CITY OF SAN ANTONIO
Zoning Commission Agenda

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

Tuesday, August 19, 2014
12:45 PM

ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session – Tobin Room –Briefing on the proposed Mission Protection Overlay Districts, discussion of policies, administrative procedures and any items for consideration on the agenda for August 19, 2014.

2. **1:00 P.M.** – Call to Order.

3. Roll Call.

4. Pledge of Allegiance.

5. Consideration of August 5, 2014 Zoning Commission Minutes.

6. **ZONING CASE NUMBER Z2014180 S ERZD (Council District 9):** A request for a change in zoning from "C-3 MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-3 S MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Construction Contractor Facility on Lots 15 and 18, Block 11, NCB 19216 on a portion of the 20900 - 21000 Blocks of Gathering Oak.

7. **ZONING CASE NUMBER Z2014203 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 13, Block 2, NCB 11306 on a portion of the 1400 Block of Thompson Place.

8. **ZONING CASE NUMBER Z2014088 CD (Council District 7):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on 0.165 of an acre out of Lot 1, NCB 13856 on a portion of 4623 Fredericksburg Road.

9. **ZONING CASE NUMBER Z2014145 (Council District 2):** A request for a change in zoning from "C-2" Commercial District to "R-4" Residential Single-Family District on 6.884 acres out of NCB 35132 on portions of the 6200 Block of US Highway 87 and the 2700 - 2800 Blocks of Foster Meadows Drive.

10. **ZONING CASE NUMBER Z2014150 HL (Council District 1):** A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District, and the following additional uses: beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metal work and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property to "IDZ HL RIO-2 AHOD" Historic Landmark Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District, and the following additional uses: beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property on Lot 15, Block 1, NCB 14164 on a portion of 136 East Grayson Street.

11. **ZONING CASE NUMBER Z2014195 S (Council District 10):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District (on 3.618 acres) and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Convenience Store (With Gasoline And Carwash) (on 1.841 acres) on 5.459 acres out of Lots 4, 5, 6, and 7, Block B, NCB 15705; 4980 Stahl Road and 14901 Durham Drive.

12. **ZONING CASE NUMBER Z2014201 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on Parcel 19, County Block 4283; 11021, 11027, and 11033 Pleasanton Road.

13. **ZONING CASE NUMBER Z2014210 CD (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) on Lot 15, Block A, NCB 632 and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial on Lot 16, Block A, NCB 632 on Lots 15 and 16, Block A, NCB 632; 217 and 223 Cactus Street.

14. **ZONING CASE NUMBER Z2014212 (Council District 4):** A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Parcel 37A, NCB 15259 on a portion of the 6000 Block of Medina Base Road.

15. **ZONING CASE NUMBER Z2014213 (Council District 4):** A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District (on 1.956 acres) and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres) on 5.683 acres out of Parcel 37, NCB 15261 on a portion of the 7200 Block of Five Palms Drive.

16. **ZONING CASE NUMBER Z2014216 (Council District 4):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the north 443 feet of Lot 19, Block 6, NCB 8779; 3315 Southwest Military Drive.

17. **ZONING CASE NUMBER Z2014218 (Council District 8):** A request for a change in zoning from "C-1 GC-1 MSAO-1 MLOD-1" Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 2.432 acres out of NCB 35733; 21650 Milsa Drive.

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

19. **ZONING CASE NUMBER Z2014220 CD (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor on 2.05 acres out of Lots 2, 3, and 4, Block 6, NCB 10938; 712, 720, and 728 Hot Wells.

20. **ZONING CASE NUMBER Z2014221 (Council District 3):** A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District to "C-3 AHOD" General Commercial District Airport Hazard Overlay District and "C-3 H AHOD" General Commercial School of Aerospace Medicine Historic Airport Hazard Overlay District on 81.221 acres out of Parcel 111, NCB 10879 on portions of the 2400 - 2600 Blocks of Southeast Military Drive, the 2400 Block of Sidney Brooks, and the 7800-7900 Blocks of Dave Erwin Drive.

21. **ZONING CASE NUMBER Z2014222 (Council District 3):** A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family School of Aerospace Medicine Historic Airport Hazard Overlay District on 16.102 acres out of Parcel 111, NCB 10879 on a portion of the 7800 Block of Dave Erwin Drive.

22. **ZONING CASE NUMBER Z2014223 (Council District 3):** A request for a change in zoning from "O-1 RIO-4 AHOD" Office River Improvement Overlay-4 Airport Hazard Overlay District to "NC RIO-4 AHOD" Neighborhood Commercial River Improvement Overlay-4 Airport Hazard Overlay District on the north 137.5 feet of Lot 124, Block 2, NCB 2977; 815 Steves Avenue.

23. **ZONING CASE NUMBER Z2014225 CD (Council District 2):** A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment without cover charge 3 or more days per week on Lot 21, Block 1, NCB 6227; 118 Davis Court.

24. **Director's Report –** Discussion of Zoning Commissioner Training and New Agenda Format.

25. **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.

26. **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.

C3 MSAO-1 ERZD

C3 MSAO-1 ERZD

Ranch Oaks

Child
Development Center

C3 MSAO-1 ERZD

R6 MSAO-1 ERZD

21130

Vacant

C3 MSAO-1 ERZD

C3 MSAO-1 ERZD

Offices

Vacant

R6 MSAO-1 ERZD

Parking Lot

C3 MSAO-1 ERZD

Gathering Oak

21002

Vacant

C3 MSAO-1 ERZD

(C3 S MSAO-1 ERZD)

Vacant

C3 MSAO-1 ERZD

(C3 S MSAO-1 ERZD)

Vacant

C3 MSAO-1 ERZD

Children's
Learning Center

C3 MSAO-1 ERZD

20906

Public Library

C2 MSAO-1 ERZD

Retail Center

C2 MSAO-1 ERZD

20818

C2 MSAO-1 ERZD

C2 MSAO-1 ERZD

Location Map

GATHERING OAK

WILDERNESS OAK

BLANCO

VIEW TOP

WILDERNESS OAK

Blanco Rd

MESSINA

CAMPA NILE

Zoning Case Notification Plan

Case Z-2014-180 S ERZD

Council District 9

School District: Northeast I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 19216 - BLOCK 011 - LOT 015 & 018

Legend

Subject Properties		(0.833 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	

N W E S

Development Services Dept
City of San Antonio
(06/24/2014 - 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 #:	Z2014180 S ERZD
Hearing Date:	August 19, 2014
Property Owner:	Productive Management Partners, Ltd. (by Norman Reitmeyer, Manager, Productive Management Services, LLC, General Partner)
Applicant:	Productive Management Partners, Ltd. (by Norman Reitmeyer, Manager, Productive Management Services, LLC, General Partner)
Representative:	P.W. Christensen, PC (c/o Patrick W. Christensen)
Location:	Portion of the 20900 - 21000 Blocks of Gathering Oak
Legal Description:	Lots 15 and 18, Block 11, NCB 19216
Total Acreage:	0.833
City Council District:	9
Case Manager:	Brenda V. Martinez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3 MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-3 S MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Construction Contractor Facility

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 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: None

Planning Team: North Sector Plan - 39

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property is currently undeveloped and was annexed in 1997. The property was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1998 zoning case, the subject property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District. The property is platted as two lots and is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North and West
Current Base Zoning: "C-3"
Current Land Uses: Child Development Center, Office and Vacant Land

Direction: South
Current Base Zoning: "C-3" and "C-2"
Current Land Uses: Children's Learning Center and a Retail Center

Direction: East
Current Base Zoning: "R-6" and "C-2"
Current Land Uses: Vacant Land and a Library

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.

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

Transportation

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

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

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

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

Parking Information: Off-street vehicle parking requirements for Contractor Facilities are determined by building size. 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.

<u>Staff Analysis and Recommendation:</u> Approval pending the plan amendment

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

1. **Consistency:**

   The subject property is located within the North Sector Plan, and is designated as "Rural Estate Tier" in the future land use component of the plan. The applicant has requested a plan amendment for a "Regional Center" land use classification for the property. Staff and Planning Commission recommend approval of the plan amendment request.

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

   Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of surrounding properties fronting along Gathering Oak are zoned for commercial uses. Further, the site is located in an area where there is traffic circulation to major thoroughfares, Wilderness Oak and Blanco Road. The proposed zoning is appropriate given the location and proximity to the commercial node.

3. **Suitability as Presently Zoned:**

   The existing "C-3" base zoning district is not consistent with the adopted future land use designation.

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

   Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community, provided the SAWS recommendations are adhered to.

5. **Public Policy:**

   The property is located within the Camp Bullis Military Sound Attenuation Overlay District, which will require noise mitigation built into the proposed development to minimize the effect of sound from the Camp Bullis training site.

6. **Size of Tract:**

   The subject property is 0.833 acres, which should be able to reasonably accommodate the proposed use.

7. **Other Factors:**

   SAWS staff identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 65% on the site.

   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.

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

DEVELOPMENT SERVICES
RECEIVED
2014 JUL 25 PM 1:20

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

To: Zoning Commission Members

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

Copies To: Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division, Michael Barr, Supervisor, Aquifer Protection and Evaluation Section, Michael A. Escalante, Environmental Protection Specialist III

Subject: Zoning Case Z2014180 (Gathering Oak Business Park)

Date: July 25, 2014

SUMMARY

A request for a change in zoning has been made for an approximate 0.833-acre tract located on the city's north side. A change in zoning from **C-3 MSAO-1 ERZD MLOD** to **C-3 S MSAO-1 ERZD MLOD** is being requested by the applicant, P.W. Christensen, P.C., by Patrick W. Christensen. The change in zoning has been requested to allow for the development of a construction contractor facility development. The property is classified as a Category 1.

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

LOCATION

The subject property is located in City Council District 9, near the intersection of Ranch Oak and Gathering Oak which is north of Wilderness Oak and east of Blanco Road. The entire 0.833 acres of the property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

   The proposed change is from C-3 MSAO-1 ERZD MLOD to C-3 S MSAO-1 ERZD MLOD (0.833 acres) and will allow for the development of a construction contractor facility. Currently the site is covered in native vegetation and undeveloped.

2. Surrounding Land Uses:

   A commercial office building is located to the north of the property. Panther Creek is located to the east of the property. Gathering Oak Street borders to the west and a children's learning center is located south of the property.

3. Water Pollution Abatement Plan:

   A WPAP named Gathering Oak Business Center had been previously approved by the Texas Commission on Environmental Quality (TCEQ) on October 5, 2005.

4. Geologic Conditions:

   The Resource Protection Division of the San Antonio Water System conducted a site evaluation on June 3, 2014, 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 0.833 acres in area. The site was observed to be bounded on the north by a school, on the east by undeveloped property; on the south by a commercial building, and on the west by Panther Springs Creek. The site was noted to have been cleared, with imported fill located along the western edge of the property, adjacent to Panther Springs Creek. Two areas of rock piles were observed on the site.

   Moderate exposure of bedrock was observed throughout the subject site. The site was observed to be sparsely vegetated. An Aqualogic water quality basin was observed along the western boundary of the site.

   The site appeared to slope slightly to the west. Stormwater occurring on the subject site would drain to the west into Panther Springs 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.

   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 subject site was observed to be undeveloped. No sensitive geologic features, such as sinkholes, caves, or faults were observed on the subject site. Panther Springs Creek is located adjacent to the west of the site.

A review of a Geologic Assessment conducted on the subject site in 2006 indicates that the site is located within the Dolomitic Member of the Kainer Formation. This investigation indicates that no sensitive geologic features were observed within 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.

3. There will be no outside storage of hazardous materials with the potential for contamination of stormwater runoff.

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 65% on the site.

2. Outside storage of chemicals such as fuel or hazardous waste shall not be permitted on the site, nor shall auto maintenance be allowed on the premises.

3. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of such wells.

4. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.

5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.

6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available form the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

7. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Aquifer Protection & Evaluation Section of SAWS at (210) 233-3522.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.

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

3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:

   A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,

   B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,

   C. A WPAP approval letter from the Texas Commission on Environmental Quality,

   D. A copy of the approved Water Pollution Abatement Plan.

4. 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.

5. If a water quality basin is constructed on the property, the following is required:

   A. Below grade or subsurface basins shall not be allowed to be constructed on the site.

   B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the SAWS at (210) 233-3522 to schedule a site inspection.

   C. After basin construction is complete and prior to the start of business, the owner will notify the Aquifer Protection and Evaluation Section at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to the Aquifer Protection and Evaluation Section of SAWS.

   D. If the basin fails to drain properly, the owner will notify the Construction Monitoring Section of the Resource Protection & Compliance Division at (210) 233-3564 prior to any discharge of water.

   E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Aquifer Protection & Evaluation Section of SAWS.

6. 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.

7. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

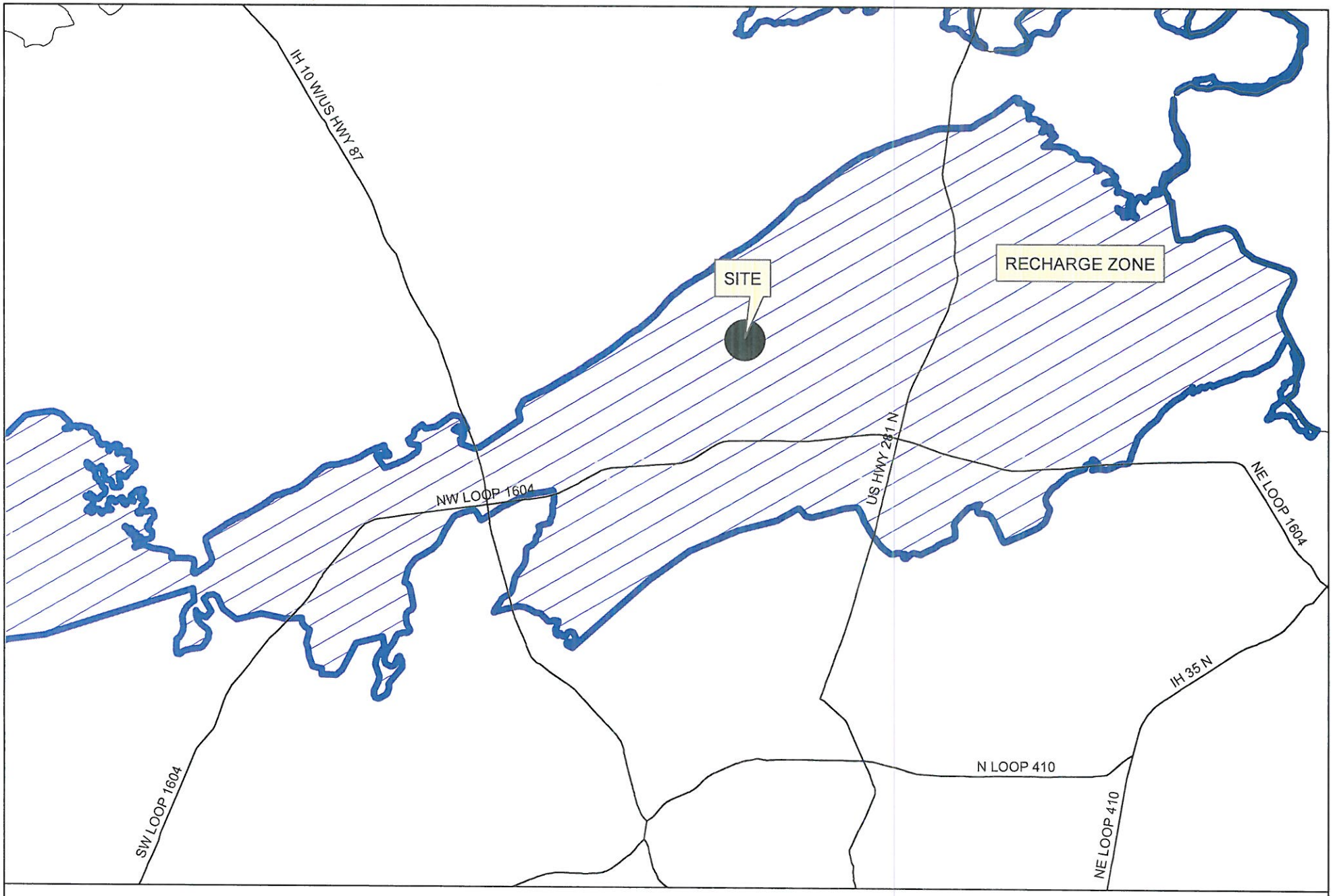
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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

APPROVED:

Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



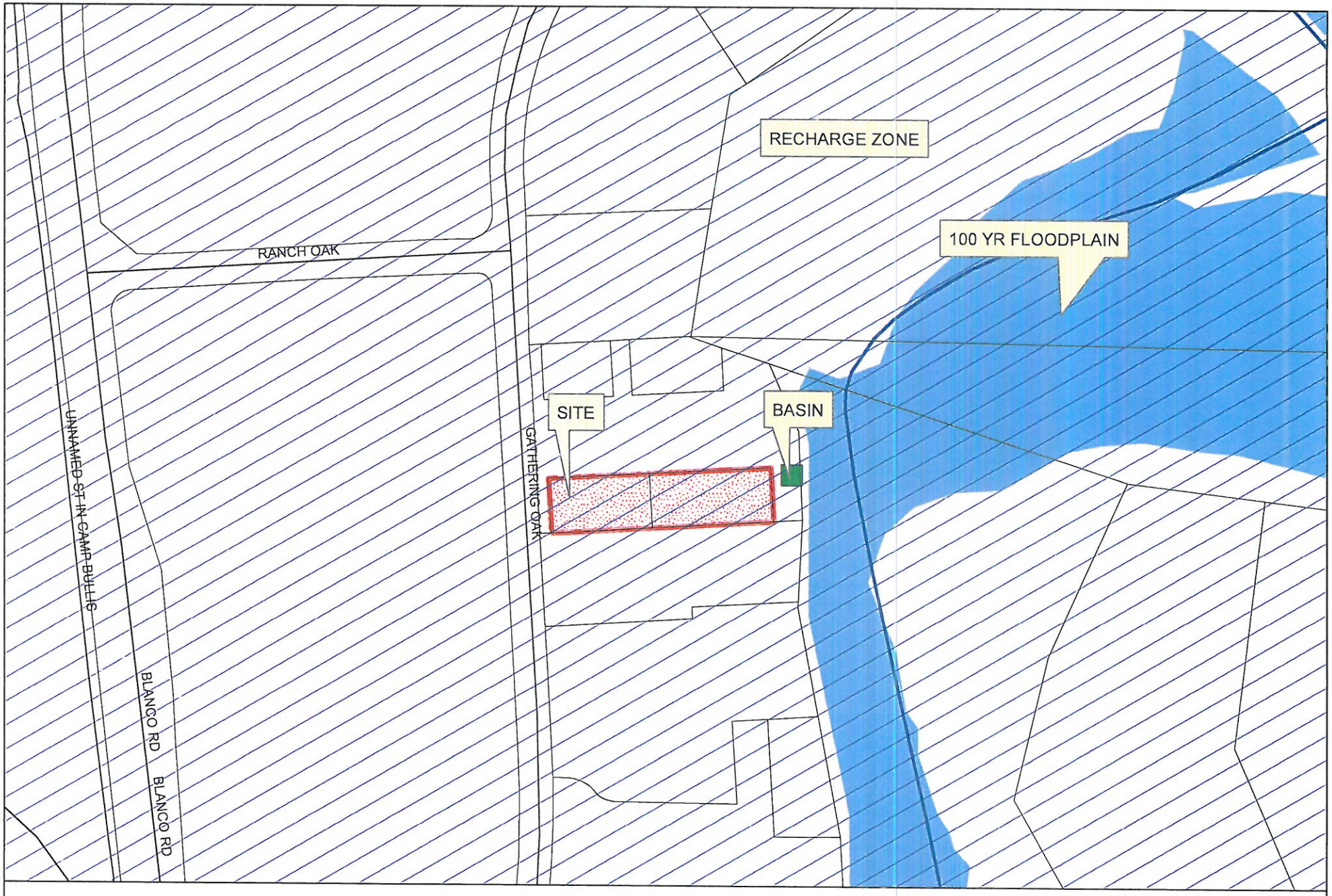
ZONING CASE: GATHERING OAKS BUSINESS PARK (FIGURE 1)
ZONING FILE: Z2014180
MAP GRID: 130, C8

Map Prepared by Aquifer Protection & Evaluation 6/9/2014 MAE

N

1 in = 12,500 feet

0 4,200 8,400 16,800 25,200 33,600 Feet



ZONING CASE: GATHERING OAKS BUSINESS PARK (FIGURE 2)
ZONING FILE: Z2014180
MAP GRID: 130, C8

Map Prepared by Aquifer Protection & Evaluation 6/9/2014 MAE

1 in = 214 feet

0 70 140 280 420 560 Feet

N

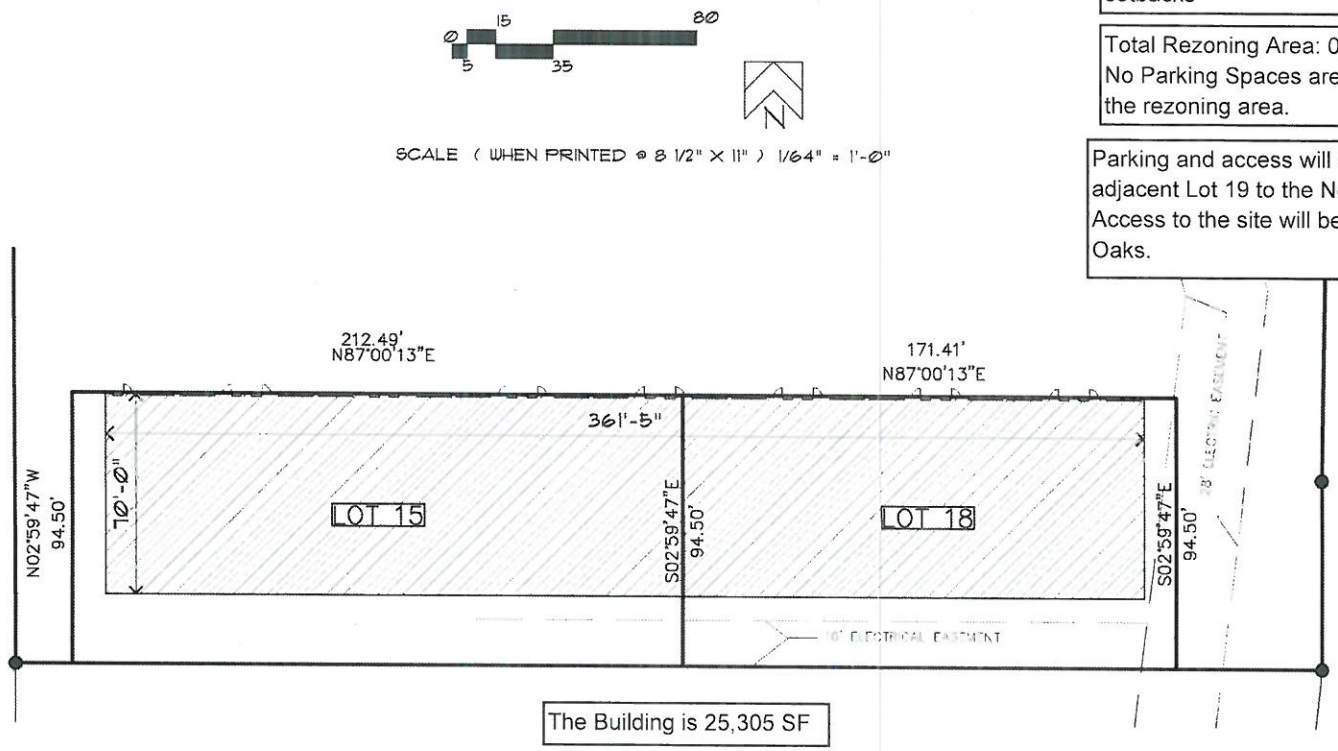
Z2014180 S ERZD

Z2014180 For a Proposed Zoning Change from C-3 ERZD to C-3 S ERZD for a Construction Contractor Facility

Due to surrounding Commercial zoning there are no required fences or setbacks

Total Rezoning Area: 0.833 Acres
No Parking Spaces are located within the rezoning area.

Parking and access will be from the adjacent Lot 19 to the North.
Access to the site will be from Gathering Oaks.

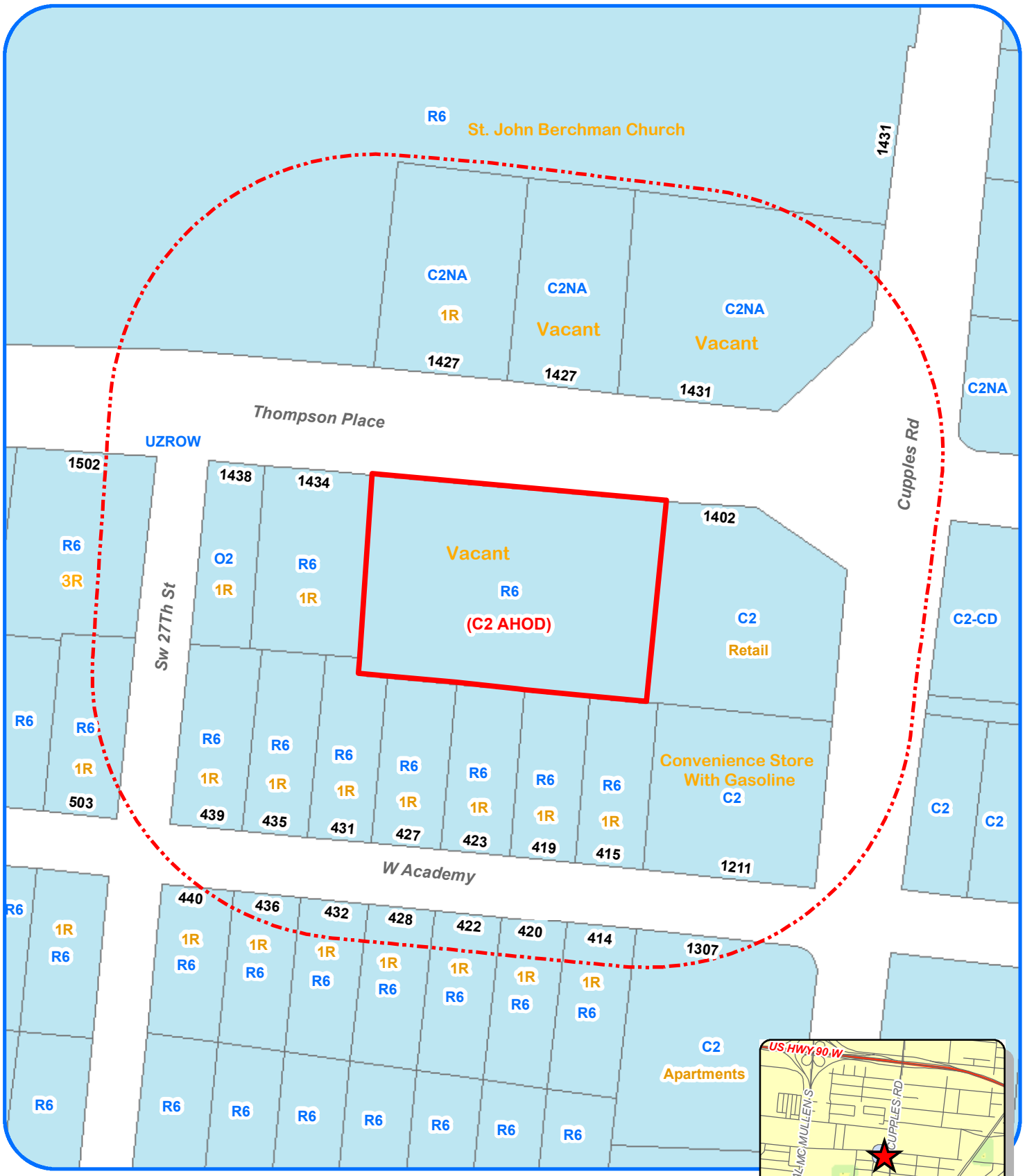


Legal Description: Lots 15 & 18, Block 11, NCB 19216, San Antonio, Bexar County, Texas

Proposed Impervious Cover within the rezoning area: 23,600 SF

The Building is 25,305 SF

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



Zoning Case Notification Plan

Case Z2014-203

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

Legend

Subject Properties	(0.7807 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(7/22/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 11306 BLK 2 LOT 13

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 #:	Z2014203
Hearing Date:	August 19, 2014
Property Owner:	Jose Luis Gonzalez Living Trust (by Jose Luis Gonzalez, Trustee)
Applicant:	RSBR Investments, LLC (by Jacob Stauffer, Executive Vice President and General Counsel)
Representative:	Kaufman & Killen, Inc.
Location:	A portion of the 1400 Block of Thompson Place
Legal Description:	Lot 13, Block 2, NCB 11306
Total Acreage:	0.7807
City Council District:	5
Case Manager:	Pedro Vega, Planner
Case History:	This is the second public hearing for this zoning request. The case was continued at the August 5, 2014 Zoning Commission public hearing.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 18, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: Thompson Neighborhood Association

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115) and was originally zoned "B" Residence District. In a 1986 City-initiated case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property was platted into its current configuration in 2011 (Volume 13396, page 888 of the Deed and Plat Records of Bexar County, Texas), and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: South
Current Base Zoning: "R-6"
Current Land Uses: Single-Family Dwellings

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

Direction: West
Current Base Zoning: "R-6" and "O-2"
Current Land Uses: Single-Family Dwellings and Triplex

Direction: North across Thompson Place
Current Base Zoning: "C-2NA" and "R-6"
Current Land Uses: Single-Family Dwelling, Undeveloped Land and Church

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

Transportation

Thoroughfare: Thompson Place
Existing Character: Collector Street; one lane in each direction with sidewalks and left and right turn median.
Proposed Changes: None known.

Thoroughfare: Cupples Road
Existing Character: Secondary Arterial Type B; two lanes in each direction with side walks
Proposed Changes: None known

Public Transit: The VIA number 62 bus line operates along Thompson Place. The nearest stop is in front 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 parking requirements are typically determined by the type and size of use. Multiple retail and service uses are proposed for the subject property; however, the size of each is unknown to staff. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

<u>Staff Analysis and Recommendation:</u> Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the Kelly/South San PUEBLO Community Plan and is currently designated as Medium Density Residential. The zoning request is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Community Commercial. Staff and Planning Commission recommend approval of the plan amendment request.

Community Commercial provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2" Commercial District is not likely to have an adverse impact on the neighboring lands. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. The proposed zoning is appropriate given the location and proximity to the commercial node.

3. Suitability as Presently Zoned:

Both the current "R-6" Residential Single-Family District and proposed "C-2" Commercial District are both appropriate for the subject property. Staff believes future single-family residential development is unlikely due to the property's location. The proposed "C-2" Commercial District will not change the 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 due to the "C-2" Commercial District.

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

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The Community Commercial classification will allow continued development in accordance with the goals and objectives of the Kelly/South San PUEBLO Community Plan.

Goal 3: Improve the commercial corridors and the variety of goods, services and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet the residents' daily needs and bring vitality to the area.

Objective 3.2: Attract and support a variety of businesses in a walkable, mixed-use environment

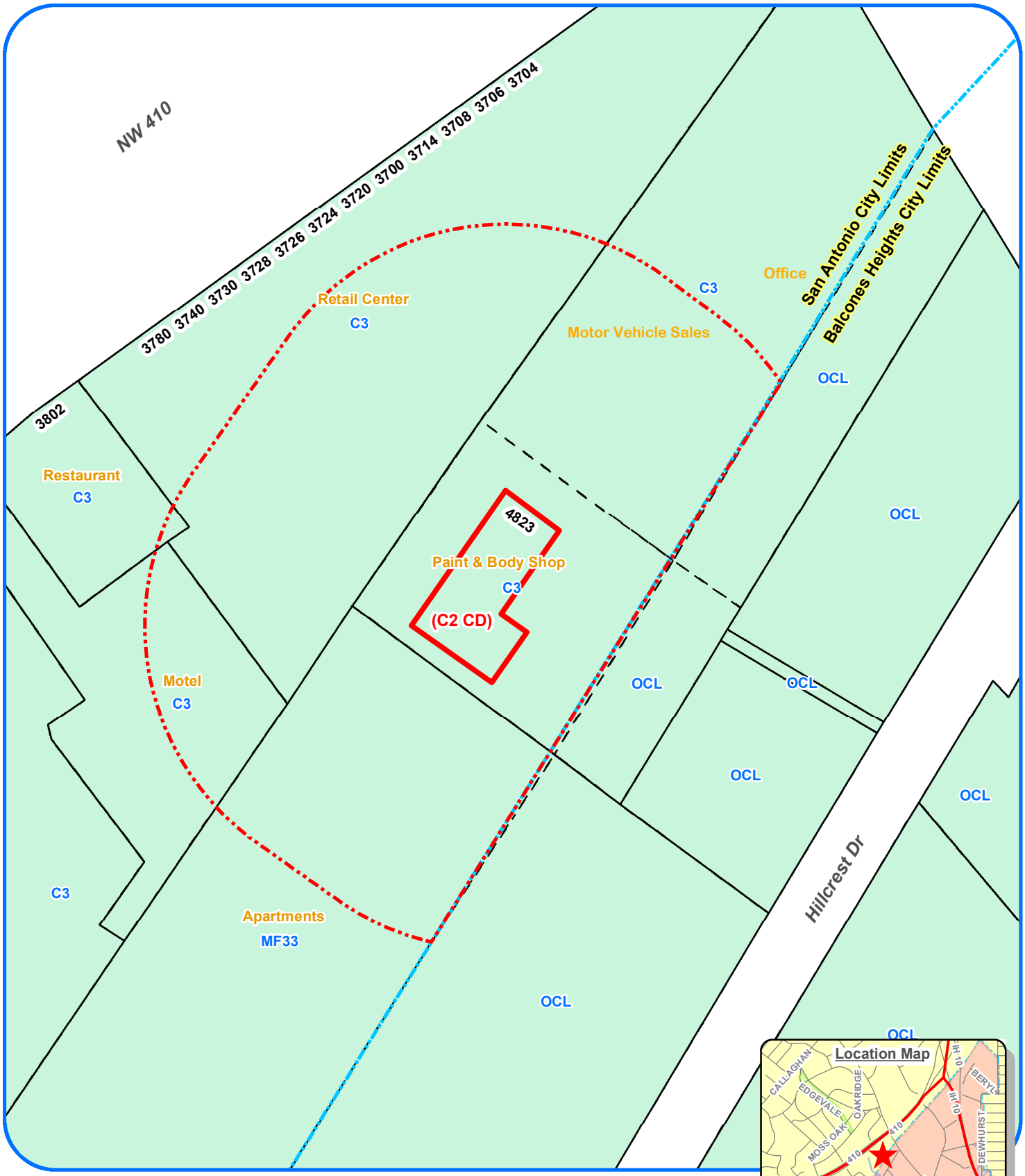
6. Size of Tract:

The subject property measures 0.7807 acres in size which should be able to reasonably accommodate the proposed commercial development and required parking.

7. Other Factors:

The proposed zoning request could be appropriate at this location because it is an adaptive and beneficial use of the undeveloped land. The "C-2" designation for the property is not out of character given the commercial uses along Cupples Road a major thoroughfare.

The applicant requests a plan amendment and zoning case in order to develop the property, including the abutting commercially zoned tract located at the corner, with retail uses.



Development Services Dept
City of San Antonio
(07/28/2014 - R. Martinez)

Zoning Case Notification Plan

Case Z-2014-088 CD

Council District: 7

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.165 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Subject Property Legal Description(s): NCB 13856 - BLOCK 000 - LOT 0.165 of an acre out of lot 1

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 #:	Z2014088 CD
Hearing Date:	August 19, 2014
Property Owner:	Armstrong US Investments, Inc. (by Humberto Reyes Aubert, President)
Applicant:	Humberto Reyes Lopez
Representative:	Humberto Reyes Lopez
Location:	A portion of 4623 Fredericksburg Road
Legal Description:	0.165 of an acre out of Lot 1, NCB 13856
Total Acreage:	0.165
City Council District:	7
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: None

Planning Team Members: Near Northwest Community Plan - 17

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115) and was originally zoned "A" Single-Family Residence District. In a 1965 case, the subject property and its larger parent-tract were rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District . The 0.165-acre site is a portion of a lot that was platted into its current configuration in 1965 (Volume 5502, page 4 of the Deed and Plat Records of Bexar County, Texas).

The subject property consists of a vacant commercial building measuring approximately 7,186.06 square feet that was constructed in the 1970's.

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: Northwest
Current Base Zoning: "C-3"
Current Land Uses: Retail Center

Direction: Southwest
Current Base Zoning: "MF-33"
Current Land Uses: Multi-Family Dwellings

Direction: Northeast
Current Base Zoning: "C-3"
Current Land Uses: Motor Vehicle Sales and Office

Direction: Southeast
Current Base Zoning: "C-3" and "OCL"
Current Land Uses: Parking and small Retail Center (Balcones Heights City Limits)

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: Fredericksburg Road
Existing Character: Secondary Arterial Type A; three lanes in each direction with left and right turn lanes and sidewalks
Proposed Changes: None known

Thoroughfare: Hillcrest Drive
Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 520 and 100 (Primo), which operate along Fredericksburg Road and 524 which operates along Hillcrest Drive.

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

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

Auto Paint And Body - Minimum Requirement: 1space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas. Maximum Allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas.

The rezoning request applies only to the existing structure; however, sufficient parking is available on the larger parent tract.

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 Near Northwest Community Plan and is identified as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

   Community Commercial provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established.

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

   Staff finds no evidence of adverse impacts on neighboring lands in relation to the zoning change request. The surrounding properties all carry commercial zoning; and the proposed use is consistent with the surrounding pattern of development.

3. **Suitability as Presently Zoned:**

   The existing"C-3" General Commercial District is not consistent with the adopted land use plan; however, it is consistent with the other zoning in the area. The Near Northwest Community Plan encourages redevelopment of this area, transitioning from general commercial to retail and service uses. The site has access from Fredericksburg Road and Hillcrest Drive.

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

   Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The building has been vacant for a number of years. Recently, significant improvements have been made to the subject site. Approval of the rezoning request will allow viable use of the long-vacant building.

5. **Public Policy:**

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

6. **Size of Tract:**

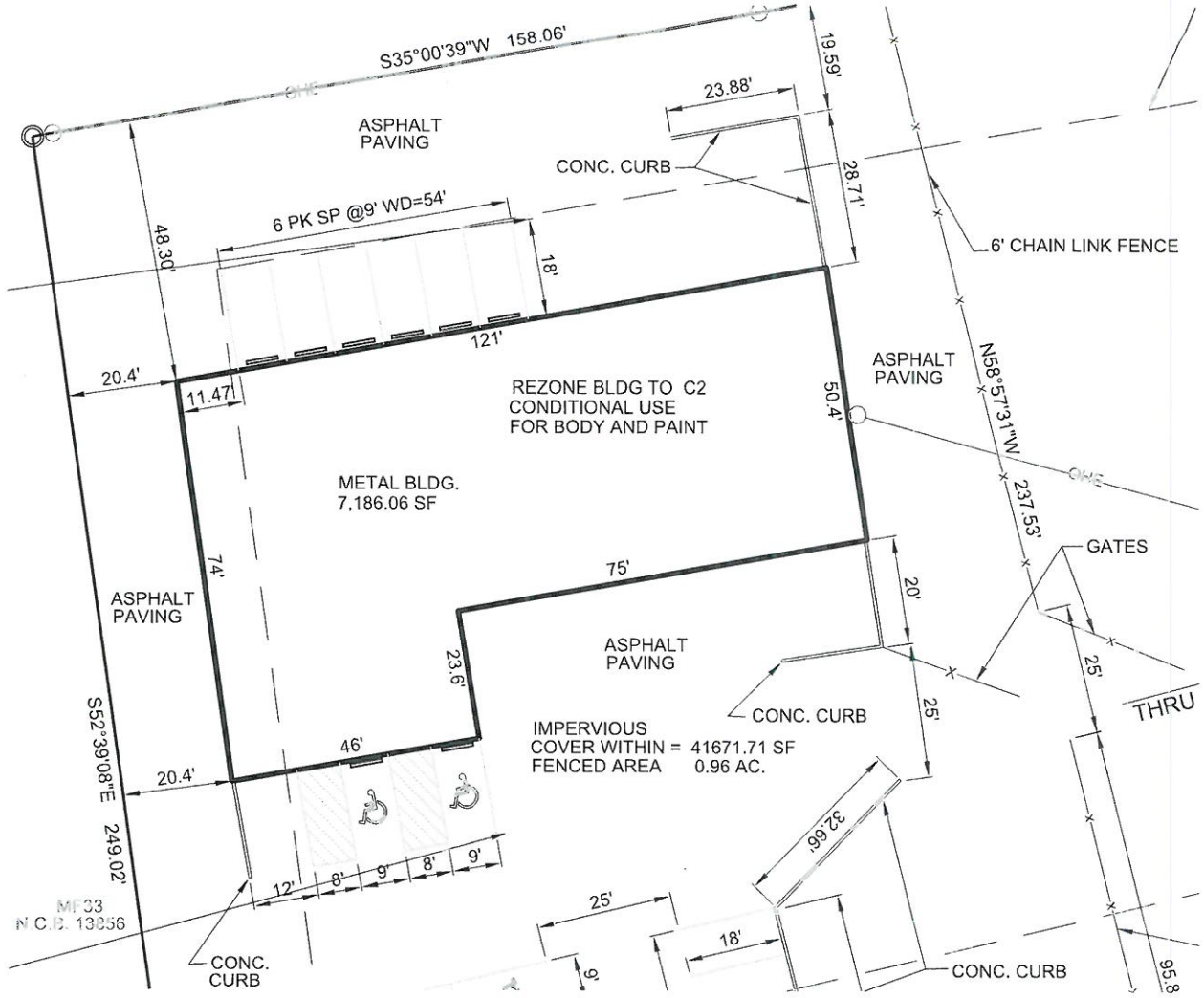
   The subject site is 0.165 acres in size, which includes only the existing structure. The non-subject portion of the parent tract will remain zoned “C-3”. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

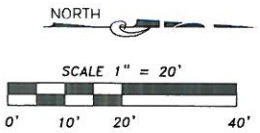
7. **Other Factors:**

   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 (Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways) approving the conditional zoning district.

   The 0.165-acre site consists of a vacant one story 7,186.06 square foot building that was previously used as an Auto Paint And Body – Repair Shop for many years. The proposed zoning request would be appropriate at this location and beneficial reuse of the existing vacant building. The zoning request would also help in preserving and enhancing the property. The owner attempted to obtain a certificate of occupancy and was informed that they did not have the appropriate zoning for that use.

Z2014088 CD





NOTE:

- 100% IMPERVIOUS COVER FOR SUBJECT PROPERTY.
- REQUIRED SETBACKS, BUFFERS, PARKING, AND ACCESS WILL BE PROVIDED ON THE PORTION OF THE PARENT TRACT NOT SUBJECT TO THIS REZONING REQUEST.

The following statement: " I Humberto Reyes Aubert, President, Anrmstrong US Investments, Inc. , the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

LEGAL DESCRIPTION

0.165 OF AN ACRE (1,786.06 SF)
OUT OF LOT, NCB 13856
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

ADDRESS:

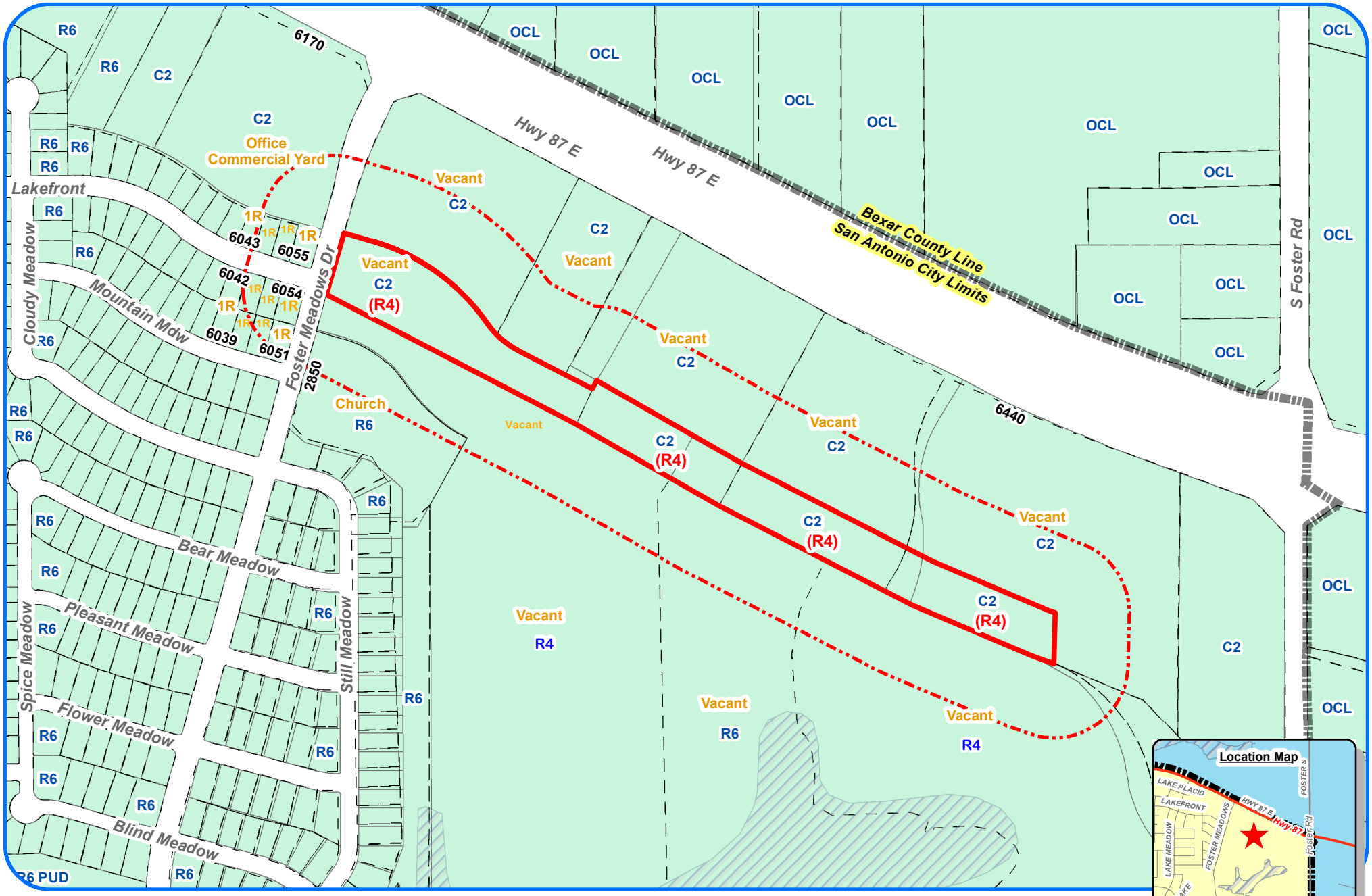
4623 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 782201

7-25-14

MHR Engineering, LLC

SITE PLAN
4623 FREDERICKSBURG RD.
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

JOB NO. 13-P043
DATE: 7-25-14
DRAWN: AG CHK: HR
SHEET
1



Zoning Case Notification Plan

Case Z-2014-145

Council District 2
School District: East Central I.S.D.
Scale: 1" approx. = 350 Feet
Subject Property Legal Description(s): NCB 35132 - BLOCK 000 0 - LOT 6.884 acres out of P-81, P81A, P81B, P81D, P81F

Legend

Subject Properties	(6.884 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(06/24/2014 - R Martinez)

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2014145
Hearing Date:	August 19, 2014
Property Owner:	FARMCO Trust (by Victor Driscoll, Trustee) and Nancy Jane Schaefer Non-GST Exempt Trust (by Steve Presley, Trustee)
Applicant:	FARMCO Trust (by Victor Driscoll, Trustee) and Nancy Jane Schaefer Non-GST Exempt Trust (by Steve Presley, Trustee)
Representative:	P.W. Christensen, PC (c/o Patrick W. Christensen)
Location:	Portions of the 6200 Block of US Highway 87 and the 2700 - 2800 Blocks of Foster Meadows
Legal Description:	6.884 acres out of NCB 35132
Total Acreage:	6.884
City Council District:	2
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning case. The case is being expedited to City Council for consideration on August 21, 2014.

Proposed Zoning Change

Current Zoning: "C-2" Commercial District

Requested Zoning: "R-4" Residential Single-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 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: None

Planning Team: Eastern Triangle Community Plan - 27

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 2000, per Ordinance 92906 and was originally zoned Temp "R-1" Single-family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to "R-6" Residential Single-Family District. In May of 2009, the property was rezoned to "C-2" Commercial District. 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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: Northeast and Southeast
Current Base Zoning: "C-2"
Current Land Uses: Vacant Land

Direction: Southwest
Current Base Zoning: "R-6"
Current Land Uses: Vacant Land, Church and Single-Family Dwellings

Direction: Northwest across Foster Meadows Drive
Current Base Zoning: "R-6" and "C-2"
Current Land Uses: Single-Family Dwellings and Office/Commercial Yard

Transportation

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

Thoroughfare: US Highway 87
Existing Character: Primary Arterial Type A; divided roadway with two lanes in each direction without sidewalks
Proposed Changes: None known

Public Transit: The VIA bus line 30, operates along Foster Meadows Drive.

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

Parking Information: Off-street vehicle parking requirements for single-family dwelling are a minimum of 1 space per unit, with no maximum parking.

<u>Staff Analysis and Recommendation:</u> Approval, pending plan amendment.

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

1. **Consistency:**

   The subject property is located within the Eastern Triangle Community Plan and is currently designated as "Community Commercial" in the Future Land Use Plan. Therefore, the requested zoning district is inconsistent with the plan. The applicant has submitted a Master Plan Amendment to "Low Density Residential". Staff and Planning Commission recommend approval.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The "R-4" Residential Single-Family District is intended to develop the subject property with single-family residential dwellings on individual lots.

3. **Suitability as Presently Zoned:**

   The current "C-2" Commercial District and proposed "R-4" Residential Single-Family District are both appropriate for the subject property and the surrounding neighborhood.

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

   Staff finds no possible negative effects on the health, safety and welfare of the surrounding neighborhood due to the proposed "R-4" Residential Single-Family District.

5. **Public Policy:**

   Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. OVERALL GOAL: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life.

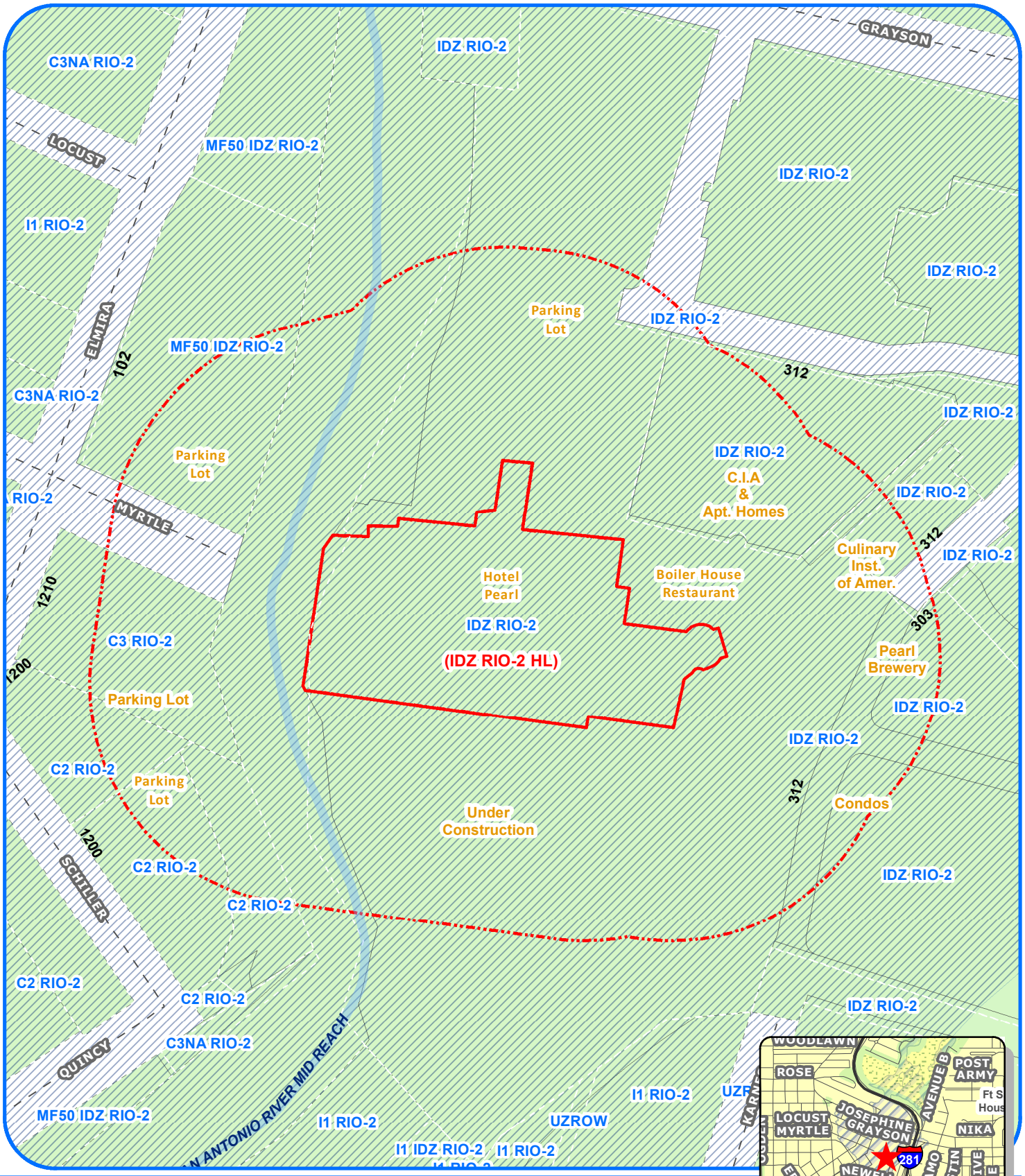
   Goal 12: Quality housing.
   Goal 13: Well-maintained neighborhoods and housing stock.

6. **Size of Tract:**

   The subject property is 6.884 acres in size, which should be able to reasonably accommodate the proposed single-family development. The "R-4" Residential Single-Family District carries a minimum lot size of 4,000 square feet and allows a maximum of 11 dwelling units per acre. Should the zoning change request be approved, the subject property will accommodate a maximum of 75 dwelling units.

7. **Other Factors:**

   The Low Density Residential is consistent with the existing use of the properties within the area. This location is suitable for proposed Low Density Residential land use as encouraged by the goals and objectives of the Eastern Triangle Community Plan.



Zoning Case Notification Plan

Case Z2014-150

Council District: 1

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 14164 Blk 1 Lot 15

Legend

Subject Properties	(1.298 Ac.)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(8/1/2014 - J.Ramirez)

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2014150 HL
Hearing Date:	August 19, 2014
Property Owner:	Rio Perla Properties, L.P. (by William G. Shown, Vice President)
Applicant:	City of San Antonio, Office of Historic Preservation
Representative:	City of San Antonio, Office of Historic Preservation
Location:	A portion of 136 East Grayson Street
Legal Description:	Lot 15, Block 1, NCB 14164
Total Acreage:	1.298
City Council District:	1
Case Manager:	Krystin Ramirez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District, and the following additional uses: beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property

Requested Zoning: To add the "HL" Historic Landmark designation to all existing base, special, and overlay zoning districts.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 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: The Tobin Hill Community Association

Planning Team: Tobin Hill Neighborhood Plan (26)

Applicable Agencies: City of San Antonio, Officer of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "K" Commercial District. In a 1995 zoning case, the property was rezoned to "I-2" Heavy Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a 2004 case, the property was rezoned to the current "IDZ" district. The main brewhouse was built in 1894 and the structure is now being redeveloped as the Pearl Hotel.

Topography: A portion of the property is located within the 100 year flood plain due to its proximity to the San Antonio River.

Adjacent Zoning and Land Uses

Direction: North, East and South
Current Base Zoning: "IDZ"
Current Land Uses: Parking lot and multi-family residences

Direction: West
Current Base Zoning: "C-2" and "C-3"
Current Land Uses: Vacant Commercial and parking lot

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

All surrounding properties carry the "RIO-2" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: Pearl Parkway and Emma Koehler
Existing Character: Local Streets; one lane in each direction
Proposed Changes: None known

Public Transit: VIA bus lines 9, 10, 14, 209, and 214 operate along Broadway Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The existing "IDZ" zoning district is exempt and does not require a traffic study to be generated.

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

The subject property is currently being redeveloped for use as a hotel. The requested Historic Landmark designation will not affect the range of allowable uses.

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 Tobin Hill Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

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

   Granting of the "HL" Historic Landmark designation will not have an adverse impact on the neighborhood. Historic designation does not affect the range of permitted uses, but does regulate the exterior aesthetic of the structure and any new construction. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. **Suitability as Presently Zoned:**

   The "IDZ" 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 indication of likely adverse effects on the public health, safety, or welfare.

5. **Public Policy**

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

6. **Size of Tract:**

   The size of the subject property is not an issue for the consideration of historic landmark designation.

7. **Other Factors:**

   On May 16, 2012, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

   The subject property owner initiated and is in support of the Historic Landmark designation.

Z2014150

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

May 16, 2012

HDRC CASE NO:	**2012-142**
ADDRESS:	312 Pearl Parkway
LEGAL DESCRIPTION:	NCB 14164 BLK 1 LOT N IRR 392.61' OF SE 827.25FT OF 1, NCB 959 LOT N IRR PT 25-27 & W IRR PT 33-40, P-100 (0.018) & P-101 (0.0048) & NCB 973 BLK 16 LOT 1 (0.164) TOTAL: 9.2882 AC
HISTORIC DISTRICT:	RIO-2
APPLICANT:	Jeffrey Fetzer, AIA 1138 E. Commerce
OWNER:	Rio Perla Properties, LP
TYPE OF WORK:	Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the Pearl Brewhouse.

RECOMMENDATION:

Staff recommends approval as submitted. The Pearl Brewhouse is an iconic and historic San Antonio structure and should be recognized as such as the area around the brewhouse is redeveloped and revitalized.

This recommendation is consistent with the criteria listed in UDC Section 35-607 Designation for Historic Districts and Landmarks:

COMMISSION ACTION:

Approved as submitted.

Shanon Peterson
Historic Preservation Officer

Z2014150

MEMORANDUM

Date 26 April 2012 Project Pearl Brewhouse

To **CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION OFFICE**

Project No. 78734
Reference Historic Designation Description

FORD POWELL & CARSON

From Jeffrey Fetzer, AIA

Pearl Brewhouse Historic Description

Pearl Brewery and its historic buildings have been a major architectural, industrial, and cultural part of San Antonio since 1883 when it was founded as the City Brewery on an 8 1/2 acre tract along the San Antonio River just west of River Avenue, today's Broadway.

The most significant building at the brewery was always the Brewhouse, as it currently stands as well as its smaller predecessor.

The Brewhouse at Pearl Brewery consists of six structures that were built over a span of 54 years and interconnected for brewing and fermenting beer. The facility was built on the banks of the San Antonio River and operated as a brewery until 1999.

The main Brewhouse, built in 1894 in the Second Empire style, was designed by Chicago architect August Maritzen to replace an earlier, smaller wood framed building built in 1883. It is constructed of load-bearing masonry walls, iron columns and beams, brick and concrete floors, and wood framed/decorative metal roofs. The yellow brick was pointed on the exterior with red mortar and plastered on the interior. The facades were highlighted by limestone arches and lintels at the doors and windows and a series of horizontal belt courses.

The Engine Room, built in 1895-96, housed the engines that operated the equipment throughout the Brewhouse. These engines were operated by the adjacent Boiler House, built in 1896. The Engine Room is organized in two sections. The section immediately adjacent to the Brewhouse on the north side is a two story structure constructed of load-bearing yellow brick/limestone walls, iron beams, brick and concrete floors, and a wood framed built-up roof. The exterior was detailed similarly to the Brewhouse with the red mortar and decorative limestone accents. The one story, double height section to the west of this is constructed of load-bearing brick walls and a wood framed built-up roof.

Cellar 6, built in 1896 immediately to the west of the main Brewhouse, was also designed in the Second Empire style by August Maritzen. It is constructed of load-bearing yellow brick/limestone walls, concrete columns, iron beams, brick and concrete floors, and wood framed/decorative metal roofs. Detailing of the south or main facade is reminiscent of the Brewhouse but much simpler with smaller openings, as it was basically a refrigerated building.

Cellars A, B, and C along with Filtration, Distribution and the Brewmaster's Office were built in 1939 at the west end of this complex adjacent to the River. The one story buildings have concrete frames with yellow brick and clay tile walls, large steel trusses spanned the buildings and supports a gypsum plank, built-up roof system. The facades have spare details

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1138 East Commerce Street
San Antonio, Texas 78205
210/226-1246
210/226-6482 (FAX)

72014150

and minimal fenestration. The north walls of these nondescript additions are scheduled to be demolished as part of the redevelopment of the Brewhouse as the Pearl Hotel.

Cellar 7, built in 1948, was also designed by Leo M. J. Dielman. It replaced an earlier cellar that was between Cellar 6 and Cellars A,B,C and D. The form and detailing of this structure is much simpler than the Brewhouse and Cellar 6. Exterior details are minimal, as it was a refrigerated warehouse. The cast-in-place concrete frame supports multi-wythe brick and clay tile walls, cast in place board-formed concrete floors, and a concrete deck that supports a built-up roof.

Cellar 'J', built in 1948, was designed by San Antonio architect Leo M. J. Dielman. Located immediately to the north of Cellars A,B and C, the one story buildings has a concrete frame with brick and clay tile walls, large steel trusses spanned the buildings and supports a gypsum plank, built-up roof system. The facades have spare details and no fenestration. This nondescript addition is scheduled to be demolished as part of the redevelopment of the Brewhouse as the Pearl Hotel.

For additional historical and architectural information, refer to the Pearl Brewery Historic Buildings Preliminary Report, July 22, 2002. A copy of that report is submitted with this application.

cc: File

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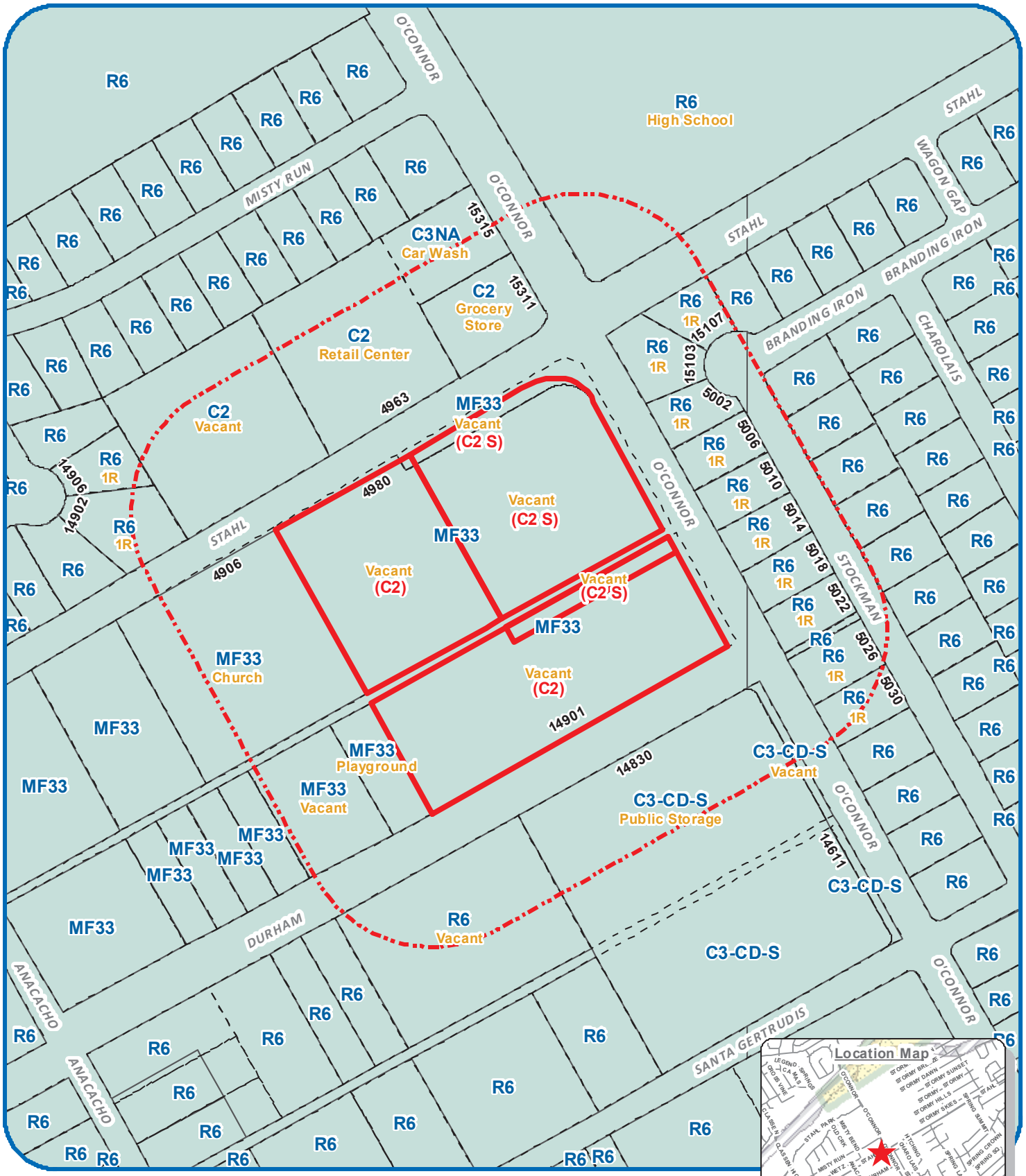
San Antonio, Texas 78205
210/226-1246
210/226-6482 (FAX)



Zoning Case Notification Plan

Case Z-2014-195 S

Council District: 10

School District: Northeast I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 15705 - BLOCK B - LOT: 5.632 acres out of lots 4, 5, 6, & 7

Legend

Subject Properties	(5.632 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(07/28/2014 - 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 #:	Z2014195 S
Hearing Date:	August 19, 2014
Property Owner:	Clyde B. Goldsmith Estate (by Ilene Goldsmith Sporkin and Janice Goldsmith Jucker, Independent Co-Executors); Rosenstein Family Limited Partnership (by Beatrice Goldsmith, President, Rosenstein Holdings LLC, General Partner); and The Fertile Valley Farms Irrevocable Trust (by Samuel Epstein, Trustee)
Applicant:	CST Brands, Inc. (Scott C. Hayne)
Representative:	Andrew C. Guerrero
Location:	4980 Stahl Road and 14901 Durham Drive
Legal Description:	5.459 acres out of Lots 4, 5, 6, and 7, Block B, NCB 15705
Total Acreage:	5.459
City Council District:	10
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning change request.

Proposed Zoning Change

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District (on 3.618 acres) and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Convenience Store (With Gasoline And Carwash) (on 1.841 acres)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: El Chaparral/Fertile Valley Neighborhood Association; the Pepperridge Neighborhood Association is located within 200 feet.

Planning Team: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1973 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1985 case, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33 AHOD" Multi-Family Airport Hazard Overlay District. The subject property consists of four platted lots, save and except portions that were previously conveyed as right-of-way. The property 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: North
Current Base Zoning: "C-2" and "R-6"
Current Land Uses: School, Grocery Store, Retail Center, Vacant and Single-Family Residences

Direction: West
Current Base Zoning: "MF-33"
Current Land Uses: Church, Vacant and Playground

Direction: South
Current Base Zoning: "C-3" and "R-6"
Current Land Uses: Vacant and Public Storage

Direction: 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: Stahl Road and O'Connor Road
Existing Character: Secondary Arterial Type A 86'; two lanes in each direction with sidewalks
Proposed Changes: None known

Thoroughfare: Durham Drive
Existing Character: Local; one lane in each direction with partial sidewalks
Proposed Changes: None known

Public Transit: The nearest VIA bus line is 641 which operates south of the subject property along O'Connor Road.

Traffic Impact: A traffic impact analysis (TIA) is required. A traffic engineer familiar with the project must be present during the Zoning Commission Meeting.

Parking Information: Off-street vehicle parking requirements for commercial uses are typically determined by building size and use. The rezoning application refers to a convenience store with gas sales and carwash, as well as other undefined retail/office uses.

<u>Convenience Store with gas sales</u>
Minimum requirement: 6 space per 1,000 square feet of Gross Floor Area
Maximum allowance: 10 space per 1,000 square feet of Gross Floor Area

The specific use site plan shows 40 parking spaces, including two ADA-accessible spaces, meeting the parking requirement. Required parking for the remaining subject property area cannot be calculated until individual uses are identified.

<u>Staff Analysis and Recommendation:</u> Approval, pending plan amendment

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

1. **Consistency:**

   The property is located within the San Antonio International Airport Vicinity Land Use Plan. In the future land use component of the plan, the northern portion of the property is currently designated as Neighborhood Commercial and the southern portion is designated as Low Density Residential. The requested "C-2" base zoning districts is not consistent with the adopted land use designations. A plan amendment has been submitted, requesting to change the future land use designation to Community Commercial. The Community Commercial designation is meant to accommodate medium intensity uses in an existing commercial area located along an arterial road at a major intersection. Staff and Planning Commission recommend approval of the plan amendment request.

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

   Staff finds no likely adverse impacts on neighboring property related to the rezoning request. The subject property is located at a major intersection with other large service and institutional uses.

3. **Suitability as Presently Zoned:**

   The current multi-family zoning district may be appropriate for the property's location, but is not consistent with the adopted land use designation.

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

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

5. **Public Policy:**

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

6. **Size of Tract:**

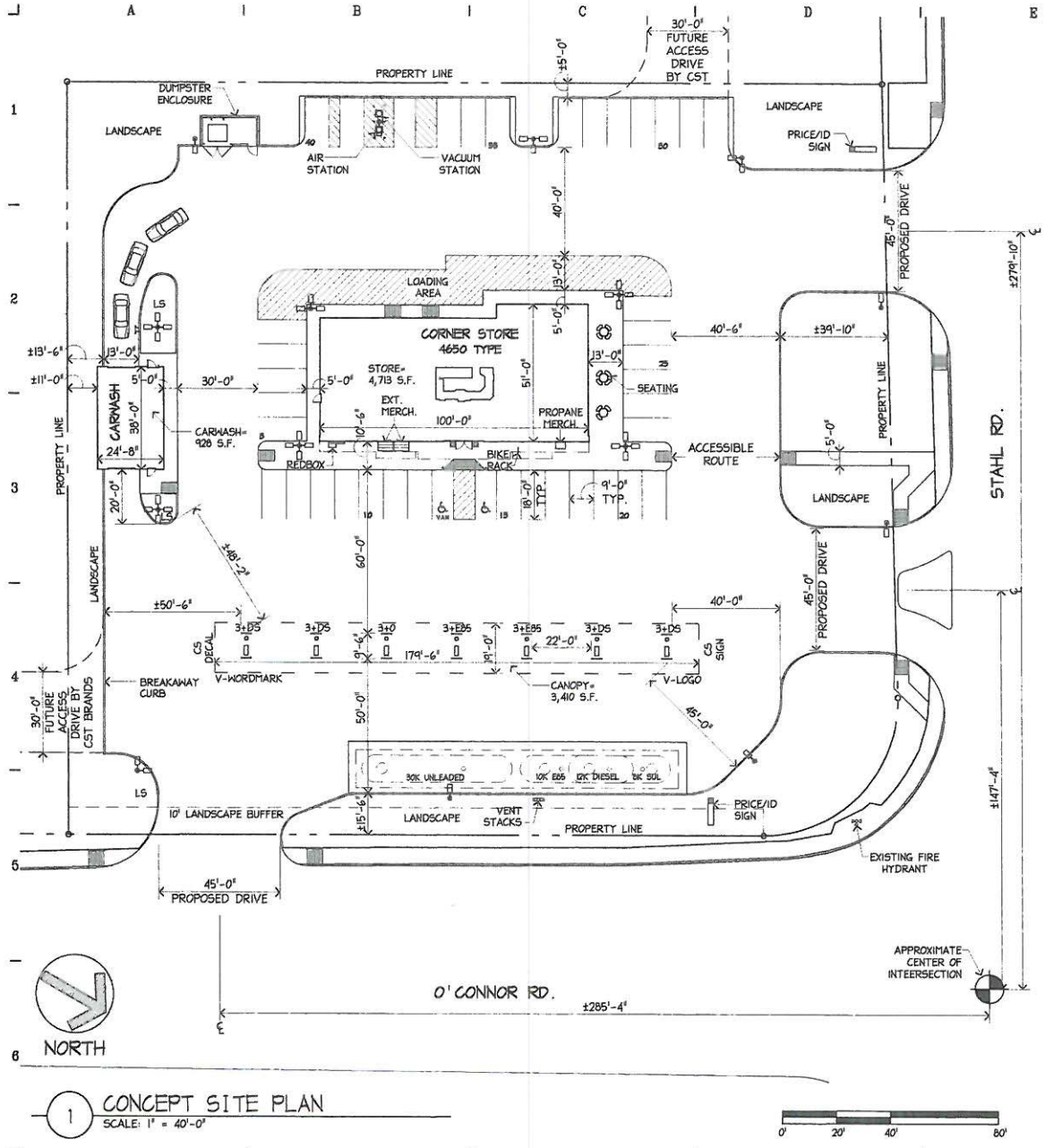
   The subject property is 5.459 acres in size, which should be able to reasonably accommodate the uses permitted in both the "C-2" zoning district, along with required parking and landscaping.

7. **Other Factors:**

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

   The subject property will require an alcohol variance in order to sell alcohol on the property pursuant to Title 4, Chapter 109, Sub-chapter B, §109.33(a)(1) of the Texas Alcoholic Beverage Code (TABC), the sale of alcoholic beverages is prohibited for dealers whose place of business is within three hundred (300) feet of a public or private school as measured in a direct line from the property line of the public or private school to the property line of the place of business.

Z2014195



1 CONCEPT SITE PLAN
SCALE: 1" = 40'-0"

CAD SURVEY & CODE VERIFICATION NEEDED
SITE PLAN WAS CONSTRUCTED FROM INFORMATION PROVIDED BY CST, AND IS THEREFORE ONLY AN APPROXIMATION. IT DOES NOT NECESSARILY REPRESENT THE FULL EXTENT OF PROPERTY, DEVELOPER, AND CODE REQUIREMENTS.

PROJECT DATA

A 1.937 ACRE TRACT OUT OF LOT 5 & 6, BLOCK B, NCB 15706

BUILDING TYPE: 4650
LOT SIZE: 84,363 S.F. (1.937 ACRES)
IMPERVIOUS COVER: 66,599 S.F. (78%)
CORNER STORE (4,713 S.F.) + CARWASH (928 S.F.) = 5,641 S.F.
IMPERVIOUS (66,599 S.F.) - BUILDINGS (5,641 S.F.) = 60,958 S.F.
PARKING SPACES PROVIDED = 40

REQUEST A REZONING CHANGE FROM MF-33 MULTI-FAMILY RESIDENCE TO C-2 S COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR CONVENIENCE STORE WITH GASOLINE AND CARWASH.

I, CLYDE B. GOLDSMITH, ROSENSTEIN FAMILY LP, AND FERTILE VALLEY FARMS IRREVOCABLE TRUST, 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.

LANDSCAPE

REQ. BUFFER TREES: 24
PARKING LOT SHADE 25% OF THE PARKING AREA
STREET TREE REQUIRED = 11

PARKING

MIN. 1 PER 1000 GFA (5) AND
MAX 10 PER 1000 GFA (50)
PROVIDED = 40

*NOTE: REFER TO SUP TRACT EXHIBIT FOR PROPERTY LINE INFORMATION AND FIELD NOTES.

CORNER STORE
CST BRANDS, INC.

8500 SAN PEDRO STE 230
SAN ANTONIO, TX 78216
MICHAELSMEARS.COM
(210) 403 3030

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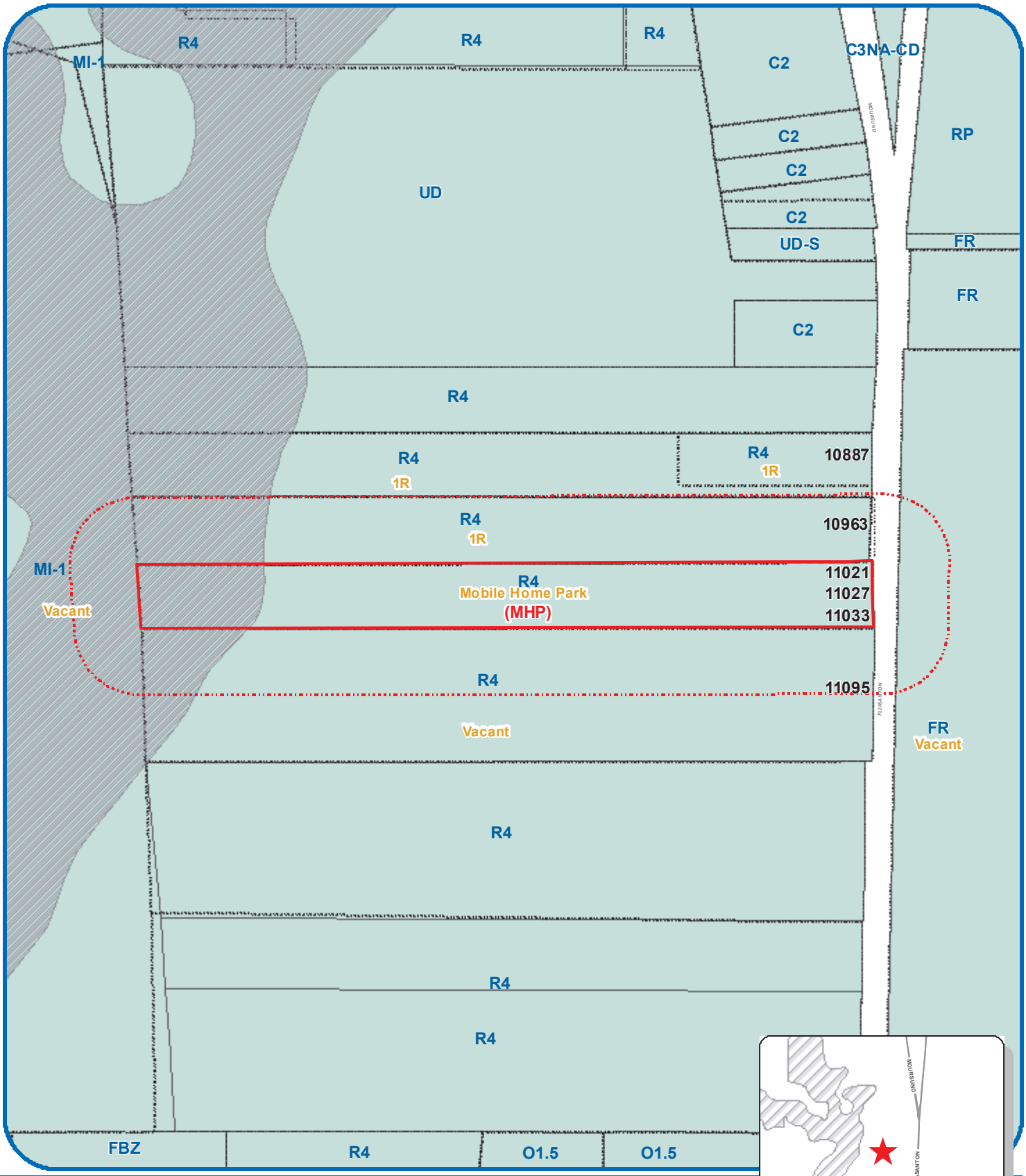
PROJECT 4650 PROTOTYPE
CST CORNER STORE 1087
O'CONNOR RD & STAHL RD SAN ANTONIO, TX
CONCEPT SITE PLAN
SHEET TITLE

PROJECT NO. 1414

☒ PRELIMINARY, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION 12/17/13
☐ ISSUED FOR CONSTRUCTION

△ REVISIONS	
1	12/20/13
2	03/11/14
3	03/12/14
4	03/12/14
5	03/12/14
6	03/14/14
7	03/20/14
8	04/30/14
9	05/14/14
10	06/12/14
11	06/13/14
12	07/17/14

SHEET NO.
A1.1
4650L



Zoning Case Notification Plan

Case Z2014-201

Council District: 3
School District: Southside I.S.D.
Scale: 1" approx. = 400 Feet

Legend

Subject Properties (9.924 Ac)
200' Notification Area
Current Zoning TEXT
Requested Zoning Change (TEXT)
100-Year DFIRM Floodplain
Single Family Residential 1R

Development Services Dept
City of San Antonio
(8/5/2014 - K. Egan)

Subject Property Legal Description(s): CB 4283 - Parcel 19

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 #:	Z2014201
Hearing Date:	August 19, 2014
Property Owner:	Bowline Venture Group, Inc.
Applicant:	Robert Shipley
Representative:	Robert Shipley
Location:	11021, 11027, and 11033 Pleasanton Road
Legal Description:	Parcel 19, County Block 4283
Total Acreage:	9.924
City Council District:	3
Case Manager:	Brenda V. Martinez
Case History:	This is the first public hearing for this zoning case. The case has been expedited to City Council for consideration on September 4, 2014.

Proposed Zoning Change

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

Requested Zoning: "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan - 30

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 2003 and was zoned “UD” Urban Development District. In a 2014 City-initiated, large-area case, the property was rezoned to the “R-4” Single-Family Residential District. The property is not platted. The purpose of the rezoning request is to bring the existing mobile home park into compliance and allow expansion. The property owner is proposing 80 manufactured homes on the site.

Topography: The property has a slight slope and the western portion of the site is located within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North and South
Current Base Zoning: “R-4”
Current Land Uses: Single-Family Residence and Vacant Land

Direction: East
Current Base Zoning: “FR”
Current Land Uses: Vacant Land

Direction: West
Current Base Zoning: “MI-1”
Current Land Uses: Vacant Land

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

Transportation

Thoroughfare: Pleasanton Road
Existing Character: Enhanced Secondary Arterial; 1 lane in each direction
Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements for residential uses are typically determined by the number of units. The zoning application refers to an existing Mobile Home Park. The UDC does not have a specific listing for Mobile Home Park, but does refer to HUD-Code Manufactured Homes, which require a minimum of 1 space per 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 subject property is located within the Heritage South Sector Plan and is identified as Suburban Tier in the future land use component of the plan. The zoning request is consistent with the adopted future land use designation.

   The Suburban Tier land use classification allows small and large tract attached and detached single-family developments as well as multi-family developments, including duplexes, triplexes, quadplexes, townhomes, garden homes and condominiums.

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

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

3. **Suitability as Presently Zoned:**

   Both the current "R-4" Residential Single-Family District and proposed "MHP" Manufactured Housing Park District are consistent with the Heritage South Sector Plan land use designation. However, the property's location along a major arterial makes future single-family residential development unlikely.

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

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

5. **Public Policy:**

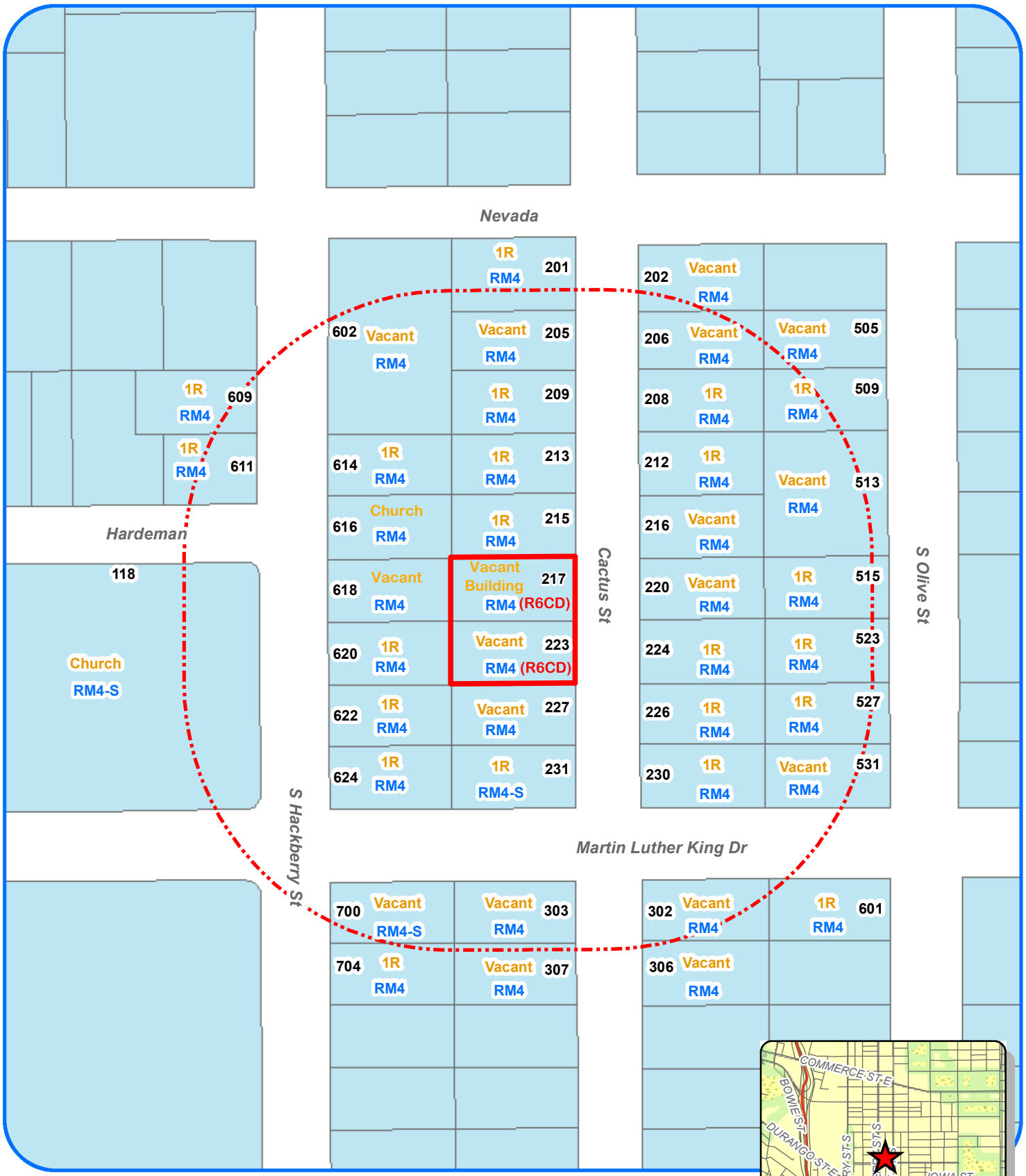
   The request does not appear to conflict with any public policy objective.

6. **Size of Tract:**

   The subject property is 9.924 acres in size, which should reasonably accommodate the uses permitted in the "MHP" base zoning district and required parking.

7. **Other Factors:**

   The applicant requests the zoning change in order to allow a manufactured housing development with 80 HUD-code manufactured homes. Development of the park will be subject to the development standards specified in UDC Section 35-356 (for individual homes on individually platted lots) or UDC Section 35-379 (for multiple homes on a single lot). Should the rezoning request be approved, manufactured home parks are required to submit a Manufactured Home Park Plan to the Planning Commission for approval prior to development.



Zoning Case Notification Plan

Case Z2014-210 CD

Council District: 2
School District: SAISD
Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.2002 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(8/1/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 632 BLK A LOT 15 & NCB 632 BLK A LOT 16

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 #:	Z2014210 CD
Hearing Date:	September 19, 2013
Property Owner:	Tony C. Gradney and Mary Anguiano
Applicant:	Tony C. Gradney
Representative:	Tony C. Gradney
Location:	217 and 223 Cactus Street
Legal Description:	Lots 15 and 16, Block A, NCB 632
Total Acreage:	0.1969
City Council District:	2
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) on Lot 15, Block A, NCB 632 and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial on Lot 16, Block A, NCB 632

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 42

Neighborhood Associations: Denver Heights Neighborhood Association; the Alamodome Gardens Neighborhood Association is located within 200 feet.

Planning Team Members: Downtown Neighborhood Plan - 66

Applicable Agencies: None

Property Details

Property History: The subject properties, located on the west side of Cactus Street between Martin Luther King Drive and Nevada, are 0.1969 of an acre in size. The properties are located within the city limits as recognized in 1938 and were originally zoned “C” Apartment District. In a 1991 City-initiated case, the properties were rezoned to “R-2” Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. The subject properties are platted as two separate lots.

One of the lots is developed with a nonresidential two story building measuring approximately 3,906 square feet that was constructed in the 1940’s and is currently vacant. The other lot 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: West
Current Base Zoning: “RM-4”
Current Land Uses: Single-Family Dwelling, Vacant Land and Church

Direction: North, East, and South
Current Base Zoning: “RM-4”
Current Land Uses: Single-Family Dwellings and Vacant Lots

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: Martin Luther King Drive
Existing Character: Secondary Arterial Type B; two lanes in each direction without sidewalks
Proposed Changes: None known

Thoroughfare: Cactus Street
Existing Character: Local Street; one lane in each direction with no sidewalks
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 28, which operates west of the subject property along South Hackberry Street.

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

Parking Information: The rezoning application refers to a proposed catering business and a noncommercial parking lot.

Catering Shop - Minimum Parking Requirement: one parking space per 300 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: one parking space per 200 square feet of Gross Floor Area (GFA).

The conditional use site plan indicates a 4,666 square foot structure, which will require at least 15 parking spaces if the entire structure is to be used for the catering business. The proposed parking lot includes only 9 parking spaces. If the zoning change request is approved, a variance from the minimum parking requirement will be needed before a Certificate of Occupancy may be issued for the proposed business.

Staff Analysis and Recommendation: Approval, with conditions.

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

1. **Consistency:**

   The subject property is located within the Downtown Neighborhood Plan, and is identified as Residential 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 is concerned about the possibility of adverse impacts on the neighboring properties. However, if appropriate protective measures are taken to mitigate the impact on the surrounding residences, the proposed redevelopment of under-utilized properties may be a benefit to the area. Providing adequate parking, limiting lighting and signage, as well as maintaining a solid-screen fence and landscaping can serve to protect neighboring lands.

3. **Suitability as Presently Zoned:**

   The existing "RM-4" zoning district is not consistent with the adopted land use designation, but is consistent with the surrounding neighborhood. The request for "R-6 CD" will allow reuse of the existing nonresidential structure while also allowing single-family residential uses.

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

   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 approving the conditional zoning district.

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject properties total 0.1969 of an acre in size. The small size of the properties and the limited amount of parking should serve to limit the overall scale of the proposed use and its impact on the surrounding neighborhood.

7. **Other Factors:**

   The subject property consists of a vacant two story building that was previously used as a Day Care Center for many years. The proposed zoning request would be appropriate at this location and beneficial reuse of the existing vacant building. The zoning request would also help in preserving and enhancing the property.

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

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

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

   C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

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

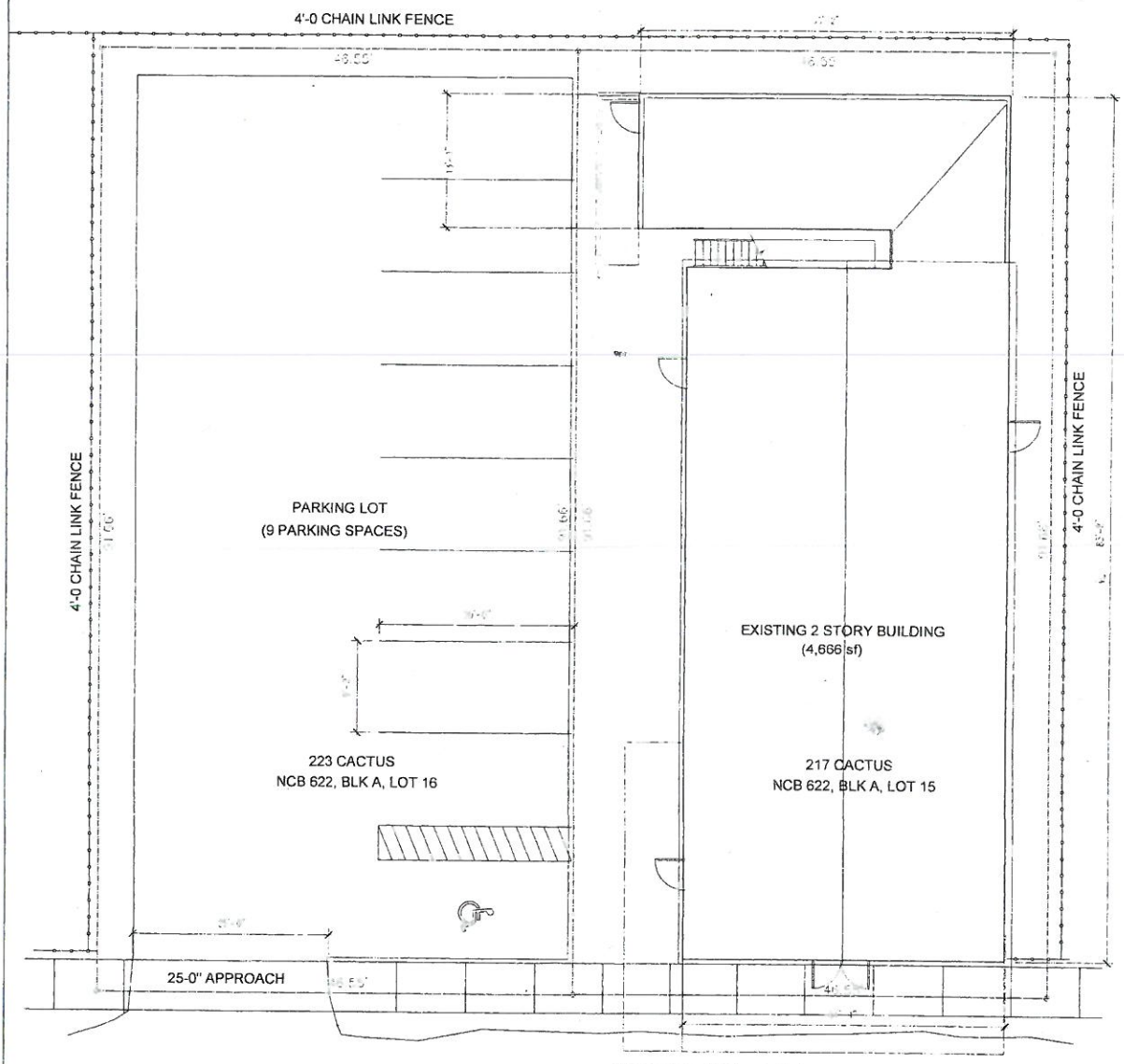
   1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses.

   2. The noncommercial parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;

   3. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

Z2014210 CD

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

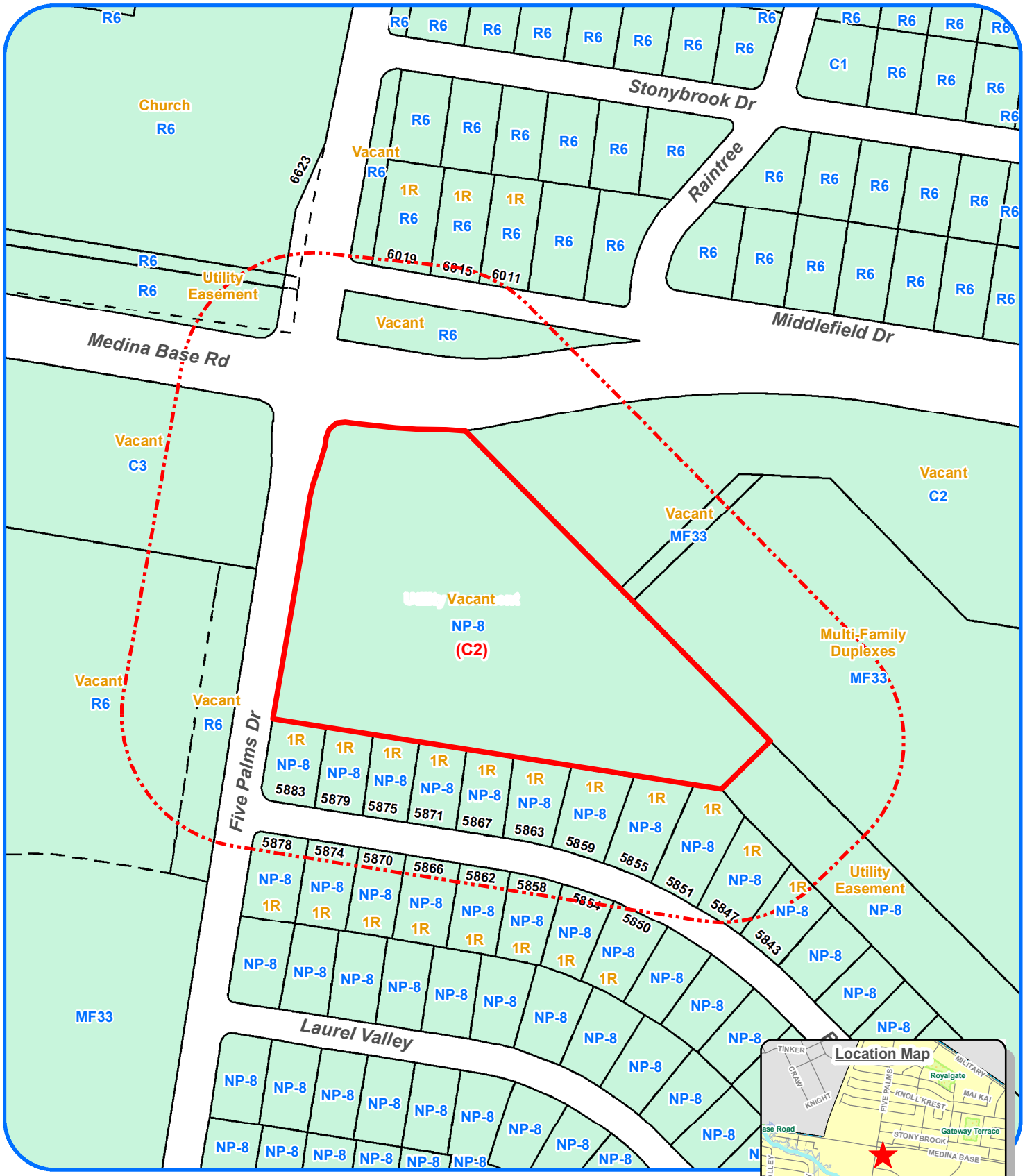


1 SITE PLAN
SCALE:

ZONING CHANGE TO: "R-6 CD" Residential Single-Family District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) on Lot 15, Block A, NCB 632 and "R-6 CD" Residential Single-Family District with a Conditional Use for a Parking Lot - Noncommercial on Lot 16, Block A, NCB 632

NORTH

Drawn By:	Sheet Name:	Project Name and Address:	Seal:	
Checked By:	SITE PLAN	CACTUS ROAD BUILDING 223 CACTUS RD 217 CACTUS RD SAN ANTONIO, TX 78202		Dillard Architect Group 708 Rigsby Avenue San Antonio, Texas (210) 531-6059 office (210) 531-0074 fax dallarchgrp@att.net
Sheet Date:				
Project No.:				
Sheet No.: A1.2				



Zoning Case Notification Plan

Case Z-2014-212

Council District: 4

School District: South San I.S.D.

Scale: 1" approx. = 200 Feet

Legend

Subject Properties (5.524 Acres)

200' Notification Area

Current Zoning TEXT

Requested Zoning Change (TEXT)

100-Year DFIRM Floodplain

Single Family Residential 1R

N W E S

Development Services Dept
City of San Antonio
(07/29/2014 - R. Martinez)

Subject Property Legal Description(s): NCB 15259 - BLOCK 000 - LOT: Portion of 6000 block of Medina Base Rd. - P-37A

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 #:	Z2014212
Hearing Date:	August 19, 2014
Property Owner:	Showcase Custom Homes of Texas, Inc. (by Gene A. Liguori, Vice President)
Applicant:	KLove Engineering, LLC (Jose M. Cantu, PE)
Representative:	KLove Engineering, LLC (Jose M. Cantu, PE)
Location:	A portion of the 6000 Block of Medina Base Road
Legal Description:	Parcel 37A, NCB 15259
Total Acreage:	5.524
City Council District:	4
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: People Active in Community Effort (P.A.C.E)

Planning Team: United Southwest Communities Plan-29

Applicable Agencies: Lackland Air Force Base

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 2001 case, the property was rezoned to “R-1A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "NP-8" Neighborhood Preservation District. The property is not platted and is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: “R-6”
Current Land Uses: Vacant, Single-Family Residences and Church

Direction: South
Current Base Zoning: “NP-8”
Current Land Uses: Single-Family Residences and vacant

Direction: East
Current Base Zoning: “MF-33”, “NP-8” and “C-3”
Current Land Uses: Vacant and Multi-Family Residences

Direction: West
Current Base Zoning: “C-3” and “R-6”
Current Land Uses: Vacant

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

Transportation

Thoroughfare: Five Palms Drive
Existing Character: Collector; one lane in each direction with sidewalks and a bicycle lane
Proposed Changes: None known

Thoroughfare: Medina Base Road
Existing Character: Secondary Arterial Type A 86’; one lane in each direction with partial sidewalks
Proposed Changes: None known

Public Transit: VIA bus lines 614 and 619 operate along Five Palms Drive, with multiple stops adjacent to 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 commercial uses are typically determined by building size and use. The rezoning application generally referred to commercial uses, therefore the parking requirement cannot be calculated at this time.

<u>Staff Analysis and Recommendation:</u> Approval, pending plan amendment

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

1. **Consistency:**

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

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

   Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property's location at the intersection of an arterial thoroughfare and a collector street makes medium intensity commercial development appropriate. Where "C-2" zoning abuts residential zoning and/or uses, building setbacks and landscape buffer will apply.

3. **Suitability as Presently Zoned:**

   The current residential zoning district is not appropriate for the subject property. The subject property is located along an arterial road which generally accommodates commercial uses. This portion of Five Palms Drive is an emerging corridor evolving from vacant and single-family residential uses into commercial and multi-family residential uses.

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

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

5. **Public Policy:**

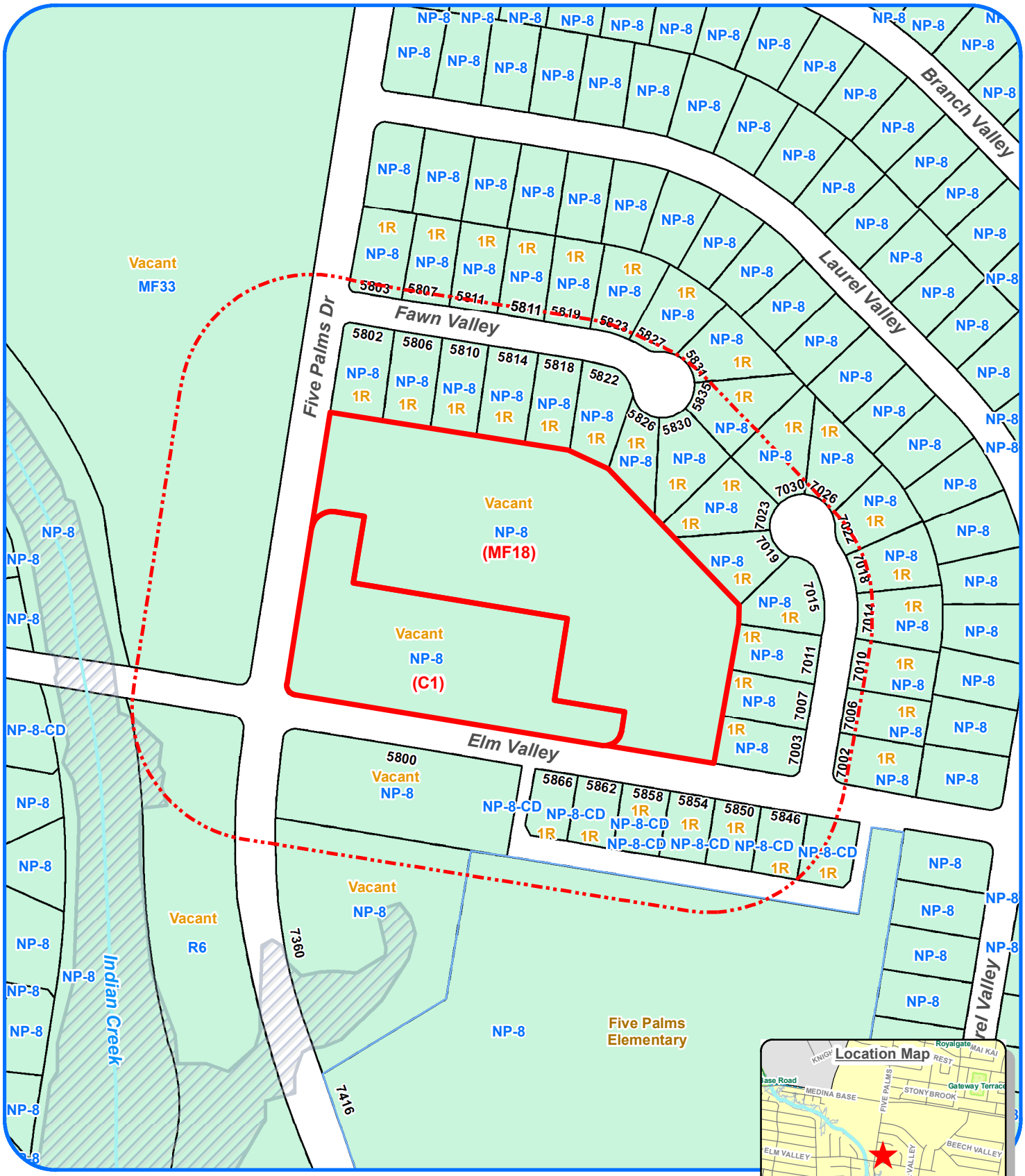
   The request does not appear to conflict with any public policy objective.

6. **Size of Tract:**

   The subject property is 5.524 acres in size, which should be able to reasonably accommodate the commercial uses permitted in the "C-2" district, along with required parking and landscaping.

7. **Other Factors:**

   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 no opposition to the zoning change request and proposed project.



Zoning Case Notification Plan

Case Z-2014-213

Council District: 4

School District: South San I.S.D.

Scale: 1" approx. = 200 Feet

Legend

Subject Properties	(5.683 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(07/31/2014 - R. Martinez)

Subject Property Legal Description(s): NCB 15261 - BLOCK 000 - LOT: Portion of 7200 block of Five Palms Dr. - P-37

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 #:	Z2014213
Hearing Date:	August 19, 2014
Property Owner:	Home Living Hospitality, Ltd. (by Gene A Liguori, Jr., Manager, Two B.T. LLC, General Partner)
Applicant:	KLove Engineering, LLC (Jose M. Cantu, PE)
Representative:	KLove Engineering, LLC (Jose M. Cantu, PE)
Location:	A portion of the 7200 Block of Five Palms Drive
Legal Description:	5.683 acres out of Parcel 37, NCB 15261
Total Acreage:	5.683
City Council District:	4
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District (on 1.956 acres) and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: People Active in Community Effort (P.A.C.E)

Planning Team: United Southwest Communities Plan-29

Applicable Agencies: Lackland Air Force Base

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 2001 case, the property was rezoned to “R-1A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "NP-8" Neighborhood Preservation District. The property is currently 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: North and East
Current Base Zoning: “NP-8”
Current Land Uses: Single-Family Residences

Direction: West
Current Base Zoning: “MF-33” and “R-6”
Current Land Uses: Vacant

Direction: South
Current Base Zoning: “NP-8” and “R-6”
Current Land Uses: School, Single-Family Residences and Vacant

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

Transportation

Thoroughfare: Five Palms Drive
Existing Character: Collector; one lane in each direction with sidewalks and a bicycle lane
Proposed Changes: None known

Thoroughfare: Fawn Valley and Elm Valley
Existing Character: Local streets; one lane in each direction with partial sidewalks
Proposed Changes: None known

Public Transit: VIA bus lines 614 and 619 operate along Five Palms Drive, with multiple stops adjacent to 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: The on-site vehicle parking requirements for multi-family uses are determined by the number of dwelling units. Off-street vehicle parking requirements for commercial uses are typically determined by building size and use (application did not specify the use).

Multi-Family Dwellings
Minimum requirement: 1.5 spaces per unit
Maximum allowance: 2 space per unit

<u>Staff Analysis and Recommendation:</u> Approval, pending plan amendment

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

1. **Consistency:**

   The property is located within the United Southwest Communities Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-1" and "MF-18" base zoning districts are not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Mixed Use. The Mixed Use designation is meant to accommodate a blend of residential, retail, professional service, office, entertainment etc. Staff and Planning Commission recommend approval of the plan amendment request.

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

   Staff finds no likely adverse impacts on neighboring property related to the rezoning request. The subject property is located at a four way stop along a collector street which should reasonably accommodate additional traffic that may be generated by the requested commercial and multi-family zoning districts.

3. **Suitability as Presently Zoned:**

   The current zoning district is not appropriate for the subject property. The subject property is located on the periphery of an established single-family residential neighborhood along a collector street which generally accommodates commercial uses. The proposed multi-family zoning district will act as a buffer between future commercial development and the existing residential neighborhood.

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

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

5. **Public Policy:**

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

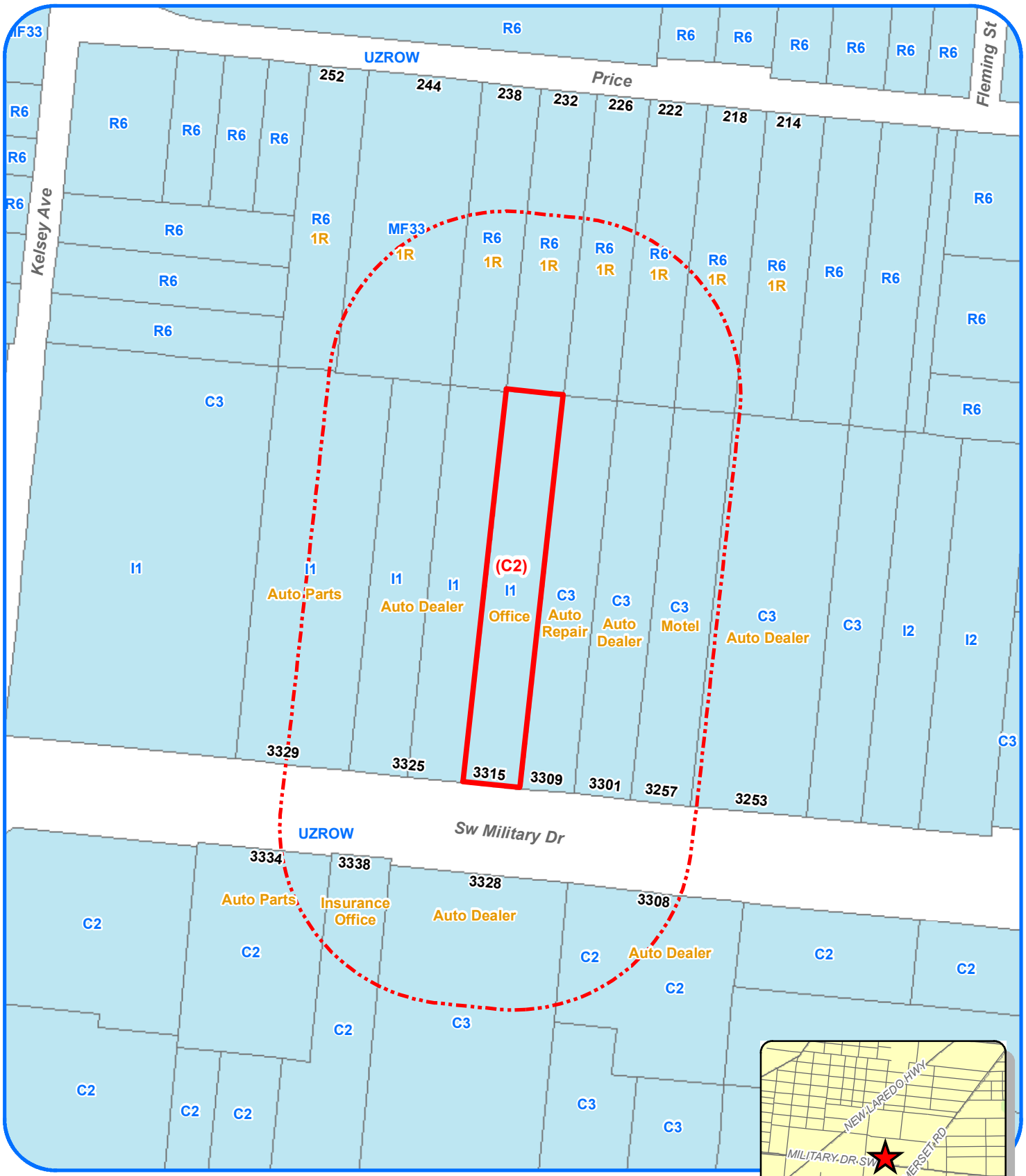
6. **Size of Tract:**

   The subject property is 5.683 acres in size, which should be able to reasonably accommodate the uses permitted in both the “C-1” and “MF-18” zoning districts, along with required parking and landscaping.

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 no opposition to the zoning change request and proposed project.

   The subject property is located within 300 feet of a public school. Alcohol sales will be prohibited on the subject property unless an variance from the distance requirements of City Code Section 4-6 is approved by the City Council.



Zoning Case Notification Plan

Case Z2014-216

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

Legend

Subject Properties	(0.656 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(7/31/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 8779 BLK 6 LOT N 443 FT OF 19

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 #:	Z2014216
Hearing Date:	August 19, 2014
Property Owner:	Rafael C. Galaviz and Rosa Linda P. Galaviz
Applicant:	Rafael C. Galaviz and Rosa Linda P. Galaviz
Representative:	Rafael C. Galaviz and Rosa Linda P. Galaviz
Location:	3315 Southwest Military Drive
Legal Description:	The north 443 feet of Lot 19, Block 6, NCB 8779
Total Acreage:	0.656
City Council District:	4
Case Manager:	Krystin Ramirez, 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-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Planning Team: Kelly / South San P.U.E.B.L.O Community Plan (32)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned "H" Local Retail District. In 1977, the property was rezoned to "B-3" Business District; then, later the same year, the property was rezoned again to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property is developed with a 3,800 square foot nonresidential structure that was built in 1986. The property is platted, save and except a portion that was conveyed as right-of-way.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "R-6"
Current Land Uses: Single-family residences

Direction: East and South
Current Base Zoning: "C-3" and "C-2"
Current Land Uses: Motel, auto parts retail, insurance office and motor vehicle sales

Direction: West
Current Base Zoning: "I-1"
Current Land Uses: Motor vehicle sales and auto parts retail

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: Southwest Military Drive
Existing Character: Primary Arterial Type A; three lanes in each direction with a turning lane in the center and sidewalk on both sides
Proposed Changes: None known

Thoroughfare: Kelsey Ave
Existing Character: Local Streets; one lane in each direction
Proposed Changes: None known

Thoroughfare: Somerset Rd
Existing Character: Secondary Arterial Type A; two lanes in each direction
Proposed Changes: None known

Public Transit: VIA bus lines 251 and 524 operate along Southwest Military Drive.

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

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to an existing professional office use and an additional proposed retail use.

Service – Professional Office: Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 140 square feet GFA

Retail uses typically require a minimum of 1 parking space per 300 square feet of GFA and a maximum of 1 space per 200 square feet of GFA.

The proposed uses in the existing structure will be required to have a minimum of 13 parking spaces.

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 Kelly / South San P.U.E.B.L.O Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-2" 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 requested zoning will allow a range of office and retail uses on the property.

3. **Suitability as Presently Zoned:**

   The current "I-1" base zoning district is not consistent with the Community Commercial land use designation. New industrial uses would not be appropriate and are unlikely due to the property's location near residences and within an established commercial corridor.

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

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

5. **Public Policy**

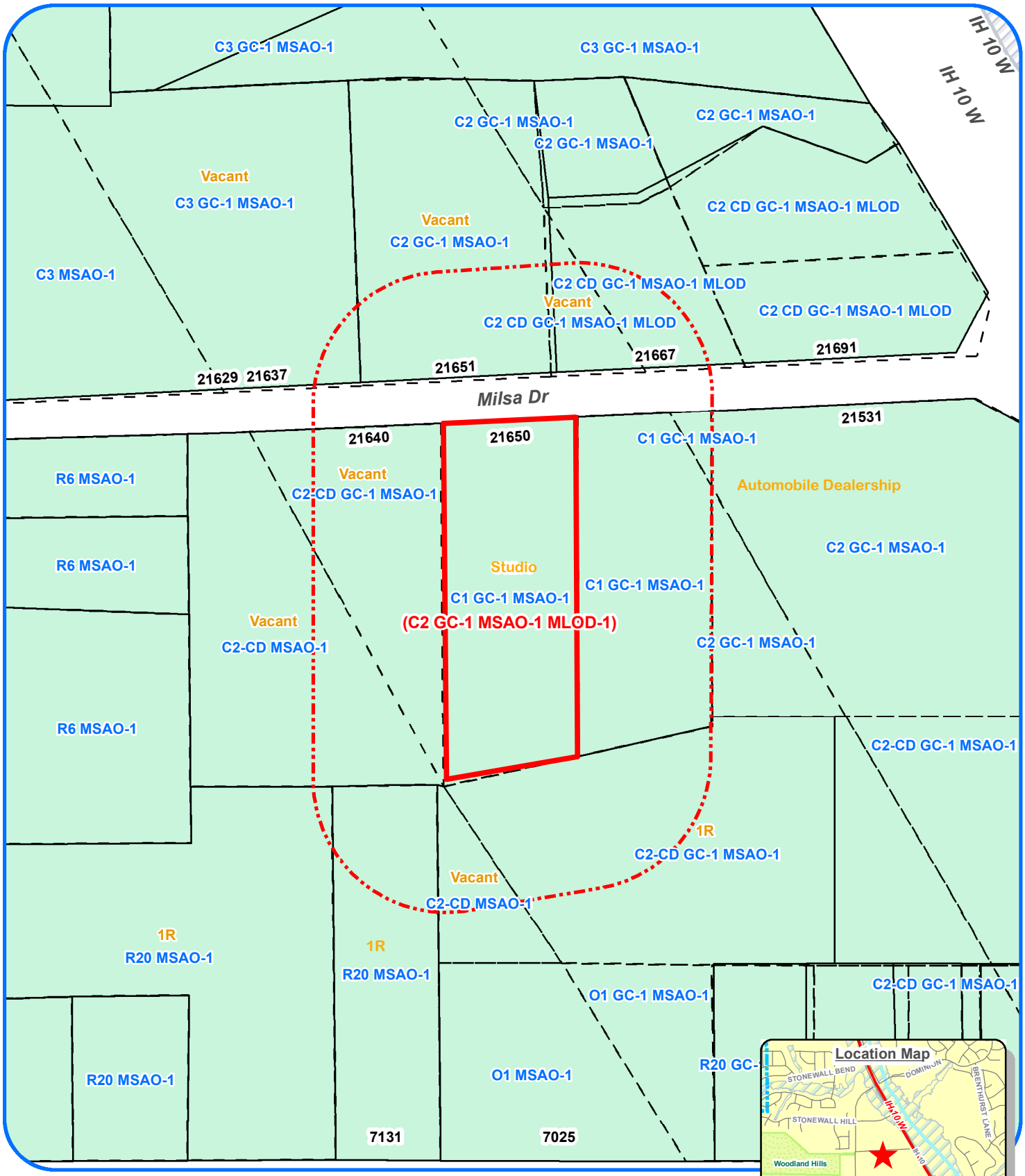
   The request does not appear to conflict with any public policy objective.

6. **Size of Tract:**

   The subject property totals 0.656 of an acre in size, which should reasonably accommodate the uses permitted in "C-2". The size of the property will serve to limit the scale and intensity of any future commercial use.

7. **Other Factors:**

   None.



Zoning Case Notification Plan

Case Z-2014-218

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 200 Feet

Legend

Subject Properties (2.432 Acres)

200' Notification Area

Current Zoning TEXT

Requested Zoning Change (TEXT)

100-Year DFIRM Floodplain

Single Family Residential 1R

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

Subject Property Legal Description(s): NCB 35733 - BLOCK 000 - LOT: 2.432 acres out of NCB 35733

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 #:	Z2014218
Hearing Date:	September 19, 2013
Property Owner:	Karen Little
Applicant:	Robert S. Greenberg (The Bo Green LLC)
Representative:	Kaufman & Killen, Inc.
Location:	21650 Milsa Drive
Legal Description:	2.432 acres out of NCB 35733
Total Acreage:	2.432
City Council District:	8
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay 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 August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: Friends of Friedrich Wilderness Park

Planning Team Members: 42 (North Sector Plan)

Applicable Agencies: The Camp Bullis Military Installation

Property Details

Property History: The subject property, located on the southern side of Milsa Drive between Stonewall Parkway and Interstate Highway 10 West, is 2.432 acres in size. The property was annexed in December 1998, per Ordinance #88824, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1999 case, the property was rezoned to "R-8" Large Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-20" Residential Single Family District. In a 2010 zoning case, the property was rezoned to "C-1" Light Commercial District in order to allow a photography studio. The property is developed with a single structure measuring approximately 2,450 square feet built in 1992. 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 flood plain.

Adjacent Zoning and Land Uses

Direction: East
Current Base Zoning: "C-1" and "C-2"
Current Land Uses: Auto Dealership (Temporary Construction)

Direction: North
Current Base Zoning: "C-2" and "C-2 CD"
Current Land Uses: Vacant Land and Temporary Construction (Motor Vehicle Sales)

Direction: West
Current Base Zoning: "C-2 CD"
Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: South
Current Base Zoning: "R-20" and "C-2 CD"
Current Land Uses: Single-Family Dwellings and Vacant Land

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

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

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

Transportation

Thoroughfare: Interstate Highway 10 West
Existing Character: Expressway; 2 lanes in each direction with 2-lane access roads
Proposed Changes: None known

Thoroughfare: Milsa Drive
Existing Character: Local Street; one lane in each direction with no sidewalks
Proposed Changes: None known

Public Transit: There are no public transit lines near the subject property.

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

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

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The subject property is located within the North Sector Plan and is identified as Suburban Tier in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the future land use designation.

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

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

3. **Suitability as Presently Zoned:**

   Both the existing and proposed zoning districts are suitable for the 2.432 acre site. The Suburban Tier land use designation includes a wide range of residential densities and commercial uses. The property's size and location on a collector street, in close proximity to an expressway and other commercial uses, makes the property suitable for commercial uses. Although the current "C-1" zoning allows restaurant uses, the existing construction does not meet the lot and building development standards of the "C-1" district (specifically, the front maximum setback and rear parking requirements). The zoning change request would bring the existing structure and lot configuration into compliance.

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

   Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Staff recognizes that much of the surrounding area is transitioning from large, rural residential uses to more of an urban/suburban setting that includes single-family residential subdivisions, multi-family development, and a wide range of retail and service uses.

5. **Public Policy:**

   The request does not appear to conflict with any established public policy. The subject property is located within both the "MSAO-1" and "MLOD-1" overlay districts due to its proximity to Camp Bullis. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established by the "MLOD-1", as well as the sound attenuation measures required by the "MSAO-1".

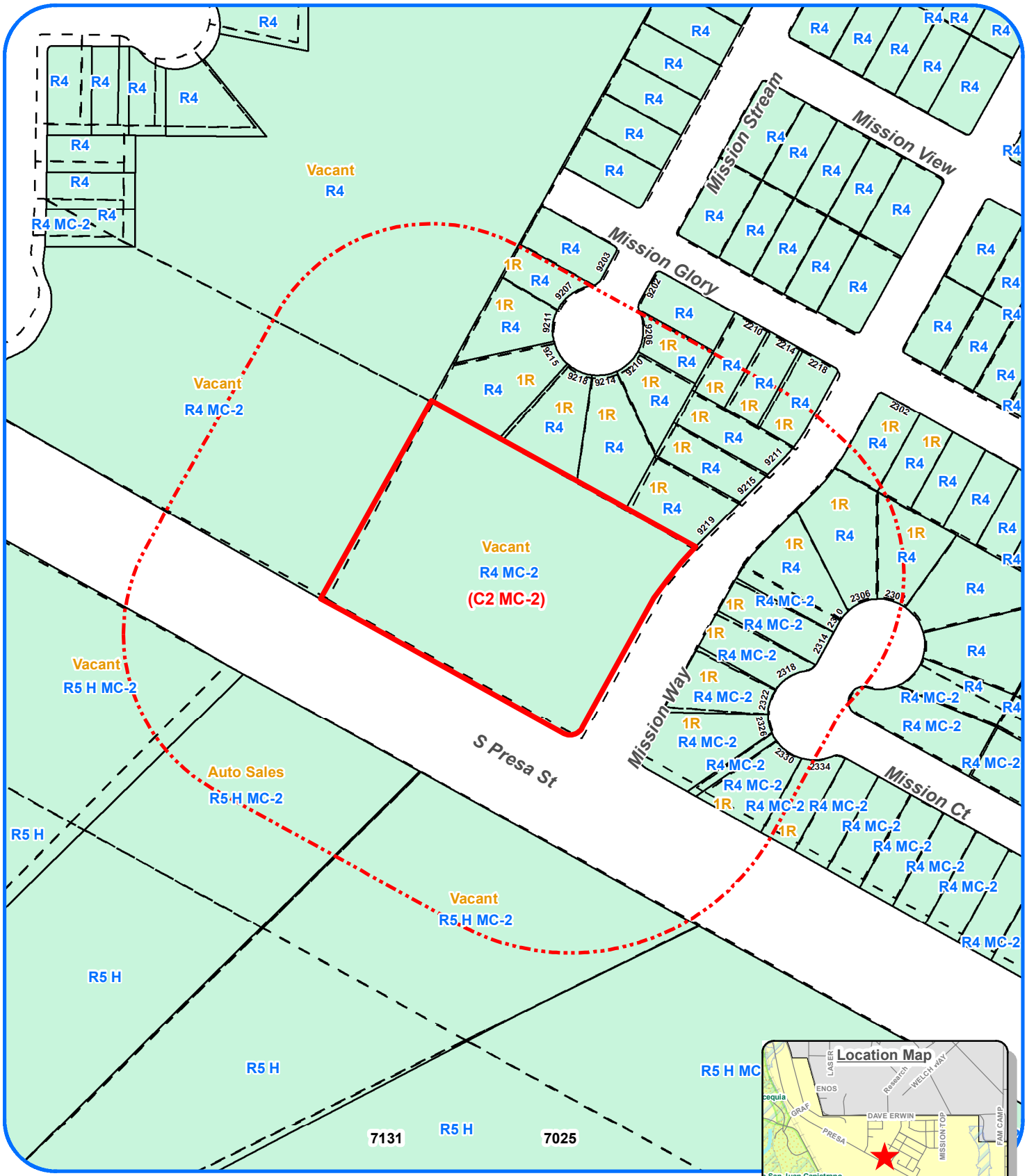
6. **Size of Tract:**

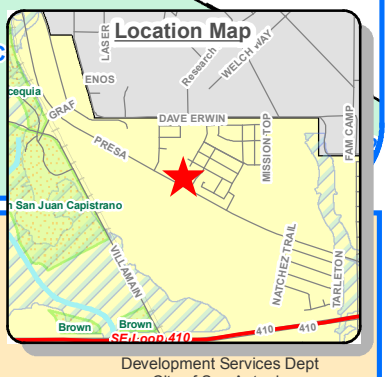
   The 2.432-acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed use.

7. **Other Factors:**

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

   The applicant requests "C-2" as the base zoning district for the property in order to allow a food service establishment. Staff finds the requested "C-2" Commercial District zoning to be appropriate and in character with some of the surrounding zoning. Staff recognizes the subject property's close proximity to both large-lot residential zoning and uses and Friedrich Park.





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

Zoning Case Notification Plan

Case Z-2014-219

Council District: 3

School District: San Antonio I.S.D.

Scale: 1" approx. = 150 Feet

Legend

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

N W E S

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

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2014219
Hearing Date:	August 19, 2014
Property Owner:	HLH Developments, LP (by Harry Hausman, Manager, Hausman Management LLC, General Partner)
Applicant:	Overland Properties, LLC (by Jacob W. Stauffer, Executive Vice President)
Representative:	Kaufman & Killen, Inc.
Location:	A portion of the 9000 Block of South Presa Street
Legal Description:	1.875 acres out of NCB 10920
Total Acreage:	1.875
City Council District:	3
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning change request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 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: Stinson Airport Vicinity Land Use Plan-14

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “B” Residence District. In a 1980 case, the property was rezoned to “B-3” Business District directly abutting South Presa Street and “I-1” Light Industry District to on the northern portion of the subject property. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and “I-1” General Industrial District. In a 2002 case, the property was rezoned to “MXD” Mixed Use District. In a 2003 case, the property was rezoned to “R-4” Residential Single-Family District. The property is not platted and is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

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

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

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

The “MC-2” South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

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

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

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

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

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

Retail Use (General)
Minimum requirement: 1 space per 300 square feet of Gross Floor Area
Maximum allowance: 1 space per 200 square feet of Gross Floor Area

<u>Staff Analysis and Recommendation:</u> Approval, pending plan amendment

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

1. **Consistency:**

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

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

   Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property's location on South Presa Street, at the periphery of a residential neighborhood makes it appropriate for retail and service uses that draw their customer base from the nearby residents.

   Where commercial zoning abuts single-family residences or zoning, landscape buffers and building setbacks will apply.

3. **Suitability as Presently Zoned:**

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

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

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

5. **Public Policy:**

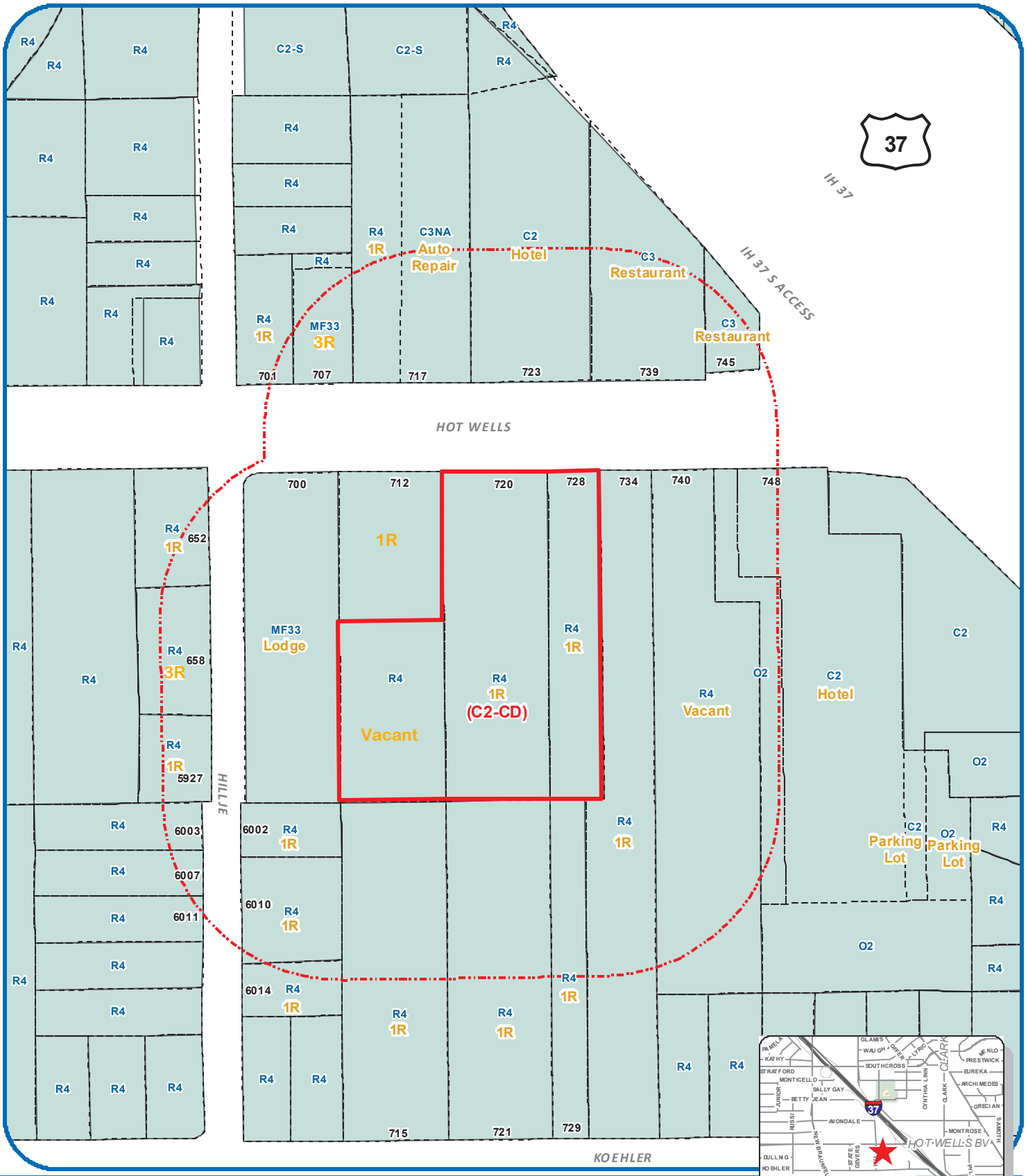
   The request does not appear to conflict with any public policy objective.

6. **Size of Tract:**

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

7. **Other Factors:**

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



Zoning Case Notification Plan

Case Z2014-220 CD

Council District: 3
School District: Southside I.S.D.
Scale: 1" approx. = 150 Feet

Legend

Subject Properties (2.05 Ac)
200' Notification Area
Current Zoning TEXT
Requested Zoning Change (TEXT)
100-Year DFIRM Floodplain
Single Family Residential 1R

Development Services Dept
City of San Antonio
(7/31/2014 - K. Egan)

Subject Property Legal Description(s):2.05 Acres out of NCB 10938 - BLOCK 006 - LOT 2, 3, & 4

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 #:	Z2014220 CD
Hearing Date:	August 19, 2014
Property Owner:	Emilio Rodriguez; John R. and Melanie K. Chaney; and James and Mary Willborn
Applicant:	Melanie Chaney
Representative:	Melanie Chaney
Location:	712, 720, and 728 Hot Wells
Legal Description:	2.05 acres out of Lots 2, 3, and 4, Block 6, NCB 10938
Total Acreage:	2.05
City Council District:	3
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning request.

Proposed Zoning Change

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Neighborhood Associations: Highland Hills Neighborhood Association

Planning Team Members: Highlands Community Plan - 33

Applicable Agencies: None

Property Details

Property History: The 2.05-acre site was annexed in 1952 (Ordinance 18115) and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property consists of a platted lot and portions of two other lots. The site consists of two structures measuring approximately 2,680 square feet that were constructed in 1925 and 1930.

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 across Hot Wells
Current Base Zoning: "R-4", "MF-33", "C-2", "C-3NA" and "C-3"
Current Land Uses: Single-Family Dwelling, Multi-Family Dwellings Auto Repair, Hotel and Restaurant

Direction: South
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Dwellings

Direction: East
Current Base Zoning: "R-4" and "C-2"
Current Land Uses: Single-Family Dwelling and Hotel

Direction: West
Current Base Zoning: "R-4" and "MF-33"
Current Land Uses: Single-Family Dwelling and Lodge

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: Hot Wells
Existing Character: Secondary Arterial Type B; with a lane in each direction and sidewalks on both sides.
Proposed Changes: None known

Thoroughfare: Interstate Highway 37
Existing Character: Expressway
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 20 and 36, which operate west of the subject property along South New Braunfels Avenue.

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.

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

The conditional use site plan shows 11,000 square feet of office and storage building with 17 parking spaces.

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 Highlands Community Plan and is identified as Low-Density Residential in the future land use component of the plan. The zoning request is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Community Commercial. Staff and Planning Commission recommend approval of the plan amendment request.

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

   Granting of the "C-2" base zoning district is not likely to have an adverse impact on the neighboring lands. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. The proposed zoning is appropriate given the location and proximity to the intersection of Interstate Highway 37 and Hot Wells commercial node.

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

3. **Suitability as Presently Zoned:**

   Both the current "R-4" Residential Single-Family District and proposed "C-2" Commercial District are appropriate for the 2.05-acre site. The proposed development will improve the physical appearance and provide landscaping of the area where vacant residential structures exist.

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

   Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The proposed change and development will provide the opportunity for tree planting and landscaping. This will maintain and improve of the character of the community.

5. **Public Policy:**

   Should the plan amendment request be approved, the request does not appear to conflict with any established public policy. The Community Commercial is consistent with the existing uses of the established area. This location is suitable for Community Commercial as recommended by the Highlands Community Plan. Further, the future expansion to the area of the services provided by the proposed land use change is consistent with the Goals and Objectives of the Highlands Community Plan.

   Goal 1: Economic Development Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

6. **Size of Tract:**

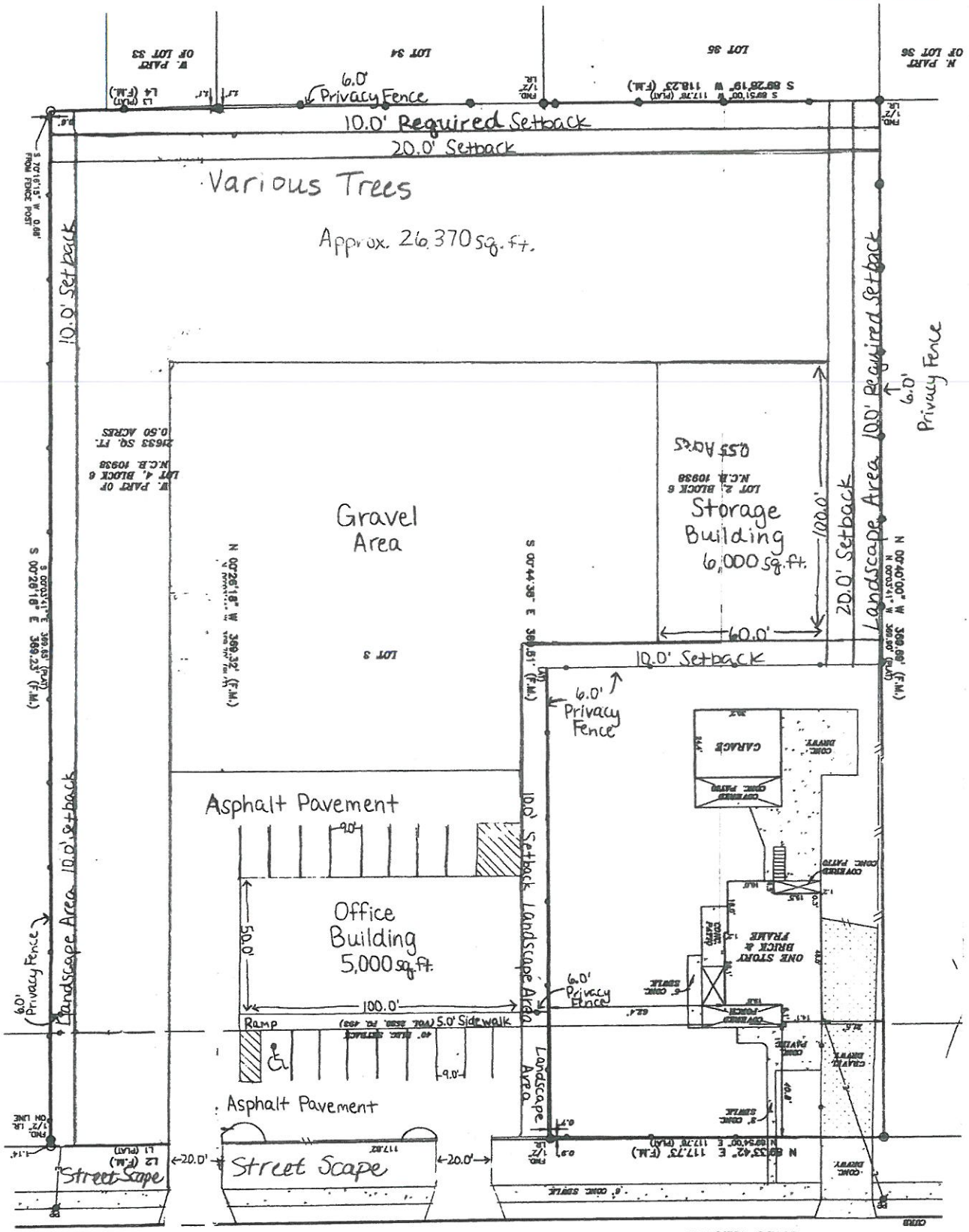
   The subject site is 2.05 acres in size, which should reasonably accommodate the uses permitted in the “C-2” district, as well as the proposed Construction Trades Contractor. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the 2.05-acre site that includes all existing and proposed development.

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 (Construction Trades Contractor) approving the conditional zoning district.

SITE PLAN

Z2014220 CD



Hot Wells Boulevard

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

STATEMENT:

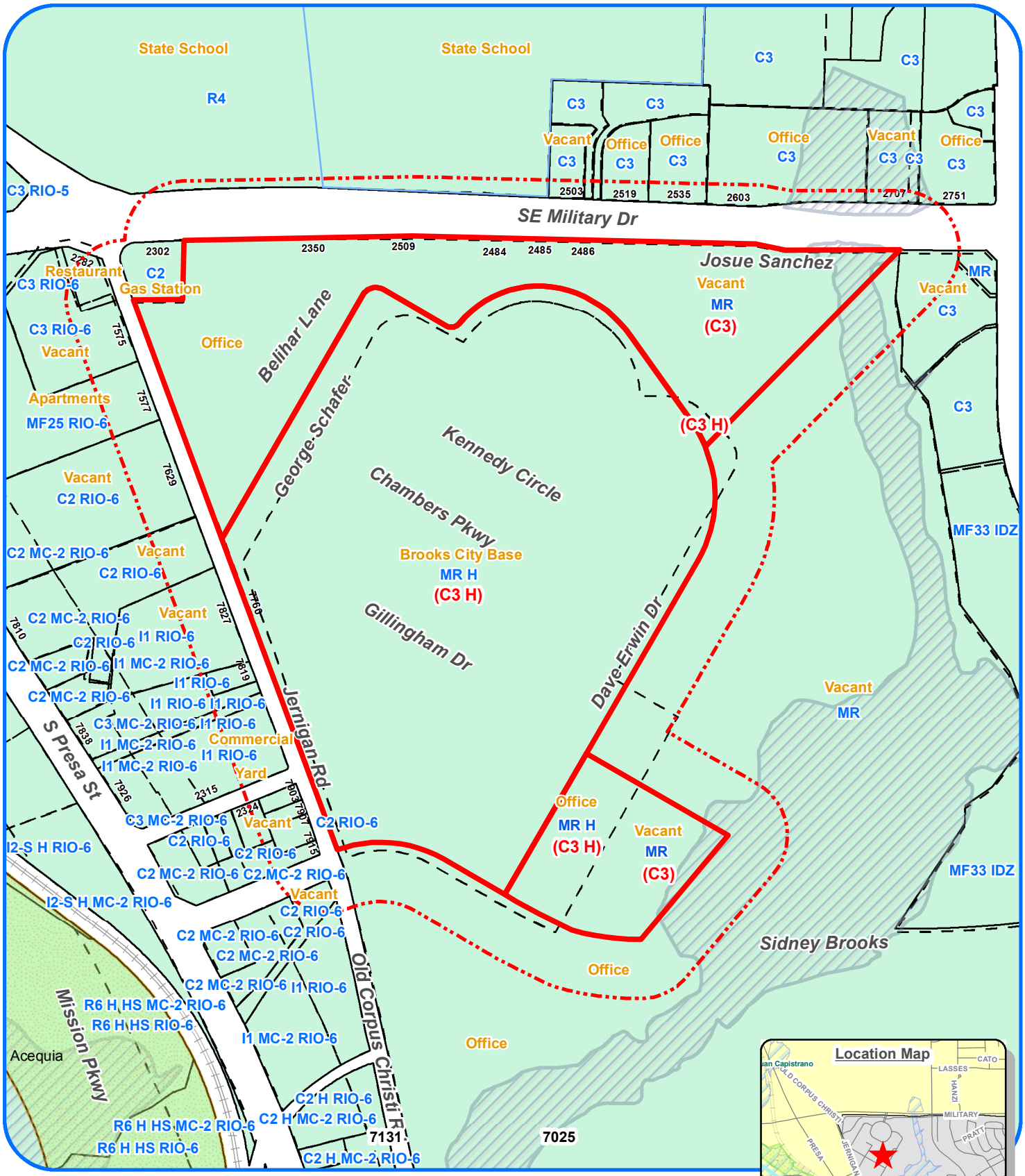
"I, JOHN CHANEY, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONE CASE DOES NOW RELIEVE ME FROM THE ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

NOTE:

1. PROPOSED USE – OFFICE AND STORAGE SPACE
2. TOTAL NUMBER OF SPACES = 17 SPACES WITH 1 ADA ACCESSIBLE SPACE

NO. OF LOTS	ACRES	IMPERVIOUS COVER	OPEN SPACE
3	2.05	.207	.793

Impervious Cover	Open Space/Gravel
18,484.69 sq. ft.	70,813.31 sq. ft.



Zoning Case Notification Plan

Case Z-2014-221

Council District: 3

School District: San Antonio I.S.D.

Scale: 1" approx. = 450 Feet

Legend

Subject Properties	(81.221 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

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

Subject Property Legal Description(s): NCB 10879 - BLOCK 000 - LOT: 81.221 acres out of P-111

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 #:	Z2014221
Hearing Date:	August 19, 2014
Property Owner:	Brooks Development Authority, (by Roland A. Lozano, Chief Operating Officer)
Applicant:	Brooks Development Authority, (by Roland A. Lozano, Chief Operating Officer)
Representative:	Andrew C. Guerrero
Location:	Portions of the 2400 - 2600 Blocks of Southeast Military Drive, the 2400 Block of Sidney Brooks, and the 7800 - 7900 Blocks of Dave Erwin Drive
Legal Description:	81.221 acres out of Parcel 111, NCB 10879
Total Acreage:	81.221
City Council District:	3
Case Manager:	Krystin Ramirez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial District Airport Hazard Overlay District and "C-3 H AHOD" General Commercial School of Aerospace Medicine 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 August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Hot Wells Neighborhood Association is located within 200 feet.

Planning Team: Stinson Airport Vicinity Land Use Plan (16)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "MR" Military Reservation. The area was previously Brooks Air Force base and is now a non-active military facility known as Brooks City Base. The subject property is not platted in its current configuration. The subject property includes the site of the US Air Force School of Aerospace Medicine and is proposed to be the new home of the University of the Incarnate Word's School of Osteopathic Medicine.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "R-4" and "C-3"
Current Land Uses: State school, professional office and food service establishment

Direction: East
Current Base Zoning: "C-3", "MF-33 IDZ" and "MR"
Current Land Uses: Vacant land and multi-family

Direction: South
Current Base Zoning: "MR"
Current Land Uses: Professional office and vacant

Direction: West
Current Base Zoning: "C-2", "C-3" and "MF-25
Current Land Uses: Apartments and vacant land

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

The subject property is located in the School of Aerospace Medicine Historic District. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: Southeast Military Drive
Existing Character: Second Arterial Type A; three lanes in each direction with sidewalks
Proposed Changes: None known

Thoroughfare: Old Corpus Christi Road; Sidney Brooks and Dave Erwin Drive
Existing Character: Local Street; one lane in each direction
Proposed Changes: None known

Public Transit: VIA bus lines 36, 242 and 551 operate along Southeast Military Drive

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

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to a proposed university and retail.

School – private university or college: Minimum Parking Requirement: 1 space per 4 students; Maximum Parking Requirement: 1 space per 2 students. Retail – food store: Minimum Parking Requirement: 1 per 300 square feet Ground Floor Area (GFA); Maximum Parking Requirement: 1 per 200 square feet GFA.

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The subject property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as Regional Commercial in the future land use component of the plan. The requested "C-3" base zoning district is consistent with the adopted land use designation.

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

   Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The Brooks City Base campus is transitioning from the former military base and related uses to a regional residential and commercial mixed use hub.

3. **Suitability as Presently Zoned:**

   The current "MR" base zoning district is no longer appropriate for the subject property. Both the uses and development standards permitted in the district are the same as the "O-1" district, severely limiting redevelopment of the former military installation.

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

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

5. **Public Policy**

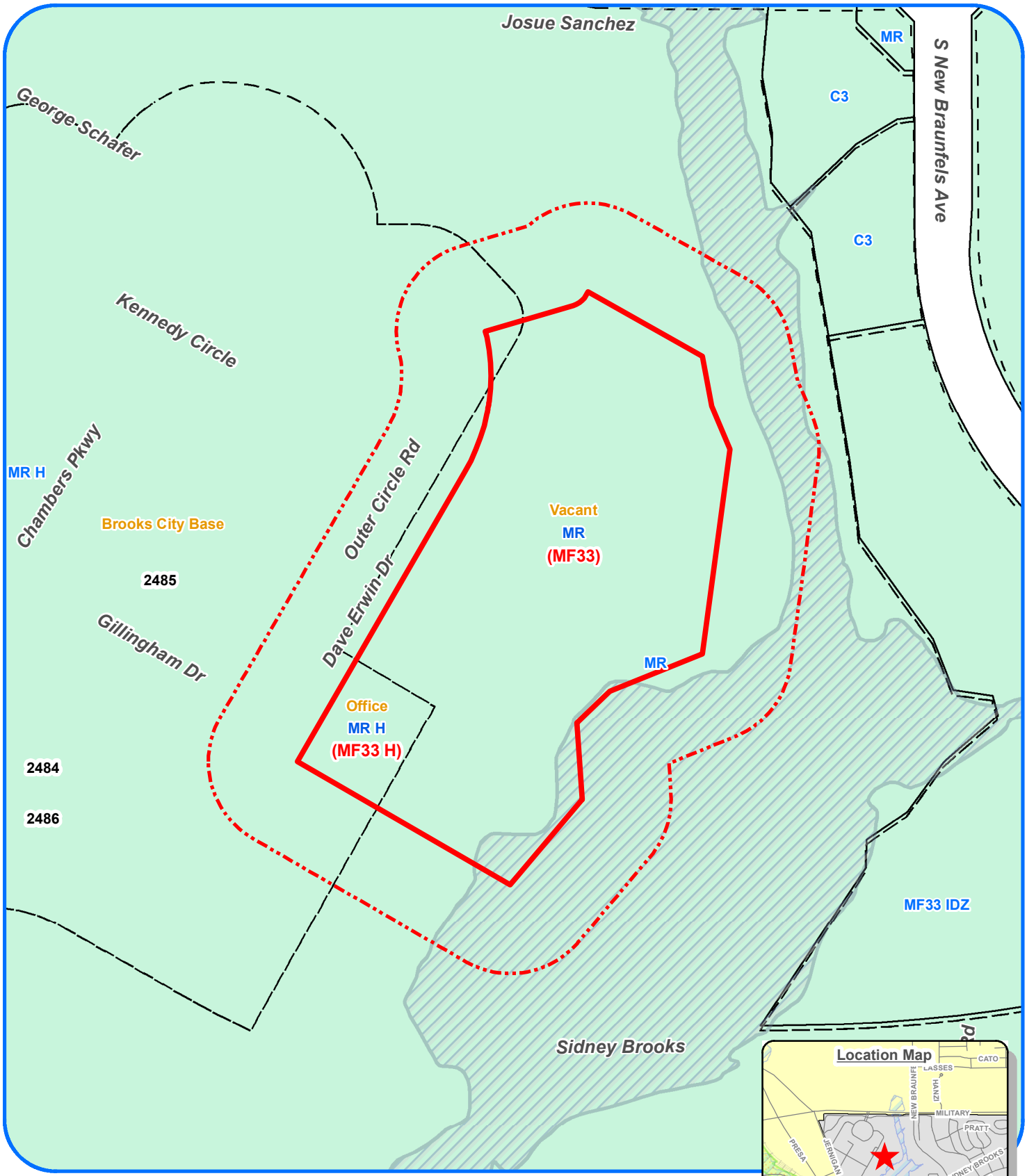
   The rezoning request does not appear to conflict with any public policy objective.

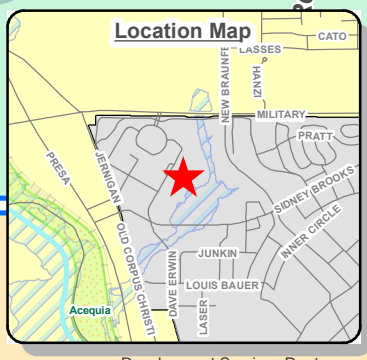
6. **Size of Tract:**

   The subject property totals 81.221 acres in size, which should reasonably accommodate the uses permitted in "C-3". The large size of the property will appropriately serve the future university and retail uses.

7. **Other Factors:**

   The zoning change request does not include any changes to the existing historic district boundaries.





Development Services Dept
City of San Antonio
(07/31/2014 - R. Martinez)

Zoning Case Notification Plan

Case Z-2014-222

Council District: 3

School District: San Antonio I.S.D.

Scale: 1" approx. = 300 Feet

Legend

Subject Properties	(16.102 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N S E W

Subject Property Legal Description(s): NCB 10879 - BLOCK 000 - LOT: 16.102 acres out of P-111

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 #:	Z2014222
Hearing Date:	August 19, 2014
Property Owner:	Brooks Development Authority, (by Roland A. Lozano, Chief Operating Officer)
Applicant:	Brooks Development Authority, (by Roland A. Lozano, Chief Operating Officer)
Representative:	Andrew C. Guerrero
Location:	A portion of the 7800 Block of Dave Erwin Drive
Legal Description:	16.102 acres out of Parcel 111, NCB 10879
Total Acreage:	16.102
City Council District:	3
Case Manager:	Krystin Ramirez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District

Requested Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family School of Aerospace Medicine 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 August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: Hot Wells Neighborhood Association is located within 200 feet of contiguous property owned by the subject property owner.

Planning Team: Stinson Airport Vicinity Land Use Plan (16)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "MR" Military Reservation. The area was previously Brooks Air Force base and is now a non-active military facility known as Brooks City Base. The subject property is not platted and is undeveloped except for an office building located within the School of Aerospace Medicine Historic District. The zoning change request will not change the boundary of the historic district.

The rezoning request for these 16.102 acres is to allow development of multi-family residences.

Topography: A small portion of the property is located within the 100 year floodplain.

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "R-4" and "C-3"
Current Land Uses: State school, professional office and food service establishment

Direction: East
Current Base Zoning: "C-3", "MF-33 IDZ" and "MR"
Current Land Uses: Vacant land and multi-family

Direction: South
Current Base Zoning: "MR"
Current Land Uses: Professional office and vacant

Direction: West
Current Base Zoning: "C-2", "C-3" and "MF-25
Current Land Uses: Apartments 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.

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

Transportation

Thoroughfare: Southeast Military Drive
Existing Character: Second Arterial Type A; three lanes in each direction with sidewalks
Proposed Changes: None known

Thoroughfare: Old Corpus Christi Road; Sidney Brooks and Dave Erwin Drive
Existing Character: Local Street; one lane in each direction
Proposed Changes: None known

Public Transit: VIA bus lines 36, 242 and 551 operate along Southeast Military Drive

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

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to proposed multi-family residences.

Dwelling – attached apartments/condos: Minimum Parking Requirement: 1 space per unit; Maximum Parking Requirement: 1.9 units per space.

<u>Staff Analysis and Recommendation:</u> Approval, pending plan amendment.

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

1. **Consistency:**

   The subject property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as Regional Commercial in the future land use component of the plan. The requested "MF-33" base zoning district is not consistent with the adopted land use designation. A master plan amendment has been submitted, requesting to change the future land use designation to High Density Residential, which encourages multi-family residences. Staff and Planning Commission recommend approval of the plan amendment request.

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

   Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The Brooks City Base campus is transitioning from the former military base and related uses to a regional residential and commercial mixed use hub.

3. **Suitability as Presently Zoned:**

   The current "MR" base zoning district is no longer appropriate for the subject property. Both the uses and development standards permitted in the district are the same as the "O-1" district, severely limiting redevelopment of the former military installation.

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

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

5. **Public Policy**

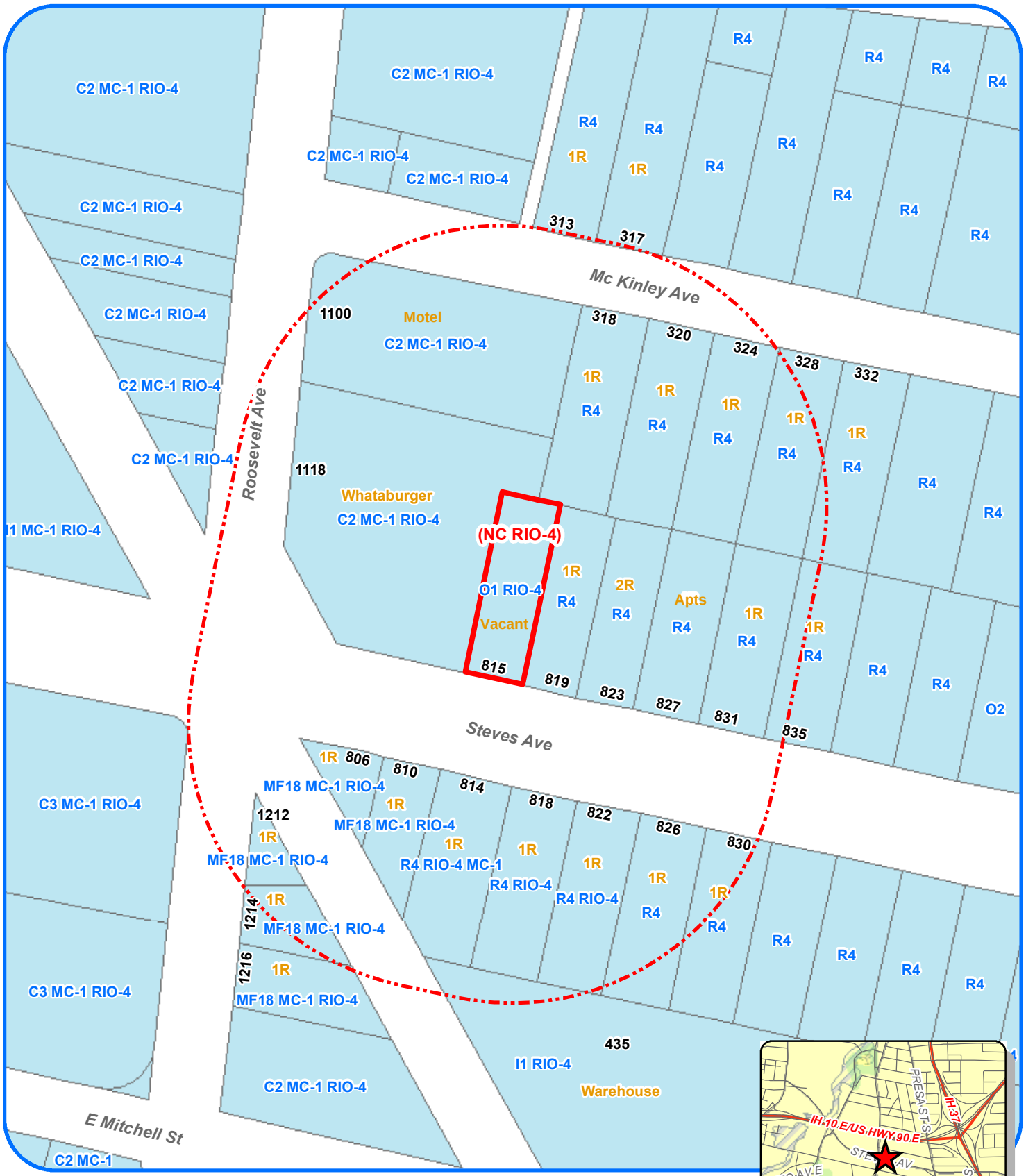
   Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. **Size of Tract:**

   The subject property totals 16.102 acres in size, which should reasonably accommodate the uses permitted in "MF-33".

7. **Other Factors:**

   The zoning change request does not include any changes to the existing historic district boundaries.



Zoning Case Notification Plan

Case Z2014-223

Council District: 3
School District: SAISD
Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.1331 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N E S W

Development Services Dept
City of San Antonio
(7/31/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 2977 BLK 6 LOT N 137.5 FT OF 124

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 #:	Z2014223
Hearing Date:	August 19, 2014
Property Owner:	Jorge A. and Juanita S. Villarreal
Applicant:	Juanita S. Villarreal
Representative:	Juanita S. Villarreal
Location:	815 Steves Avenue
Legal Description:	The north 137.5 feet of Lot 124, Block 2, NCB 2977
Total Acreage:	0.1331
City Council District:	3
Case Manager:	Brenda V. Martinez, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "O-1 RIO-4 AHOD" Office River Improvement Overlay-4 Airport Hazard Overlay District

Requested Zoning: "NC RIO-4 AHOD" Neighborhood Commercial River Improvement Overlay-4 Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Planning Team: South Central San Antonio Community Plan - 15

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District and "J" Commercial District. In a 2000 zoning case, the property was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "O-2" High Rise Office District. In a 2009 case, the property was rezoned to the current "O-1" Office District. The subject property is platted, save and except a portion previously conveyed as right-of-way.

The applicant is requesting a zoning change to allow a beauty salon.

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: "C-2" and "R-4"
Current Land Uses: Motel and Single Family Residences

Direction: South
Current Base Zoning: "MF-18" and "R-4"
Current Land Uses: Single-Family Residences

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Residence, Duplex and Apartments

Direction: West
Current Base Zoning: "C-2"
Current Land Uses: Restaurant

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

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

Transportation

Thoroughfare: Steves Avenue
Existing Character: Collector Street; 2 lanes in each direction
Proposed Changes: None known

Thoroughfare: Roosevelt Avenue
Existing Character: Primary Arterial Type B Street; 2 lanes in each direction
Proposed Changes: None known

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

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 typically are determined by the type of use and building size. The zoning application refers to a Beauty Salon.

Barber or Beauty Shop - Minimum Parking Requirement: 1 space per 300 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The property is located within the South Central San Antonio Community Plan and is currently designated as "Mixed Use" in the Future Land Use Plan. The requested "NC" zoning district is consistent with the adopted future 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 proposed use will be compatible with the surrounding land uses and overall character of the community.

   In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. Small neighborhood oriented office or service uses are more appropriate at this location as this type of use is designed to serve a smaller customer base. The size of the subject property should serve to restrict the intensity in both customer and traffic volume, making any future commercial use more compatible with the residential character of the existing neighborhood to the east.

3. **Suitability as Presently Zoned:**

   Both the current and requested zoning districts are appropriate for the area.

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

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

5. **Public Policy:**

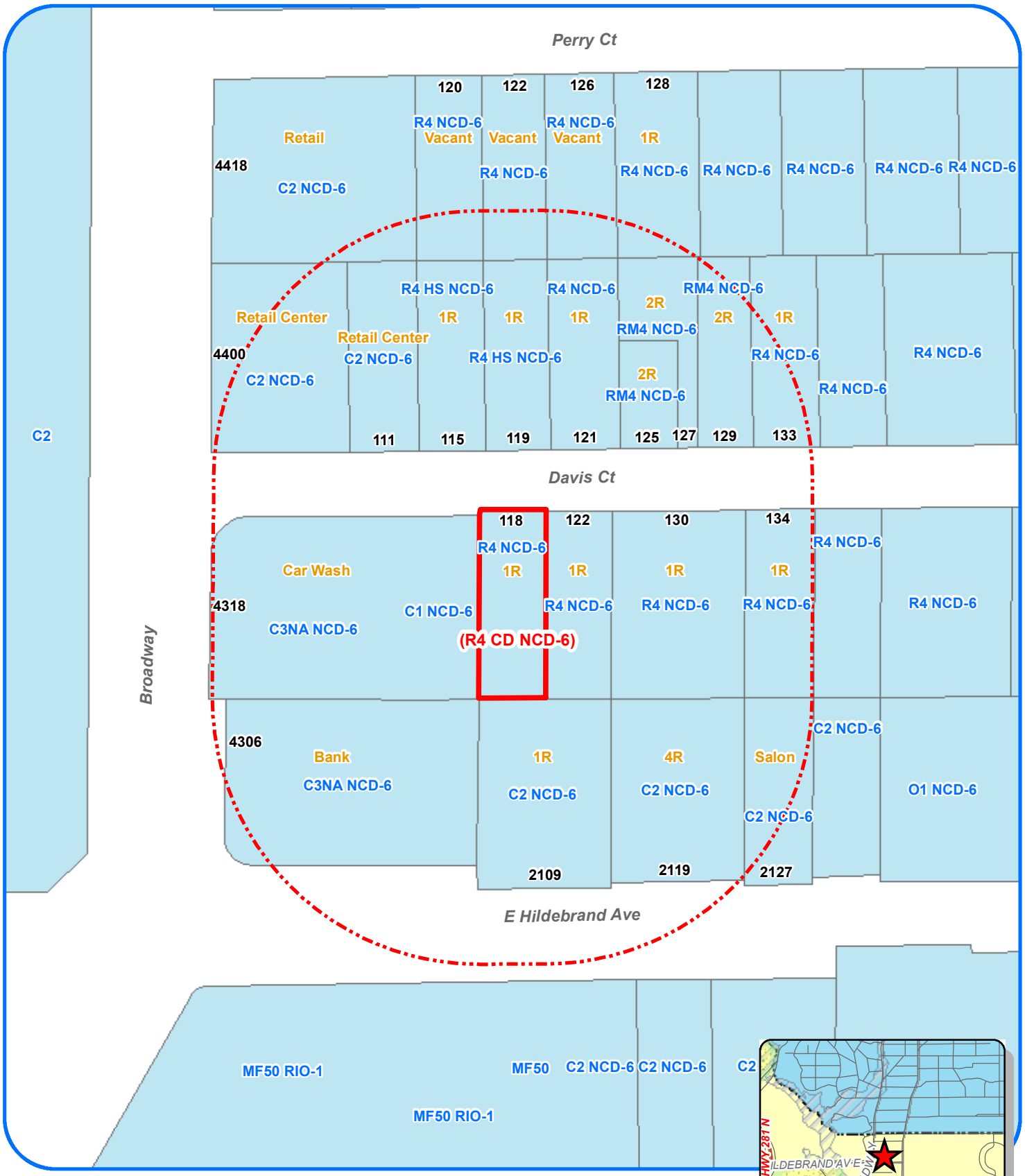
   The request does not appear to conflict with any established public policy objective. The requested base zoning district is consistent with the adopted land use plan.

6. **Size of Tract:**

   The property is 0.1331 acres, which is large enough to accommodate the uses permitted in the "NC" district.

7. **Other Factors:**

   None.



Zoning Case Notification Plan

Case Z2014-225 CD

Council District: 2
School District: SAISD
Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.1607 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(7/31/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 6227 BLK 1 LOT 21

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 #:	Z2014225 CD
Hearing Date:	August 19, 2014
Property Owner:	Ivonne Arreola
Applicant:	City of San Antonio Development Services Department
Representative:	City of San Antonio Development Services Department
Location:	118 Davis Court
Legal Description:	Lot 21, Block 1, NCB 6227
Total Acreage:	0.1607
City Council District:	2
Case Manager:	Micah Diaz, Senior Planner
Case History:	This is the first public hearing for this zoning change request. The case has been expedited to City Council for consideration on August 21, 2014.

Proposed Zoning Change

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

Requested Zoning: "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment without cover charge 3 or more days per week

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 7, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 15, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Mahncke Park Neighborhood Association

Planning Team: Mahncke Park Neighborhood Plan (21)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code (UDC), the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property was platted into its current configuration in 1914 and was developed in 1925 as a 1,272-square foot single-family residence.

In February 2014, the Development Services Department (DSD) began issuing building permits allowing the conversion of the residential structure into a small food service establishment. Permits were issued based on a zoning map error which mistakenly labeled the subject property as "C-1" Light Commercial District. The map error originated when the neighboring property was rezoned in 1983. Section 35-421 of the UDC allows the director of Development Services to initiate rezoning of a property to correct an administrative error in the rezoning of a tract of land. Therefore, DSD has initiated this rezoning case.

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

Adjacent Base Zoning and Land Uses

Direction: North and East
Current Base Zoning: "R-4" and "RM-4"
Current Land Uses: Single-family residences and townhomes

Direction: South
Current Base Zoning: "C-2"
Current Land Uses: Vacant residences, salon, and office

Direction: West and Northwest
Current Base Zoning: "C-3NA", "C-1", and "C-2"
Current Land Uses: Bank, carwash, and retail centers

Overlay and Special District Information: The Mahncke Park Neighborhood Conservation District (NCD-6) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential structures. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

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: Davis Court and Perry Court
Existing Character: Local streets, one lane in each direction with sidewalks
Proposed Changes: None known

Thoroughfare: Broadway
Existing Character: Primary Arterial Type B; three lanes in each direction with center turn lanes and sidewalks
Proposed Changes: Improvements completed

Thoroughfare: East Hildebrand Avenue
Existing Character: Secondary Arterial Type B; two lanes in each direction with turn lanes and sidewalks
Proposed Changes: Improvements completed

Public Transit: The subject property's area is served by multiple public transit lines. Bus lines 9, 10, 14, 209, and 214 operate along Broadway, with a stop at the southeast corner of Davis Court. Additionally, the number 8 and 509 bus lines operate along East Hildebrand Avenue and North New Braunfels Avenue.

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 subject property's intended use is a coffee shop (food service establishment) including office space. The business owner has indicated that 700 square feet of the structure will be used as coffee shop space, with the remaining 500 square feet as office space. Although the restaurant and office space will be part of the same business and use, the areas are reviewed separately when determining the parking requirement.

The office portion will require at least 1 space per 300 square feet of Gross Floor Area (GFA). The amount of parking required for the coffee shop will depend on further classification of the use. If the business owner limits the coffee shop to take out service only with a maximum of 15 occupants at any given time (including both employees and customers), the amount of required parking will be 1 space per 300 square feet of GFA. However, if the coffee shop includes seating and dine-in option, the amount of required parking will be 1 space per 100 square feet of GFA.

Therefore, depending on the scale of the proposed use, the minimum required parking will range between 4 and 9 parking spaces including one ADA-accessible space. An ADA-accessible space has been added in front of the structure. The business owner has indicated that additional spaces will be accommodated to the rear of the structure. The number of spaces that may fit on the property depends on the site design and development standards (angle of parking, width of drive aisles) included in Section 35-526 of the UDC.

Typically, conditional use requests require approval of and adherence to a site plan that would show the proposed parking configuration. However, City-initiated zoning cases are exempt from the site plan requirement.

Staff Analysis and Recommendation: Approval, with conditions.

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

1. **Consistency:**

   The subject property is located within the Mahncke Park Neighborhood Plan, and is currently designated as Urban Low Density Residential in the future land use component of the plan. The "R-4" base zoning district is consistent with the adopted land use designation.

   The Mahncke Park Neighborhood Plan includes multiple goals and objectives that are applicable to this zoning change request. The plan supports commercial development along the Broadway corridor, but also promotes protection of the existing residential character of the side streets such as Davis Court. The plan encourages limited-impact transition between the commercial corridor and the residential neighborhood. Typically, the Conditional Use provision can be used as a transition between commercial and residential areas.

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

   Staff has concerns related to parking. The area suffers from on-street, over-flow parking from the nearby commercial uses and university. Additionally, with few exceptions, on-street parking is prohibited along both sides of Davis Court between the hours of 7 a.m. and 6 p.m. Food service establishments tend to generate traffic, and the lack of parking on the subject property may create more issues with on-street parking. However, staff does recognize that the area is well-served by public transit, as well as pedestrian and bicycle traffic from the adjacent university.

   UDC Section 35-514 requires nonresidential uses to construct and maintain a 6-foot tall, solid-screen fence where the property abuts an existing single-family residence, unless the provision is altered or waived by City Council in conjunction with a zoning change request. The required fence will be subject to any applicable NCD design standards.

3. **Suitability as Presently Zoned:**

   The current "R-4" base zoning district is appropriate for the subject property. However, for many years the property was mistakenly labeled as being zoned "C-1" on the City's official zoning map. DSD issued building, electric, plumbing, and site work permits for the property prior to discovering the zoning map error.

   The Mahncke Park Neighborhood Conservation District ("NCD-6") does not include design standards for non-residential uses in structures originally designed for commercial use. However, structures within the district that were originally built for residential use, and then converted to commercial use shall be required to

comply with NCD standards. Compliance with the NCD standards was reviewed for prior to the recent building permits being issued.

4. Health, Safety and Welfare:

The conditional zoning procedure is designed to provide for a land use 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 not be for all of the uses permitted in a given district, but shall be only for the conditional use named in the ordinance approving the conditional zoning district.

Should the proposed food service establishment provide appropriate parking accommodations for their employees and customers, staff finds no likely impact on the health, safety and welfare of the community in relation to the proposed zoning change. If the proposed conditional use is approved, the property owner may seek to reduce the amount of required parking through an administrative exception from the Director of DSD or a parking adjustment from the Board of Adjustment. Otherwise, the minimum parking requirement must be met on-site, or off-site through a cooperative parking agreement.

5. Public Policy:

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

6. Size of Tract:

The subject property measures approximately 7,000 square feet in size (0.1607 of an acre) and is developed with a 1,272-square foot structure. The small size of the subject property should serve to limit the scale and impact of the proposed conditional use.

7. Other Factors:

In February 2014, the current property owner purchased the subject property with the understanding that the lot was zoned “C-1” and allowed small commercial uses. Between February and July, multiple permits and a Certificate of Occupancy were issued by DSD. While the permitted improvements were underway, a neighboring property owner inquired about the zoning history of the property and staff discovered the map error that originated with the neighboring property was rezoned in 1983.

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

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

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

C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Staff recommends approval with the conditions listed above, as they will serve to minimize the impact of the proposed commercial use on the surrounding residences.