

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, August 5, 2014
12:45 PM

ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session – Lone Star Room – Discussion of policies and administrative procedures and any items for consideration on the agenda for August 5, 2014.
2. **1:00 P.M.** – Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of July 15, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014189 (Council District 5) – WITHDRAWN:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 2, Block 33, NCB 8115 save and except those portions conveyed to the City of San Antonio in Volume 3115, Page 431 and to the State of Texas in Volume 4877, Page 376 of the Deed Records of Bexar County, Texas; 838 Patton Boulevard.
7. **ZONING CASE NUMBER Z2013110 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “R-6 UC-3 AHOD” Residential Single-Family Fredericksburg Road Urban Corridor Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “O-1” Office District and Multi-Family Residences not to exceed 27 units an acre and “IDZ UC-3 AHOD” Infill Development Zone Fredericksburg Road Urban Corridor Airport Hazard Overlay District with uses permitted in “O-1” Office District and Multi-Family Residences not to exceed 27 units an acre on Lot 6, Block 5, NCB 6484; 1402 West Huisache Avenue.
8. **ZONING CASE NUMBER Z2014185 S (Council District 3):** A request for a change in zoning from: "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for 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 1.829 acres out of Lot 28, Block 1, NCB 10934 on a portion of the 7000 Block of South New Braunfels Avenue.

9. **ZONING CASE NUMBER Z2014186 CD (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub Without Cover Charge 3 or More Days Per Week on 2.678 acres out of Lot 2, Block 3, NCB 14160; 5337, 5339 and 5345 Glen Ridge and 5455 Evers Road.
10. **ZONING CASE NUMBER Z2014198 (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on Lot 20, NCB 6009; 1023 Shook Avenue.
11. **ZONING CASE NUMBER Z2014200 (Council District 3):** A request for a change in zoning from “C-2 H RIO-6 AHOD” Commercial Mission Historic River Improvement Overlay-6 Airport Hazard Overlay District to “R-6 H RIO-6 AHOD” Residential Single-Family Mission Historic River Improvement Overlay-6 Airport Hazard Overlay District on 0.272 of an acre out of NCB 11174; 2230 Emilio Guerra.
12. **ZONING CASE NUMBER Z2014202 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 24 and the west 10.5 feet of Lot 7, NCB 12101; 2716 and 2718 Woodbury Drive.
13. **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.
14. **ZONING CASE NUMBER Z2014204 (Council District 2):** A request for a change in zoning from “R-6 PUD” Residential Single-Family Planned Unit Development District to “R-4” Residential Single-Family District on 22.222 acres out of NCB 35132 on a portion of the 3000 and 3100 Blocks of Foster Meadows.
15. **ZONING CASE NUMBER Z2014205 (Council District 2):** A request for a change in zoning from “R-6” Residential Single-Family District to “R-4” Residential Single-Family District on 9.681 acres out of NCB 35132 on portions of the 6000 Block of Pleasant Lake, the 6200 Block of Lake Victoria, and the 3400 Block of Glacier Lake.
16. **ZONING CASE NUMBER Z2014206 S (Council District 7):** A request for a change in zoning from “C-3” General Commercial District to “C-3 S” General Commercial District with a Specific Use Authorization 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 Lot 5, Block 21, NCB 15663; 11247 West Loop 1604 North.
17. **ZONING CASE NUMBER Z2014207 HL (Council District 1):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “RM-4 HL AHOD” Historic Landmark Residential Mixed Airport Hazard Overlay District on 0.083 of an acre out of Lots 5 and 6, Block F, NCB 2564; 218 Sweet.
18. **ZONING CASE NUMBER Z2014209 (Council District 2):** A request for a change in zoning from “AE-1 AHOD” Arts and Entertainment-1 Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential Uses not to exceed 55 Units Per Acre on Lots 11 and 37, Block 4, NCB 600; 1602 East Commerce Street and 305 Omaha Street.

19. **Director's Report** – Discussion of Zoning Commissioner Training.
20. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
21. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2013-110

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 06484 - BLOCK 005 - LOT 6

- Legend**
- Subject Properties (0.305 Acres)
 - 200' Notification Area
 - Current Zoning
 - Requested Zoning Change
 - 100-Year DFIRM Floodplain
 - Single Family Residential
 - Urban Corridor-3



Development Services Dept
 City of San Antonio
 (05/16/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013110

Hearing Date: August 5, 2014

Property Owner: Francisca Bautista & Jorge Ladrón De Guevara

Applicant: Francisca Bautista

Representative: Francisca Bautista

Location: 1402 West Huisache Avenue

Legal Description: Lot 6, Block 5, NCB 6484

Total Acreage: 0.3053

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

Case History: This is the third public hearing for this zoning case. The Zoning Commission continued the request at both the June 3 and July 1, 2014 public hearings.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-3 AHOD" Residential Single-Family Fredericksburg Road Urban Corridor Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an acre and "IDZ UC-3 AHOD" Infill Development Zone Fredericksburg Road Urban Corridor Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 1, 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: Jefferson Neighborhood Association; Keystone Neighborhood Association is located within 200 feet.

Planning Team: Near Northwest Community Plan - 17

Applicable Agencies: None

Property Details

Property History: The subject property is currently vacant. The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1986 large-area case, the property was rezoned to “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District.

The property owner is proposing to construct an eight unit multi-family development with office uses.

Topography: The subject property is relatively flat and has physical characteristics that are likely to affect development. The overall scale of any development will be somewhat limited due to the presence of Martinez Creek and the resulting flood plain. According to the most recent 100-year FEMA flood map, a large majority of the subject property is located within the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North and East

Current Base Zoning: “C-2NA” and “C-2”

Current Land Uses: Vacant Land, Office Auto Paint and Body Shop and a Bakery

Direction: South

Current Base Zoning: “MF-33 CD”, “R-6” and “RM-4”

Current Land Uses: Single-Family Residences and Two-Family Dwellings

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residence 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 property is located in the “UC-3” Fredericksburg Road Urban Corridor Overlay District. Properties within 200 feet of the Fredericksburg Road right-of-way between Martinez Creek and Santa Barbara Street carry the “UC-3” Fredericksburg Road Urban Corridor District. The Fredericksburg Road Urban Corridor regulates setbacks, screening and signage.

Transportation

Thoroughfare: Fredericksburg Road

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

Proposed Changes: None known

Thoroughfare: West Huisache Avenue, West Mulberry Avenue, and West Magnolia Avenue

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 95, 96, 97, 100 and 296 lines which operate along Fredericksburg Road.

Traffic Impact: A Traffic Impact Analysis (TIA) has been waived for the following reasons: IDZ zoning is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements for multi-family residential uses are determined by the total number of dwelling units; requirements for office uses are determined by building size.

Multi-family Minimum Requirement: 1.5 spaces per unit. Maximum Requirement: 2 spaces per unit.

Office Minimum Requirement: 1 space per 300 square feet of Gross Floor Area (GFA). Maximum Requirement: 1 space per 140 square feet of GFA.

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

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The subject property is located within the Near Northwest Community Plan and is currently designated as “Medium Density Residential” in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to “Mixed Use”. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Staff supports rezoning the property to allow both multi-family and office uses. The property’s current “R-6” Single-Family Residential District is not appropriate as the property is not likely to be used for residential development due to its location on an arterial thoroughfare. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

4. Health, Safety and Welfare:

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

The City’s Public Works Department will examine adverse storm water impacts on the surrounding properties when construction plans are submitted for building permits.

5. Public Policy:

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

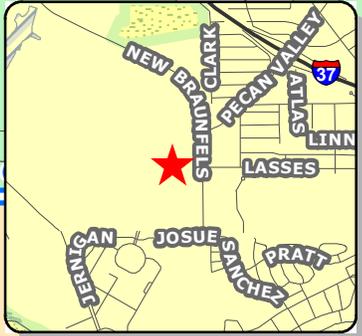
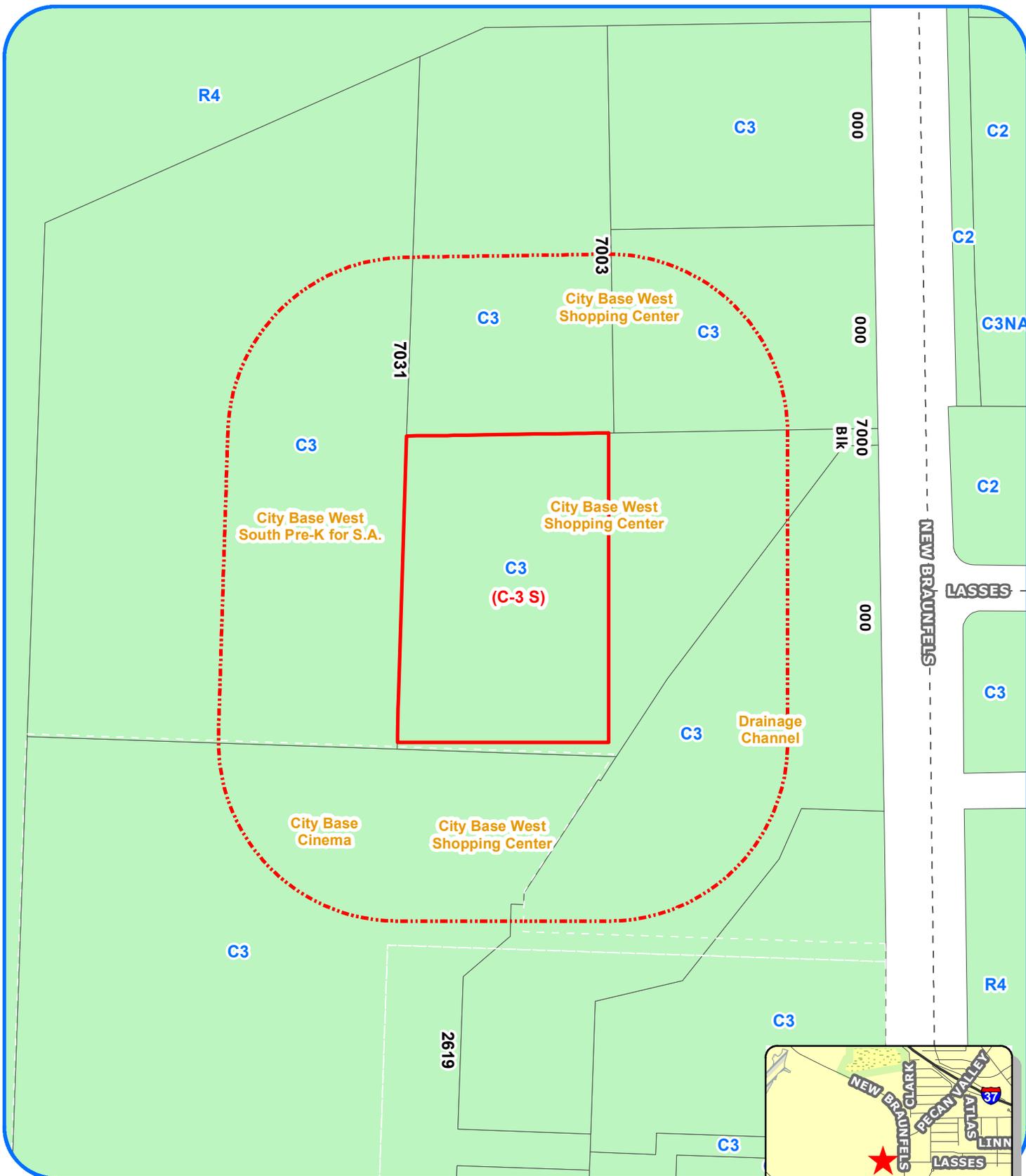
6. Size of Tract:

The subject property is 0.3053 of an acre and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

A significant portion of the subject property falls within the 100 year flood plain; therefore, flood plain development permits will be required by the City’s Public Works Department.

Existing flood plains, topography and a VIA bus stop located directly in front of the subject site create a number of development hurdles for the property. Single-family development is not likely. Mixed use development that includes multi-family and office uses may be the most reasonable uses for this location.



Zoning Case Notification Plan

Case Z2014-185

Council District: 3
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 10934 Blk 1 Lot 1.826 Ac. Tract of 28

Legend

- Subject Properties ——— (1.829 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
 (6/13/2014 - 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 #: Z2014185 S

Hearing Date: August 5, 2014

Property Owner: City Base West, LP (by Mark D. Granados, Manager, HPI-City Base West Management, LLC, General Partner, HPI-City Base West, LP, General Partner)

Applicant: Cross Development, LLC (Robert Vann)

Representative: Andrew C. Guerrero

Location: A portion of the 7000 Block of South New Braunfels Avenue

Legal Description: 1.829 acres out of Lot 28, Block 1, NCB 10934

Total Acreage: 1.829

City Council District: 3

Case Manager: Tony Felts, Senior Planner

Case History: This is the third public hearing for this zoning change request; the case was continued at the July 1, 2014 and July 15, 2014 Zoning Commission public hearings.

Proposed Zoning Change

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for 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 June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 1, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Hot Wells Neighborhood Association

Planning Team: 15 – South Central San Antonio Community Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-4" Residential Single-Family District. In a 2007 zoning case, the property was rezoned to the current "C-3" General Commercial District. The subject property is a portion of a platted lot that was platted into its current configuration in 2013, and is currently being developed as part of a regional commercial node.

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

Adjacent Zoning and Land Uses

Direction: North, South, East, West

Current Base Zoning: "C-3"

Current Land Uses: Pre-K 4 SA South Site, Retail Shopping Center, Vacant Land, Movie Theater

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

Transportation

Thoroughfare: South New Braunfels Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the numbers 20, 36, and 242, which operate along South New Braunfels Avenue east of the subject property.

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

Parking Information: Off-street parking vehicle requirements are typically determined by the type of use and building size. The application refers to a proposed Auto Paint and Body Shop.

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

The requisite Specific Use Authorization site plan indicates 37 parking spaces, meeting the minimum parking 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 South Central San Antonio Community Plan and is designated as Regional Commercial in the future land use component of the plan. This zoning request does not propose to change the current "C-3" base zoning district, which is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The immediate vicinity consists of a mix of various retail and service uses, and is entirely zoned "C-3". Additionally, as this is new development, any outside storage of vehicles and parts would be required to be screened from view.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property and surrounding properties.

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 1.829 acres in size, which should reasonably accommodate the proposed use and requisite parking as an Auto Paint and Body Shop.

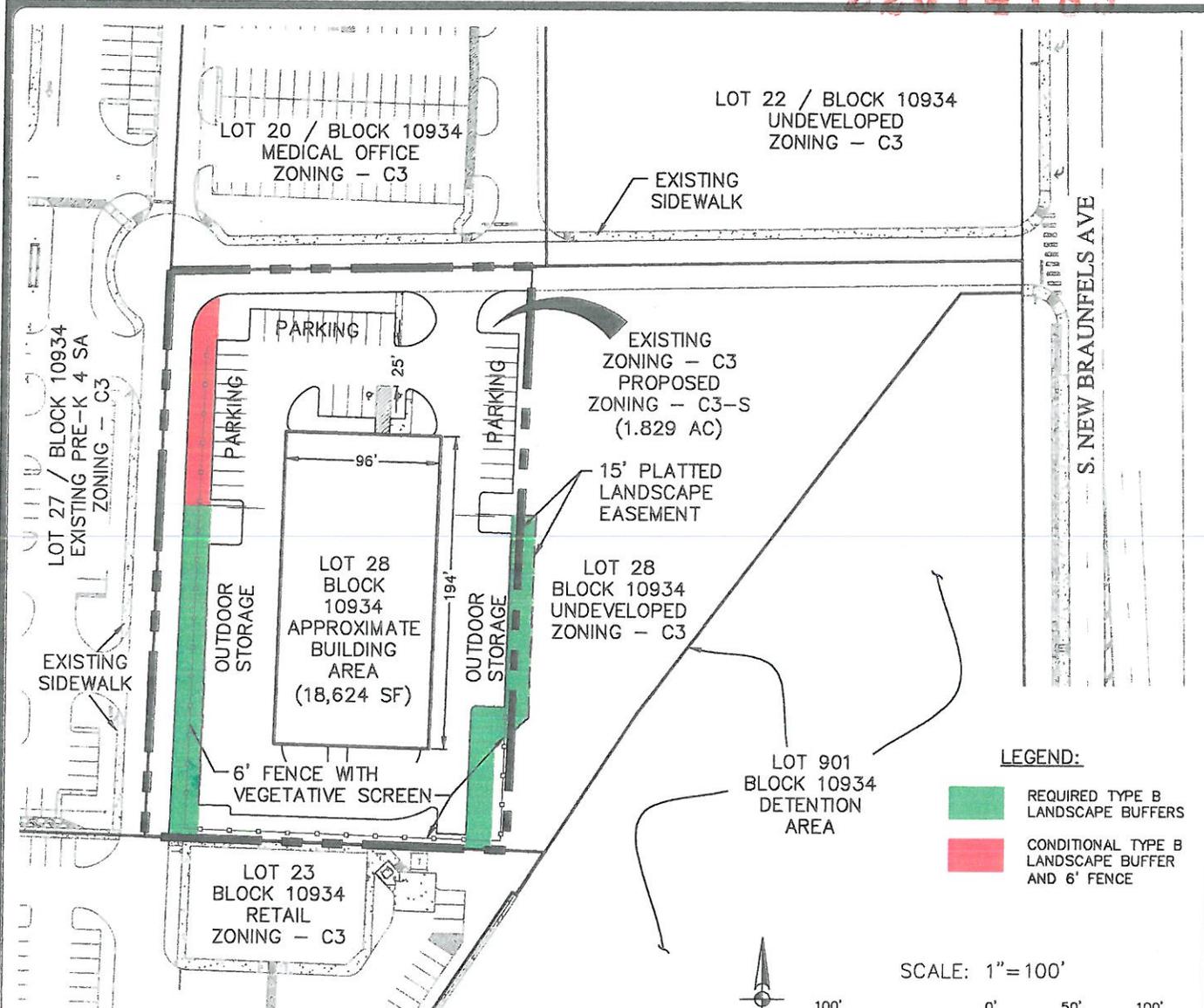
7. Other Factors:

Specific Use Authorizations are meant for those uses which are generally compatible with the land uses permitted by-right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

Should the request be approved, staff recommends the following conditions:

1. All auto paint and repair work shall occur indoors.
2. A Type B landscape buffer shall be maintained along the entire west yard, and along the portion of the east yard that is shown as an outdoor storage area on the Specific Use Authorization site plan, subject to clear-vision regulations.

2014185



NOTES:

- ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL 9'x18', TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
- THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 80%.
- THE DIMENSIONS SHOWN ARE SUBJECT TO FINAL SITE PLAN.
- THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS. THE ACTUAL LOCATION MAY VARY.
- THIS PROPERTY IS INTENDED TO BE USED FOR A AUTO PAINT & BODY - REPAIR WITH OUTSIDE STORAGE OF VEHICLES AND PARTS PERMITTED BUT TOTALLY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS AND PUBLIC ROADWAYS.

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

LAND USE TABLE (1.829 AC):

TOTAL BUILDING AREA	0.4275 AC (18,624 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	1.0357 AC (45,115.092 SQ FT)
MINIMUM LANDSCAPE AREA	0.3658 AC
TOTAL AREA	1.829 AC

PARKING TABLE (1.829 AC):

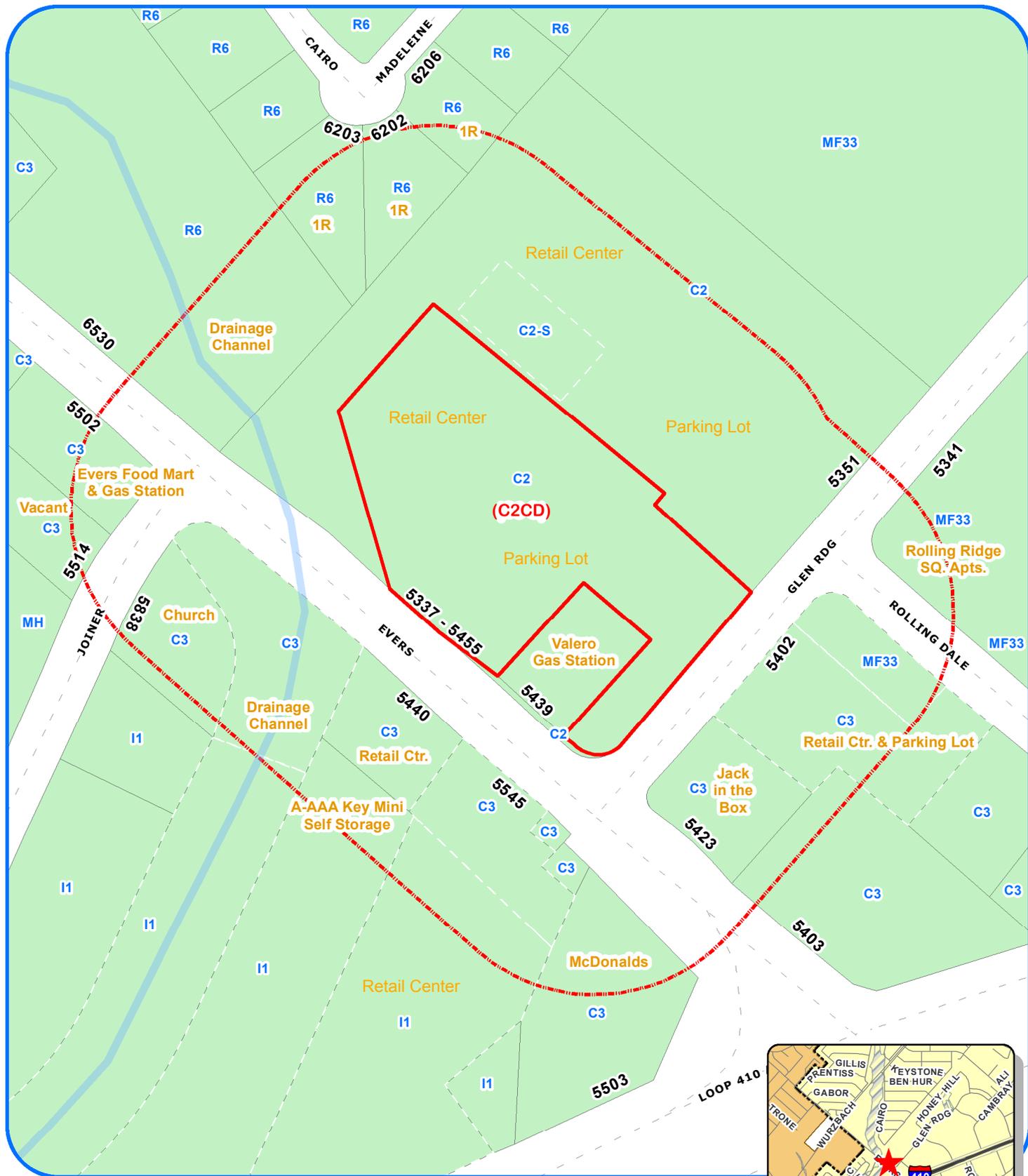
TOTAL BUILDING AREA	18,624 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	37
MINIMUM HANDICAP STALLS PROVIDED	2
PARKING STALLS PROVIDED	37

Date: Jul 01, 2014, 8:32am User: D: BT/ls/ah File: P:\81\31\00\Drawings\Exhibit\201402-rev 140630.dwg

JOB NO. 8451-00
 DATE FEB. 2014
 DESIGNER BT
 CHECKED MJ DRAWN BT
 SHEET 1 of 1

CALIBER COLLISION
 SAN ANTONIO, TX
SPECIFIC USE SITE PLAN EXHIBIT

PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



Zoning Case Notification Plan

Case Z2014-186 CD

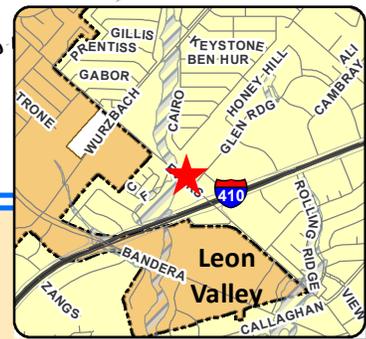
Council District: 7

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 14160 BLK 3, 2.678 Ac. of Lot 2

Legend

- Subject Properties ——— (2.678 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
(6/17/2014 - 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 #: Z2014186 CD

Hearing Date: August 5, 2014

Property Owner: AH SATX, LLC (by Michael Litofsky, Manager)

Applicant: Michael Litofsky

Representative: Michael Litofsky

Location: 5337, 5339 and 5345 Glen Ridge and 5455 Evers Road

Legal Description: 2.678 acres out of Lot 2, Block 3, NCB 14160

Total Acreage: 2.678

City Council District: 7

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued at the July 1, 2014 Zoning Commission public hearing.

Proposed Zoning Change

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub 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 June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 1, 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: None

Planning Team: North Sector Plan-41

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1968 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1968 case, the property was rezoned "B-2" Business District (Ordinance # 36245). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

The subject property consists of a portion of a platted lot, which was platted into its current configuration in 1970 (volume 6200, page 158 of the Deed and Plat Records of Bexar County, Texas).

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: Northwest

Current Base Zoning: "R-6"

Current Land Uses: Drainage ROW and Single-Family Dwellings

Direction: Northeast

Current Base Zoning: "C-2 S" Specific Use Authorization for a Reception Hall and "C-2"

Current Land Uses: Retail Shopping Center

Direction: Southeast across Glen Ridge Drive

Current Base Zoning: "C-3"

Current Land Uses: Retail Shopping Center

Direction: Southwest across Evers Road

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

Current Land Uses: Retail Shopping Center

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

Transportation

Thoroughfare: Evers Road

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

Proposed Changes: None known

Thoroughfare: Glen Ridge Drive

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the numbers 88 and 607, which operate along Glen Ridge Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but may be deferred to the permitting stage of the project. A traffic engineer with knowledge of the project must be present at the Zoning Commission meeting.

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

Nightclub: Minimum of 1 parking space per 100 square feet of Gross Floor Area (GFA); Maximum of 1 space per 75 square feet of Gross Floor Area (GFA).

The site plan shows 152 parking spaces with an additional 9 spaces on a remaining portion of the larger platted lot that are meant to serve the structure/uses on the subject property. However, the proposed use and building size will require a minimum of 260 spaces.

A cooperative parking agreement with the neighboring property/retail center may be used to meet the minimum parking requirement. Additionally, a parking adjustment may be requested from the Board of Adjustment.

Staff Analysis and Recommendation: Approval

The applicant submitted a revised request amending his application from "C-3 S" General Commercial District with a Specific Use Authorization for a Nightclub With Cover Charge 3 or More Days Per Week to "C-2 CD" Commercial District with a Conditional Use for a Nightclub Without Cover Charge 3 or More Days Per Week on June 18, 2014.

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

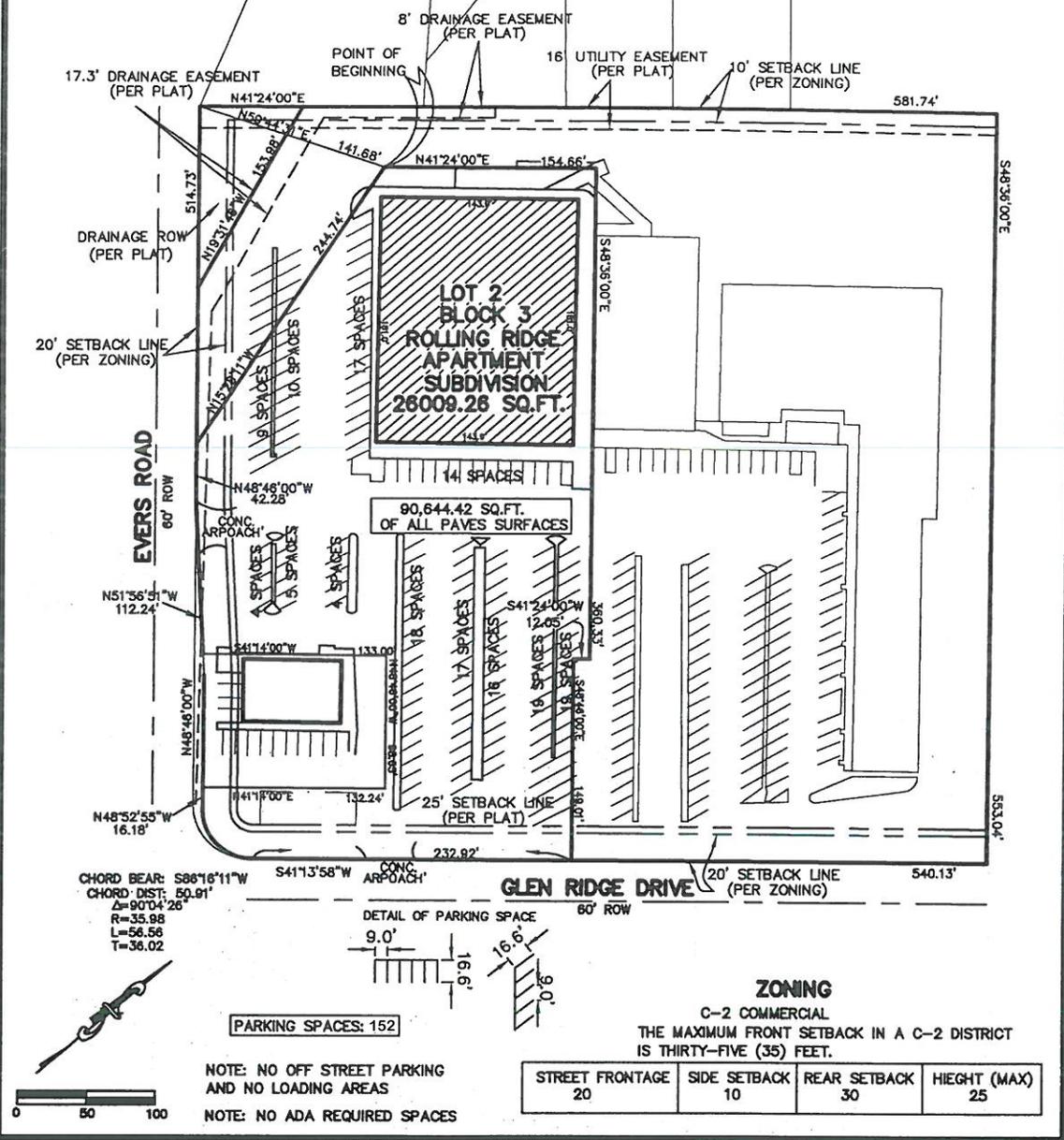
- 1. Consistency:** The subject property is located within the North Sector Plan and is currently designated as "Mixed Use Center" which includes a range of use classifications from high density residential to office and community commercial uses. The requested "C-2 CD" Commercial District with a Conditional Use for a Nightclub Without Cover Charge 3 or More Days Per Week is consistent with the adopted land use designation.
- 2. Adverse Impacts on Neighboring Lands:** Staff finds no evidence of adverse impacts on neighboring lands in relation to the Conditional Use request. The property is part of an established commercial node that extends from the intersection of Evers Road and Loop 410.
- 3. Suitability as Presently Zoned:** The "C-2" 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 finds no likely negative effects on the health, safety and welfare of the surrounding neighborhood due to the Conditional Use.

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 (Nightclub Without Cover Charge 3 or More Days Per Week) approving the conditional zoning district.
- 5. Public Policy:** Should the rezoning request be amended to "C-2 CD", the request does not appear to conflict with any public policy objective.
- 6. Size of Tract:** The subject property is 2.678 acres in size, which should reasonably accommodate the uses permitted in "C-2". The applicant has submitted a site plan in order to comply with the Conditional Use requirements. The property is fully developed and does not meet the minimum parking requirements for a nightclub in the existing building, which measures approximately 26,000 square feet in size. A cooperative parking agreement with the neighboring property/retail center may be used to meet the minimum parking requirement. Additionally, a parking adjustment may be requested from the Board of Adjustment.
- 7. Other Factors:** The subject property consists of a vacant commercial building that is part of an existing retail shopping center. The existing building was previously used as a supermarket for many years. Over the years the building has been used for special events. The existing 8 foot drainage easement and 16 foot utility easement to the northwest will provide natural buffers between the subject property and existing single-family dwellings. The location of the building is 70 feet from the rear property line of the existing single-family dwellings, providing an added buffer. The proposed zoning request would be appropriate at this location and beneficial reuse of the existing vacant commercial building. The zoning request would also help in preserving and enhancing the property. The subject property has access from Evers Road and Glen Ridge Drive.

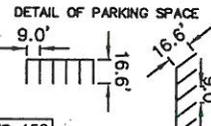
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACKS / EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

NOTE: THE INTENDED USE OF THIS PROPERTY WILL BE A NIGHT CLUB WITHOUT COVER CHARGE THREE OR MORE DAYS PER WEEK

Z2014186



CHORD BEAR: S88°16'11\"W
 CHORD DIST: 50.91'
 Δ=90°04'26\"
 R=35.98
 L=58.56
 T=36.02

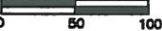


PARKING SPACES: 152

ZONING
 C-2 COMMERCIAL
 THE MAXIMUM FRONT SETBACK IN A C-2 DISTRICT IS THIRTY-FIVE (35) FEET.

STREET FRONTAGE	SIDE SETBACK	REAR SETBACK	HEIGHT (MAX)
20	10	30	25

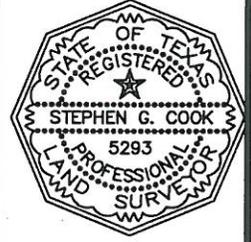
NOTE: NO OFF STREET PARKING AND NO LOADING AREAS
 NOTE: NO ADA REQUIRED SPACES



LOT(S) 2 BLOCK 3 N.C.B. — SUBDIVISION ROLLING RIDGE APARTMENT SUBDIVISION
 VOLUME 6200 PAGE 158 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
 WITNESS MY HAND AND SEAL THIS 21 DAY OF MARCH, 20 14
 BUYER —
 ADDRESS 5455 EVERS ROAD GF# —

"I, Mihail-Fok, 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.

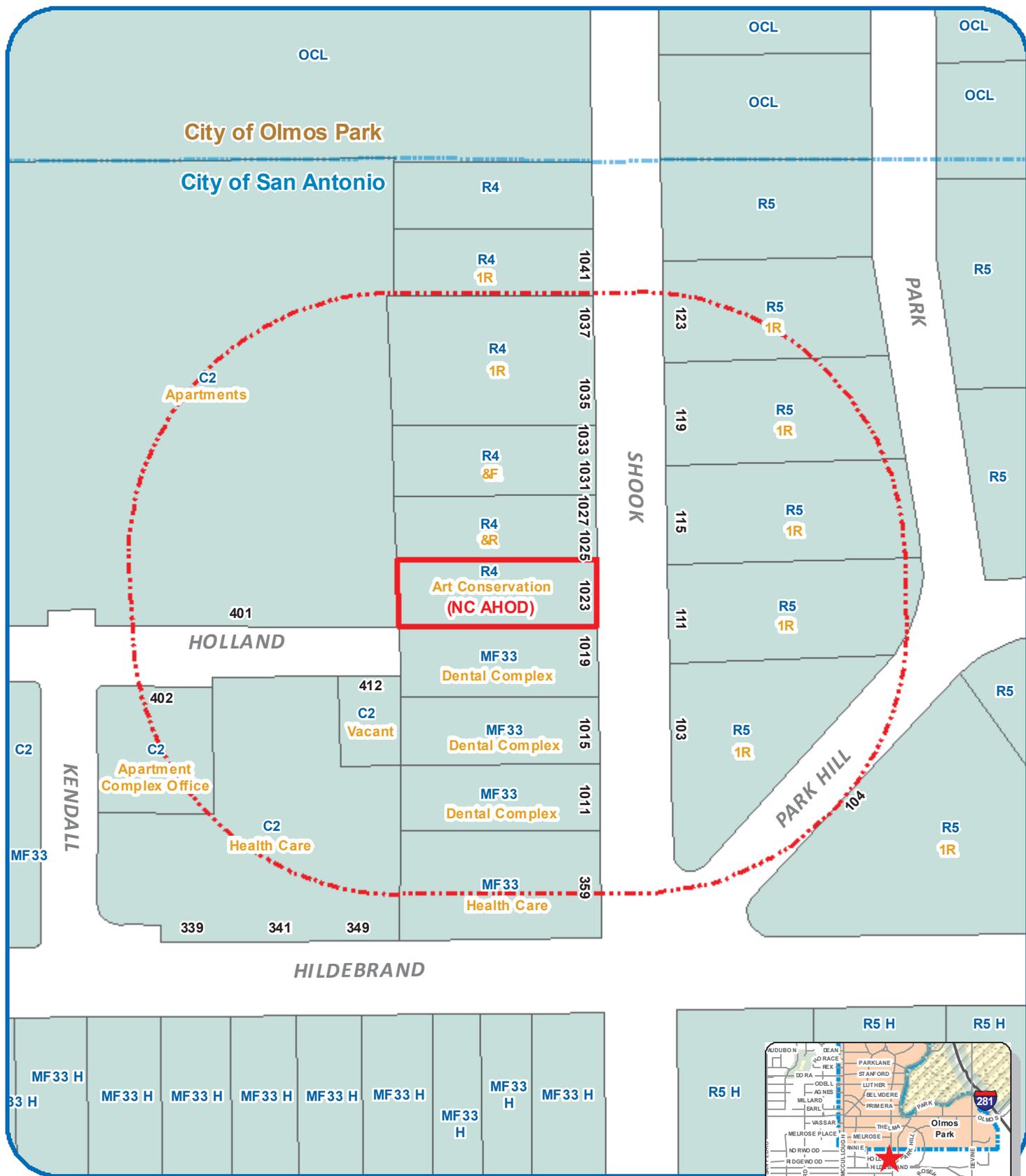
Stephen G. Cook
 STEPHEN G. COOK, R.P.L.S.



999-777-579
 SGCE JOB NO#
 N.A. AP
 DRAWN BY SURV. BY
 DISK CADD/W



12000 STARCREST, SUITE 107
 SAN ANTONIO, TEXAS 78247-4117
 STEPHEN G. COOK ENGINEERING, INC.
 REGISTERED LAND SURVEYORS 210/481-2533 • FAX: 210/481-2150
 TYPE FIRM # F-184 WWW.SGCE.NET



Zoning Case Notification Plan

Case Z2014-198

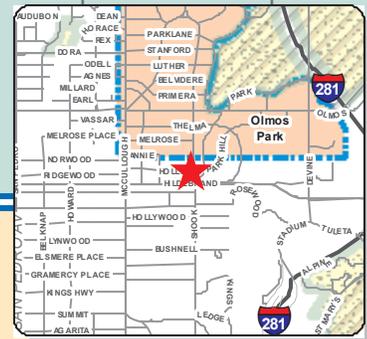
Council District: 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): 0.1722 Acres out of LOT 20, NCB 6009

Legend

- Subject Properties (0.1722 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
(7/24/2014 - K. Egan)

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 #: Z2014198
Hearing Date: August 5, 2014
Property Owner: Richard & Alice Anne Zanikos
Applicant: Isaac Ojeda
Representative: Isaac Ojeda
Location: 1023 Shook Avenue
Legal Description: Lot 20, NCB 6009
Total Acreage: 0.1722
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: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "NC AHOD" Neighborhood 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 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 1, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Central Neighborhoods Community Plan (74)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 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 property was platted into its current configuration in 1955 (volume 3700, page 64) and is developed with a 1492 square foot nonresidential structure that was built in 1960.

The rezoning request is meant to bring the nonconforming art studio into compliance and to allow expansion of the building.

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"

Current Land Uses: Duplexes and single-family residences

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-family residences

Direction: South and Southwest

Current Base Zoning: "MF-33"

Current Land Uses: Medical offices

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Apartments

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

Transportation

Thoroughfare: East Hildebrand Avenue

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

Proposed Changes: None known

Thoroughfare: Shook Avenue, Park Hill, and Holland

Existing Character: Local Streets; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus lines 509 operates along East Hildebrand Avenue.

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 fine arts studio or art gallery.

Studio – Fine or Performing Arts or Retail – Art Gallery: Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet GFA

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 North Central Neighborhoods Community Plan and is currently designated as High Density Residential in the future land use component of the plan. The requested “NC” 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 Neighborhood Commercial, which encourages professional services and small-scale retail uses located where an existing commercial area has been established to serve the immediate surrounding residential neighborhood. 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 area includes many low-intensity commercial uses. Although most development along Shook is residential, the block just north of Hildebrand was originally developed as offices. Approval of the requested “NC” district will not constitute a loss of housing stock.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is not consistent with the High Density Residential land use designation. New single-family development may be unlikely due to the surrounding office and duplex uses.

4. Health, Safety and Welfare:

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

5. Public Policy

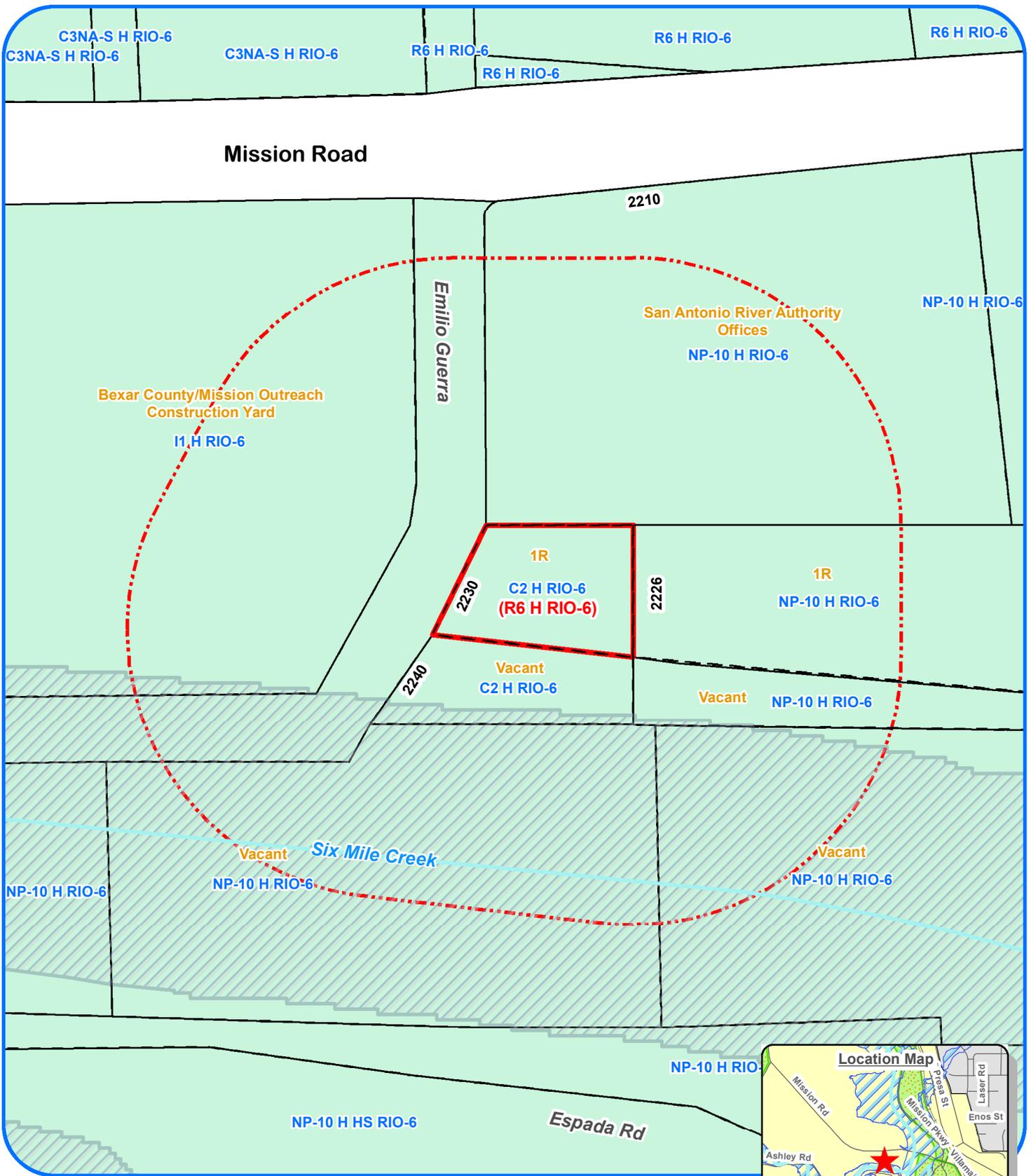
Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties total 0.1722 of an acre in size, which should reasonably accommodate the uses permitted in “NC”. The small size of the property will serve to limit the scale and intensity of any future commercial use.

7. Other Factors:

None.

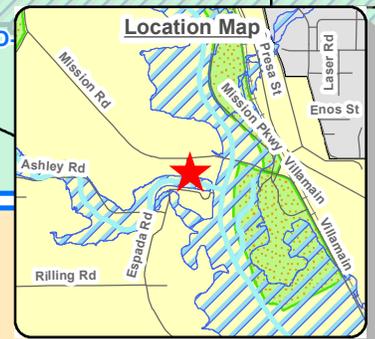


Zoning Case Notification Plan

Case Z-2014-200

Council District: 3
 School District: Southside I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): 0.272 of an acre out of NCB 11174

Legend	
Subject Properties	(0.272 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
 (07/23/2014 - 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 #: Z2014200
Hearing Date: August 5, 2014
Property Owner: Tomas R. Zamora
Applicant: Tomas R. Zamora
Representative: Tomas R. Zamora
Location: 2230 Emilio Guerra
Legal Description: 0.272 of an acre out of NCB 11174
Total Acreage: 0.272
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: "C-2 H RIO-6 AHOD" Commercial Mission Historic River Improvement Overlay-6 Airport Hazard Overlay District

Requested Zoning: "R-6 H RIO-6 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-6 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 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 1, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

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

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

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “B” Residence District. In a 1986 case, the property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District. The subject property is developed as a single-family residence measuring 2000 square feet in size, which was constructed in 1956. The property is not platted in its current configuration.

The rezoning request is meant to bring the existing residence into compliance.

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

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “NP-10”

Current Land Uses: San Antonio River Authority Offices and single-family residence

Direction: South

Current Base Zoning: “C-2” and “NP-10”

Current Land Uses: Vacant lot

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Vacant 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.

The subject property and surrounding properties are located in the Mission 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.

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: Emilio Guerra

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Thoroughfare: Mission Road

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

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

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 rezoning application refers to a proposed residence.

Dwelling – Single family: Minimum Parking Requirement: 1 space per unit; Maximum Parking Requirement: N/A

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 Low Density 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 finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The rezoning request is meant to bring the existing residence to into compliance.

3. Suitability as Presently Zoned:

The current "C-2" zoning district is not consistent with the adopted land use plan. The property's location on a dead-end street is not appropriate for commercial uses.

4. Health, Safety and Welfare:

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

5. Public Policy

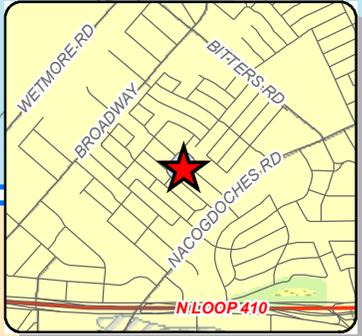
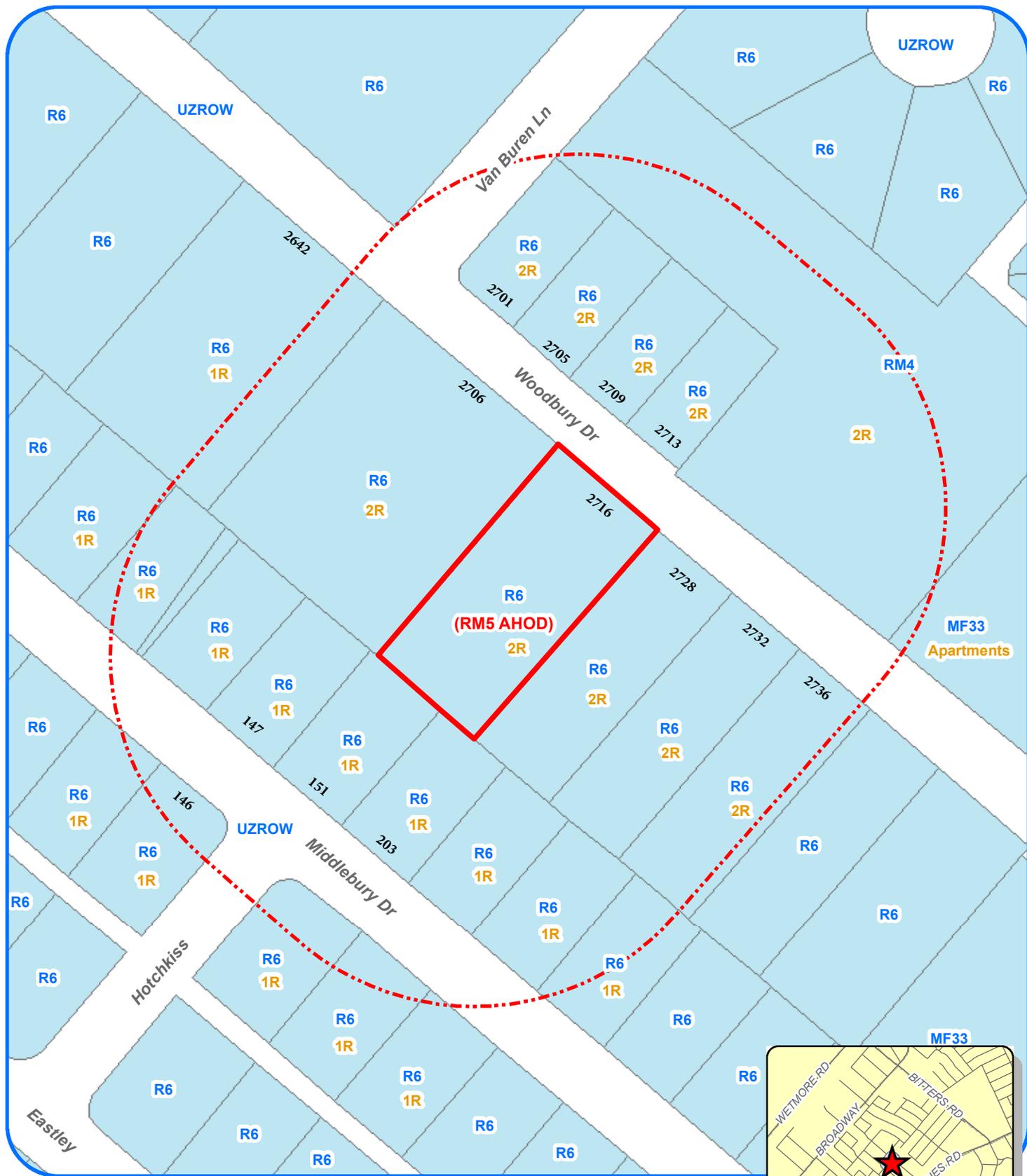
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties total 0.272 of an acre in size, which should reasonably accommodate the uses permitted in "R-6".

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2014-202

Council District: 10
 School District: NEISD
 Scale: 1" approx. = 100 Feet

Legend

- Subject Properties ——— (0.4775 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
 (7/23/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 12101 BLK LOT 24 & 10.5 FT OF 7

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 #: Z2014202
Hearing Date: August 5, 2014
Property Owner: Joseph & Shannon Reynolds
Applicant: Joseph Reynolds
Representative: Joseph Reynolds
Location: 2716 and 2718 Woodbury Drive
Legal Description: Lot 24 and the west 10.5 feet of Lot 7, NCB 12101
Total Acreage: 0.4775
City Council District: 10
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "RM-5 AHOD" Residential Mixed 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 1, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Land Use Plan-0

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “B” Residence District. In a 1988 City-initiated, large area case, the property was rezoned to “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The property consists of a platted lot and a portion of another lot. The subject property is developed with a residential structure measuring 2,644 square-feet in size that was built in 1973. The property is currently used as a duplex.

The rezoning request is meant to bring the registered legal nonconforming duplex into compliance and to allow a third dwelling unit.

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: Southwest

Current Base Zoning: “R-6”

Current Land Uses: Single-family residences

Direction: West, North, and East

Current Base Zoning: “R-6”, “RM-4” and “MF-33”

Current Land Uses: Duplexes and apartments

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

Transportation

Thoroughfare: Van Buren Lane, Woodbury Drive, Middlebury Drive and Hotchkiss

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

Proposed Changes: None known

Public Transit: VIA bus line 10 operates along Nacogdoches Road, southeast of the subject property.

Traffic Impact: A 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 residential uses are determined by the number of dwelling units.

Three-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 spaces per unit

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 San Antonio Airport Vicinity Land Use Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "RM-5" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Most of the residential properties on this block of Woodbury Drive are developed as duplexes with a number of apartment buildings.

3. Suitability as Presently Zoned:

The existing "R-6" district may be appropriate for the subject property; however, the property has long been used as a duplex. The adopted land use plan encourages increased residential density along Woodbury Drive. The requested "RM-5" district allows a maximum of three dwelling units.

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 0.4775 of an acre in size, which is sufficient to accommodate the uses permitted in the "RM-5" district..

7. Other Factors:

None.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014203

Hearing Date: August 5, 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 first public hearing for this zoning request.

Proposed Zoning Change

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

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

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 1, 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.

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 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

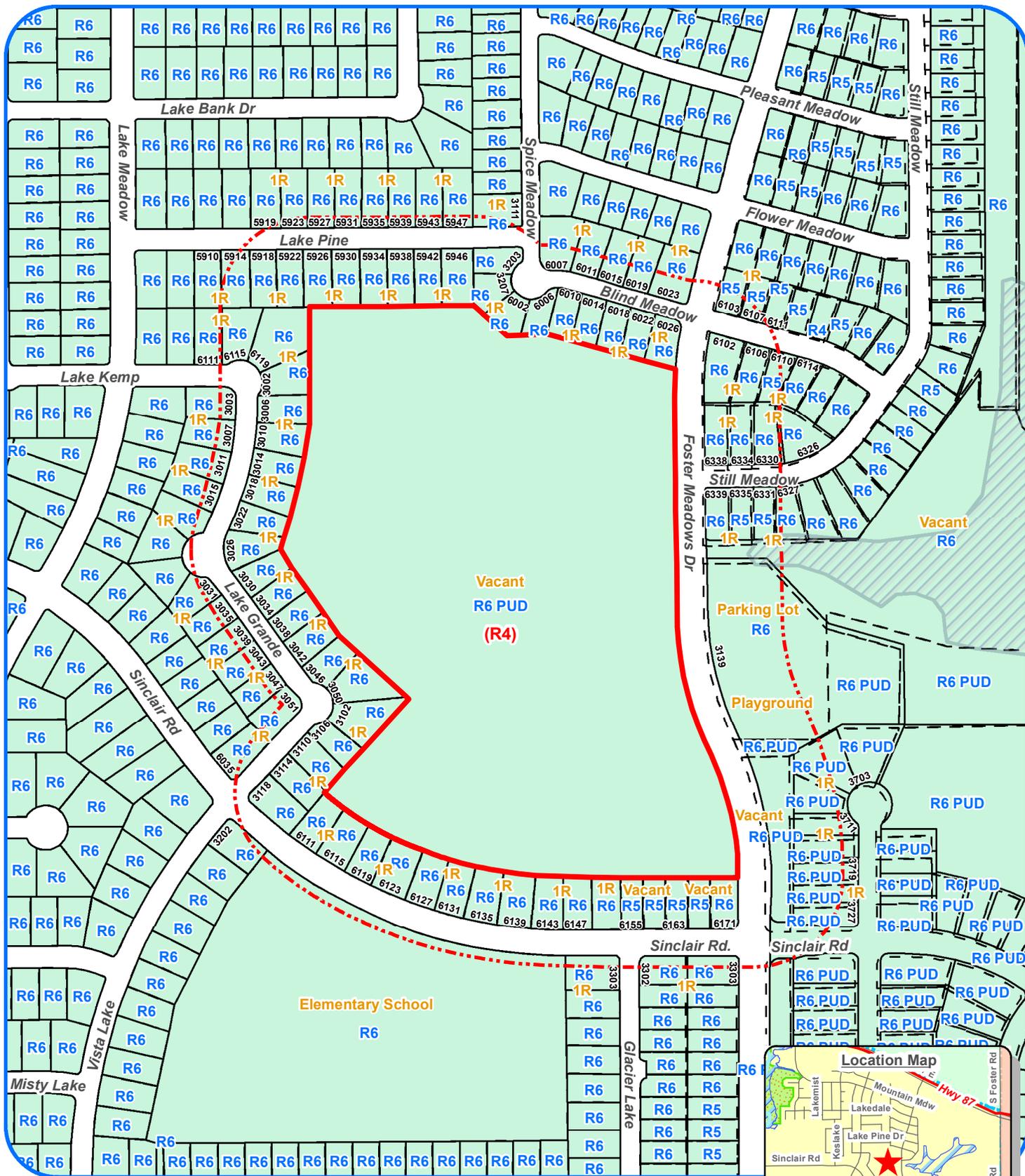
6. Size of Tract:

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.



Zoning Case Notification Plan

Case Z-2014-204

Council District: 2
 School District: East Central I.S.D.
 Scale: 1" approx. = 300 Feet
 Subject Property Legal Description(s): NCB 35132 - BLOCK 000 - LOT 22.222 acres out of P-83

Legend

- Subject Properties (Red outline) (22.222 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain (Blue hatched area)
- Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (07/23/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014204

Hearing Date: August 5, 2014

Property Owner: LGI Homes-Texas, LLC (by Jack Lipar, Executive Vice President)

Applicant: LGI Homes-Texas, LLC (by Jack Lipar, Executive Vice President)

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

Location: A portion of the 3000 and 3100 Blocks of Foster Meadows

Legal Description: 22.222 acres out of NCB 35132

Total Acreage: 22.222

City Council District: 2

Case Manager: Tony Felts, Senior Planner

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

Proposed Zoning Change

Current Zoning: "R-6 PUD" Residential Single-Family Planned Unit Development 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 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 1, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 114

Registered Neighborhood Associations within 200 feet: None

Planning Team: Eastern Triangle Community Plan - 23

Applicable Agencies: None

Property Details

Property History: The property was annexed in 2000 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. In a 2008 case, the subject property was rezoned to add the “PUD” Planned Unit Development designation.

The property is not platted into its current configuration and the property is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North, South, East, West

Current Base Zoning: “R-6”, “R-6 PUD”, and “R-5”

Current Land Uses: Single-Family Residences, School, Playground, Undeveloped Land

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

Transportation

Thoroughfare: Foster Meadows, Blind Meadow, Lake Pine, Lake Kemp, Lake Grande, Vista Lake, Sinclair Road, Glacier Lake

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

Proposed Changes: None known

Public Transit: VIA bus line 30 operates along Sinclair Road in the vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but may be deferred to the permitting stage of the project. A traffic engineer with knowledge of the project must be present at the Zoning Commission meeting.

Parking Information: The application refers to the construction of single-family residences. A minimum of 1 space per unit is required; there is no maximum amount of parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Eastern Triangle Community Plan and is designated as Low Density Residential in the future land use component of the plan. The requested "R-4" base zoning district is consistent with the future land use component of the plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area around the property is primarily single-family residences, and the proposed development on the subject property is single-family residences.

3. Suitability as Presently Zoned:

Both the current "R-6 PUD" and the proposed "R-4" zoning are appropriate for the subject property, as the uses allowed in both zones are identical. The rezoning request is to remove the "PUD" designation and PUD Plan requirement. Although "PUD" zoning removes the minimum lot size requirements, "R-6" requires a minimum lot size of 6,000 square feet. Rezoning to "R-4" will allow a minimum lot size of 4,000 square feet. There are platted lots of varying sizes in the vicinity of the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

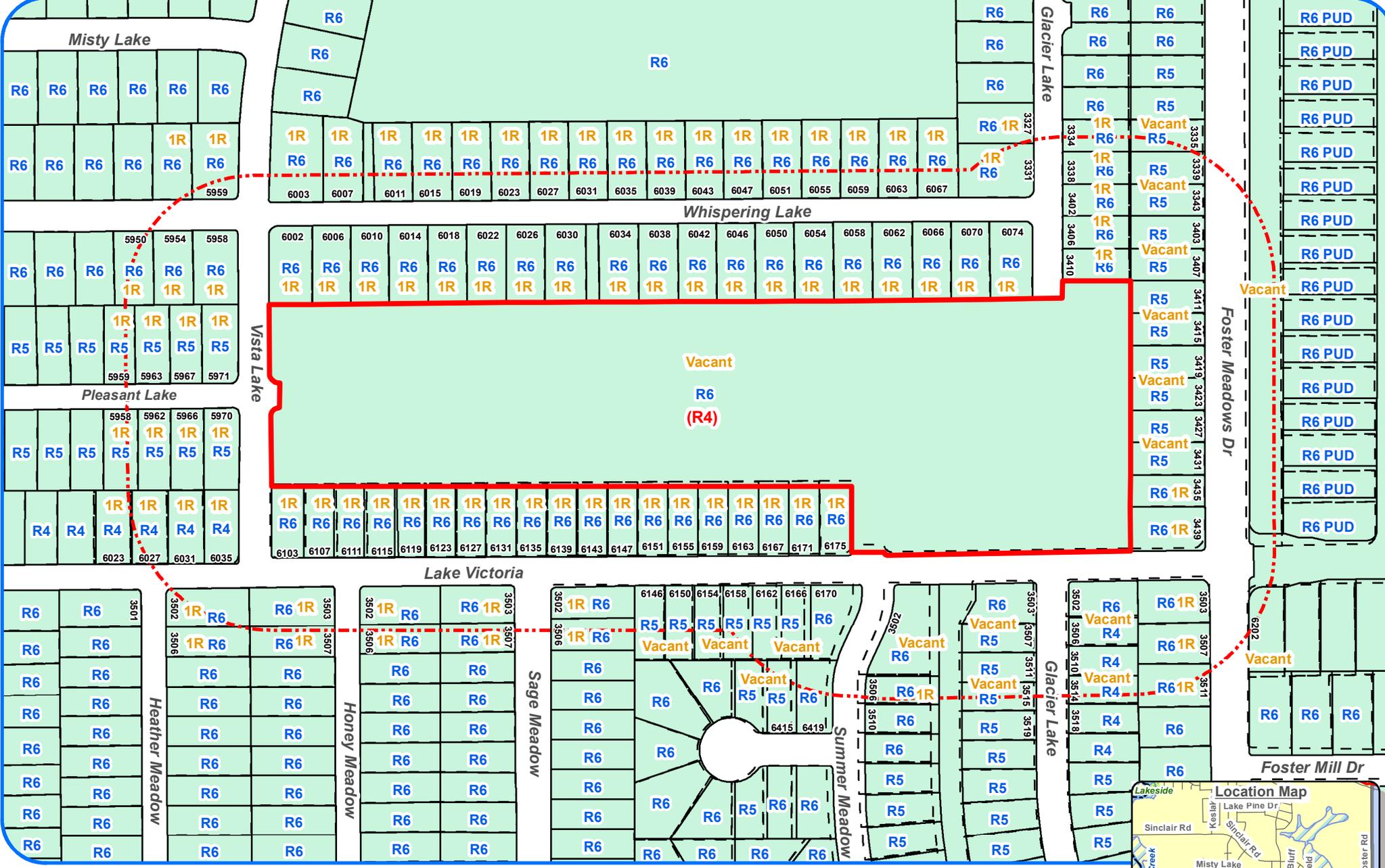
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 22.222 acres in area, large enough to accommodate the uses permitted in the "R-4" base zoning district. Without accounting for future right-of-way, the gross acreage of the subject property will allow a maximum of 242 dwelling units.

7. Other Factors:

None.



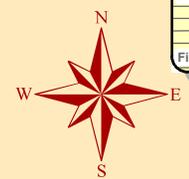
Zoning Case Notification Plan

Case Z-2014-205

Council District: 2
 School District: East Central I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 35132 - BLOCK 000 - LOT: 9.681 acres out of P-28C

Legend

- Subject Properties (9.681 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
 (07/22/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014205

Hearing Date: August 5, 2014

Property Owner: LGI Homes-Texas, LLC (by Jack Lipar, Executive Vice President)

Applicant: LGI Homes-Texas, LLC (by Jack Lipar, Executive Vice President)

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

Location: Portions of the 6000 Block of Pleasant Lake, the 6200 Block of Lake Victoria, and the 3400 Block of Glacier Lake

Legal Description: 9.681 acres out of NCB 35132

Total Acreage: 9.681

City Council District: 2

Case Manager: Tony Felts, Senior Planner

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

Proposed Zoning Change

Current Zoning: "R-6" Residential Single-Family 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 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 1, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 130

Registered Neighborhood Associations within 200 feet: Crestlake Homeowner's Association

Planning Team: Eastern Triangle Community Plan - 23

Applicable Agencies: None

Property Details

Property History: The property was annexed in 2000 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District.

The property is not platted into its current configuration and the property is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North, South, East, West

Current Base Zoning: “R-4”, “R-5”, “R-6”, and “R-6 PUD”

Current Land Uses: Single-Family Residences, Undeveloped Land

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

Transportation

Thoroughfare: Whispering Lake, Glacier Lake, Vista Lake, Lake Victoria, Pleasant Lake, Honey Meadow, Sage Meadow, Summer Meadow, Foster Meadows

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

Proposed Changes: None known

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

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but may be deferred to the permitting stage of the project. A traffic engineer with knowledge of the project must be present at the Zoning Commission meeting.

Parking Information: The application refers to the construction of single-family residences. A minimum of 1 space per unit is required; there is no maximum amount of parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Eastern Triangle Community Plan and is designated as Low Density Residential in the future land use component of the plan. The requested "R-4" base zoning district is consistent with the future land use component of the plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area around the property is primarily single-family residences, and the proposed development on the subject property is single-family residences.

3. Suitability as Presently Zoned:

Both the current "R-6" and the proposed "R-4" zoning are appropriate for the subject property, as the uses allowed in both zones are identical. The request for rezoning is due to the minimum lot size requirements for the "R-6" zoning district versus the minimum lot size requirements for the "R-4" zoning district. There are platted lots of varying sizes in the vicinity of the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

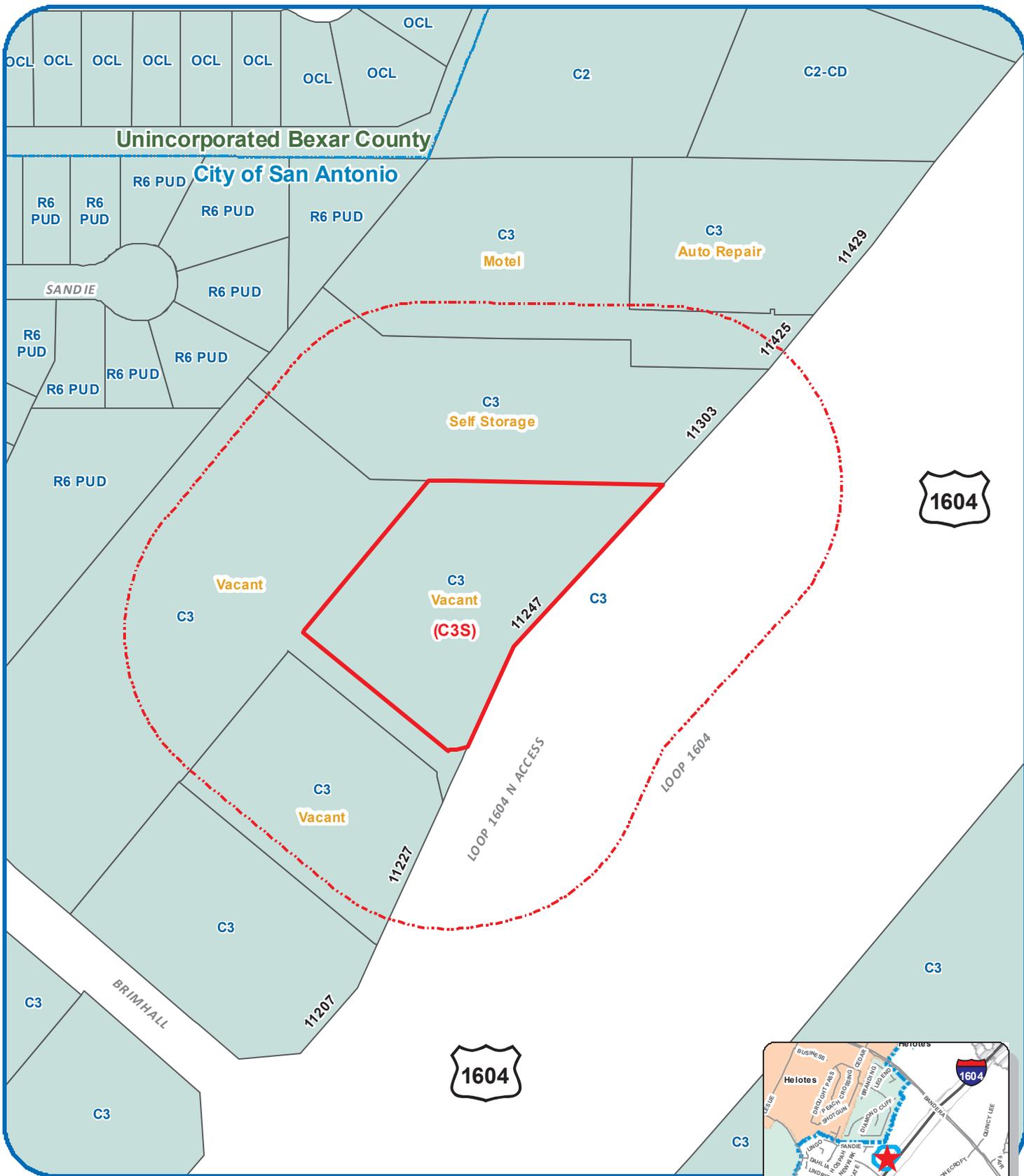
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 9.681 acres in area, large enough to accommodate the uses permitted in the "R-4" base zoning district. Without accounting for future right-of-way, the gross acreage of the subject property will allow a maximum of 105 dwelling units.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2014-206

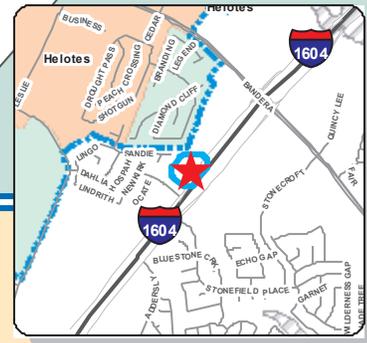
Council District: 7

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 1.464 Acres out of NCB 15663 (Merlin / BRIMHALL ACRES SUBD), BLOCK 21, LOT 5

Legend

- Subject Properties ——— (1.464 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
(7/24/2014 - K. Egan)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014206 S
Hearing Date: August 5, 2014
Property Owner: Compass Bank (by Robert Fetters, Senior Vice President)
Applicant: Cross Development, LLC (Mike Stults)
Representative: Andrew Guerrero
Location: 11247 West Loop 1604 North
Legal Description: Lot 5, Block 21, NCB 15663
Total Acreage: 1.464
City Council District: 7
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District

Requested Zoning: "C-3 S" General Commercial District with a Specific Use Authorization 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 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 1, 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: West/Southwest Sector Plan-35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1993 and was originally zoned “R-A” Residence Agriculture District. In a 1999 case, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3” General Commercial District. The property was platted into its current configuration in 2006 (volume 9573, page 147 of the Deed and Plat Records of Bexar County, Texas). The subject 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, south, east and west

Current Base Zoning: “C-3”

Current Land Uses: Auto repair, motel, self storage and vacant land

Overlay and Special District Information: None

Transportation

Thoroughfare: Loop 1604 North

Existing Character: Freeway 250’-500’; two lanes in each direction with no sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 660 operates along Loop 1604 North access road, southeast of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The zoning application refers to a proposed auto paint and body repair.

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

The Specific Use Authorization shows a 13,175 square foot structure with 27 parking spaces, meeting the minimum parking requirement.

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 West/Southwest Land Use Plan and is currently designated as Regional Center 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 has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property has significant frontage on Loop 1604 and is surrounded by "C-3" zoning.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property. The specific use authorization would allow for the subject property to be used for auto body and paint with outside storage without changing the base zoning district to a more intense zoning designation. Current planning practices encourage more intense uses to be located along roads such as Loop 1604 North Access road.

4. Health, Safety and Welfare:

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

5. Public Policy:

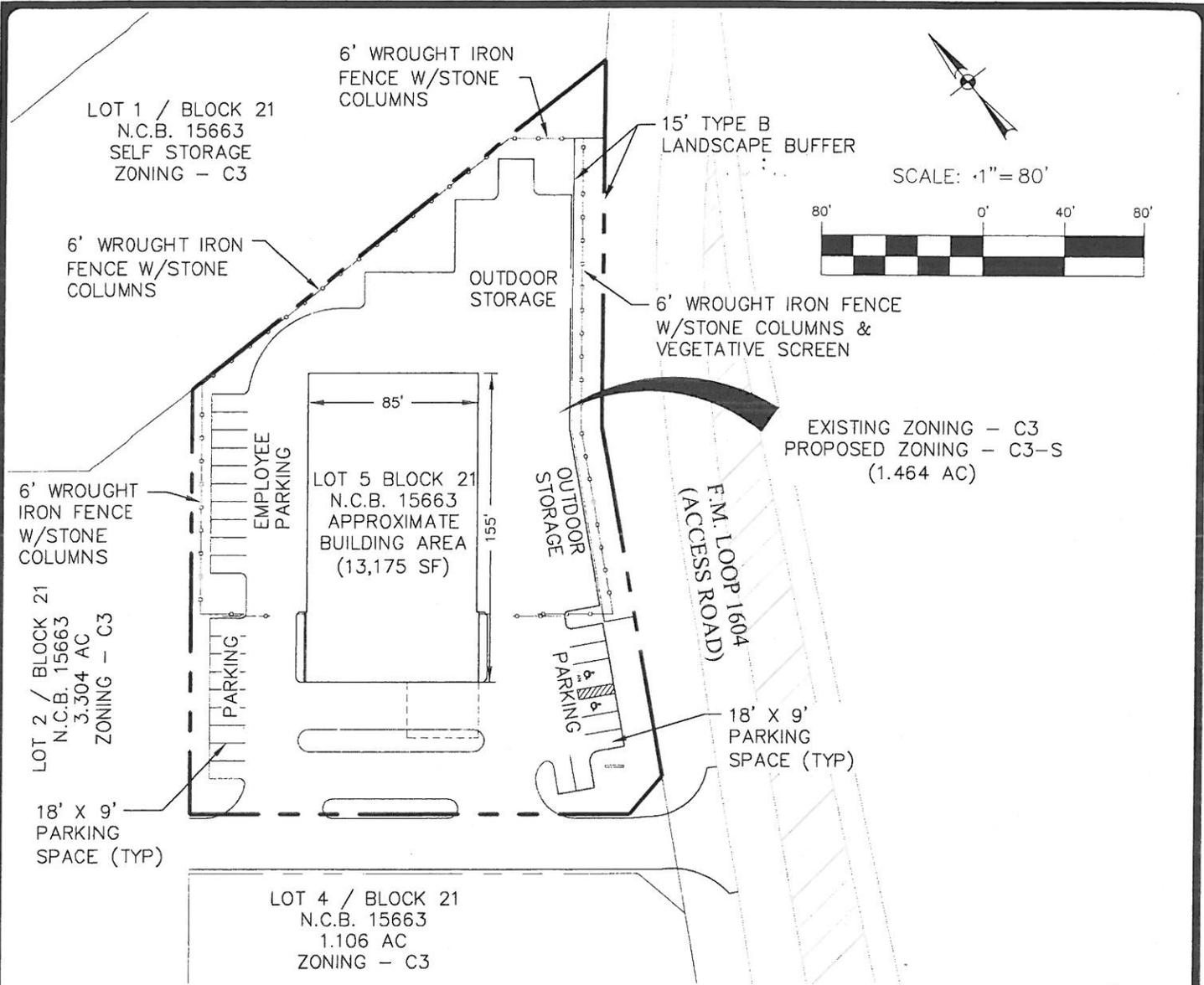
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject site is 1.464 acres in size, which should reasonably accommodate the uses permitted in the "C-3" district, as well as the proposed auto paint and body repair shop. A zoning change request for a Specific Use Authorization requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

7. Other Factors:

None.



NOTES:

1. ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL 9'x18', TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
2. THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 85%.
3. THE DIMENSIONS SHOWN ARE SUBJECT TO FINAL SITE PLAN.
4. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS. THE ACTUAL LOCATION MAY VARY.
5. THIS PROPERTY IS INTENDED TO BE USED FOR A AUTO PAINT & BODY - REPAIR WITH OUT DOOR STORAGE.

I, ROBERT FETTERS, SR. VICE PRES. (COMPASS BANK), 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.

TOTAL BUILDING AREA	0.3024 AC (13,175 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	0.8047 AC
MINIMUM LANDSCAPE AREA	0.3569 AC
TOTAL AREA	1.464 AC

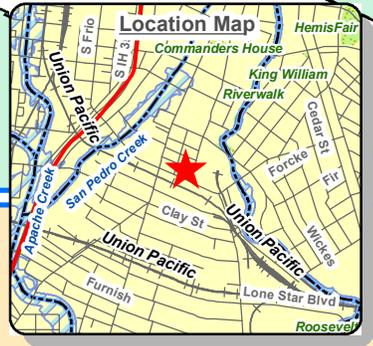
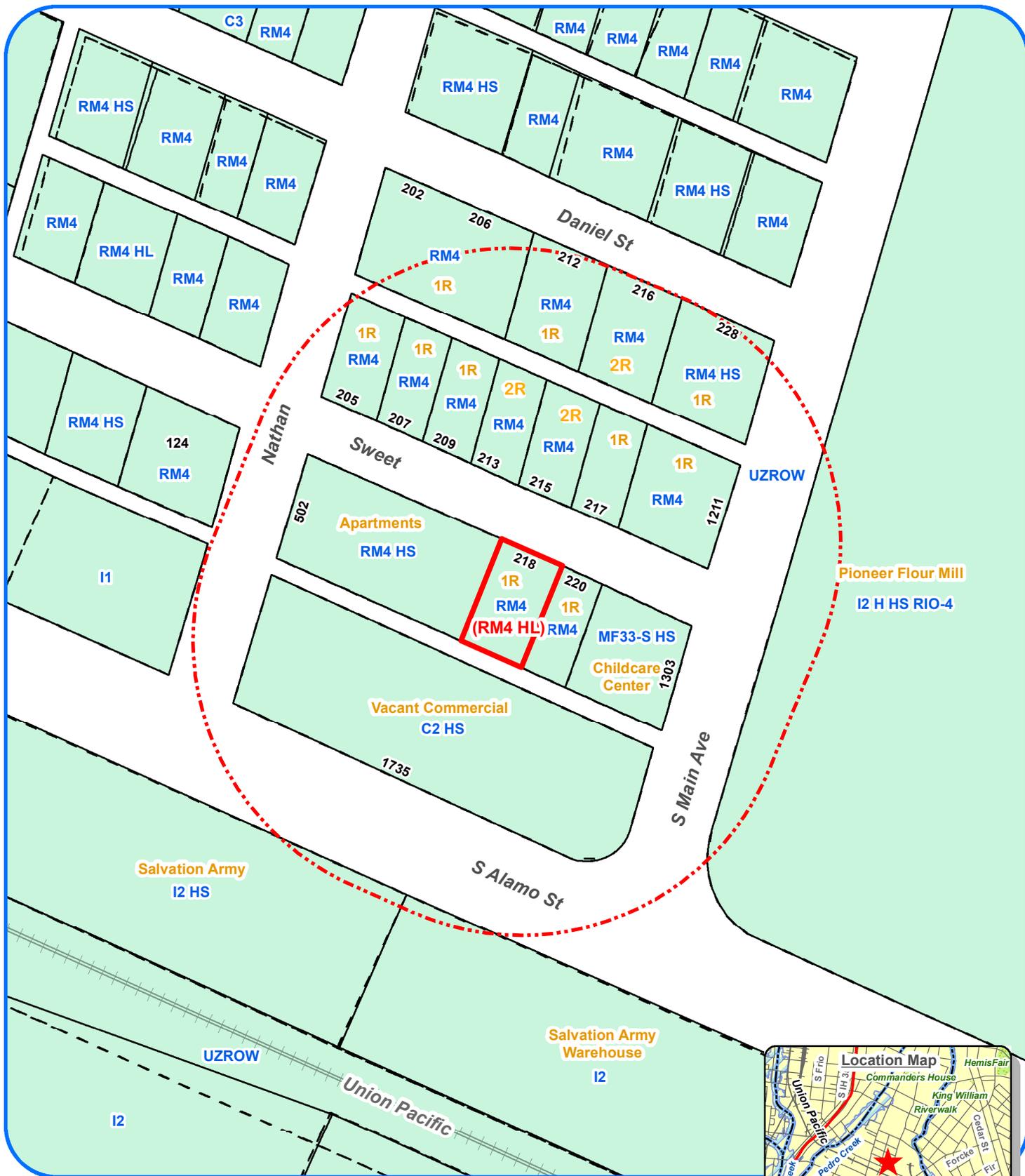
TOTAL BUILDING AREA	13,175 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	27
MINIMUM HANDICAP STALLS PROVIDED	2
PARKING STALLS PROVIDED	27

JOB NO. 8524-00
DATE JULY 2014
DESIGNER BT
CHECKED MJ DRAWN BT
SHEET 1 of 1

CALIBER COLLISION
SAN ANTONIO, TX
SPECIFIC USE SITE PLAN EXHIBIT

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.275.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 470

Date: Jul 07, 2014, 4:27pm, User ID: 31715, Job No: 8524-00, Design: (uninit), SP: 19-8524-00-140-01.dwg



Zoning Case Notification Plan

Case Z-2014-207 HL

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 02564 - BLOCK F - LOT: 0.083 of an acre out of Lots 5 & 6

Legend	
Subject Properties	(0.083 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
 (07/22/2014 - 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 #: Z2014207 HL
Hearing Date: August 5, 2014
Property Owner: Joseph Huntington
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 218 Sweet
Legal Description: 0.083 of an acre out of Lots 5 and 6, Block F, NCB 2564
Total Acreage: 0.083
City Council District: 1
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: "HL RM-4 AHOD" Historic Landmark Residential Mixed 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 1, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: King William Association; the Lone Star Neighborhood Association is located within 200 feet.

Planning Team Members: Downtown Neighborhood Plan - 67

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "C" Apartment District. In a 1991 City-initiated case, the property was rezoned to "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

According to the Office of Historic Preservation, the existing structure appears to have been constructed between 1904 and 1905. The house is a wood frame structure and exemplifies the Folk Victorian style often found throughout San Antonio during the late 19th and early 20th centuries.

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

Adjacent Zoning and Land Uses

Direction: Southeast

Current Base Zoning: "RM-4" and "MF-33 S"

Current Land Uses: Single-Family Dwelling and Childcare Center

Direction: Northeast across Sweet Street

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Dwelling and Two-Family Dwellings

Direction: Northwest

Current Base Zoning: "RM-4 "

Current Land Uses: Multi-Family Dwelling

Direction: Southwest

Current Base Zoning: "C-2 "

Current Land Uses: Commercial Building

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

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

Existing Character: Local Street one lane in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: The VIA number 46 bus line operates along South Main Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (Historic Landmark designation).

Parking Information: There is no change of use proposed. The property is used as a single-family residence. Minimum Parking Requirement: 1space per unit. Maximum Parking Requirement: N/A

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on May 21, 2014.

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 currently designated as Mixed Use in the future land use component of the plan.

Historic Landmark designation does not affect the base zoning or permitted uses, 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, but will regulate the exterior aesthetic of the structure. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation. Further, the current base zoning is not changing.

3. Suitability as Presently Zoned:

The current "RM-4" base zoning district is appropriate for the subject property. Staff believes the proposed Historic Landmark designation 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 Historic Landmark designation. There are other historic designations in the neighborhood and community.

5. Public Policy:

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

6. Size of Tract:

The size of the subject property is not an issue for the consideration of Historic Landmark designation. The house remains in its original location, has experienced few alterations, retains high integrity of original materials, and was executed with a high level of craftsmanship.

7. Other Factors:

On May 21, 2014, 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 (b) of the Unified Development Code. The four criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The property owner supports Historic Landmark designation.



22014307

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

**HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
May 21, 2014**

HDRC CASE NO: 2014-166
ADDRESS: 218 Sweet
LEGAL DESCRIPTION: NCB 2564 BLK F LOT 5 & W IRRG 9.77 FT OF 6
HISTORIC DISTRICT: none
APPLICANT: Joe Huntington 218 Sweet
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 218 Sweet.

FINDINGS:

- a. The Folk Victorian house at 218 Sweet Street was constructed sometime between 1904 and 1905. The property was vacant according to the 1904 Sanborn Map. The address first appears in the 1905-1906 City Directory as the residence of R.M. (Jack) Burke. The house first appears on the 1912 Sanborn Map.
- b. The house is a wood frame structure and exemplifies the Folk Victorian style often found throughout San Antonio during the late 19th and early 20th centuries. The house features a typical L-shape plan, an attached front porch, tall window, steeply pitched cross-gable roof, two entrance doors, and decorative shingles on the front gable. The house retains a high level of integrity, with few additions.
- c. This property meets more than three eligibility requirements as per UDC Section 35-607.
- d. This request is owner-initiated.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

COMMISSION ACTION:

Approved as submitted based on findings a through c.

Shanon Shea Miller
Historic Preservation Officer

7291199

Statement of Significance

218 Sweet Street
San Antonio, Texas

The Folk Victorian house at 218 Sweet Street was constructed sometime between 1904 and 1905. The property was vacant according to the 1904 Sanborn Map. The address first appears in the 1905-1906 City Directory as the residence of R.M. (Jack) Burke. The house first appears on the 1912 Sanborn Map.

The house is a wood frame structure and exemplifies the Folk Victorian style often found throughout San Antonio during the late 19th and early 20th centuries. The house features a typical L-shape plan, an attached front porch, tall window, steeply pitched cross-gable roof, two entrance doors, and decorative shingles on the front gable. The house retains a high level of integrity, with few additions

The property at 218 Sweet Street meets the following criteria for local landmark designation:

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5]; as an excellent example of an early 20th century Folk Victorian house.

Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8]; as an intact and high integrity example of an early 20th century Folk Victorian house.

It is an important example of a particular architectural type or specimen [35-607(b)12]; as an excellent example of a typical working middle class home of the early 20th century.



Zoning Case Notification Plan

Case Z2014-209

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

Subject Property Legal Description(s): NCB 600 BLK 4 LOT 11 AND LOT 37

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

- Legend**
- Subject Properties (0.605 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
 (7/24/2014 - S. Murphy)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014209

Hearing Date: August 5, 2014

Property Owner: Innerscity Enterprises I, LLP (by Charles Hunt, Partner; and Oscar Eason, Jr., Partner)

Applicant: Merced Housing Texas (Susan R. Sheeran)

Representative: Kimley-Horn & Associates, Inc. (Stephen C. Gose, P. E.)

Location: 1602 East Commerce Street and 305 Omaha Street

Legal Description: Lots 11 and 37, Block 4, NCB 600

Total Acreage: 0.605

City Council District: 2

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "AE-1 AHOD" Arts and Entertainment-1 Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential Uses not to exceed 55 Units per Acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 1, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association; the Dignowity Hill Neighborhood Association is located within 200 feet.

Planning Team: Downtown Neighborhood Plan - 10

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1993 large-area case, the property was rezoned to “R-2” Two Family Residence District and “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “RM-4” Residential Mixed District and “C-3” General Commercial District. In a 2006 case, the property was rezoned to “MF-33 IDZ CD” Multi-Family Infill Development Zone District with a Conditional Use for Multi-Family Dwellings not to Exceed 90 Units per Acre. In a 2008 case, the property was rezoned to “AE-1” Arts and Entertainment District-1. The subject property consists of two platted lots. The site is currently developed with two commercial structures and a residential structure. The commercial structure located on East Commerce Street measures 5,771 square feet and was constructed in 1952. The second commercial structure measures 4,284 square feet and was also constructed in 1952. The residential structure located on Omaha Street measures 1,009 square feet and was constructed in 1900.

The property owner is proposing to construct a thirty-three unit multi-family development with a parking garage for the elderly.

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: “AE-3”

Current Land Uses: Office/Warehouse

Direction: South

Current Base Zoning: “AE-2”

Current Land Uses: Single-Family Residences and Undeveloped Land

Direction: East

Current Base Zoning: “AE-1”

Current Land Uses: Office

Direction: West

Current Base Zoning: “AE-1” and “AE-2”

Current Land Uses: Duplex, Single-Family Residences, Vacant Commercial Building and a Hotel

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

Transportation

Thoroughfare: East Commerce Street

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

Proposed Changes: None known

Thoroughfare: Omaha Street and South Olive Street

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 25 line and 225 line, which operate along East Commerce Street and South Olive Street.

Traffic Impact: “IDZ” zoning is exempt from TIA requirements.

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

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

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 Downtown Neighborhood Plan and is currently designated as “Mixed Use” in the Future Land Use Plan. The requested “IDZ” base zoning district is consistent with the adopted future land use designation.

One of the long term goals of the Downtown Neighborhood Plan is to “develop East Commerce Street as a mid-rise, metropolitan boulevard to connect the Eastside Cemeteries to UTSA with cultural and historical walkways, mixed-uses, and landscape improvements”.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the subject property. The current “AE-1” zoning designation allows multi-family residences at 40 units per acre. The property measures 0.605 of an acre, which equates to approximately 24 dwellings. The applicant is proposing a total of 33 dwellings, thus the request for increased density. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area. Increased residential density is often appropriate along arterial thoroughfares and in the near-downtown area.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

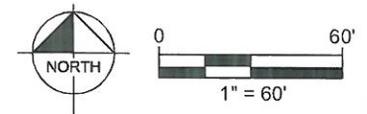
6. Size of Tract:

The subject property is 0.605 of an acre and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

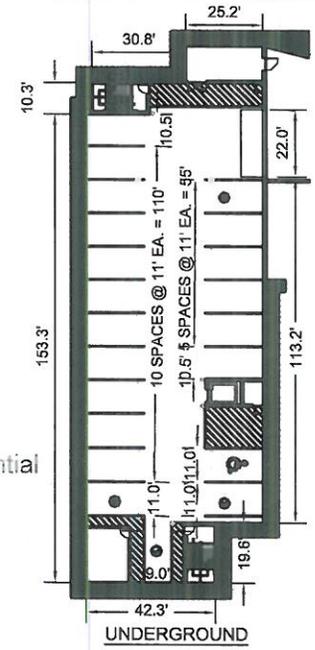
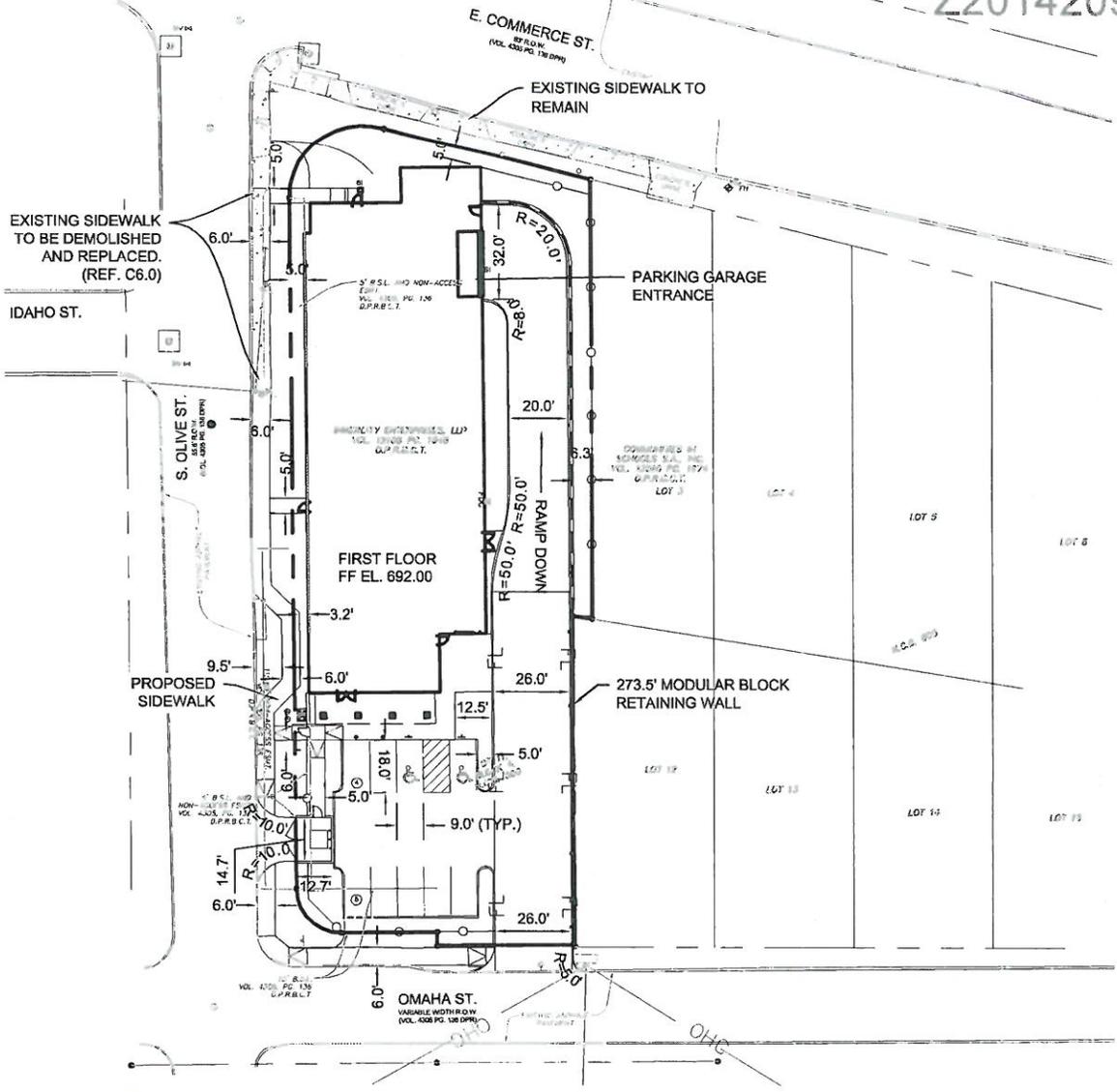
The applicant is currently working with DSD Management to incorporate the “AE-1” Arts and Entertainment District design standards into the proposed development. According to UDC Section 35-343(m)(2) Alternative Designs, the applicant may submit alternative building design plans as an alternative to the compatible design requirements listed in Section 35-343(m)(1). In this case, incorporating the “AE-1” district standards will meet the intent of the “IDZ” district, while maintaining consistency with the other “AE-1” zoning in the area.

Z2014209



PROJECT NO.
068683300
DATE
July 2014

SITE DATA TABLE	
GENERAL SITE DATA	
ZONING	AE-1(IDZ)(CD)
ADDRESS	1602 COMMERCE STREET
IMPERVIOUS COVER	0.57 ACRES (24,828 S.F.)
SIDEWALK COVER	0.08 ACRES (3,600 S.F.)
PAVEMENT COVER	0.22 ACRES (9,717 S.F.)
LOT AREA	0.61 AC. (26,572 SF)
BUILDING DATA	
BUILDING SQUARE FOOTAGE (GROUND FLOOR)	10,282 S.F.
PARKING GARAGE SQUARE FOOTAGE	9,9931 S.F.
TOTAL NUMBER OF BEDS	33
BUILDING HEIGHT	3 STORY + BASEMENT
PARKING DATA	
REQUIRED PARKING SPACES	MIN: 1.5/UNIT = 50 SPACES MAX: 2.0/UNIT = 66 SPACES
STANDARD SPACES PROVIDED	27 SPACES
ACCESSIBLE SPACES PROVIDED	3 SPACES
TOTAL SPACES PROVIDED	30 SPACES (.91/UNIT)



Kimley»Horn

OSCAR EASON SENIOR
APARTMENTS
1602 COMMERCE STREET
SAN ANTONIO, TEXAS

REZONING SITE PLAN

FIGURE
1.0

I, Charles W. Hunt, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF THIS 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.

IDZ with multi-family residential
uses not to exceed 55 units
per acre

