submitted for the subject site. A WPAP for the proposed single family development will be required prior to approval of the building permit.

2. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on October 9, 2013, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed to be a single parcel, currently undeveloped, approximately 4.49 acres in area. The site was observed to be bounded on the north, northwest and east undeveloped property with single family residential properties beyond; on the south and southwest by gym and daycare facility with Hardy Oak Boulevard beyond. Imported fill material was noted throughout the subject site. None of these features were considered to be sensitive.

Little to moderate exposure of bedrock was observed throughout the subject site. The site was observed to be moderately vegetated.

The site appeared to slope significantly to the northeast and southeast. Stormwater occurring on the subject site would drain to the northeast and southeast toward an unnamed tributary to Mud Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation throughout the majority of the site, and the Kirschberg Evaporite Member of the Kainer Formation in the southwestern most tip of the site.

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

The Kirschberg Evaporite Member of the Kainer Formation is characterized by the presence of altered crystalline limestone, chalky or decomposed mudstone, and abundant chert nodules, with fabric and structure related porosity. The full section thickness of this member is approximately 50 to 60 feet thick.

The subject site was observed to be undeveloped. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

ENVIRONMENTAL CONCERNS

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

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The impervious cover shall not exceed 40% on the site.
2. Land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.

3. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and ensure it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection and Compliance Department of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to SAWS.
4. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
5. The applicant shall notify the Construction Compliance Section of the Resource Protection and Compliance Department of SAWS at (210) 233-3537 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Aquifer Protection and Evaluation Section of SAWS at (210) 233-3537.
6. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Aquifer Protection and Evaluation Section of SAWS at (210) 233-3537.

General Recommendations

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

- B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
- A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of basin construction, the owner will notify SAWS at (210) 233-3515 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Resource Protection and Compliance Department at (210) 233-3515 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to the SAWS Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Compliance Section of SAWS at (210) 233-3515 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection and Compliance Department of SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The SAWS Aquifer Protection and Evaluation Section staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:

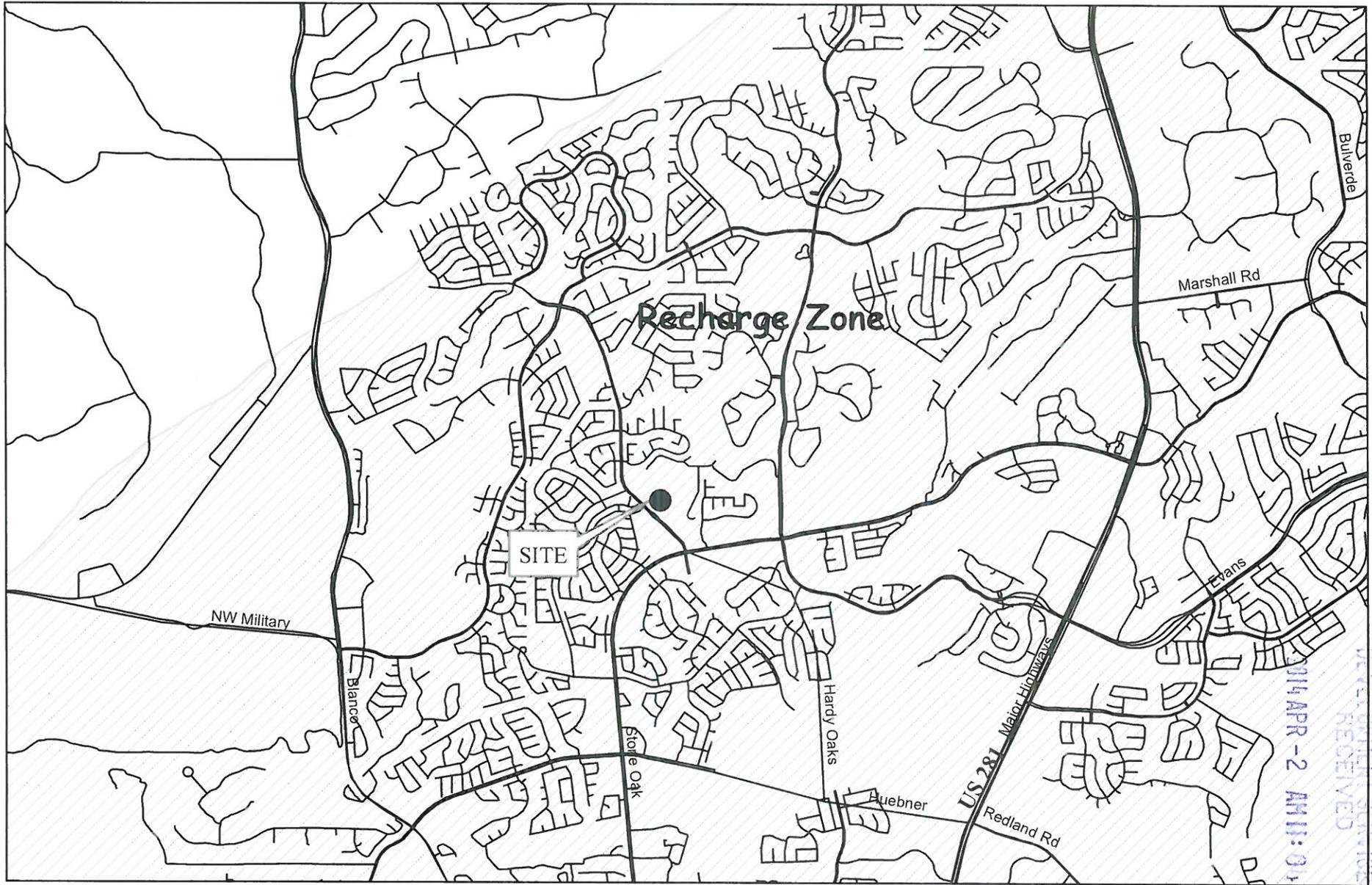


Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty, Director
Resource Protection and Compliance Department

SRH:bvk



ZONING: HARDY OAK RESIDENTIAL 4.49 ACRES (FIGURE 1)

FILE NO: Z2014006

Map Page 484 A8

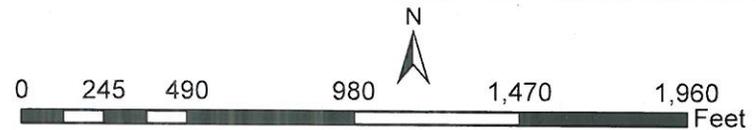
Map Prepared by Aquifer Protection and Evaluation MJB 1/9/2014

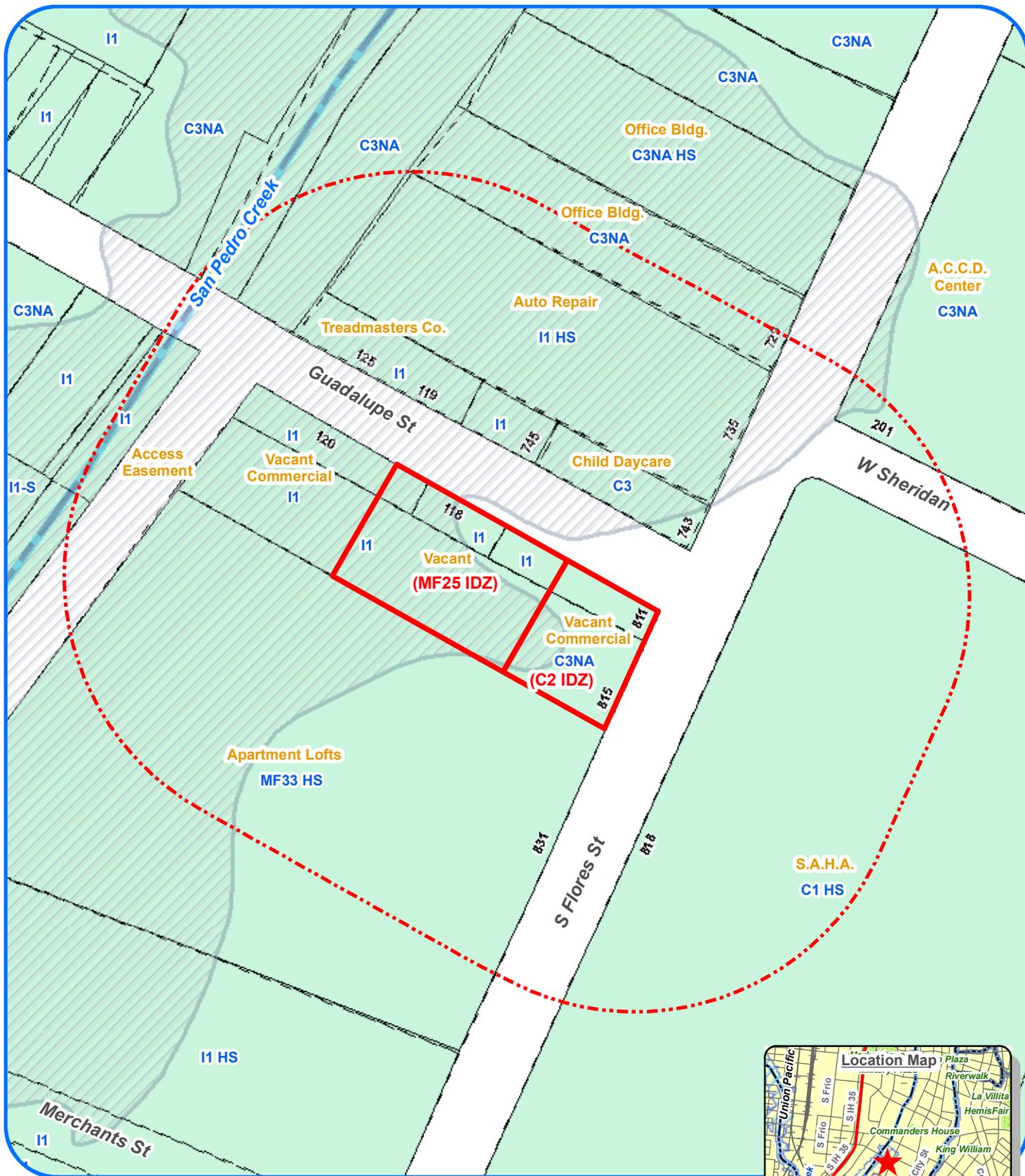


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ZONING: HARDY OAK RESIDENTIAL 4.49 ACRES
FILE NO: Z2014006 **FIGURE 2**





Zoning Case Notification Plan

Case Z-2014-059

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00989 - BLK 000 - LOT: 0.50 acres out of Lots A7 & 11

- Legend**
- Subject Properties (0.500 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
 (12/19/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014059

Hearing Date: April 15, 2014

Property Owner: ADM Investment, Co. (by Alfredo Flores, Jr., Partner), Alfredo L. Flores Jr., Maria Teresa Flores and Diana Flores Boffa

Applicant: Salah Diab

Representative: Salah Diab

Location: Portions of 811 and 815 South Flores Street and of 118 and 120 Guadalupe Street

Legal Description: 0.5 of an acre out of Lots A7 and 11, NCB 989

Total Acreage: 0.5

City Council District: 1

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.18 of an acre and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.32 of an acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: King William Association

Planning Team: Lone Star Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "L" First Manufacturing District. In a 1991 City-initiated large-area case, the subject property was rezoned to "I-1" Light Industry District and "B-3NA" Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District and "C-3NA" General Commercial Nonalcoholic Sales District. The property is not platted in its current configuration. The subject property was developed in multiple phases between 1937 and 1950, with a 2,225-square foot retail structure, a detached carport and a 3,185 square foot storage warehouse.

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-3NA", "I-1", "C-3"

Current Land Uses: Transmission Company, Child Daycare, Offices

Direction: East

Current Base Zoning: "C-1"

Current Land Uses: San Antonio Housing Authority Offices

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Lofts

Direction: West

Current Base Zoning: "I-1", "C-3NA"

Current Land Uses: Automotive, Vacant Commercial Structures

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

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

Transportation

Thoroughfare: Guadalupe Street

Existing Character: Local Type A; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Thoroughfare: Flores Street

Existing Character: Secondary Arterial Type B; two lanes each direction with sidewalks on both sides.

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 43, 44, 51, 54, 62, 243, and 251, which operate along S. Flores with a bus stop immediately near the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type use and building size. The rezoning application refers to a proposed restaurant and apartment uses.

Restaurant: Minimum of 1 parking space per 100 square feet of Gross Floor Area (GFA); Maximum of 1 space per 40 square feet of GFA.

Dwellings Multi-Family: Minimum of 1.5 spaces per unit; Maximum of 2 spaces per unit.

"IDZ" Infill Development Zone is exempt from vehicle parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Lone Star Community Plan and is currently designated as High Density Mixed Use in the future land use component of the plan. The requested “MF-25” and “C-2” base zoning districts, and the requested “IDZ” overlay district are all consistent with the adopted land use designation. The proposed uses are consistent with the surrounding pattern of development and adaptive re-use of former industrial warehouses.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The “I-1” district is meant to accommodate manufacturing and industrial uses. The surrounding area is transitioning away from previous industrial uses to a mixed use corridor with retail and multi-family uses.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

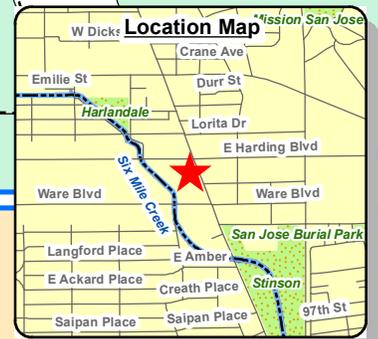
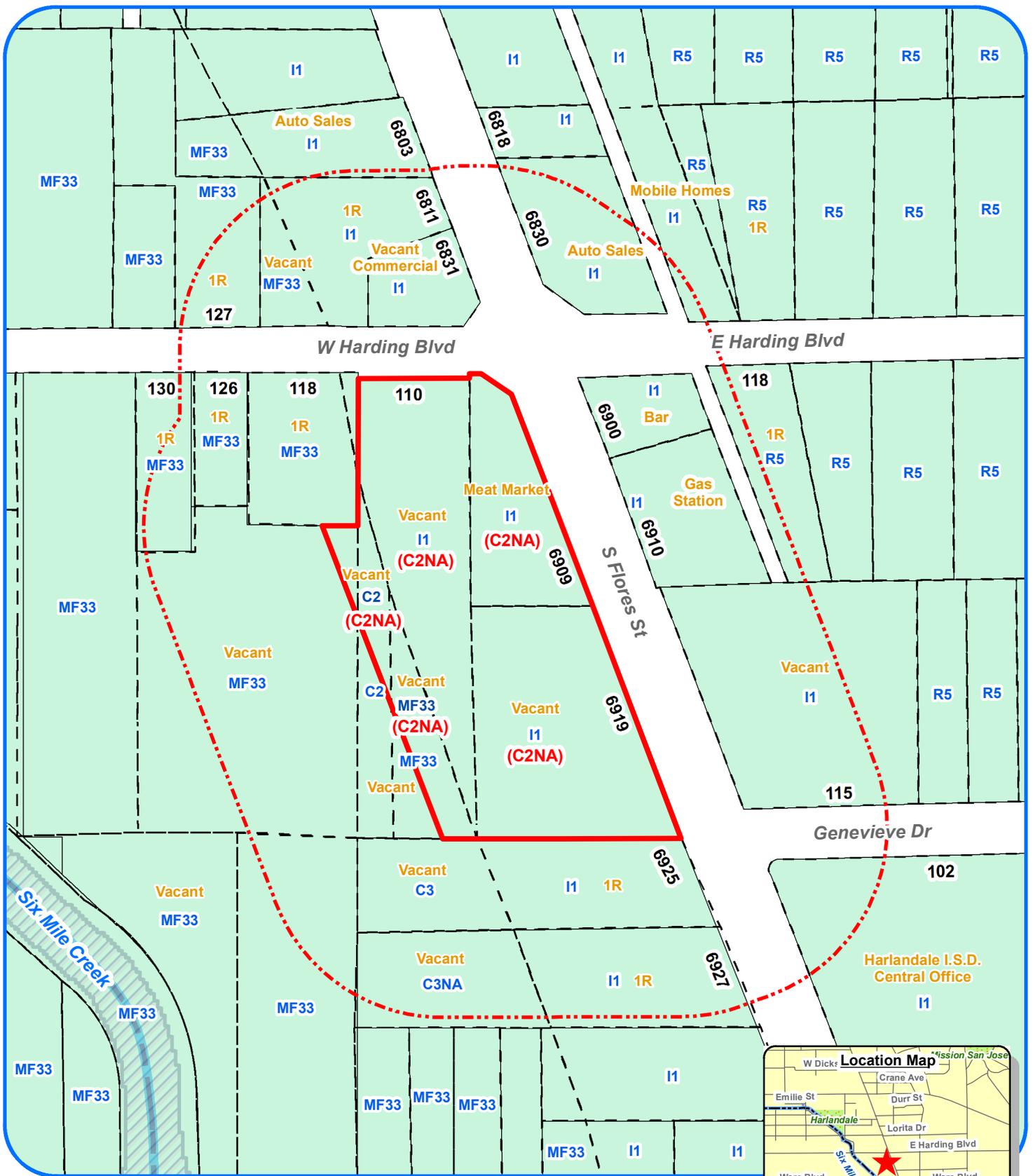
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.5 of an acre in size, which should reasonably accommodate the proposed uses with the flexibility provided by the “IDZ” district. The size of the subject property will serve to limit the scale of any future development.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-069

Council District: 3

School District: Harlandale I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 09483 - BLK 000 - LOT 90 & 2.384 acres of lot 106

Legend

- Subject Properties ——— (2.900 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
(03/27/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014069

Hearing Date: April 15, 2014

Property Owner: IDEA Public Schools (by Wyatt Truscheit, Chief Financial Officer)

Applicant: Big Red Dog Engineering Consulting (Steve Lin, P.E., Senior Project Manager)

Representative: PMSI (Peter Hayes)

Location: A portion of the 6900 Block of South Flores Street

Legal Description: Lot 90 and 2.384 acres out of Lot 106, NCB 9483

Total Acreage: 2.9

City Council District: 3

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Harlandale Park Neighborhood Association

Planning Team: Stinson Airport Vicinity Land Use Plan-14

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1947 and was originally zoned “J” Commercial 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 consists of a platted lot and a portion of a second platted lot (volume 9637, page 143 of the Deed and Plat Records of Bexar County, Texas). The subject property is undeveloped. The parent-tract is developed as public school; the rezoning request is meant to accommodate the second phase of construction for the school.

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” and “MF-33”

Current Land Uses: Vacant commercial structure, single family residences, auto sales and mobile homes

Direction: East

Current Base Zoning: “I-1” and “R-5”

Current Land Uses: Bar, gas station, single-family residences, and undeveloped land

Direction: South

Current Base Zoning: “I-1”, “C-3” and “MF-33”

Current Land Uses: Office and single-family residences

Direction: West

Current Base Zoning: “C-2” and “MF-33”

Current Land Uses: Public school 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: Harding Boulevard and Genevieve Drive

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

Proposed Changes: None known

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial Type B 70'-86'; two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 43 and 243 operate along South Flores Street, with multiple stops immediately adjacent to the subject property.

Traffic Impact: A new Traffic Impact Analysis (TIA) is not required; the project has been approved under #2004-TIA-1001.

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

School – Public pre-kindergarten through 12th grade

Minimum requirement: 1 space per classroom

Maximum allowance: 2 spaces per classroom

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 and Neighborhood Commercial in the future land use component of the plan. The requested "C-2 NA" Commercial Nonalcoholic Sales 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 Public Institutional. Staff and Planning Commission recommend approval of the 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. Approval of the rezoning request could serve to protect the surrounding residential and institutional uses from possible industrial development.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The "I-1" zoning district is meant to accommodate intense industrial and manufacturing uses that are not appropriate for this area. The subject property is located on an arterial thoroughfare that is suitable for both institutional uses such as the proposed school, and the commercial uses that are also permitted in the "C-2NA" zoning district.

4. Health, Safety and Welfare:

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

5. Public Policy:

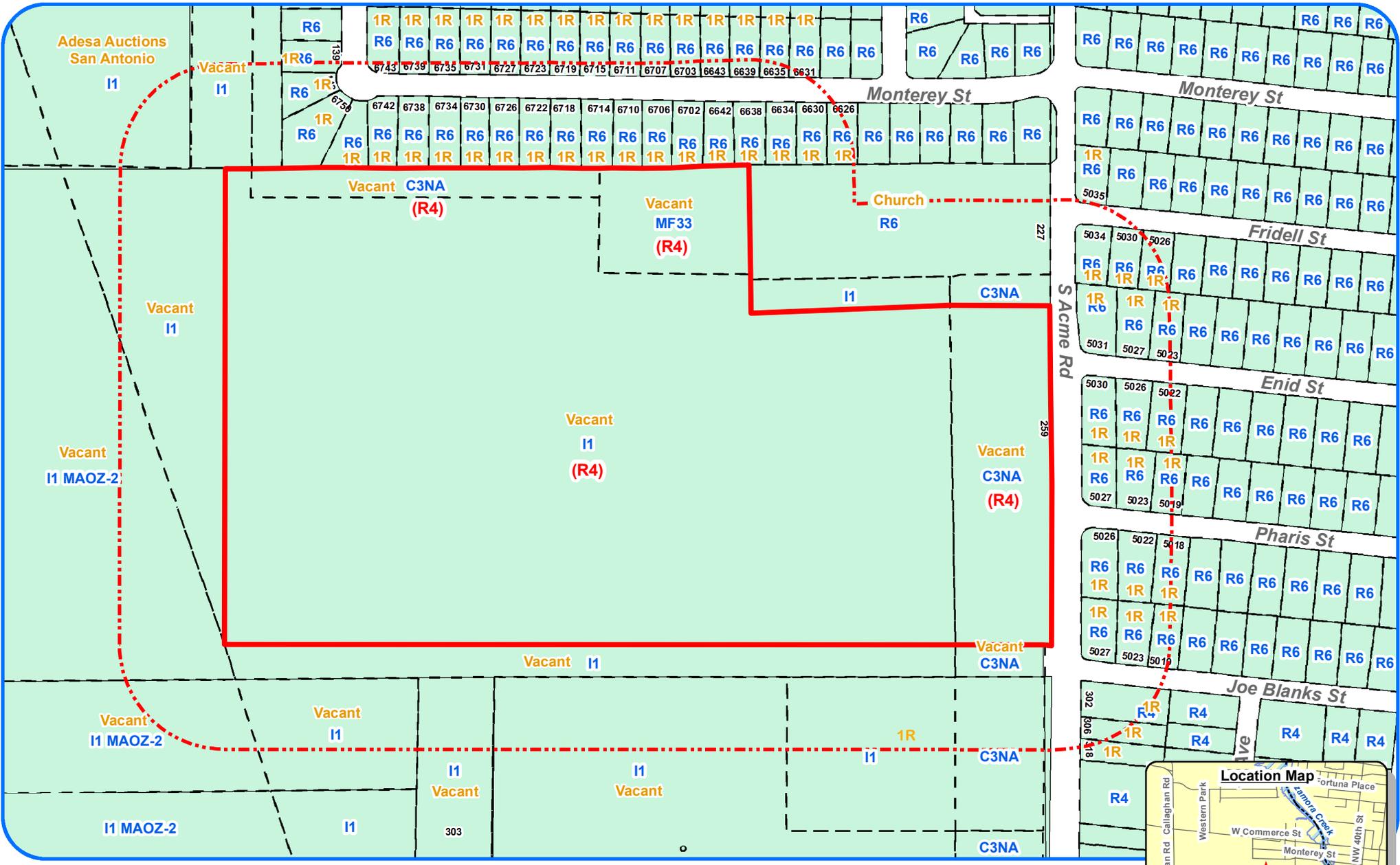
Should the requested plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 2.9 acres in size, which should be able to reasonably accommodate the uses permitted in the "C-2NA" district and required parking.

7. Other Factors:

The subject property is located within the Stinson Airport Awareness Zone. The rezoning application was provided to the City of San Antonio Aviation Department for review. Due to the site's location relative to Stinson Municipal Airport, the Aviation Department does not object to the change of zoning for the subject site.

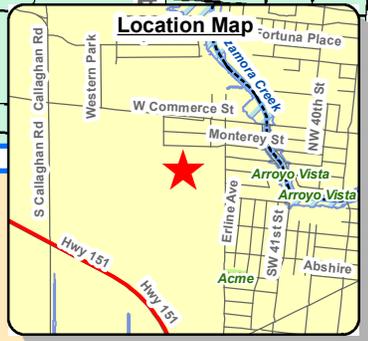


Zoning Case Notification Plan

Case Z-2014-114

Council District: 6
 School District: Edgewood I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): NCB 11379 - BLK 003 & 004 - LOT A Portion of Tract 4 (BLK 3) & A Portion of Tract 5A (BLK 4)

- Legend**
- Subject Properties (29.575 Acres) ————
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain [Hatched Box]
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (03/27/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014114

Hearing Date: April 15, 2014

Property Owner: Bethel United Methodist Church (Herbert Lacy, Trustee)

Applicant: Habitat for Humanity of San Antonio (by Natalie Griffith, President and CEO)

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

Location: 259 South Acme Road

Legal Description: 29.575 acres out of NCB 11379

Total Acreage: 29.575

City Council District: 6

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request. The case is being expedited to City Council for consideration on May 1, 2014.

Proposed Zoning Change

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 66

Registered Neighborhood Associations within 200 feet: Community Workers Council

Planning Team: West/Southwest Sector Plan - 35

Applicable Agencies: Joint Base San Antonio (JBSA) - Lackland

Property Details

Property History: The subject property was annexed in 1966. In a 1988 City-initiated large-area case, the 29.575 acre tract was rezoned to "R-3" Multiple Family Residence District, "B-3NA" Nonalcoholic Sales District and "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "MF-33" Multi-Family District, "C-3NA" General Commercial Nonalcoholic Sales District and "I-1" General Industrial District, respectively. The 29.575 acre tract is not platted in its current configuration. The property is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North, South, West and east across South Acme Road

Current Base Zoning: "R-6", "C-3NA" and "I-1"

Current Land Uses: Single-Family Dwellings, Church, San Antonio Fire Training Academy 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.

Transportation

Thoroughfare: South Acme Road

Existing Character: Second Arterial Type A; two lanes in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: VIA bus line 75 operates along South Acme Road, while VIA bus line 76 operates along Old Highway 90, south of the subject property.

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

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units. Single-family residences are required to provide a minimum of one parking space; there is no maximum parking allowance.

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 West/Southwest Sector Plan and is currently designated as Civic Center in the future land use component of the plan. The Civic Center designation is meant to accommodate public, governmental, institutional, and religious uses. The zoning request and proposed use is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the plan to Suburban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

Suburban Tier land use includes a wide range of both residential and non-residential uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on the surrounding properties related to this zoning change request. Rezoning the 29.575-acre tract may spur development in the neighborhood.

3. Suitability as Presently Zoned:

The existing zoning districts may be appropriate for the 29.575-acre tract, given the surrounding zoning and pattern of development. However, the existing split-zoning on the property is the result of outdated zoning practices that created commercial buffers surrounding industrial uses. The practice is not widely used today as the split-zoning creates obstacles for cohesive development.

The requested zoning is appropriate for this location and is in character with the existing residential neighborhood to the north.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Single-family residential zoning districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family districts provide minimum lot size and density requirements in order to preserve neighborhood character.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood. HOU-3.1 Re-invest in existing residential neighborhoods.

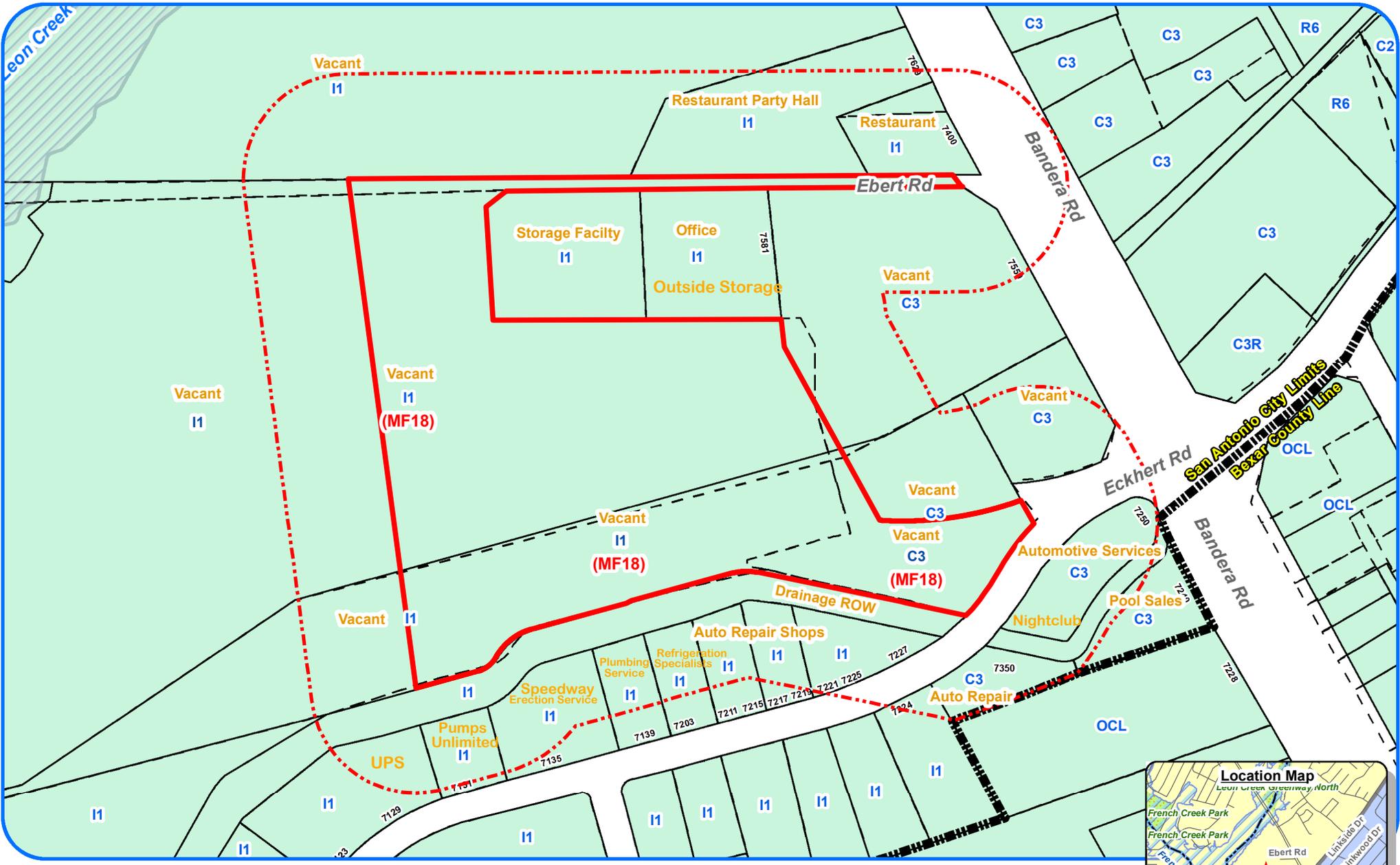
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The 29.575-acre tract is of sufficient size to accommodate single-family residential uses. The "R-4" district requires a minimum lot size of 4,000 square feet, limits single-family residential density to 11 units per acre, and does not include any specialized design standards.

7. Other Factors:

The subject property is located within the Lackland Military Influence Area requiring notification of the zoning request be sent to the United States Air Force. Comments issued by the Joint Base San Antonio indicate support for the zoning change request and proposed project.

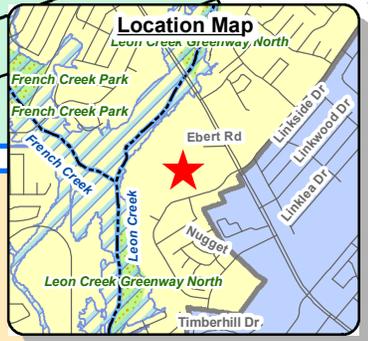


Zoning Case Notification Plan

Case Z-2014-119

Council District: 7
 School District: Northside I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): NCB 18560 - BLK 000 - LOT 14.084 acres out of NCB 18560

- Legend**
- Subject Properties (14.084 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
 (03/28/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014119

Hearing Date: April 15, 2014

Property Owner: Northwest Corridor Business Park, Ltd. (by Charles Blank, President)

Applicant: NRP Group (by Jason Arechiga, Director of Land Acquisition)

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

Location: Portions of the 7500 Block of Bandera Road and the 7200 Block of Eckherth Road

Legal Description: 14.084 acres out of NCB 18560

Total Acreage: 14.084

City Council District: 7

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: None

Planning Team: Northwest Community Plan - 34

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1987, and was originally zoned “Temp R-1” Temporary Single Family Residence District. The subject property and its parent tract were included in a series of zoning changes from 1988 to 2009, resulting in the current “I-1” General Industrial District and “C-3” General Commercial District split-zoning. The property is undeveloped and is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: West, North and East

Current Base Zoning: “I-1” and “C-3”

Current Land Uses: Vacant Land, RV Storage Facility and Restaurant

Direction: South across a Drainage ROW

Current Base Zoning: “I-1”

Current Land Uses: Business Park

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

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial Type A; 3 lanes in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Eckhert Road

Existing Character: Secondary Arterial Type A; 1 lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Ebert Road

Existing Character: Private Road; a dirt and unpaved road

Proposed Changes: None known

Public Transit: VIA bus lines 88, 606 and 609 operate along Bandera Road, east of the subject property.

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

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

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the Northwest Community Plan and is identified as Regional Commercial and Business/Office Park 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 plan to Medium Density Residential. Staff and Planning Commission recommend approval of the plan amendment request.

Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building.

2. Adverse Impacts on Neighboring Lands:

Approval of the "MF-18" district is not likely to have an adverse impact on the neighboring lands. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

The existing "I-1" General Industrial District is not consistent with the adopted land use plan; however, it is consistent with the other zoning in the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Its location along a major arterial roadway, and the general surrounding conditions, which include a drainage easement that buffers the industrial and commercial uses to the south make it appropriate for the Medium Density Residential land use classification.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The Medium Density Residential classification will allow continued development in accordance with the goals of the Northwest Community Plan that encourage higher density housing 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 measures 14.084 acres in size which should be able to reasonably accommodate the proposed "MF-18" district and required parking. If the zoning change request is approved, the property will accommodate a maximum of 253 dwelling units.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-122 CD

Council District: 5

School District: Harlandale I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07931 - BLOCK 009 - LOT 50, 51 & E 10 FT OF 49

Legend

- Subject Properties ——— (0.158 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
(03/17/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014122 CD

Hearing Date: April 15, 2014

Property Owner: Manohar K. Mahburbani

Applicant: Manohar K. Mahburbani

Representative: Andrew C. Guerrero

Location: 1309 Keats

Legal Description: Lots 50, 51 and the east 10 feet of Lot 49, Block 9, NCB 7931

Total Acreage: 0.1584

City Council District: 5

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

Current Zoning: "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 Three Dwelling Units

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: None

Planning Team: Nogalitos/South Zarzamora Community Plan-26

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “B” Residence District. In a 1992 City-initiated large-area case, the property was rezoned to “R-7” Small Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-4” Residential Single-Family District. The subject property consists of two platted lots and a portion of a third platted lot (volume 368, page 89 of the Deed and Plat Records of Bexar County, Texas). The property is developed with two structures. The larger building contains two dwelling units, measures approximately 2,251 square feet in size and was constructed in 1950. The second building contains a single dwelling unit, measures approximately 384 square feet in size and was constructed in 1960.

The purpose of the rezoning request is to bring the existing three dwelling units into compliance.

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, south, east and west

Current Base Zoning: “R-4”

Current Land Uses: Single-family residences, vacant lots and churches

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: Crystal, Keats and Huron Street

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

Proposed Changes: None known

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

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

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

Three-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 spaces per unit

The Conditional Use site plan show three parking spaces located within the driveway. This does not meet the minimum parking requirement.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is located within the Nogalitos/South Zarzamora Community Plan and is currently designated as Low Density Residential in the land use component of the plan. The requested "R-4" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Approval of the requested conditional use would bring the existing use into compliance with zoning regulations; however, the existing development does not meet building setback or minimum parking requirements. The building also includes a front porch that encroaches into the Keats right-of-way.

3. Suitability as Presently Zoned:

The existing "R-4" base zoning district is appropriate for the subject property. The surrounding blocks primarily consist of single-family residential zoning and uses, but also include a small number of church, neighborhood retail, and two-family residential uses. Although the previous "B" Residence District allowed two dwelling units, the property never carried zoning that allowed three units. Therefore, the existing use is not eligible for registration as a legal nonconforming use.

4. Health, Safety and Welfare:

Staff finds possible negative effects on the health, safety and welfare of the surrounding neighborhood due to the current configuration of the subject property. The area already experiences a high occurrence of on-street parking. Staff is concerned that the on-street parking situation will worsen if the overall density of the neighborhood increases. Additionally, the building's encroachment into setbacks and the Keats right-of-way poses health and safety issues to surrounding properties and local residents.

5. Public Policy:

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

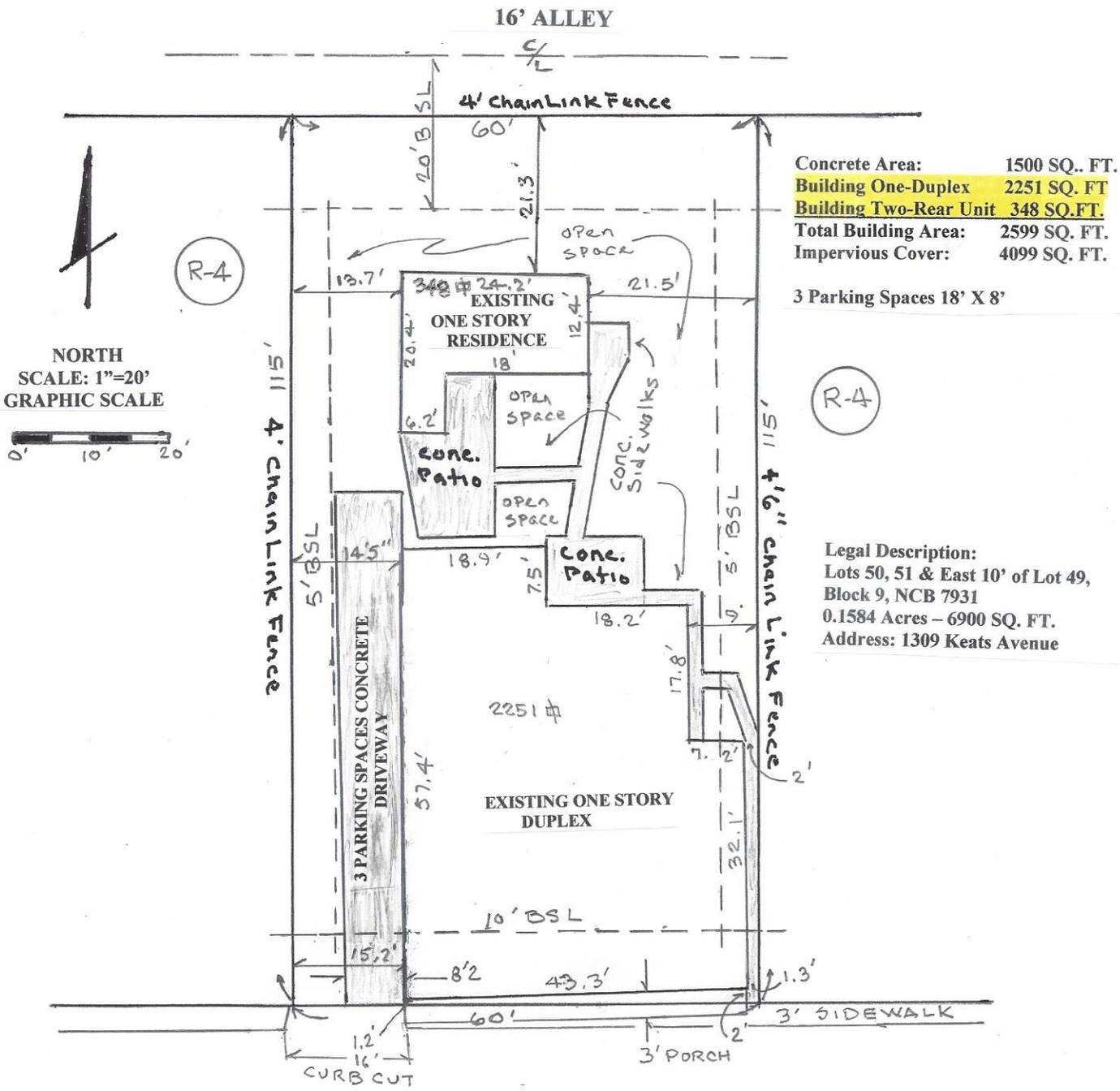
6. Size of Tract:

The subject property is 0.1584 of an acre in size, which may be sufficient to accommodate three dwelling units and the required parking. However, the property's configuration and existing development do not comply with current development codes and negatively impact the surrounding neighborhood.

7. Other Factors:

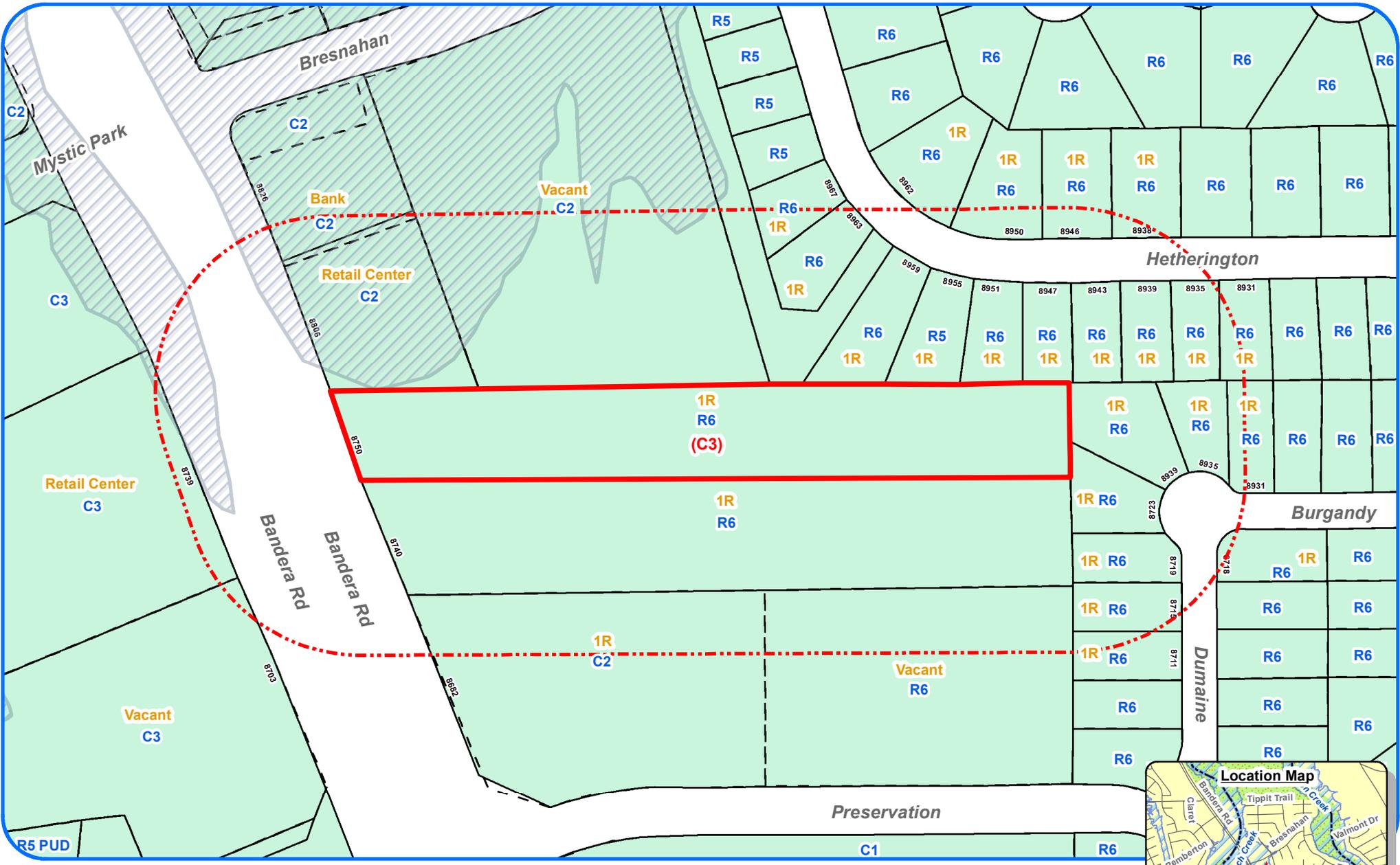
None.

The following statement: "I, Manohar K. Mahburbani, 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.



KEATS AVENUE

SITE PLAN
FOR A THREE UNIT DWELLING COMPLEX
REQUEST FROM "R-4" TO "R-4 CD" WITH CONDITIONAL
USE DISTRICT FOR THREE UNITS



Zoning Case Notification Plan

Case Z-2014-125

Council District: 7
 School District: Northside I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 17946 - BLOCK 000 - LOT N 118 FT OF 10

- Legend**
- Subject Properties ——— (1.966 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
 (03/28/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014125
Hearing Date: April 15, 2014
Property Owner: Robert A. Buckholdt
Applicant: Roman & Lindsay Blodgett
Representative: Roman & Lindsay Blodgett
Location: 8750 Bandera Road
Legal Description: 1.966 acres out of Lot 10, NCB 17946
Total Acreage: 1.966
City Council District: 7
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: None

Planning Team: Huebner/Leon Creeks Community Plan – 18

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1985 and was originally zoned “Temporary 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 property is currently occupied by an approximately 1,152 square-foot vacant residence that was built in 1951.

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

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “C-2” and “R-6”

Current Land Uses: Retail Center, Bank, Vacant Land, Single-Family Residences

Direction: South

Current Base Zoning: “R-6” and “C-2”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Retail Center

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: Bandera Road

Existing Character: Primary Arterial, Type A; two lanes in each direction with center median, no sidewalks

Proposed Changes: None known

Thoroughfare: Hetherington Street, Burgandy Street and Dumaine Street

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

Proposed Changes: None known

Public Transit: VIA bus line 605 operates along Bandera Road in the vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The application refers to a proposed bar/tavern along with a limited number of food trucks.

Bar/Tavern Minimum requirement – 1 space per 100 square feet of Gross Floor Area (GFA); Maximum allowance – 1 space per 75 square feet of GFA.

Staff Analysis and Recommendation: Denial with an alternate recommendation for Approval of “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week.

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 Huebner/Leon Creeks Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to have the property designated as Regional Commercial. Staff and Planning Commission recommend denial of the request, with an alternate recommendation for Community Commercial. The applicant accepted the alternate plan amendment recommendation. The alternate zoning recommendation is consistent with the alternate plan amendment recommendation.

2. Adverse Impacts on Neighboring Lands:

The requested zoning change may create adverse impacts on the neighboring residential properties by allowing intense commercial development of the site. Through the approval of a Specific Use Authorization, building setbacks, landscape buffers, and hours of operations may be added as conditions for development of the proposed bar/tavern. Such conditions may aid in the mitigation of the impact of the proposed development on surrounding residences.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is not consistent with the adopted future land use plan and does not allow any commercial development. The subject property, with frontage on a primary arterial street, is not appropriate for single-family residential development, due to noise and high traffic volumes. The property is suitable for low to medium intensity commercial development that will serve as a transition from the major arterial thoroughfare to the west and the residential neighborhood to the east.

4. Health, Safety and Welfare:

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

5. Public Policy:

Should the plan amendment request be approved and the alternate zoning recommendation be accepted, the zoning change does not appear to conflict with any adopted public policy objective.

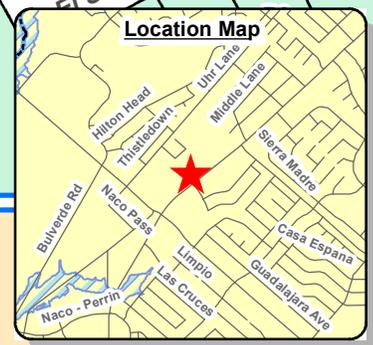
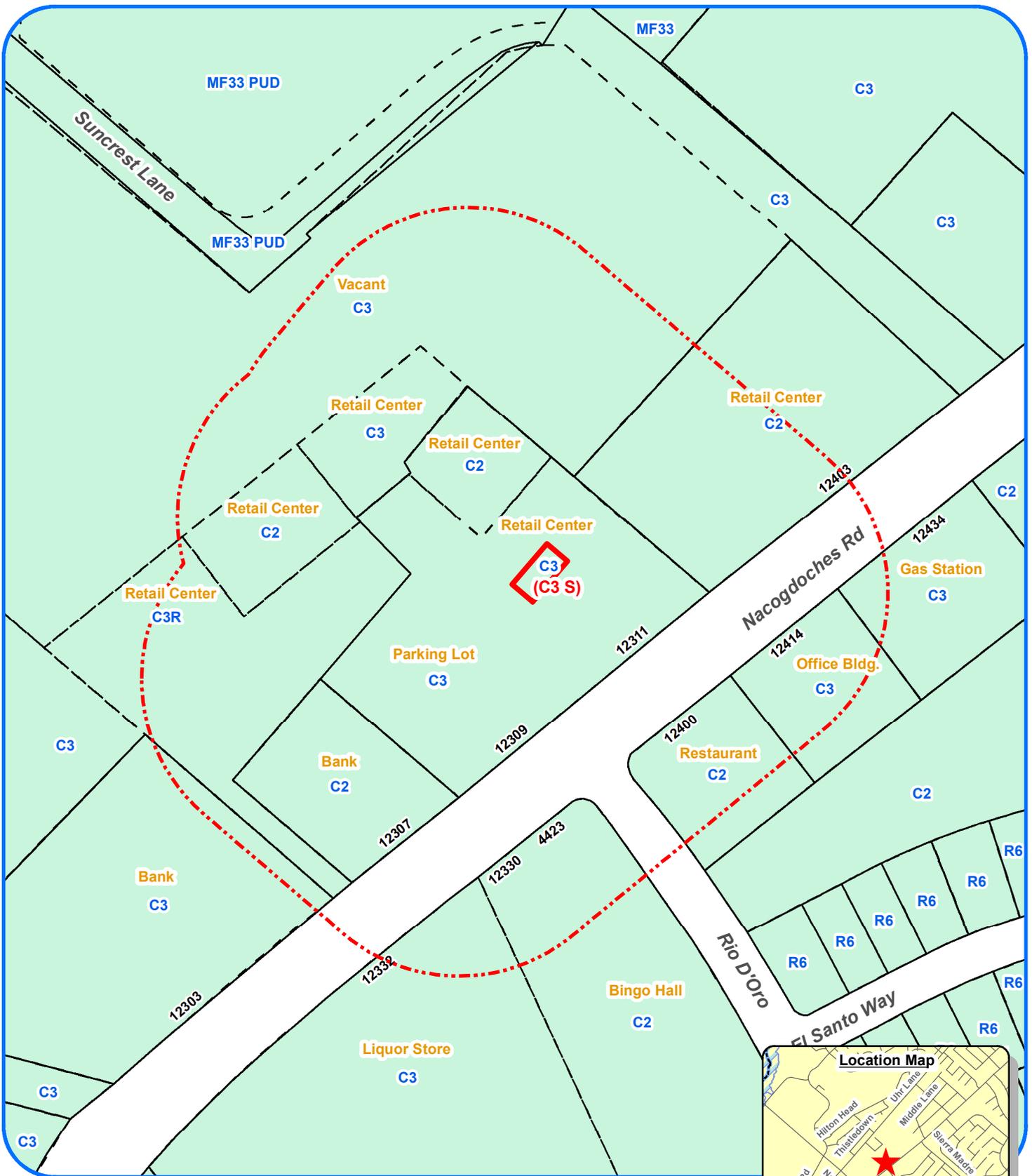
6. Size of Tract:

The subject property is 1.966 acres in size, and is currently developed as a single-family residence. The size of the tract is sufficient to allow the uses permitted in “C-2”, the recommended Specific Use Authorization and required parking.

7. Other Factors:

Bars/Taverns are allowed by-right in the “C-3” General Commercial District, but may be permitted as a Specific Use Authorization in the “C-2” Commercial District. Specific Use Authorizations are meant for those uses which are generally compatible with the land uses permitted by-right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

The applicant has indicated acceptance of staff’s alternate recommendation and has submitted the requisite site plan.



Zoning Case Notification Plan

Case Z-2014-128

Council District: 10

School District: Northeast I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 15689 - BLOCK 000 - LOT 0.041 acres out of 27

Legend

- Subject Properties ——— (0.041 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
(03/31/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014128 S

Hearing Date: April 15, 2014

Property Owner: PRA/GFR Nacogdoches, LP (by Julian Hawes, Jr., Vice President, PRA GP No. 2, Inc., General Partner)

Applicant: PRA/GFR Nacogdoches, LP (by Julian Hawes, Jr., Vice President, PRA GP No. 2, Inc., General Partner)

Representative: Kaufman & Killen, Inc.

Location: A portion of 12311 Nacogdoches Road

Legal Description: 0.041 of an acre out of Lot 27, NCB 15689

Total Acreage: 0.041

City Council District: 10

Case Manager: Osniel Leon, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Citizens on Alert is located within 200 feet.

Planning Team: San Antonio International Airport Vicinity Land Use Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1974 case, the property was zoned “B-2” Business District (Ordinance 43408). In a 1983 case, the property was rezoned “B-3R” Restrictive Business District (Ordinance 56984). Upon adoption of the 2001 Unified Development Code, the previous “B-3R” district converted to “C-3R” General Commercial Restrictive Alcoholic Sales District. In 2012, the property was rezoned to the current “C-3” General Commercial District. The subject property consists of a single suite in an existing retail center. The parent tract is platted (volume 9502, page 213). According to the Bexar County Appraisal District, the existing retail center measures 53,512 square feet in size and was constructed in 1983.

Topography: The subject property is not located within a flood plain. The property slopes gently from the north to the south.

Adjacent Base Zoning and Land Uses

Direction: All directions

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

Current Land Uses: Retail centers, banks, restaurant, gas station, private street, offices, undeveloped land, liquor store, bingo hall

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: Nacogdoches Road and Thousand Oaks

Existing Character: Secondary Arterial Type A thoroughfares; two lanes in each direction with a center turn lane

Proposed Changes: None known

Thoroughfare: Rio D’Oro

Existing Character: Local street; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus line 642 operates along Nacogdoches Road, with a bus stop directly adjacent to the subject property.

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

Parking Information: Off-street parking vehicle requirements are typically determined by the type of use and building size. The application refers to a proposed Specified Financial Institution, but the Unified Development Code does not include parking standards for this use. The closest listing similar to a Specified Financial Institution is a Loan Office.

Loan Office- Minimum parking requirement: 1 space per 1,000 square feet of Gross Floor Area; Maximum parking requirement: 1 space per 200 square feet Gross Floor Area.

The single suite subject to the rezoning request measures 1803 square feet in size; therefore the use will require between 2 and 9 parking spaces. The existing retail center has sufficient parking to accommodate the use.

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 designated as Regional Commercial in the future land use plan component of the plan. The requested base zoning district is consistent with the future land use designation.

Regional commercial development should be located in nodes at the intersections of major arterial thoroughfares, with ample access to mass transit systems, on large acreage lots. Additionally, the plan encourages large developments to incorporate well-defined entrances, shared internal circulation, and limited curb cuts to arterial roadways.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts related to the zoning request. The requested zoning is consistent with the established surrounding zoning and pattern of development around the intersection of Nacogdoches Road and Thousand Oaks.

3. Suitability as Presently Zoned:

The "C-3" base zoning district is consistent with the adopted land use designation and the surrounding zoning and uses. There is no change proposed for the base zoning district.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

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

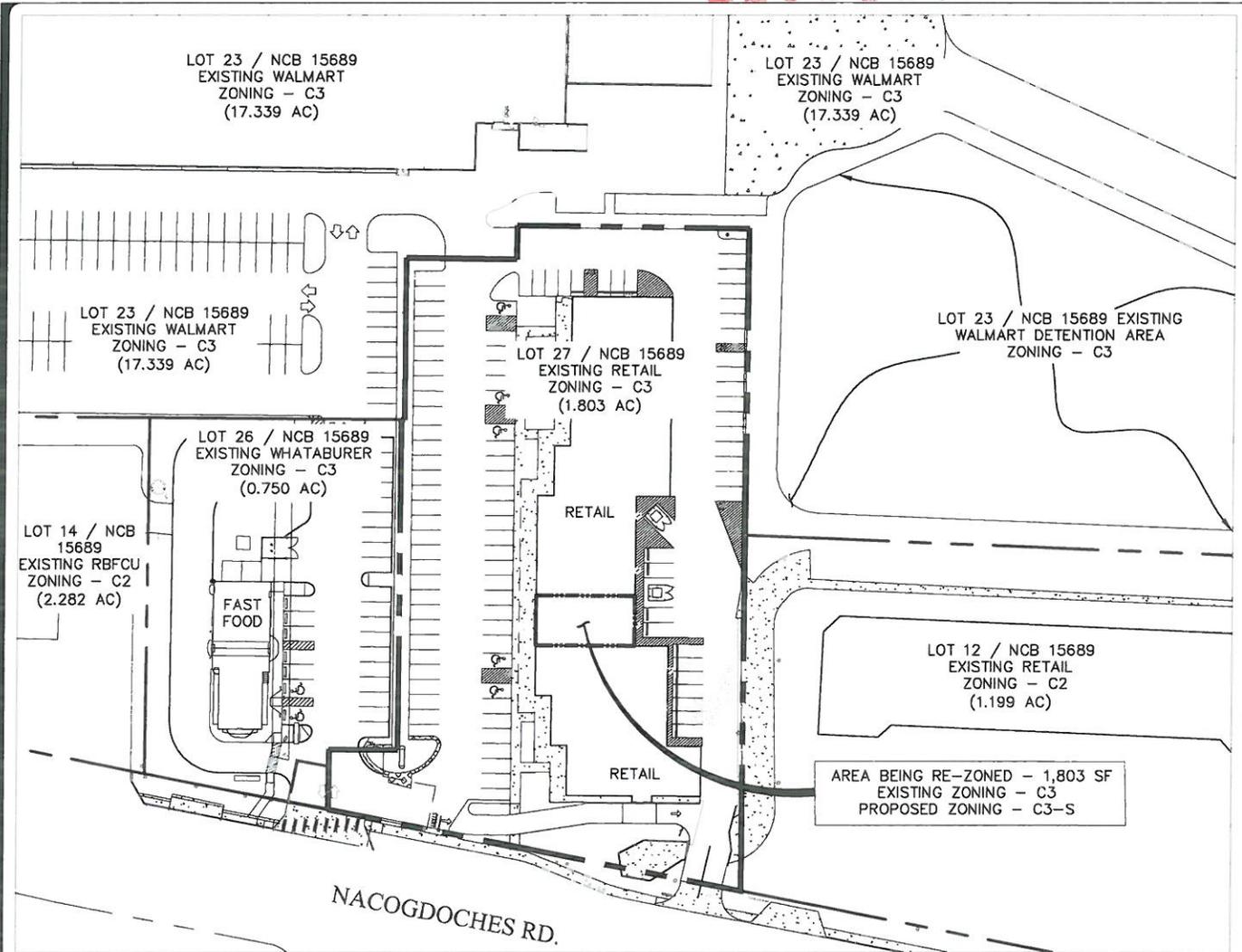
6. Size of Tract:

The subject property is 0.041 of an acre in size, which should be able to reasonably accommodate the Specified Financial Institution shown in the site plan.

7. Other Factors:

The applicant is requesting the zoning change to allow the relocation of an existing Specified Financial Institution (currently located on Thousand Oaks) within the shopping center. The purpose of the specific use criterion of Specified Financial Institutions is to ensure that these uses do not become overly prevalent in any one general area. Currently, there are no existing Specified Financial Institutions in the immediate vicinity.

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.



NACOGDOCHES RD.



NOTES:

1. ALL PARKING AND LANDSCAPE AREAS ARE DESIGNED TO MEET THE APPLICABLE CODES AT THE TIME OF CONSTRUCTION. STANDARD PARKING STALLS ARE 9'x18' AND MEET TEXAS ACCESSIBILITY STANDARDS.
2. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS.
3. THIS PROPERTY IS INTENDED TO BE USED AS A SPECIFIED FINANCIAL INSTITUTION AS DEFINED IN 35-A101.
4. NO LANDSCAPE BUFFERYARDS OR SETBACKS ARE REQUIRED IN ACCORDANCE WITH UDC TABLE 510-1 AND TABLE 310-1, RESPECTIVELY.

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

LAND USE TABLE (LOT 27 - 1.803 AC):

TOTAL BUILDING AREA	0.456 AC
	(19,863 SQ FT GFA)
BUILDING AREA RE-ZONED	0.041 AC
	(1,803 SQ FT GFA)
TOTAL LANDSCAPE AREA	0.057 AC
LANDSCAPE AREA RE-ZONED	0.000 AC
TOTAL PARKING AREA	1.290 AC
TOTAL AREA	1.803 AC

PARKING TABLE:

TOTAL PARKING STALLS	97
TOTAL PARKING STALLS REQUIRED FOR AREA BEING RE-ZONED (AT 1 PER 300 GFA)	6
TOTAL HANDICAP STALLS	5
TOTAL HANDICAP STALLS REQUIRED FOR AREA BEING RE-ZONED	1

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 File: P:\B\16\00\Design\Exhibits\Z Money\140312 - Re-Zoning.dwg

JOB NO. 781C-00
 DATE MARCH 2014
 DESIGNER LM
 CHECKED MJ DRAWN RB
 SHEET 1 of 1

NORTHGATE PLAZA
 12311 NACOGDOCHES RD., SAN ANTONIO, TX
 SPECIFIC USE SITE PLAN EXHIBIT

PAPE-DAWSON ENGINEERS
 505 EAST RAMSEY | SAN ANTONIO, TEXAS 78210 | PHONE: 210.375.6003
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

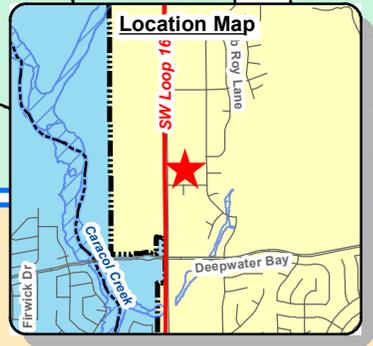


Zoning Case Notification Plan

Case Z-2014-130 CD

Council District: 6
 School District: Northeast I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 17647 - BLOCK 014 - LOT 3.253 acres out of Lot 1

Legend	
Subject Properties	(3.253 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
 (03/31/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014130 CD
Hearing Date: April 15, 2014
Property Owner: Corey Forest Development, L. L. C.
Applicant: Pulman, Cappuccio, Pullen, Benson & Jones, L. P.
Representative: Buck Benson
Location: A portion of 1907 West Loop 1604 North
Legal Description: 3.263 acres out of Lot 1, Block 14, NCB 17647
Total Acreage: 3.263
City Council District: 6
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Self Service Storage

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Oak Creek Homeowners Association

Planning Team: West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1992 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In February 2001, the property was rezoned “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to “C-2” Commercial District. The subject site is a portion of a platted lot and is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North and Southwest

Current Base Zoning: “C-2”, “C-2NA”

Current Land Uses: Undeveloped land

Direction: South and East

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: West Loop 1604 North

Existing Character: Freeway; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Kilmarnoch Lane and Copperfield Road

Existing Character: Local Streets; 2 lanes in each direction with no sidewalks

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use. The zoning application refers to a proposed Self Service Storage use, which requires a minimum of 4 spaces plus 2 additional spaces for manager’s quarters. The use does not carry a maximum parking allowance.

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 identified as being in the Suburban Tier 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 no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request does not include any change to the base zoning district.

3. Suitability as Presently Zoned:

The existing zoning 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 uses, and which generate a greater volume of vehicular or truck traffic. The property's location with frontage on an expressway is suitable for medium intensity commercial zoning and use that can serve as a transition between the expressway to the west and the residential uses to the east.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Should the zoning change be approved, a Type B 15-foot landscape buffer, a 6-foot tall solid screen fence, and building setbacks (10-foot side and 30-foot rear) will be required where the subject property abuts residential zoning or uses. These development standards will serve to mitigate the possible effects of increased noise and traffic on the subject property.

5. Public Policy:

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

6. Size of Tract:

The 3.263 acre tract is of 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 (Self Service Storage) approving the conditional zoning district.

The applicant is requesting authorization for an 8-foot solid fence along the side and rear property lines. According to Section 35-514 of the UDC, a fence may be erected up to (8) feet where the additional fence height is permitted by the city council pursuant to a rezoning.



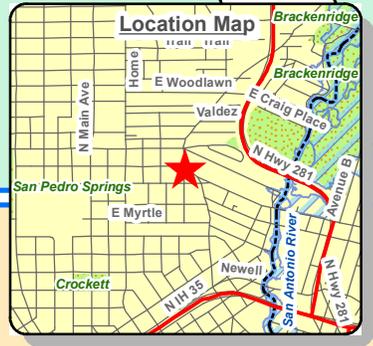
Zoning Case Notification Plan

Case Z-2014-133

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 02997 - BLOCK 004 - LOT 0.134 Ac. of Lots 9 & 10

Legend

- Subject Properties ——— (0.134 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
 (03/31/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014133
Hearing Date: April 15, 2014
Property Owner: Matthew Clark
Applicant: Rudolfo Martinez
Representative: Ron Bechtol
Location: 2327 North St. Mary's Street
Legal Description: 0.134 of an acre out of Lots 9 and 10, Block 4, NCB 2997
Total Acreage: 0.134
City Council District: 1
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District
Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27
Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association
Planning Team: Tobin Hill Neighborhood Plan – 13
Applicable Agencies: None

Property Details

Property History: The property is located within the city limits as they were recognized in 1938 and was originally zoned "G" Local Retail District. In a 1995 City-initiated large-area case, the subject property was rezoned to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales District. The property is currently occupied by an approximately 704 square-foot vacant commercial structure that was built in 1950. The property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North and East

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

Current Land Uses: Restaurant, Bar, Catering, Print Shop, Single-Family Residences

Direction: South

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

Current Land Uses: Restaurant, Office

Direction: West

Current Base Zoning: "MF-33" and "R-6"

Current Land Uses: Daycare, Single-Family Residences, Duplexes

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.

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

Transportation

Thoroughfare: North St. Mary's Street

Existing Character: Collector street; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: East Courtland Place, East Dewey Place, and Kendall Street

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

Proposed Changes: None known

Public Transit: VIA bus lines 7, 8, and 20 operate along North St. Mary's Street with multiple stops in the immediate vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The application refers to a proposed food service establishment: Minimum requirement – 1 space per 100 square feet of Gross Floor Area (GFA); Maximum allowance – 1 space per 40 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is within the Tobin Hill Neighborhood Plan and is designated as Low Density Mixed Use in the future land use component of the plan. Consistency is determined by the base zoning district; the proposed "C-1" 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. Rather, the rezoning may have the effect of spurring redevelopment of a vacant property, thereby mitigating the current adverse impacts on neighboring properties.

3. Suitability as Presently Zoned:

The existing "C-3R" base zoning district is not consistent with the adopted future land use plan, though it would allow a food-service establishment without alcohol sales. The "C-3R" zoning district is meant to accommodate intense commercial districts such as regional shopping centers and power centers. The subject property and surrounding areas have been identified as areas where transition to retail/residential mixed use should be encouraged.

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 approximately 5,837 square feet in size. The small size of the property will serve to limit the scale of any commercial use.

7. Other Factors:

None.