

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, August 6, 2013
12:45 PM

ZONING COMMISSIONERS

| | |
|-----------------------------------|-----------------------------------|
| Mariana Ornelas – District 1 | Santos Villarreal – District 7 |
| Dan Martinez – District 2 | Billy J. Tiller – District 8 |
| Terry Boyd – District 3 | Rick McNealy – District 9 |
| Thomas Lopez – District 5 | Milton R. McFarland – District 10 |
| Christopher Martinez – District 6 | Vacant – District Mayor |
| Orlando Salazar – District 4 | |
| Chairman | |

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for August 6, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the July 16, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013136 ERZD (Council District 10):** A request for a change in zoning from “O-1 ERZD” Office Edwards Recharge Zone District and “O-1 PC-1 ERZD” Office Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to “C-2 ERZD” Commercial Edwards Recharge Zone District and “C-2 PC-1 ERZD” Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District on Parcel 8 and Parcel 8C, NCB 34955; 18221 Bulverde Road.
7. **ZONING CASE NUMBER Z2013143 (Council District 6):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District and “MF-25 GC-2 AHOD” Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 4, Block 31, NCB 17643 on a portion of the 8800 Block of Potranco Road.
8. **ZONING CASE NUMBER Z2013152 CD (Council District 3):** 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 Motor Vehicle Sales on Lot 3, Block B, NCB 11026; 2522 East Southcross Boulevard.
9. **ZONING CASE NUMBER Z2013129 CD (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial

Parking Lot on Lot 304, the south 544.6 feet of the west 65 feet of Lot 303 or 303F, the east 192 feet of south 340 feet of Lot 303 or 303A, the west 70 feet of the north 345.48 feet of Lot 302, and the east 192 feet of the south 340 feet of Lot 303 or 303A, Block 29, NCB 11128; 358 and portions of 320 and 340 West Villaret Boulevard and 331 West Buchanan Boulevard.

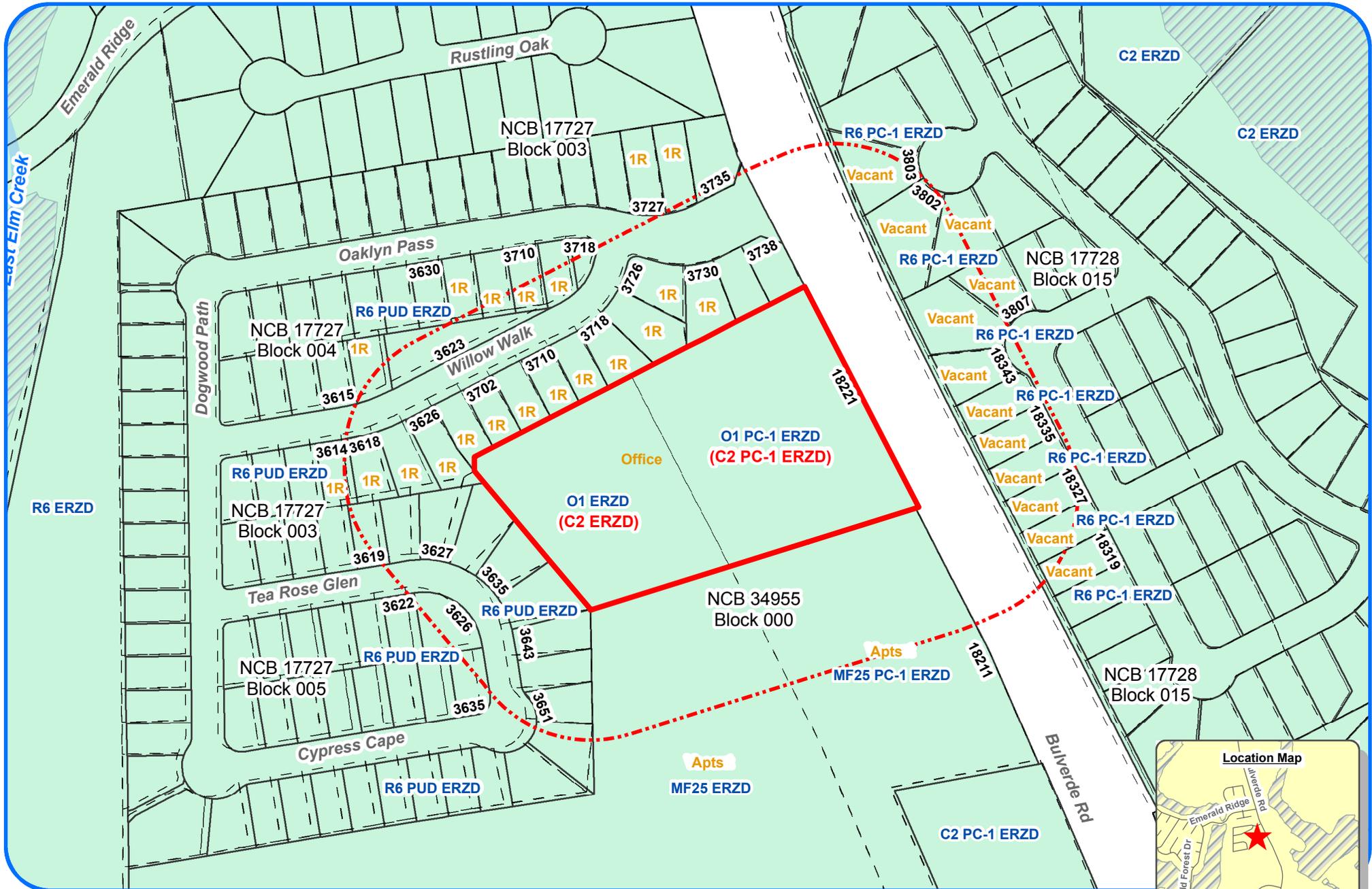
10. **ZONING CASE NUMBER Z2013147 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Four Dwelling Units on Lot 5, Block 6, NCB 2201; 1606 Leal Street.
11. **ZONING CASE NUMBER Z2013150 (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 21, Block 28, NCB 11571; a portion of the 100 Block of East Broadview Drive.
12. **ZONING CASE NUMBER Z2013157 (Council District 10):** 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 1, Block 5, NCB 16151; 11910 Nacogdoches Road.
13. **ZONING CASE NUMBER Z2013158 CD (Council District 8):** A request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Camp Bullis Military Lighting Overlay District to “R-6 CD MLOD-1” Residential Single-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for a Professional Office on Lots 6 and 7, Block 2, NCB 14712; 4203 and 4211 Honeycomb Drive.
14. **ZONING CASE NUMBER Z2013160 (Council District 10):** A request for a change in zoning from “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on 3.758 acres out Parcel 43, NCB 14049 on a portion of 13665 Toepperwein Road.
15. **ZONING CASE NUMBER Z2013162 (Council District 10):** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.0811 of an acre out of Lot 8, Block 1, NCB 15678 on a portion of 3633 Metro Parkway.
16. **ZONING CASE NUMBER Z2013163 S (Council District 5):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 S AHOD” Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Noncommercial Parking Lot on the north 115 feet of Lot 7, Block 6, NCB 7656; 739 Division Avenue.
17. **ZONING CASE NUMBER Z2013164 (Council District 6):** A request for a change in zoning from “C-2” Commercial District and “C-3R” General Commercial Restrictive Alcoholic Sales District to “C-3” General Commercial District on Parcel 18 and Parcel 18A, NCB 17635; 6927 and 6931 Leslie Road.
18. **ZONING CASE NUMBER Z2013166 S (Council District 4):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-3NA S AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus on Parcel 43B, Lot 57, and the remaining portion of Lot 55, NCB 15602; 7404 and 7500 US Highway 90 West.
19. **ZONING CASE NUMBER Z2013167 S (Council District 10):** A request for a change in zoning from “C-2 MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District to “C-2 S MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach

Metropolitan Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on 0.779 of an acre out of Lots 31 and 32, Block A, NCB 8695 on a portion of the 1300 block of Austin Highway.

20. **ZONING CASE NUMBER Z2013168 CD (Council District 5):** A request for a change in zoning from “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Art Studio/Office to “R-4 CD IDZ AHOD” Residential Single-Family Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Studio - Fine or Performing Arts on Lot 13, Block 8, NCB 2431; 2120 and 2122 El Paso Street.
21. **ZONING CASE NUMBER Z2013170 HL (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “HL R-5 AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot B, Block F, NCB 11436; 554 West Broadview Drive.
22. Briefing on proposed Unified Development Code amendments related to the Historic Design Guidelines.
23. **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.
24. **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) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2013-136 ERZD

Council District 10
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 34955 - BLOCK 000 - LOT P-8, P-8C (OUT OF P-8)

Legend

- Subject Properties (4.250 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ▨▨▨▨
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (07/12/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013136 ERZD
Hearing Date: August 6, 2013
Property Owner: Jack Anderson
Applicant: Jack Anderson
Representative: Juan R. Gonzalez
Location: 18221 Bulverde Road
Legal Description: Parcel 8 and Parcel 8C, NCB 34955
Total Acreage: 4.25
City Council District: 10
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "O-1 ERZD" Office Edwards Recharge Zone District and "O-1 PC-1 ERZD" Office Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District

Requested Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District and "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone 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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 58

Neighborhood Associations: None

Planning Team Members: 41 (North Sector Plan)

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject 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 “R-6” Residential Single-Family District. In a 2004 case, the property was rezoned to “O-1” Office District. In a 2010 case, the PC-1 Preservation Corridor was applied to properties within 300 feet of the right-of-way boundary line of Bulverde Road between Evans Road to the north and North Loop 1604 East to the south. The subject property is not platted, and is currently developed with a structure measuring 2,978 square feet that was constructed in 1948 with additions made in 1969. The applicant is requesting a zoning change to allow day care center.

Topography: The subject 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, West and East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings (some under construction)

Direction: South

Current Base Zoning: “MF-25”

Current Land Uses: Apartments

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

The “PC-1” Bulverde Road Preservation Corridor provides development standards for properties located within 300 feet of Bulverde Road between Loop 1604 and Evans Road. Preservation Corridors follow roadways having unique historical significance, natural vistas and unique scenic environments, in order to protect these assets from visual blight. The development standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A Certificate of Compliance review is performed by the Department of Planning and Community Development.

Transportation

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial Type A; one lane in each direction

Proposed Changes: Bulverde Road expansion and improvement is currently under construction.

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

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

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

Day Care Center- child and/or adult care - Minimum Parking Requirement: 1 space per 375 square feet of Gross Floor Area (GFA). Maximum Parking Allowance: 1.5 spaces per 375 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The Suburban Tier designation accommodates use classifications ranging from low density residential to community commercial uses. Uses permitted in the “C-2” district are typically considered community commercial uses, and are appropriately located along major arterial thoroughfares. Both the current and requested zoning districts are consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. Staff finds the “C-2” district to be appropriate given the size of the subject property and its location on an arterial thoroughfare. The requested zoning is consistent with the established surrounding zoning and pattern of development along Bulverde Road. Development in the “C-2” district requires a 15-foot Type B landscape buffer where the property abuts single-family residential zoning; and all nonresidential development is required to maintain a 6-foot tall solid screen fence where the property abuts single-family residential uses.

3. Suitability as Presently Zoned:

Both the current office district and the proposed commercial district are appropriate for the area. The uses permitted in the “C-2” district are compatible with the surrounding land uses and overall character of the community.

The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request is consistent with the North Sector Plan, which is a component of the City’s Master Plan.

6. Size of Tract:

The subject property is 4.25 acres in size, and is large enough to accommodate uses permitted in the “C-2” district, required parking, and development standards such as building setbacks and landscape buffers.

7. Other Factors:

SAWS Summary:

The property is classified as a Category 2 property. No sensitive geologic features were observed on the site. The impervious cover shall not exceed 50% for the entire site. SAWS staff recommends approval.

The subject property is located within the Bulverde Road Preservation Corridor Overlay. The development standards of the Bulverde Road Preservation Corridor Overlay will apply to new construction projects as well as improvement or renovations to existing structures where the work requires a building permit.

2013 JUL 16 PM 1:36
SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet 1: 36

To: Zoning Commission Members

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

Copies To: Joan B. Falkenberg Geologist, Aquifer Protection and Evaluation, Andrew Wiatrek, Manager, Edwards Aquifer Watershed Protection; Michael Barr, Supervisor, Aquifer Protection and Evaluation

Subject: Zoning Case Z2013136 Academy Ranch, LLC

Date: July 9, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 4.25 acres located northwest of intersection of Loop 1604 and Bulverde Road on the city's north east side. A change in zoning from **O-1 ERZD, O-1 PC-1 ERZD** to **C-2 ERZD, C-2 PC-1 ERZD** is being requested by the applicant, Mr. Jack Anderson. The change in zoning has been requested to allow for a commercial use development as a Day Care. The property is classified as a Category 2.

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

LOCATION

The subject property is located in City Council District 10, just northwest of the intersection of Loop 1604 and Bulverde Road. The property lies entirely within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **O-1 ERZD, O-1 PC-1 ERZD** to **C-2 ERZD, C-2 PC-1 ERZD** to allow for the construction of a commercial development for a day care. Currently the site has existing structures, drive way and some parking areas which will be utilized for a majority of the site plan, and a well and septic system.

2. Surrounding Land Uses:

The site is surrounded by single family residential housing north and west and multifamily to the south and Bulverde Road to the west.

3. Water Pollution Abatement Plan:

The Bulverde Road Plaza Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on November 14, 2011. The Plan submittal covered 4.3 acres whose design was for medical offices. A modification to this plan is changing the proposed development to a day care is currently in draft form and will be submitted to TCEQ upon completion. According to the geologic assessment in the WPAP, there were no sensitive geologic features located on the subject tract.

4. Geologic Conditions:

The Edwards Aquifer and Watershed Protection Division of the San Antonio Water System conducted an evaluation, on May 16, 2013 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Joan B. Falkenberg, P.G., was present during the site evaluation.

The site is covered by existing structures, some paved parking and driveway areas, soils and mature trees, grass and vegetation. The geologic assessment provided with the WPAP did not reveal any features on this portion of the WPAP and staff's site visit confirmed no significant or sensitive recharge features were observed on-site. Stormwater falling on this site will drain southerly into Elm Creek. According to the FEMA Flood Insurance Maps, the site is not located within a 100-year floodplain area.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the majority of the subject site is underlain by the Leached and Collapsed Members Undivided of the Person Formation of the Edwards Aquifer.

The Leached and Collapsed Members is the most permeable subdivision within the Person Formation and can have extensive lateral development of caverns. It is generally 70 to 90 feet thick in full section. This could not be confirmed due to existing structures, native soil and vegetation.

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

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. The Septic System shall meet Bexar County Regulations for On-Site Sewage Facilities.

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The applicant agrees not to exceed 50% impervious cover for the entire site.
2. The applicant agrees to abide by the Bexar County Regulations for On-Site Sewage Facilities. Any septic system on the site must be properly abandoned if no longer in use according to City Code Chapter 34 Article V Division 2 Section 446.
3. The applicant agrees to abide by the water quality best management practices maintenance obligations set forth in the Water Pollution Abatement Plan.
4. Engineering drawings shall illustrate the conveyance of stormwater runoff to the proposed Best Management Practice shall be provided to SAWS.
5. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
6. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Edwards Aquifer and Watershed Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Construction Monitoring Division of SAWS.

7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
8. The applicant shall notify the Construction Monitoring Section of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site.
9. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting either above ground or at the surface; the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System at (210) 233-3522.

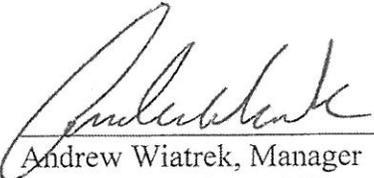
General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Edwards Aquifer and Watershed Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development, if applicable shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Construction Monitoring Section of the San Antonio Water System at (210) 233-3564 to schedule a site inspection.

- B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Construction Monitoring Section at (210) 233-3564 to schedule a site inspection. Additionally, a maintenance plan and schedule should be developed and submitted to the Edwards Aquifer and Watershed Protection Division of SAWS.
 - C. If the basin fails to drain properly, the owner will notify the Construction Monitoring Section at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Edwards Aquifer and Watershed Protection Division at 233-3522.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Edwards Aquifer and Watershed Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:



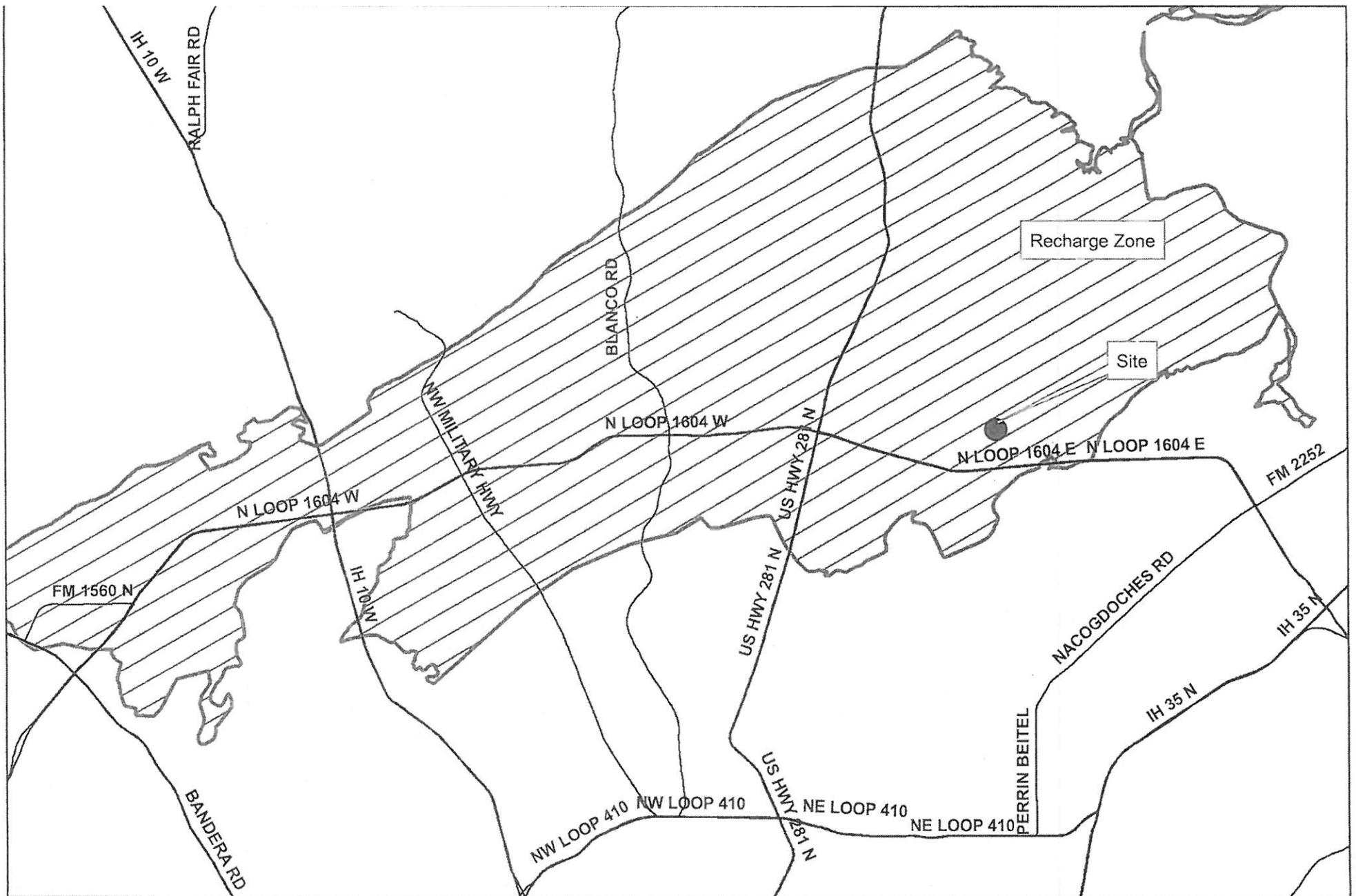
Andrew Wiatrek, Manager

Edwards Aquifer and Watershed Protection Division

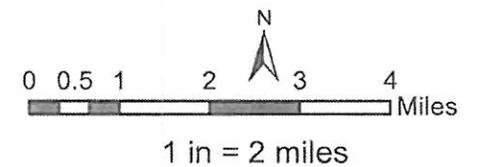


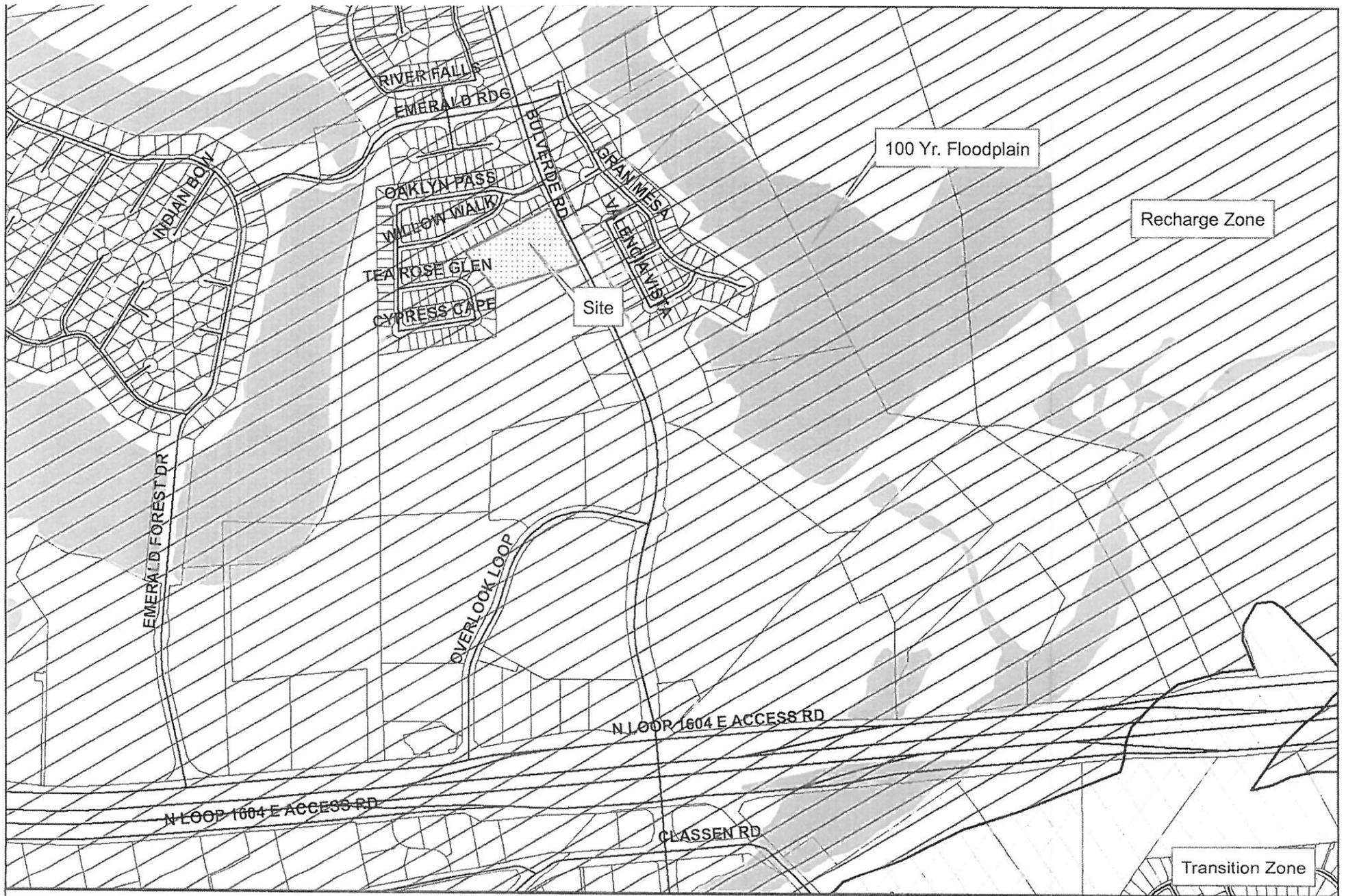
Scott R. Halty, Director
Resource Protection & Compliance Department

SRH:jbf



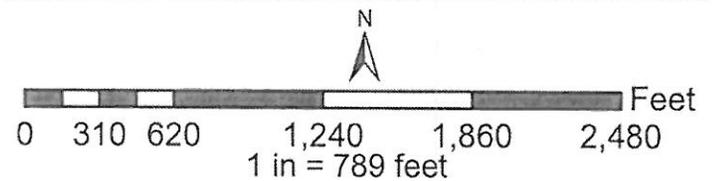
Zoning Case No.: Z2013136 Figure 1
 Zoning Case Name: Academy Ranch, LLC
 Map Grid: 518 B2
 Map Prepared by Aquifer Protection & Evaluation 6/11/13 JBF

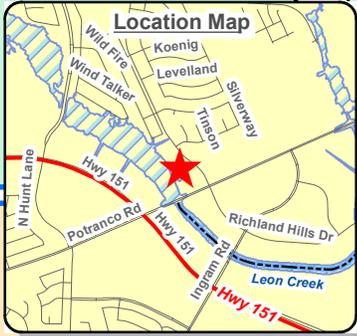
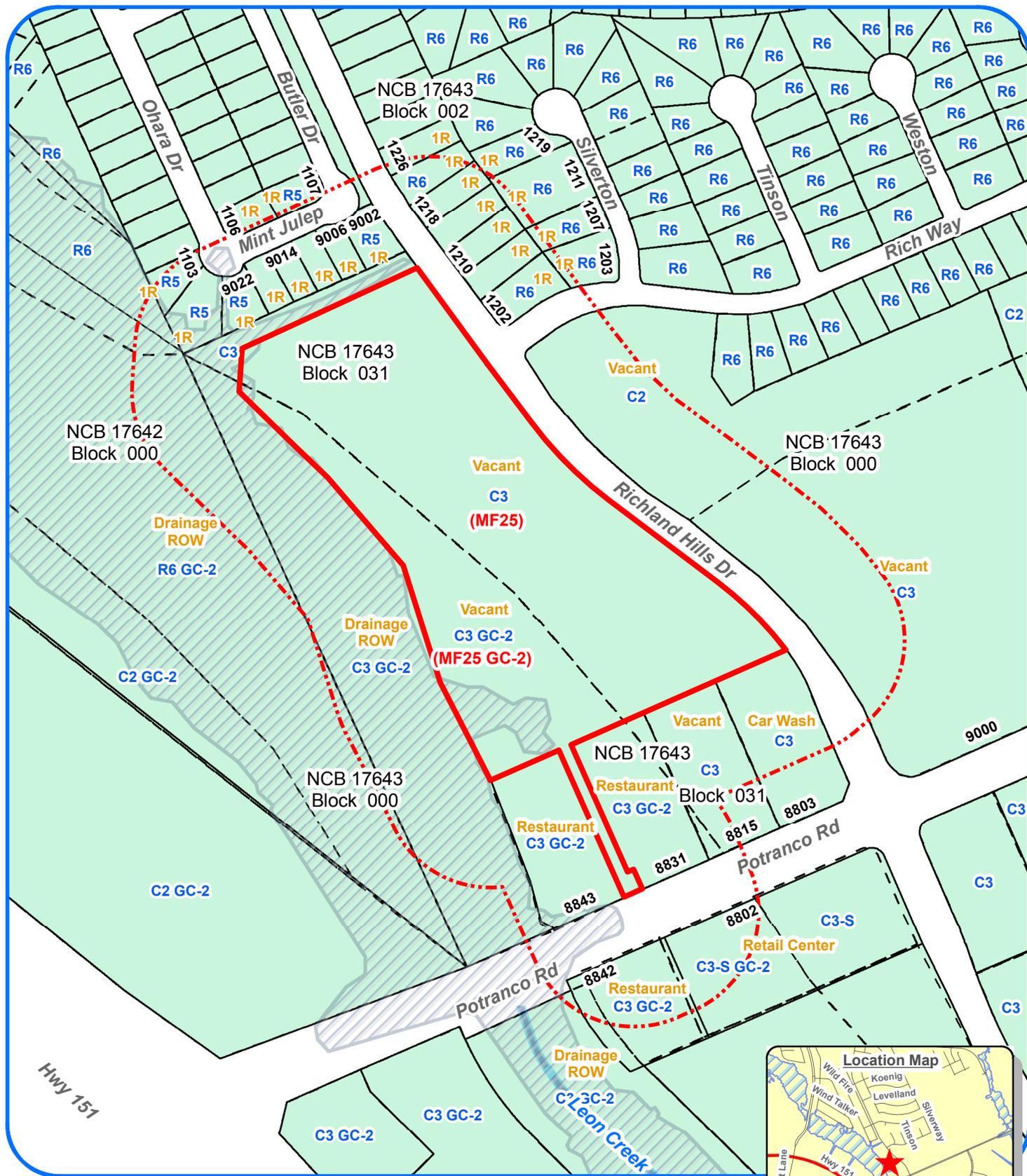




Zoning Case No.: Z2013136 Figure 2
 Zoning Case Name: Academy Ranch, LLC
 Map Grid: 518 B2

Map Prepared by Aquifer Protection & Evaluation 6/11/13 JBF





Zoning Case Notification Plan

Case Z-2013-143

Council District: 6
 Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 17643 - BLOCK 031 - LOT 004

Legend

- Subject Properties (9.310 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
 (06/17/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013143

Hearing Date: August 6, 2013

Property Owner: Om Siddhi, Inc. (by Kalpesh Patel, President)

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: A portion of the 8800 Block of Potranco Road

Legal Description: Lot 4, Block 31, NCB 17643

Total Acreage: 9.31

City Council District: 6

Case Manager: Trenton Robertson, Planner

Case History: This is the third public hearing for this zoning case. The case was continued from the July 2 and July 16, 2013 Zoning Commission public hearings.

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 14, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 19, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: None

Planning Team Members: 35 - West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1984 and was originally zoned "TempR-1" Single-Family Residence District. In a 1985 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 2008 (volume 9592, page 17 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

Topography: The subject property does not include significant slope; however, a small area of the west portion of the property is located within the floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5" and "R-6"

Current Land Uses: Single-family residences

Direction: West

Current Base Zoning: "R-6", "C-2" and "C-3"

Current Land Uses: Drainage right-of-way

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Restaurants, vacant lot, car wash, retail center and drainage right of way

Direction: East

Current Base Zoning: "R-6", "C-2" and "C-3"

Current Land Uses: Single-family residences and vacant

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

The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A Certificate of Compliance review is performed by the Planning & Community Development Department

Transportation

Thoroughfare: Richland Hills Drive, Rich Way, Mint Julep, Butler Drive and Ohara Drive

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

Proposed Changes: None known

Thoroughfare: Potranco Road

Existing Character: Primary Arterial Type A 120'; two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 64, 618 and 620 operate along Potranco Road Richland Hills Drive and Highway 151, with multiple bus stops immediately adjacent to the subject property.

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

Parking Information: The off-street vehicle parking requirements for multi-family uses are determined by the number of dwelling units.

Multi-Family Dwellings

Minimum requirement: 1.5 per unit

Maximum allowance: 2 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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “MF-25” Low Density Multi-Family 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. Multi-family zoning districts may provide an appropriate transition between low-density residential uses and commercial uses.

3. Suitability as Presently Zoned:

The existing “C-3” zoning district is not entirely appropriate for the subject property due to the property’s significant frontage along a local road. However, Potranco Road is an established commercial corridor that is meant to accommodate medium intensity commercial uses and higher density residential uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

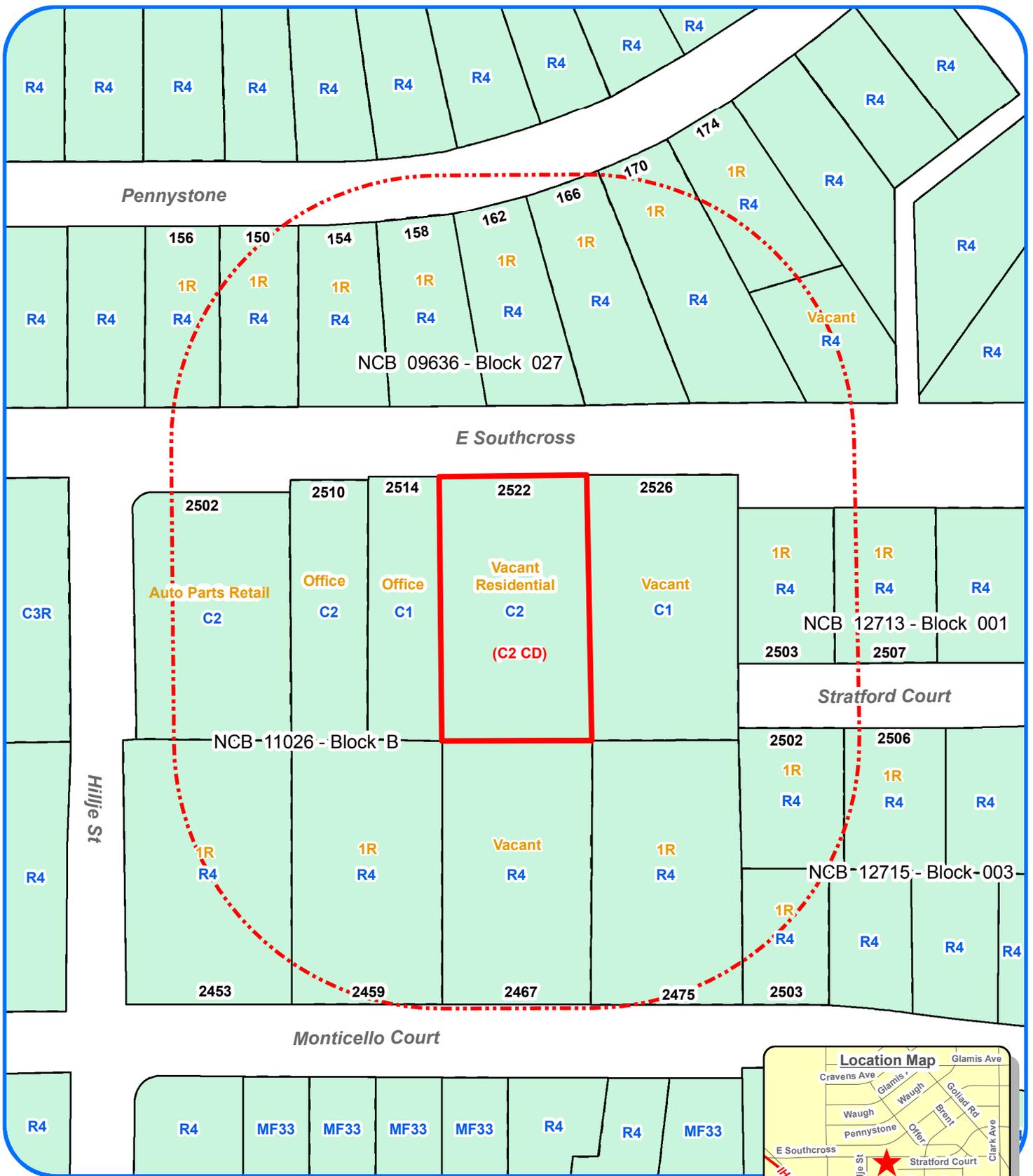
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 9.31 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex. Given the size of the property and the requested density, the maximum number of units is 232; however, the applicant proposes approximately 140 dwelling units.

7. Other Factors:

None.



Zoning Case Notification Plan
Case Z-2013-152 CD

Council District: 3
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 11026 - BLK B - LOT 003

Legend

- Subject Properties (0.496 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
 (07/02/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013152 CD

Hearing Date: August 6, 2013

Property Owner: Rosendo & Mira Magana

Applicant: Rosendo & Mira Magana

Representative: Rosendo Magana

Location: 2522 East Southcross Boulevard

Legal Description: Lot 3, Block B, NCB 11026

Total Acreage: 0.4969

City Council District: 3

Case Manager: Brenda V. Martinez, Planner

Case History: This is the second public hearing for this zoning case. The rezoning request was continued from the July 16, 2013 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 Motor Vehicle Sales

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 28, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 3, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: Highland Hills Neighborhood Association

Planning Team Members: 33 (Highlands Community Plan)

Applicable Agencies: None

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 case, the property was rezoned to the current “C-2” Commercial District. The property is developed with a residential structure measuring 560 square feet in size that was built in 1940.

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

Adjacent Zoning and Land Uses

Direction: North and South

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences and Vacant Land

Direction: East

Current Base Zoning: “C-1” and R-4”

Current Land Uses: Vacant Land and Single-Family Residences

Direction: West

Current Base Zoning: “C-1” and “C-2”

Current Land Uses: Offices and Auto Parts Retail

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

Transportation

Thoroughfare: East Southcross Boulevard

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

Proposed Changes: None known.

Thoroughfare: Hillje Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 515 line, which operates along East Southcross Boulevard.

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

Parking Information: Auto and Vehicle Sales – new and used - Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building. Maximum Parking Requirement: 1 space per 375 square feet GFA of sales and service building.

The Conditional Use site plan shows 3 parking spaces, including one ADA space, in addition to vehicle display area.

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 property is located within the Highlands Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. Staff finds the conditional use to be appropriate as the property is situated on an arterial thoroughfare at the edge of a neighborhood. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed. The requisite site plan indicates no new construction and no changes from the property's current configuration, except the addition of parking and display areas.

3. Suitability as Presently Zoned:

The current “C-2” zoning is appropriate for the area. The “C-2” Commercial zoning district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning along this block of East Southcross Boulevard. The purpose of landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the community.

5. Public Policy:

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

Goal 1, Objective 1.4, Action Step 1.4.4 of the Highland Hills Community Plan encourages locating “auto-related and larger scale businesses along high-traffic corridors.” East Southcross Boulevard is identified in the City’s Major Thoroughfare Plan as a Secondary Arterial Type A Street.

6. Size of Tract:

The subject property measures 0.4969 acres and is of sufficient size to accommodate the proposed use, as shown on the Conditional Use site plan.

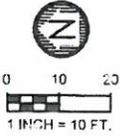
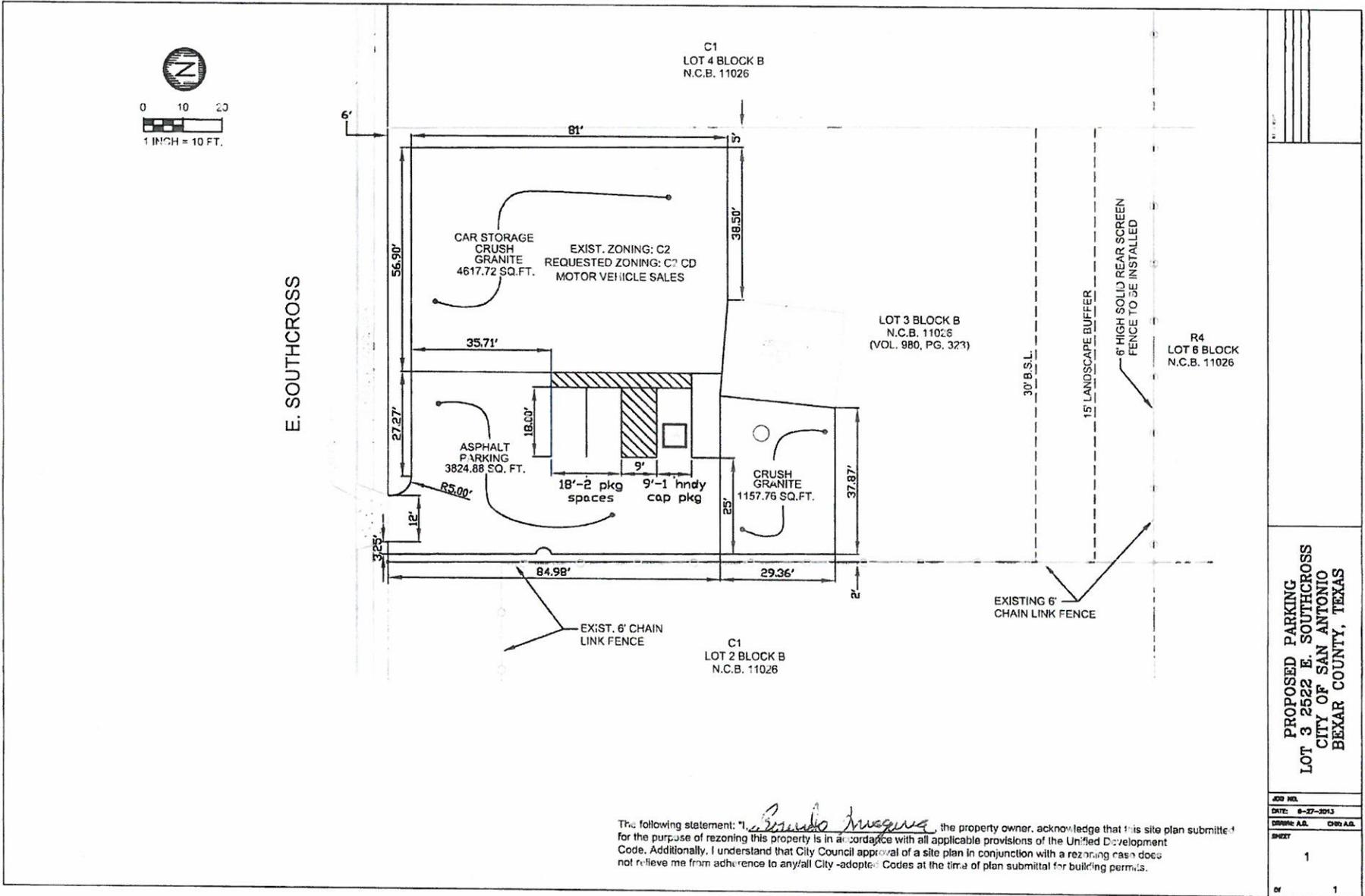
7. Other Factors:

Staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any adjacent residential zoning or uses; and
2. Outdoor speaker and paging systems shall be prohibited.

Z 2013152 CA

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PROPOSED PARKING
LOT 3 2522 E. SOUTHCROSS
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

The following statement: *Priscilla Murgueta*, 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.

| | |
|-------------|------------|
| JOB NO. | |
| DATE: | 6-27-2013 |
| DRAWN: A.A. | CHKD: A.A. |
| SHEET | 1 |
| OF | 1 |

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Zoning Case Notification Plan

Case Z-2013-129 CD

Council District: 3
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 11128 - BLK 029 - LOT 304, S 544.60 FT OF W 65 FT OF 303 OR 303F, LOT E 192 FT OF S 340 FT OF 303 OR 303A, LOT W 70 FT OF 302

- Legend**
- Subject Properties (8.122 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
 (05/21/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013129 CD

Hearing Date: August 6, 2012

Property Owner: Joel Dauley

Applicant: Stephen Stokinger

Representative: Bobby Perez

Location: 358 and portions of 320 and 340 West Villaret Boulevard and 331 West Buchanan Boulevard

Legal Description: Lot 304, the south 544.6 feet of the west 65 feet of Lot 303 or 303F, the east 192 feet of south 340 feet of Lot 303 or 303A, the west 70 feet of the north 345.48 feet of Lot 302, and the east 192 feet of the south 340 feet of Lot 303 or 303A, Block 29, NCB 11128

Total Acreage: 8.122

City Council District: 3

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot

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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: None

Planning Team Members: 35-West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1952 and was originally zoned “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 subject site is not platted and is currently undeveloped with the exception of a number of small structures.

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, West and across West Villaret Boulevard

Current Base Zoning: “R-6”

Current Land Uses: Vacant Land and Single-Family Dwellings

Direction: East

Current Base Zoning: “R-6 CD”

Current Land Uses: Noncommercial Parking Lot

Direction: South across Buchanan Boulevard

Current Base Zoning: “R-6”

Current Land Uses: Vacant Land and Mission Flea Market

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

Transportation

Thoroughfare: West Buchanan Boulevard

Existing Character: Local B Street; 1 lane in each direction without sidewalks

Proposed Changes: None known.

Thoroughfare: West Villaret Boulevard

Existing Character: Collector Street; 1 lane in each direction without sidewalks

Proposed Changes: None known.

Public Transit: The VIA number 44 bus line operates along Moursund Boulevard, east of the subject property.

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

Parking Information: As shown on the Conditional Use site plan, the applicant proposes approximately six-hundred eighteen (618) parking spaces on the subject property.

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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands: Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The proposed conditional use will allow development of a parking lot meant to serve the patrons of the adjacent outdoor flea market. The existing flea market has insufficient on-site parking; therefore, customer parking overflows into the surrounding neighborhood during peak hours. The proposed conditional use would provide additional secure off-street parking facilities, diminishing the likelihood of patrons parking on the street and in the adjacent neighborhood.

The existing noncommercial parking lot located at 331 West Buchanan Boulevard was approved in 2012.

3. Suitability as Presently Zoned: The current “R-6” Residential Single-Family District and proposed “R-4” Residential Single-Family District are appropriate for the area. As the property is currently vacant, there will be no loss of housing stock in this neighborhood.

4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The Conditional Use will improve parking conditions in the area and should reduce some of the current on-street parking. Staff recommends adding landscape buffers as a condition of the rezoning, in an effort to screen and separate the proposed parking lot from the adjoining single-family residences.

5. Public Policy: The request does not appear to conflict with any public policy objective. The zoning request and proposed use is in accordance with the City’s Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract: The subject property is 8.122 acres in size, which will accommodate the proposed noncommercial parking lot (see site plan). As shown on the requisite site plan, ingress and egress will be limited to West Buchanan Boulevard.

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

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Should the requested zoning be approved, staff recommends the following conditions, in lieu of those listed above:

1. A 15 foot Type B landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses;
2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;
3. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
4. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.
5. Ingress and egress shall be prohibited along West Villaret Boulevard.

PROPOSED OVERFLOW PARKING LOT

W. VILLARET BLVD

9' X 18' PARKING STALLS
 LOT 1 - 295 TOTAL SPACES
 EMERGENCY OVERFLOW
 323 TOTAL SPACES

4 LOTS
 8.112 ACRES

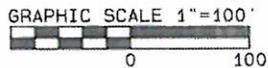
NOTE:
 PARKING LAYOUT IS SUBJECT TO CHANGE
 FINAL DESIGN WILL BE DETERMINED BY
 DESIGN CONSTRAINTS.

LOT 1 WILL BE CONSTRUCTED FOR NORMAL USE

EMERGENCY OVERFLOW LOT WILL ONLY BE
 USED BETWEEN THE HOURS OF 9:00 AM AND
 1:00 PM, AND WILL ONLY BE USED ON AN AS
 NEEDED BASIS

I, JOEL DAULEY, 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 CITY COUNCIL
 APPROVAL OF A SITE PLAN IN
 CONJUNCTION WITH A REZONING CASE
 DOES NOT RELEASE ME FROM
 ADHERENCE TO ANY/ALL CITY-ADOPTED
 CODES AT THE TIME OF PLAN SUBMITTAL
 FOR BUILDING PERMITS.

ZONING REQUESTED FOR A
 R-4 CD NON-COMMERCIAL
 PARKING LOT



| REVISION | DATE |
|----------|------|
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| 2 | |
| 3 | |
| 4 | |
| 5 | |

TBPE FIRM # 13752

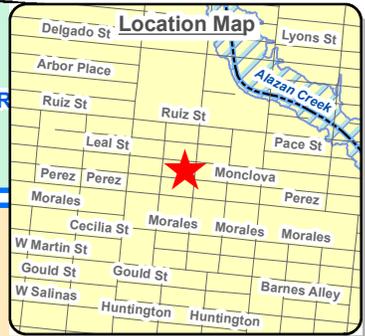
TOMSU
 GROUP
 TOMSU GROUP, LLC
 PO Box 591537
 San Antonio, TX 78259
 210-693-0695

MISSION OPEN AIR MARKET
 ZONING EXHIBIT
 PROPOSED EMERGENCY
 OVERFLOW PARKING LOT

ACCOUNT: 00155.000
 DATE: 2013-06-17
 DESIGNED BY: SS
 DRAWN BY: SS
 CHECKED BY: TT
 APPROVED BY: TT

DRAWING

SHEET 1
 OF 1



Zoning Case Notification Plan
Case Z-2013-147 CD

Council District: 1
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 02201 - BLK 006 - LOT 005

Legend

- Subject Properties (0.182 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
 (07/22/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013147 CD
Hearing Date: August 6, 2013
Property Owner: Austin Chase Homes, L.P. (by Richard A. Otero, Member)
Applicant: Austin Chase Homes, L.P. (by Richard A. Otero, Member)
Representative: Austin Chase Homes, L.P. (by Richard A. Otero, Member)
Location: 1606 Leal Street
Legal Description: Lot 5, Block 6, NCB 2201
Total Acreage: 0.1825
City Council District: 1
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

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 "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject site is currently developed with three residential structures measuring a total of 2,499 square feet. According to the Bexar County Appraisal District, the existing duplex was constructed in 1925. The second residential structure was constructed in 1944. The Bexar Appraisal District does not list a date of construction for the third residential structure.

Topography: The subject 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

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family, Two-Family and Four-Family Dwellings

Direction: West, South and East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family and Two-Family Dwellings, Vacant Lots

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

Transportation

Thoroughfare: Leal Street, North Elmendorf and North Spring

Existing Character: Local Streets; 1 lane in each direction with partial sidewalks

Proposed Changes: None known.

Thoroughfare: Monclova

Existing Character: Local Street; 1 lane with no sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 79 and the 277, which operate along Ruiz Street and North Elmendorf Street.

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

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

Four-Family Dwelling – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 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 subject property is not located within a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required. The zoning change request is consistent with surrounding zoning and land uses.

2. Adverse Impacts on Neighboring Lands:

The subject property is located in a residential area with a mix of single-family, two-family and four-family dwellings. The requisite site plan indicates no new construction and no changes from the property's current configuration. The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on surrounding properties by limiting the scope of use allowed. Staff supports the requested conditional use because of the existing mix of residential densities in the surrounding neighborhood.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.1825 of an acre in size, which should be able to reasonably accommodate the existing four-family dwelling. Although all parking spaces are located within the existing driveway, the property is accessible from both Leal Street and Monclova which should reduce potential parking conflicts on the site.

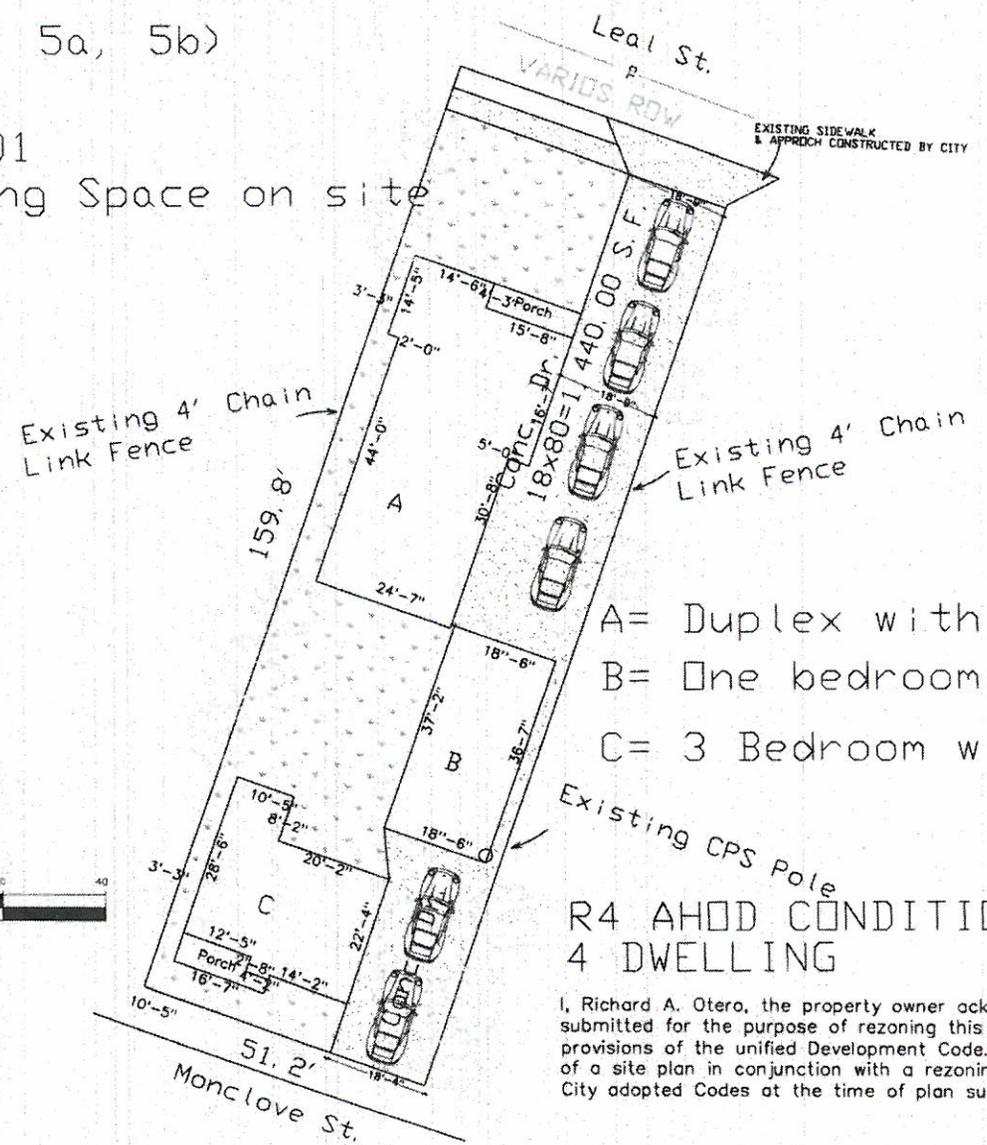
7. Other Factors:

Per Section 35-D101(j) of the UDC, properties that were previously zoned "B" and converted to the "R-4" district may continue to have two dwelling units by-right, if a number of other criteria are met. In March 2013, the subject property was registered as a legal nonconforming use. The property currently has an existing conforming duplex (given the property's previous "B" zoning district), and one legal nonconforming dwelling unit. The applicant was unable to prove legal nonconforming status for the fourth dwelling unit. Rezoning is required to bring the four dwelling units into compliance.

The applicant was made aware by zoning staff that the "RM-4" zoning district was another available zoning option that would allow four dwelling units. However, the applicant chose to move forward with the Conditional Use option.

Z2013147 CD

Lot 5 (5a, 5b)
Blk. 6
NCB 2201
6 Parking Space on site

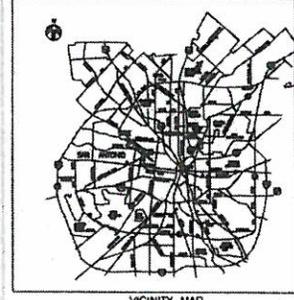


- A= Duplex with 1,400+ s. f. living
- B= One bedroom with 675+ s. f. living
- C= 3 Bedroom with 900 s. f. living

R4 AHOD CONDITIONAL USE
4 DWELLING

I, Richard A. Otero, 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 relive me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

EXISTING SITE LAYOUT



VICINITY MAP

SUR TEXAS CORP.
CONSULTING ENGINEERS

2828 McCELLOUGH
SAN ANTONIO, TEXAS 78212
TEL: 782-4009
FAX: 782-6772

PN: 0563

SITE PLAN
1606 Leal St.
SAN ANTONIO, TX.

DATE: 05-30-2013
JOB NO. 20130600SP
DRAWN BY: VAE
CHECKED BY: MARD
TITLE: SITE PLAN
SHEET: C1



Zoning Case Notification Plan

Case Z-2013-150

Council District 7
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 11571 - BLK 028 - LOT 021

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

Legend

- Subject Properties (4.686 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
 (07/18/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013150

Hearing Date: August 6, 2013

Property Owner: Bandera & Broadview, LLC (by Richard & Brad Bundy, Managers)

Applicant: Jamal Tawil

Representative: Andrew C. Guerrero

Location: A portion of the 100 Block of East Broadview Drive; located on the west side of East Broadview Drive, between Bandera Road and Sunnyland

Legal Description: Lot 21, Block 28, NCB 11571

Total Acreage: 4.686

City Council District: 7

Case Manager: Tony Felts, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Inspiration Hills Neighborhood Association is located within 200 feet.

Planning Team Members: 18 – Near Northwest Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property was platted into its current configuration in 2011 (Book 9620, Page 92). 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

Current Base Zoning: "R-4"

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

Direction: West, South and Southeast

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

Current Land Uses: Retail and Service Uses

Direction: East and Northeast

Current Base Zoning: "C-2" and "RM-4"

Current Land Uses: Apartments and Townhomes

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 Broadview Drive

Existing Character: Local Street; 2 lanes in each direction, with a bicycle lane in each direction and sidewalks

Proposed Changes: None known

Thoroughfare: Bandera Road

Existing Character: Primary Arterial Type A; 3 lanes in each direction with a center turn lane and sidewalks

Proposed Changes: None known

Thoroughfare: Sunnyland and Cloudcroft

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 88 and 288 lines, which operate along Bandera Road with multiple stops near the subject property.

Traffic Impact: A traffic impact analysis is required but may be deferred until the platting or permitting stage of development.

Parking Information: Off-street vehicles parking requirements for Bingo Parlor uses are determined by the size of the structure.

Bingo Parlor - Minimum Parking Requirement: 5 spaces per 1000 square feet of gross floor area. Maximum Parking Allowance: 6 spaces per 1000 square feet of gross floor area.

Staff Analysis and Recommendation: Denial; with an alternate recommendation for “C-2 S” Commercial District with a Specific Use Authorization for a Bingo Parlor, 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 Near Northwest Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to have the property designated as Regional Commercial. Staff and Planning Commission recommend denial of the request, with an alternate recommendation for Community Commercial. The alternate zoning recommendation is consistent with the alternate plan amendment recommendation.

2. Adverse Impacts on Neighboring Lands:

The requested zoning change may create adverse impacts on the neighboring residential subdivision by allowing intense commercial development that is not subject to building setbacks or landscape buffers. Building setbacks and landscape buffers apply only when a nonresidential property abuts a residential one. In this case, public right-of-way (an undeveloped alleyway) separates the subject property from the residential uses. Through the approval of a Specific Use Authorization, building setbacks and landscape buffers may be added as conditions for development of the proposed bingo parlor.

3. Suitability as Presently Zoned:

Although the property is designated as Medium Density Residential in the future land use plan, the current commercial zoning district is appropriate for the site, given its location, size and surrounding land uses. The property is suitable for low- to medium intensity commercial development that will serve as a transition from the major arterial thoroughfare to the south and the residential neighborhood to the north.

4. Health, Safety and Welfare:

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

5. Public Policy:

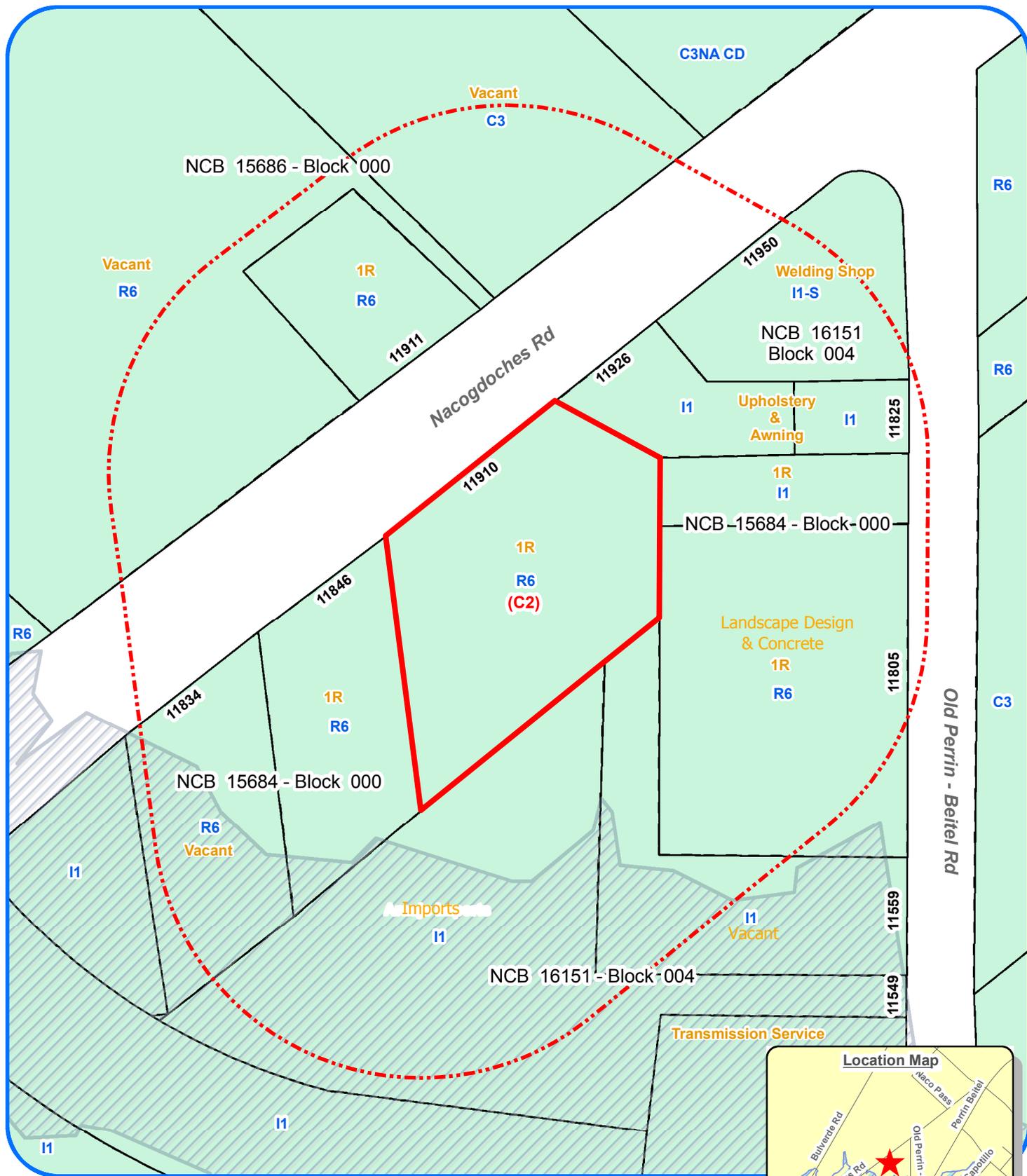
The request is not consistent with the future land use component of the Near Northwest Community Plan, which is a component of the City’s Master Plan. Further, staff and Planning Commission have recommended denial of the requested plan amendment; as such, the request conflicts with public policy objectives.

6. Size of Tract:

The subject property is 4.686 acres in size, and is currently undeveloped. The size of the tract is sufficient to allow the proposed development and required parking.

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2013-157

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

Subject Property Legal Description(s): NCB 16151 - BLK 005 - LOT 001

Legend

- Subject Properties ——— (0.929 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
 (07/15/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013157
Hearing Date: August 6, 2013
Property Owner: Patsy Brodbeck
Applicant: Mark Brodbeck
Representative: Mark Brodbeck
Location: 11910 Nacogdoches Road
Legal Description: Lot 1, Block 5, NCB 16151
Total Acreage: 0.929
City Council District: 10
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: None

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The lot was platted into its current configuration in 2000 (volume 9546, page 148 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure measuring 1,500 square-feet that was built in 2000, according to the Bexar County Appraisal District.

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

Adjacent Zoning and Land Uses

Direction: Northwest and West

Current Base Zoning: "R-6"

Current Land Uses: Single-family residences and vacant land

Direction: South and East

Current Base Zoning: "I-1" and "R-6"

Current Land Uses: Importing business, vacant land, landscaping and concrete contractor, single-family residence, upholstery and awning services, and a welding shop

Direction: Northeast

Current Base Zoning: "C-3"

Current Land Uses: Vacant land

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

Transportation

Thoroughfare: Nacogdoches Road and Old Perrin-Beitel Road

Existing Character: Local Streets; one lane in each direction with no sidewalks

Proposed Changes: None known

Public Transit: There are no public transit lines in the immediate vicinity of the subject property; however, multiple transit lines operate along Thousand Oaks and Uhr Lane to the east.

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 parking requirements are typically determined by type and size of the use.

Professional Office - Minimum Parking Requirement: 1 space per 300 square feet of Gross Floor Area (GFA).

Maximum Parking Requirement: 1 space per 140 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the West/Southwest Sector Plan and is currently designated as Business Park in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding area includes many existing industrial land uses. Should the zoning change be approved, any new construction on the subject property will trigger a Type B 15-foot landscape buffer and 6-foot tall solid screen fence requirement where the subject property abuts residential zoning and/or uses.

3. Suitability as Presently Zoned:

The existing "R-6" zoning district is not appropriate for the subject property as this area is transitioning away from residential uses to more office, service, and light industrial uses. Much of the undeveloped land along the north side of Nacogdoches Road, immediately adjacent to the subject property, is also going through the rezoning process to allow development of a large-scale contractor facility with outdoor storage. The adjacent zoning case is scheduled for City Council consideration on August 15, 2013.

4. Health, Safety and Welfare:

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

5. Public Policy:

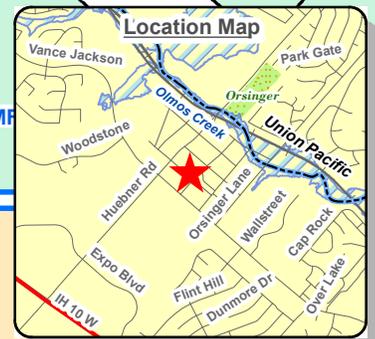
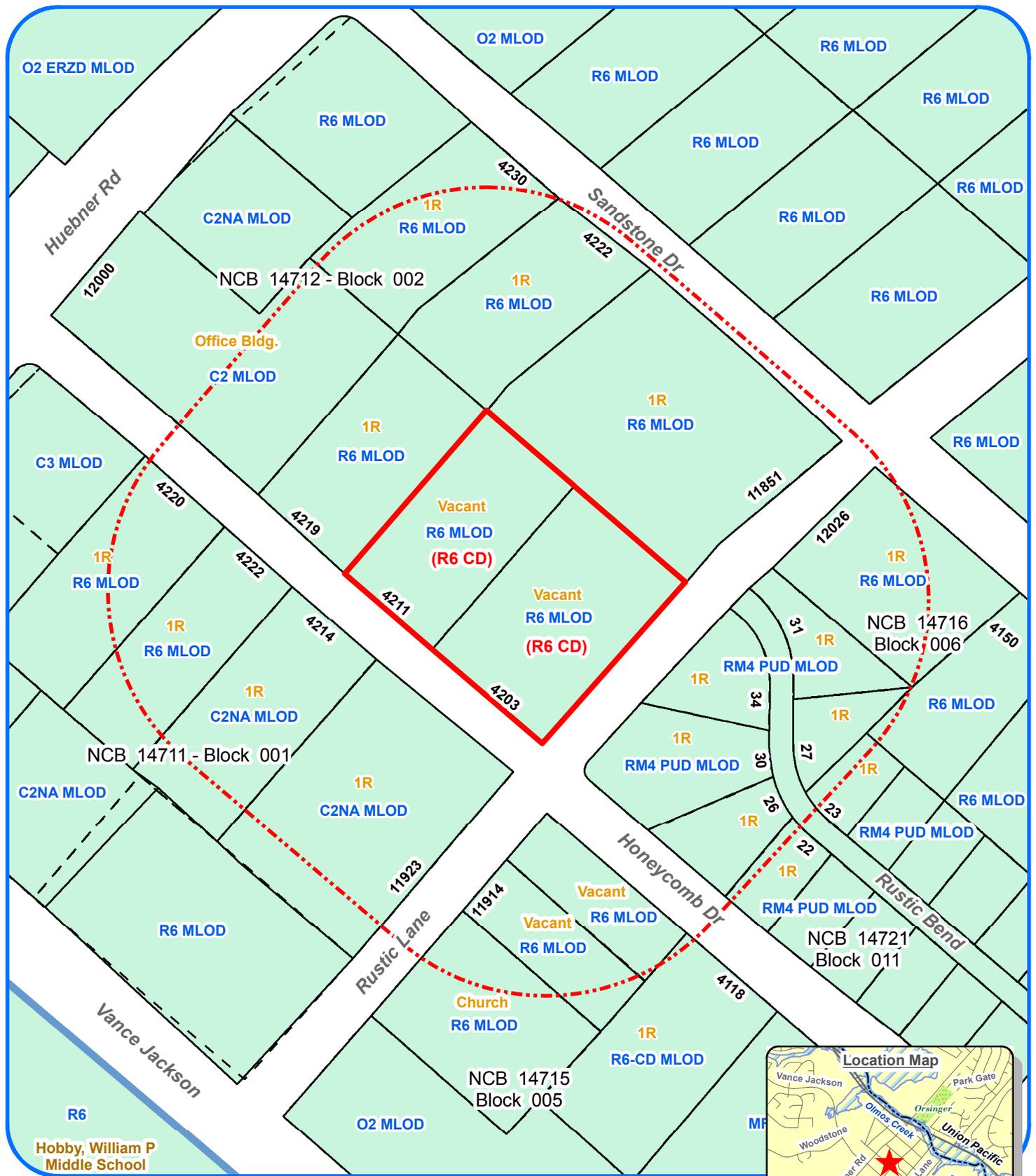
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.929 of an acre in size, which should be able to reasonably accommodate the uses permitted in the "C-2" district as well as typical parking and landscape buffer requirements.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-158 CD

Council District: 8

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 14712 - BLOCK - 002 - LOT 006 & 007

Legend

- Subject Properties ——— (0.884 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
(07/15/2013 - R.Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013158 CD
Hearing Date: August 6, 2013
Property Owner: Frank & Valerie Corte, Jr.
Applicant: Frank J. Corte, Jr.
Representative: Frank J. Corte, Jr.
Location: 4203 and 4211 Honeycomb Drive
Legal Description: Lots 6 and 7, Block 2, NCB 14712
Total Acreage: 0.8842
City Council District: 8
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District

Requested Zoning: "R-6 CD MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for a Professional Office

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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: Vance Jackson Neighborhood Inc.

Planning Team Members: 41 – North Sector Plan

Applicable Agencies: The Camp Bullis Military Installation

Property Details

Property History: The subject property was annexed in 1972 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 subject property is undeveloped and is not platted in its current configuration.

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, West and South

Current Base Zoning: “C-2”, “C-2NA”, “R-6”, “R-6 CD”

Current Land Uses: Single-family residences, offices, undeveloped land, church

Direction: East

Current Base Zoning: “RM-4”, “R-6”

Current Land Uses: Single-family residences, undeveloped land

Overlay and Special District Information: All surrounding properties carry the “MLOD” Military Lighting Overlay District, due to their proximity to Camp Bullis. The “MLOD” regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Honeycomb Drive and Rustic Lane

Existing Character: Local streets; one lane in each direction with no sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is number 96, which operates along Vance Jackson Road south of the subject property.

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

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

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

The requisite Conditional Use site plan shows 9 parking spaces, including one ADA-accessible space.

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 property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "R-6" base zoning district is consistent with the adopted land use designation. The Suburban Tier includes a wide range of residential densities and commercial uses; encouraging neighborhood commercial uses such as small offices at the intersections of local and collector streets.

2. Adverse Impacts on Neighboring Lands:

The requested conditional use is appropriate for the subject property. The surrounding zoning is primarily single-family residential; however, some of the surrounding properties have commercial zoning. The conditional use request will limit the scale and intensity of the proposed office use. Additionally, conditional use regulations can be used to require landscape buffering and screening that will mitigate possible adverse impacts on the neighboring property.

3. Suitability as Presently Zoned:

The existing "R-6" zoning district is consistent with the adopted land use designation and is appropriate for the subject property. The zoning request does not include a change to the base zoning district and residential uses will continue to be permitted on the property.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. Use of the subject property for the proposed professional office will require a 6-foot tall solid screen fence be maintained where the subject property abuts single-family residential uses.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.884 of an acre in size, which should be able to reasonably accommodate the proposed professional office and required parking, as shown on the conditional use site plan.

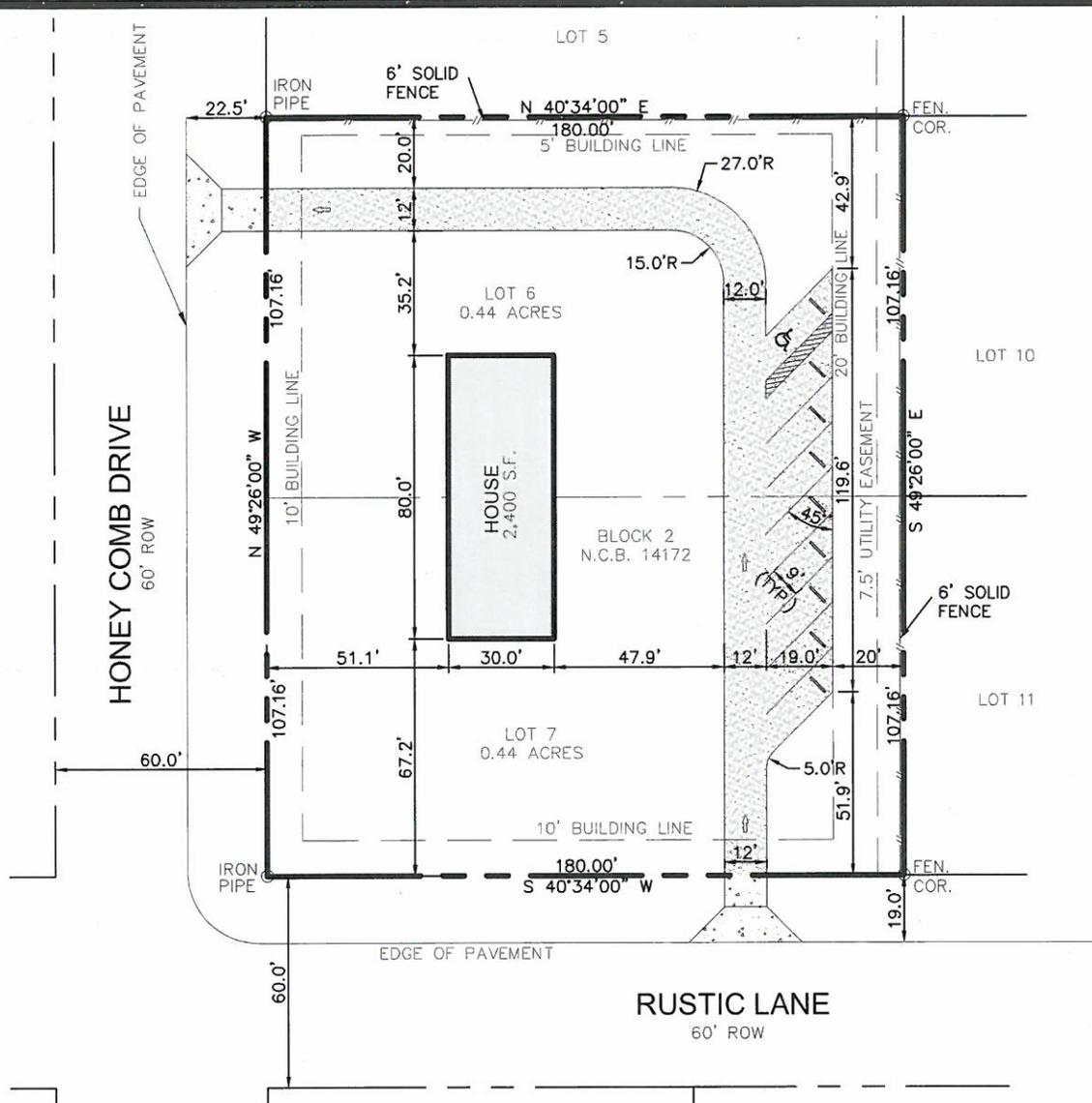
7. Other Factors:

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

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The subject property is located within the Camp Bullis Awareness Zone / Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff is not required to provide the Military with a copy of the zoning request because the subject property is less than 10 acres in size and is located south of Loop 1604.

2203158 CD



TOTAL SITE: 0.89 ACRES
 8349 SQ. FT. OF IMPERVIOUS COVER
 2400 SQ. FT. OF BUILDING TO BE REZONED
 5949 SQ. FT. OF ALL PAVED OR HARD SURFACE STREETS,
 PARKING FACILITIES, INCLUDING CURB AND GUTTERS,
 WALLS, LOADING AREAS AND ASPHALT
 INTENDED USE: HOME/OFFICE

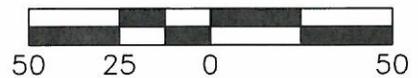
TOTAL ACCESSIBLE PARKING: 1
 TOTAL PARKING: 9

PROPERTY ADDRESS: 4203 HONEYCOMB DR.

PLAT OF:
 LOT 6/7, BLK 2, N.C.B. 14172
 SUBDIVISION WOOD LAND MANOR UNIT 1
 SAN ANTONIO, BEXAR COUNTY, TEXAS

"I, FRANK CORTE, 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."

SCALE: 1"=50'



7/23/13

| |
|-------------------------------|
| PROJECT NO. |
| DATE: 7/23/13 |
| DRAWN BY: JM DESIGNED BY: KWL |
| SCALE: 1" = 50' |

HONEY COMB DRIVE

HONEY COMB DRIVE AND RUSTIC LANE SAN ANTONIO, TEXAS

SITE EXHIBIT

K Love
ENGINEERING
 Site Development Engineering Services
 Firm No. 11042
 www.kloveengineering.com (210) 485-5683



Zoning Case Notification Plan

Case Z-2013-160

Council District 10

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 14049 - BLOCK 000 - LOT P-43

Legend

- Subject Properties (3.758 Acres) ▬
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



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

Development Services Dept
City of San Antonio
(07/16/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013160
Hearing Date: August 6, 2013
Property Owner: Wishes and Prayers (by James Allen, Director)
Applicant: Wishes and Prayers (by James Allen, Director)
Representative: Bobby Perez
Location: A portion of 13665 Toepperwein Road
Legal Description: 3.758 acres out Parcel 43, NCB 14049
Total Acreage: 3.758
City Council District: 10
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: None

Planning Team Members: 41 – North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1993 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1994 City-initiated case, the property was rezoned “R-8” Large Lot Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the “R-20” Residential Single-Family District. In 2004, the property was rezoned to the current “MF-25” Low Density Multi-Family District. The subject property is not platted. The property is developed with a residential structure measuring 4,904 square feet in size, which was built in 1970.

Topography: The subject property slopes to the northwest and is not located within a floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3” and “I-1”

Current Land Uses: Vacant Land and Office/Warehouse

Direction: West

Current Base Zoning: “MF-25”

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences (some under construction)

Direction: East

Current Base Zoning: Outside City Limits (located within the City of Live Oak)

Current Land Uses: Auto Auction

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: Toepperwein Road

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

Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The rezoning application indicates adult daycare and a charitable food pantry as possible proposed uses.

Daycare Center (child and/or adult care) – Minimum Parking Requirement: 1 space per 375 square feet of Gross Floor Area (GFA); Maximum Parking Allowance: 1.5 spaces per 375 square feet of GFA

The UDC does not specify parking requirements for Charitable Food Bank.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2NA" district is consistent with the adopted land use designation. The Suburban Tier accommodates a wide range of residential densities and commercial uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located on an arterial thoroughfare, between a residentially zoned subdivision to the south and an industrial business park to the north. The requested "C-2NA" district may serve as an appropriate transition between the residential and industrial uses.

3. Suitability as Presently Zoned:

The existing multi-family zoning is appropriate for the subject property because of the property's frontage on a major thoroughfare.

4. Health, Safety and Welfare:

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

5. Public Policy:

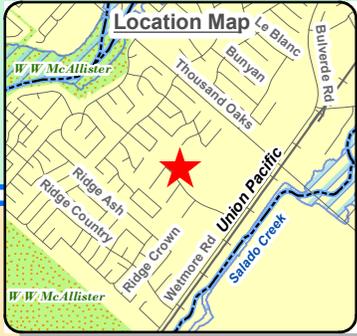
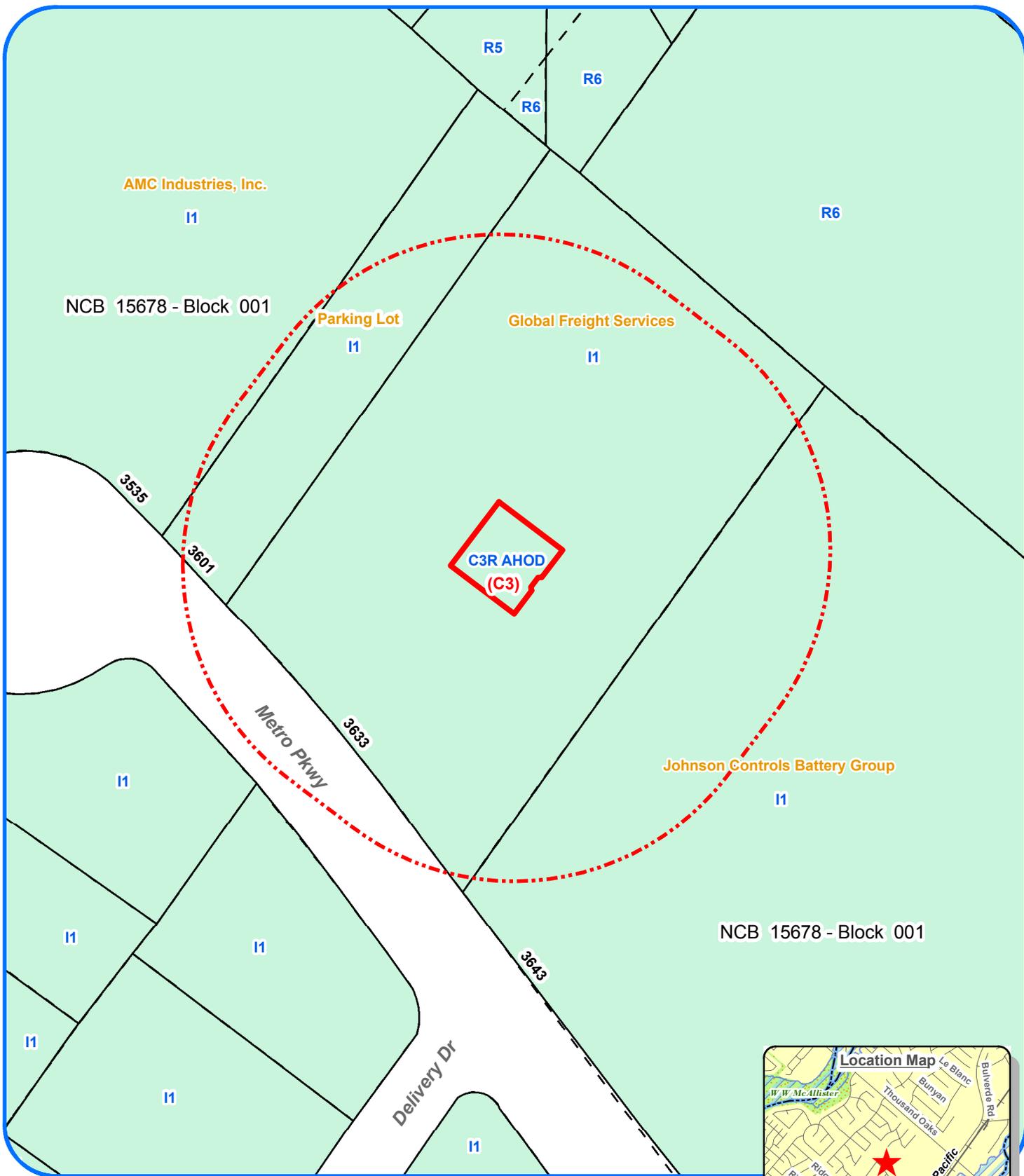
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 3.758 acres and is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan
Case Z-2013-162

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

Subject Property Legal Description(s): NCB 15678 - BLOCK 001 - LOT 008

Legend

- Subject Properties (0.811 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
 (07/16/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013162
Hearing Date: August 6, 2013
Property Owner: RLA Metro, LLC (by Richard Lee, Manager)
Applicant: Jason Lee Ard
Representative: Jason Lee Ard
Location: A portion of 3633 Metro Parkway
Legal Description: 0.0811 of an acre out of Lot 8, Block 1, NCB 15678
Total Acreage: 0.0811
City Council District: 10
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5
Neighborhood Associations: None
Planning Team Members: San Antonio International Airport Vicinity Land Use Plan
Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property is a small portion of a 2.9-acre tract that is fully developed with a 41,600 square foot warehouse and distribution center. The property was annexed in 1984 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1985 case, the property was rezoned to "I-1" Light Industry District. Following the adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In a 2012 case, the subject portion of the property was rezoned to the current "C-3R" General Commercial Restrictive Alcoholic Sales District.

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: All

Current Base Zoning: "I-1"

Current Land Uses: Industrial park

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

Transportation

Thoroughfare: Metro Parkway

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 502, which operates along Thousand Oaks Drive far north of the subject property

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

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

Microbrewery – Minimum Parking Requirement: 1 space per 2 seats. Maximum Parking Allowance: 1 space per 1.5 seats.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan, and is currently designated as Business Park in the future land use component of the plan. The Business Park designation calls for medium to large size buildings that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. The requested zoning is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested "C-3" zoning district on neighboring properties.

3. Suitability as Presently Zoned:

The existing "C-3R" zoning district is likely appropriate for the subject property given the location in an industrial park and the established pattern of commercial development in the area. On June 14, 2013 Senate Bill 518 was enacted, allowing smaller breweries to sell their product at the manufacturing site for on-premise consumption. The current "C-3R" zoning district does not allow the sale of alcohol for on-premise consumption.

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 a portion of a larger lot that is fully developed as a warehouse/distribution center. The rezoning request includes only 0.811 of an acre out of the existing facility.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-163

Council District: 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07656 - BLOCK 006 - LOT N, 115 FT OF 7

Legend

- Subject Properties ——— (0.161 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
(07/16/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013163 S
Hearing Date: August 6, 2013
Property Owner: American Food Processing Company, LLC (by Jaime Banuelos, Member)
Applicant: Rene Morales
Representative: Rene Morales
Location: 739 Division Avenue
Legal Description: The north 115 feet of Lot 7, Block 6, NCB 7656
Total Acreage: 0.161
City Council District: 5
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Noncommercial Parking Lot

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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Palm Heights Neighborhood Association

Planning Team Members: 26 - Nopalitos/South Zarzamora Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned "C" Apartment District. In a 1992 City-initiated large area case, the property was rezoned to "R-5" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The lot was platted into its current configuration in 1951 (volume 3025, page 97 in the Deed and Plat Records of Bexar County, Texas). The subject property is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North and Northwest

Current Base Zoning: "R-5"

Current Land Uses: Single-family residences and vacant land

Direction: West

Current Base Zoning: "C-2", "C-2NA", "R-5" and "C-3"

Current Land Uses: Retail store and salon, parking lot, single-family residence, and auto repair

Direction: South

Current Base Zoning: "R-5", "C-1", "C-2" and "C-1 CD"

Current Land Uses: Single-family residences, shoe repair, tire/muffler repair and vacant land

Direction: East and Northeast

Current Base Zoning: "C-2", "R-5" and "MF-33"

Current Land Uses: Tamale factory, single-family residences, church and vacant land

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

Transportation

Thoroughfare: Division

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

Proposed Changes: None known

Thoroughfare: Carlisle Avenue

Existing Character: Local Street; one lane in each direction with sidewalks; dead-end

Proposed Changes: None known

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

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

Parking Information: The requisite Specific Use Authorization site plan shows 6 parking spaces.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Nogalitos/South Zarzamora Community Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "C-1" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The subject property is currently undeveloped. The surrounding area is developed with a mix of residential and commercial uses, some of which are fairly intense. The proposed parking lot is meant to accommodate the parking needs of an abutting business located at 737 Division which is currently zoned "C-2" Commercial District. The application of a Specific Use Authorization provides an opportunity to limit the impact of the proposed use on surrounding properties through adherence to a site plan.

3. Suitability as Presently Zoned:

The current "R-5" zoning is likely not appropriate for the subject property. The existing residential zoning is not consistent with the adopted land use plan. Additionally, single-family residential development is not likely on the property due to its location on a major thoroughfare and surrounding uses. The property is currently undeveloped; therefore the proposed development will not result in a loss of existing housing stock.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. A Type B, 15-foot landscape buffer is required when the "C-1" district abuts a single-family residential zoning district, as shown on the requisite site plan.

5. Public Policy:

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

6. Size of Tract:

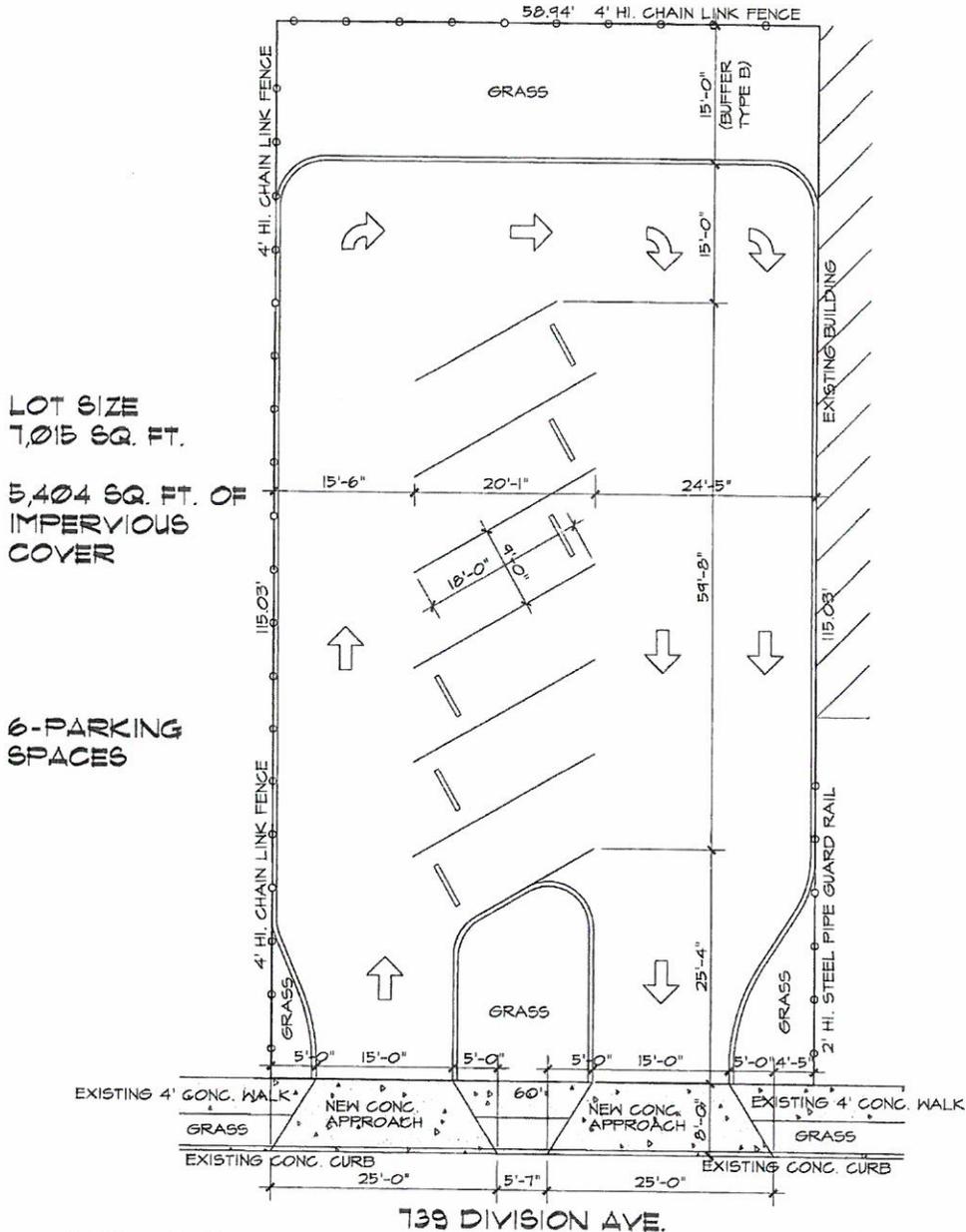
The subject property is small, but with proper site consideration should be able to accommodate the proposed use while providing protective measures for surrounding residences. The Specific Use Authorization site plan shows 6 parking spaces.

7. Other Factors:

None.

C - 1 S
NON-COMMERICAL
PARKING LOT

Z2013163



LOT SIZE
7,015 SQ. FT.

5,404 SQ. FT. OF
IMPERVIOUS
COVER

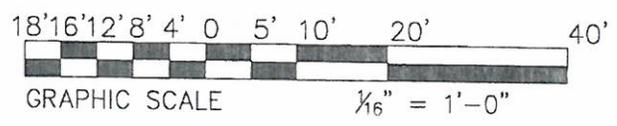
6-PARKING
SPACES

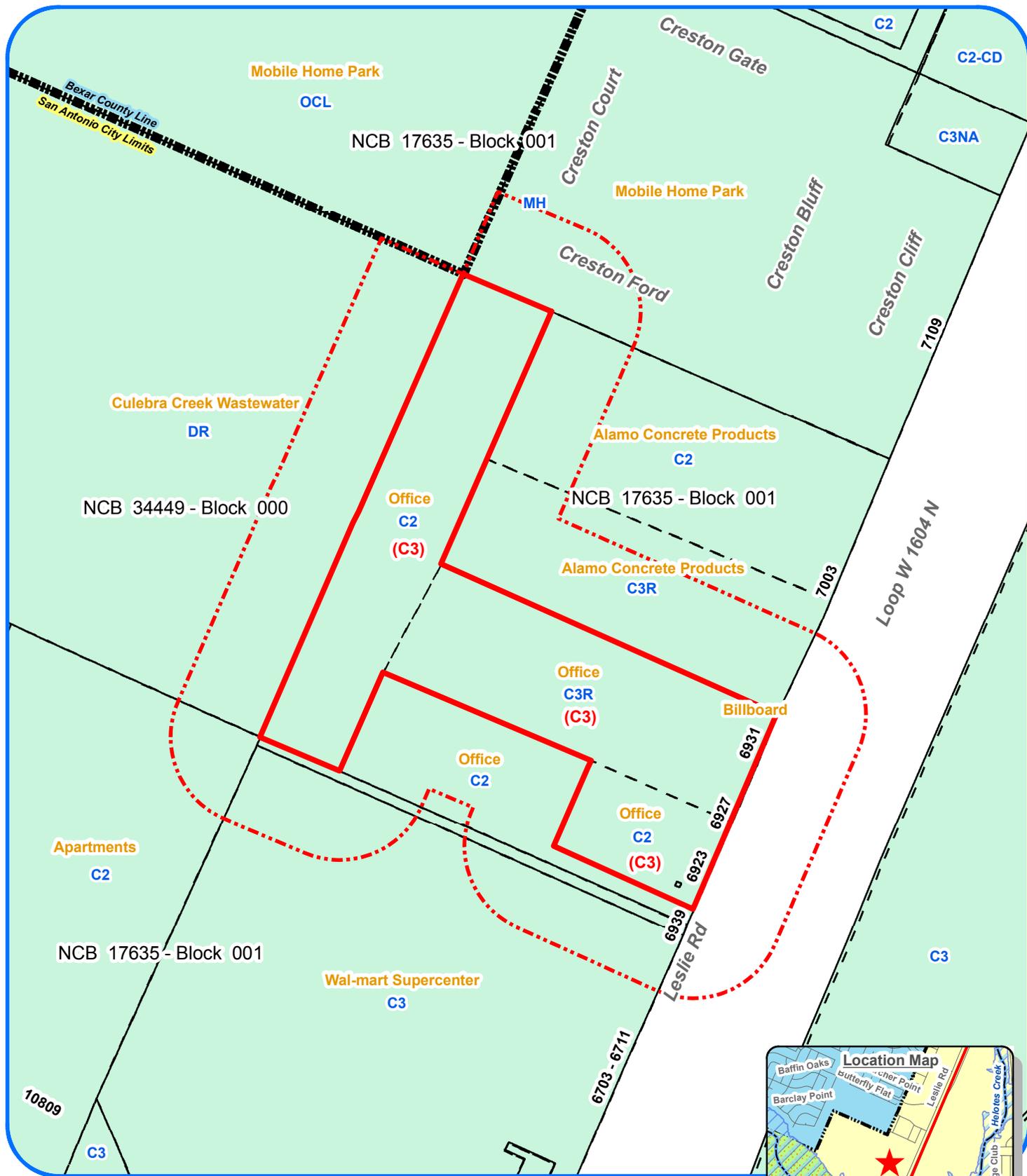
LOT - N, 115 FT. OF T
BLK. - 6
NCB - 7656

7. The following statement: "I, Jaime Barrios 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.

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"





Zoning Case Notification Plan

Case Z-2013-164

Council District: 6

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 17635 - BLOCK 000 - LOT P-18 & P-18A

Legend

- Subject Properties ——— (11.269 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
(07/17/2013 - R.Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013164
Hearing Date: August 6, 2013
Property Owner: Mary F. Daughtry Family Partners, Ltd. (by Henry A. Daughtry, Member, Mary F. Daughtry Family Partners Management, LLC, General Partner)
Applicant: Mary F. Daughtry Family Partners, Ltd. (by Henry A. Daughtry, Member, Mary F. Daughtry Family Partners Management, LLC, General Partner)
Representative: Brown & Ortiz, P. C. (James McKnight)
Location: 6927 and 6931 Leslie Road
Legal Description: Parcel 18 and Parcel 18A, NCB 17635
Total Acreage: 11.2697
City Council District: 6
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District

Requested Zoning: "C-3" General Commercial 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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 35 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1989 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In 1990, the subject property was split-zoned to “B-2” Business District and “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-2” Commercial District and “C-3R” General Commercial Restrictive Alcoholic Sales District, respectively. The property is not platted in its current configuration. The property includes multiple residential and barn structures that were built between 1948 and 1960.

Topography: The subject 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 and East

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

Current Land Uses: Mobile Home Park and Concrete Product Manufacturing

Direction: West

Current Base Zoning: “DR”

Current Land Uses: Undeveloped (former SAWS facility)

Direction: South

Current Base Zoning: “C-2” and “C-3”

Current Land Uses: Offices, Retail Store, and Apartments

Transportation

Thoroughfare: Leslie Road

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 660, which operates along Westwood Loop, south of the subject property. There are two stops near the subject property, but none immediately adjacent.

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

Parking Information: Off-street vehicle parking requirements are typically determined by type of use and building size. The application states the proposed uses are offices and climate controlled storage. The UDC does not include specific parking requirements for climate controlled storage, but does include requirements for self-service storage.

Self Service Storage – Minimum Parking Requirement: 4 spaces plus 2 spaces for manager’s quarters; Maximum Parking Allowance: N/A

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested "C-3" Commercial 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 zoning change request is consistent with the surrounding pattern of development.

3. Suitability as Presently Zoned:

The existing "C-3R" and "C-2" districts are appropriate for the subject property; however, the current split-zoning may create obstacles to future development.

4. Health, Safety and Welfare:

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

5. Public Policy:

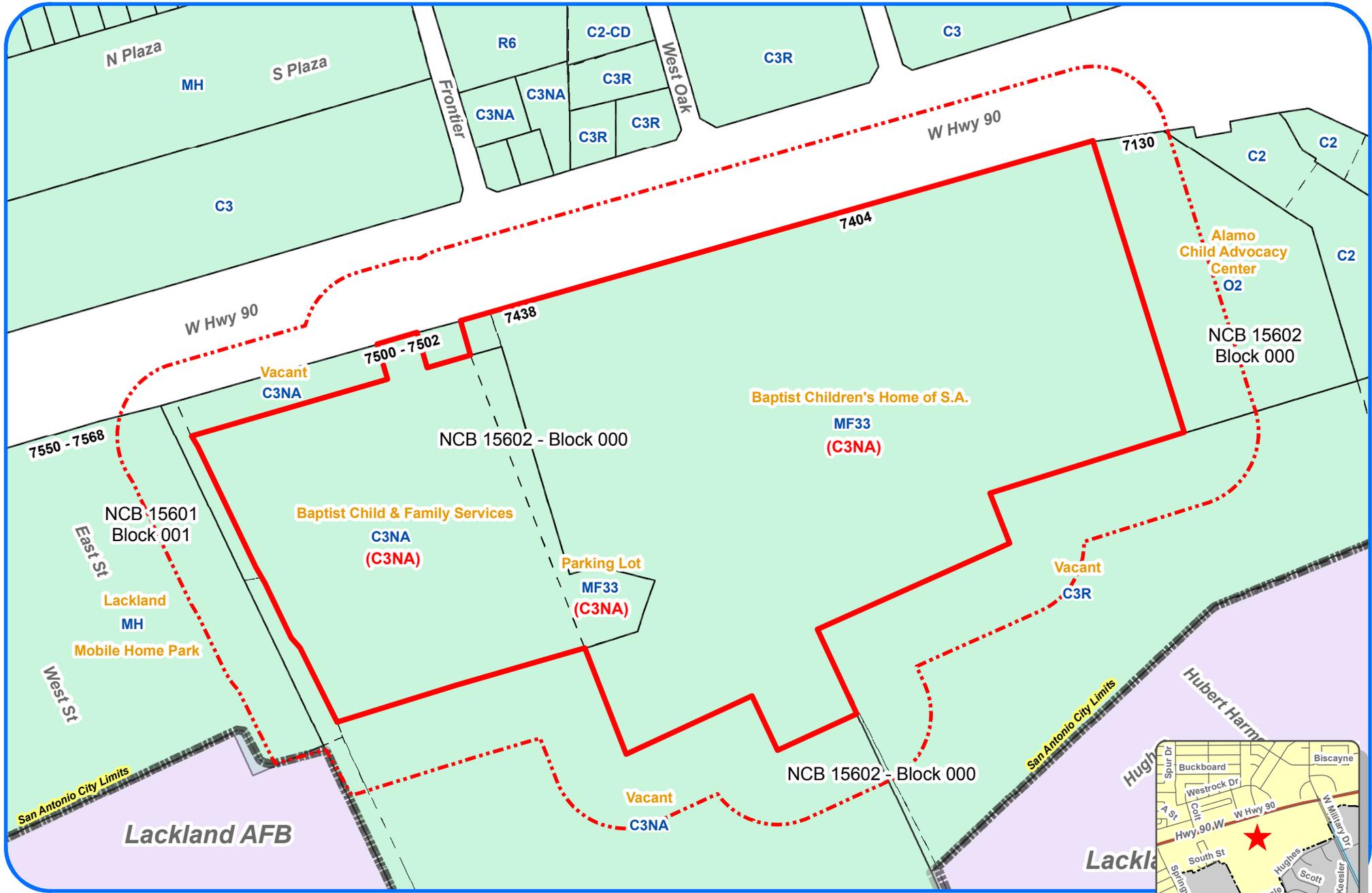
The request does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property measures a total of 11.2697 acres in size, which is sufficient to accommodate the uses permitted in the "C-3" district and the typical required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-166 S

Council District 4

Scale: 1" approx. = 350 Feet

Subject Property Legal Description(s): NCB 15602 - BLOCK 000 - LOT 43B, 57 & E IRR 1772.12 FT OF 55

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

Legend

- Subject Properties (57.350 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
(07/18/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013166 S

Hearing Date: August 6, 2013

Property Owner: Baptist Child & Family Services

Applicant: Baptist Child & Family Services

Representative: Kaufman & Killen, Inc.

Location: 7404 & 7500 West US Highway 90

Legal Description: Parcel 43B, Lot 57, and the remaining portion of Lot 55, NCB 15602

Total Acreage: 57.35

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: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3NA AHOD" Commercial Non-alcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Human Services Campus

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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 35-West/Southwest Sector Plan

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1990 zoning case, Lot 55 was rezoned to "R-3" Multiple-Family Residence District. Upon adoption of the 2001 Unified Development Code, the "R-3" Multiple-Family Residence District converted to the current "MF-33" Multi-Family District. In a 2002 zoning case, Lot 57 and Parcel 43B were rezoned to "C-3NA" General Commercial Nonalcoholic Sales District. Lot 55 was platted in 1990 (Volume 9522, Page 90 Deed Records of Bexar County, Texas). Lot 57 was platted into its current configuration in 2003 (Volume 9557, Page 14 Deed Records of Bexar County, Texas).

The rezoning request is meant to bring the existing use into compliance and to allow expansion.

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

Adjacent Zoning and Land Uses

Direction: West

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

Current Land Uses: Vacant Land and Mobile Home Park

Direction: East

Current Base Zoning: "O-2"

Current Land Uses: Alamo Children Advocacy Center

Direction: South

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

Current Land Uses: Vacant Land and Joint Base San Antonio-Lackland

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: US Highway 90 West

Existing Character: Expressway; four lanes in each direction with three-lane access roads

Proposed Changes: None known.

Public Transit: VIA bus lines 611, 616 and 551 operate along U.S. Highway 90 West Access Road with a bus stop in front of the subject property.

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

Parking Information: The parking requirements for a Human Services Campus are typically determined by the uses and size of each building; therefore, staff cannot calculate likely parking requirements for the 57.35 acre site.

As shown on the Specific Use Authorization site plan, the applicant proposes approximately eight-thirty-eight (838) parking spaces on the subject property.

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 West/Southwest Sector Plan and is designated as Civic Center and Mixed Use Center in the future land use component of the plan. The requested "C-3NA" General Commercial Nonalcoholic Sales District is not consistent with the Mixed Use Center land use designation. The applicant has requested a plan amendment to Civic Center. Staff and Planning Commission recommend approval of the related 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 subject property is located on the access road of US Highway 90 West, approximately one-half mile west of West Military Drive, an area with multiple institutional and public service uses. The Human Services Campus is ideal for the 57.35 acre site and community.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the 57.35 acre site. Approval of the zoning change request to "C-3NA S" would provide a consistent zoning for the entire site and bring the existing use into compliance with current zoning regulations. The site serves as a campus which includes several non-profit organizations that provide services to 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 this zoning request.

5. Public Policy:

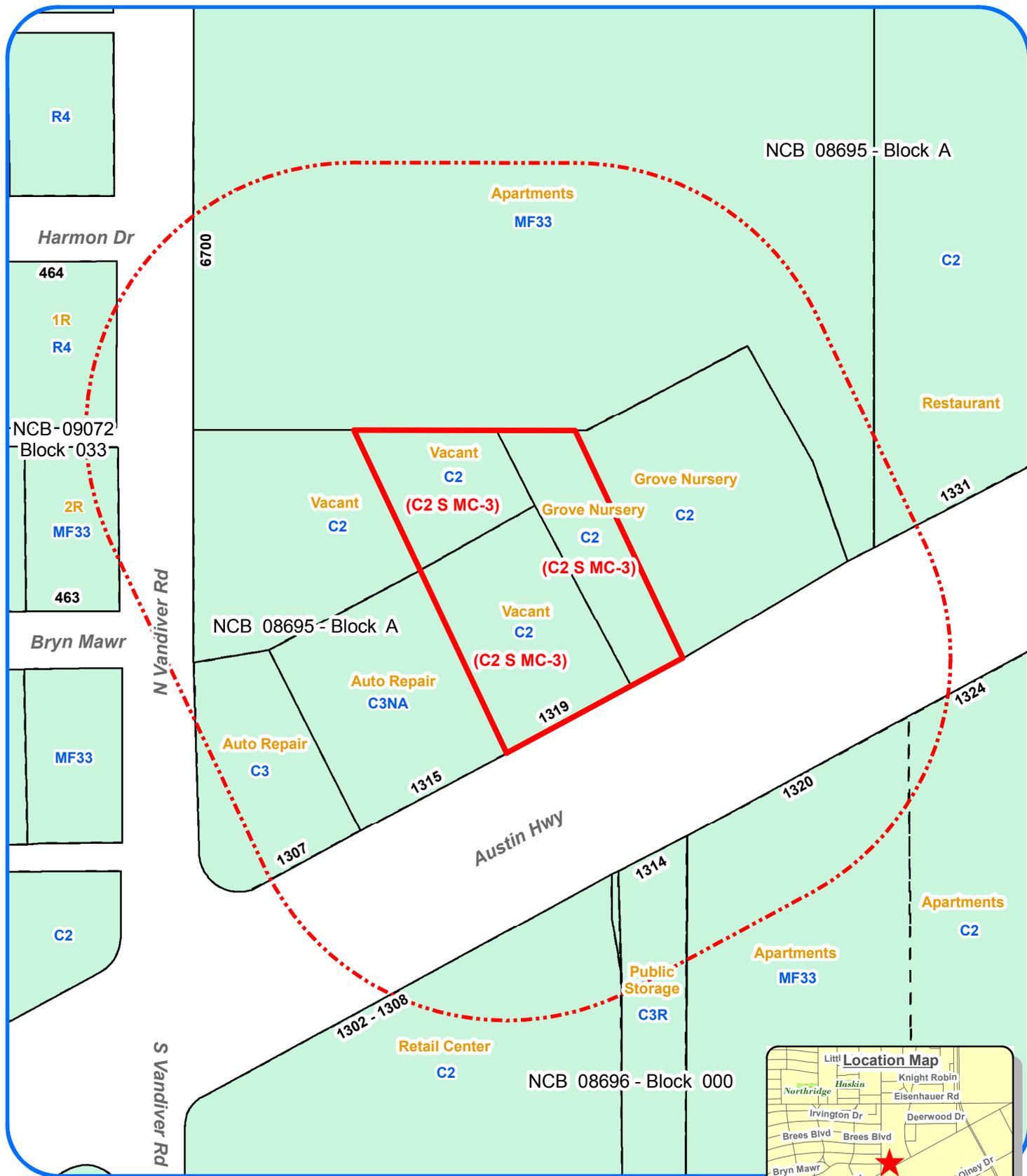
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The 57.35 acre site is of sufficient size to accommodate the proposed expansion of the existing Human Services Campus. 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:

The "C-3" and "MF-33" zoning districts do not permit a Human Services Campus by right; rather such uses may be authorized through the issuance of a Specific Use Authorization by City Council in the "C-3" zoning district. Specific Use Authorizations are meant to allow 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.



Zoning Case Notification Plan

Case Z-2013-167 S

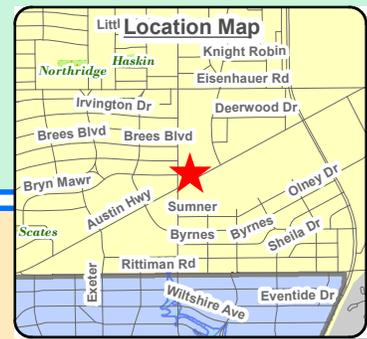
Council District: 10

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 18080 - BLOCK 030 - LOT NW IRR 635.52 FT & SE IRR 143.00 FT OF LOT 8

Legend

- Subject Properties ——— (0.779 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
(08/01/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013167 S

Hearing Date: August 6, 2013

Property Owner: DF Austin Highway, LLC (by Gary Ferguson, Manager, GKF 1319 AH, LLC, Manager) & Dugger Family Joint Venture (by Richard Dugger)

Applicant: Bubble Bath Properties - Austin Highway, LLC (by Larry Lopez, Manager)

Representative: Kaufman & Killen, Inc.

Location: A portion of the 1300 block of Austin Highway

Legal Description: 0.779 of an acre out of Lots 31 and 32, Block A, NCB 8695

Total Acreage: 0.779

City Council District: 10

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

Current Zoning: "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 S MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Carwash

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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: Terrell Heights Neighborhood Association is located within 200 feet.

Planning Team Members: 8-Northeast Inner Loop Neighborhood Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “F” Local Retail District. Upon the 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 portion of two previously platted lots and is currently undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-33”

Current Land Uses: Apartments

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Nursery and Restaurant

Direction: South

Current Base Zoning: “C-2”, “MF-33” and “C-3R”

Current Land Uses: Apartments, Self-Service Storage, and a Retail Center

Direction: West

Current Base Zoning: “C-3NA”, “C-3” and “C-2”

Current Land Uses: Auto Repair and Vacant Land

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

The “MC-3” Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A Certificate of Compliance review is performed by the Department of Planning and Community Development.

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial Type A; three lanes in each direction with center turn lanes and sidewalks

Proposed Changes: None known

Thoroughfare: North Vandiver Road

Existing Character: Collector Street; one lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 14, 214, 505, which operate along Austin Highway, Perrin Beitel and Walzem Road. There are multiple stops near the subject property, but none immediately adjacent.

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North East Inner Loop Neighborhood Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located on an established commercial corridor that carries a Metropolitan Corridor Overlay District. The "MC-3" district provides additional design and development standards that apply to all new construction.

3. Suitability as Presently Zoned:

The existing zoning district is appropriate for the subject property. Staff finds the requested Specific Use Authorization to be appropriate given the surrounding pattern of development and the design standards that will apply to the new development.

4. Health, Safety and Welfare:

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

5. Public Policy:

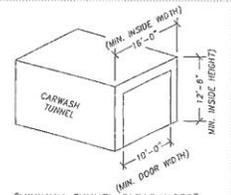
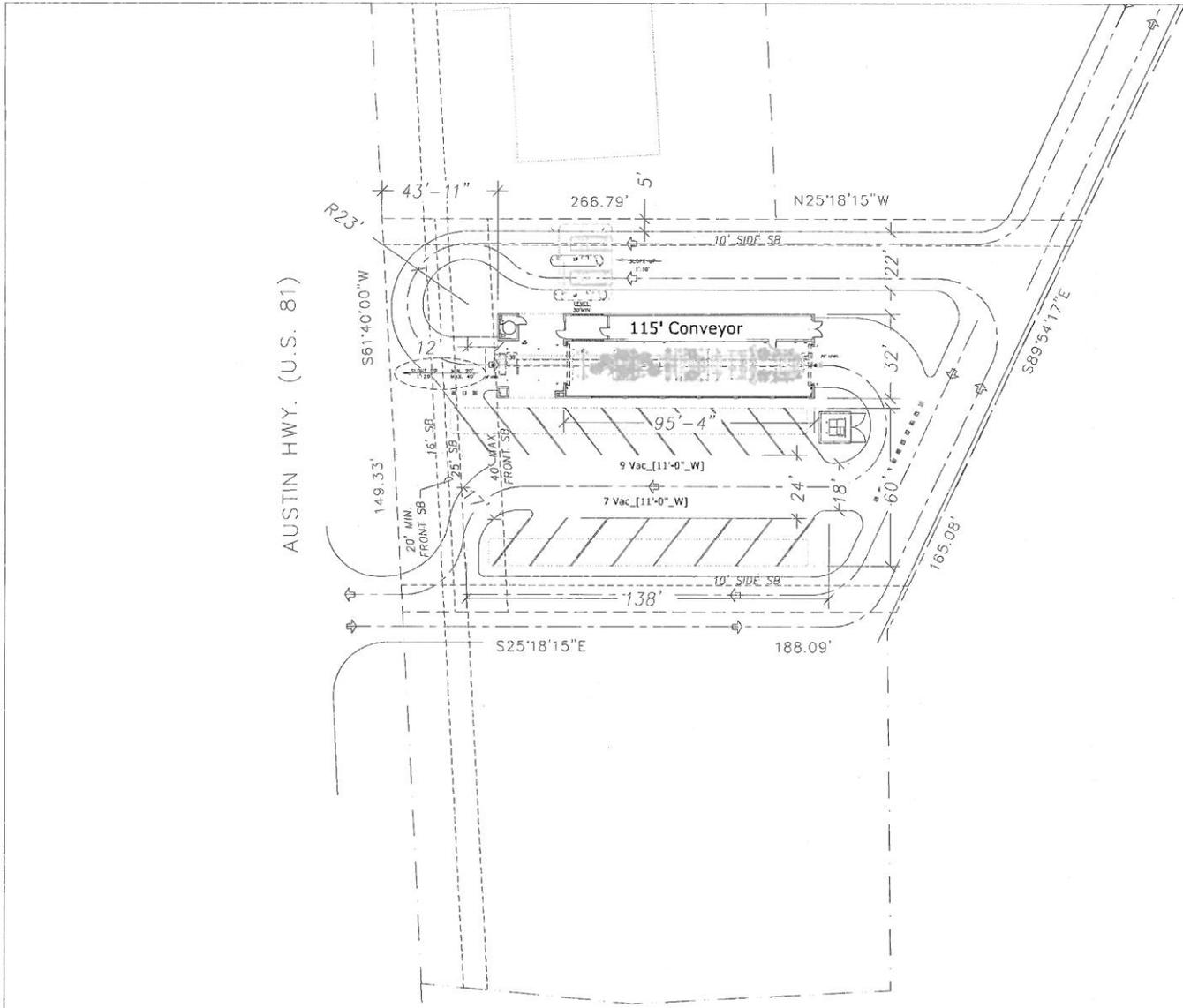
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.779 of an acre in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.



"MINIMUM TUNNEL CLEARANCES"
 ASSUMES 7 EQUIP. = 7 BUILDING
"MINIMUM EQUIPMENT ROOM CLEARANCES"
 MIN. INSIDE HEIGHT = 11'-0"
 MIN. INSIDE WIDTH = 8'-0"

SITE LEGEND
 HANDICAP PARKING: ♿
 PROPOSED CURB: ———
 SITE BOUNDARY LINE: - - - - -
 CENTER LINE OF ROAD: ———
 SETBACKS: - - - - -

GENERAL NOTES
 1. ALL CENTER LINE OF ROAD CURB RADI TO BE 25' UNLESS OTHERWISE NOTED.
 2. ALL VACUUM SPACES ARE 9'-10" UNLESS OTHERWISE NOTED.

PRELIMINARY PLAN NOTE
 THIS PLAN HAS BEEN PREPARED WITH THE BEST AVAILABLE INFORMATION PROVIDED BY THE CUSTOMER, WITHOUT THE BENEFIT OF A SURVEY IN SOME CASES. THE ENGINEER HAS NOT CONDUCTED ANY CODE RESEARCH REGARDING, BUT NOT LIMITED TO, PERMITTED USES, SETBACKS, BUFFERS, ACCESS, REQUIRED PARKING, LANDSCAPING, FAR, ISR, STORM WATER MANAGEMENT, UTILITIES, RIGHT OF WAY ACQUISITION OR EASEMENTS TO BENEFIT ACCURATE LAYOUT ORIENTATION AND CONFIGURATION.

NOTES
 1. THE PROPERTY IS APPROXIMATELY 0.779 ACRES.
 2. THE APPROXIMATE IMPERVIOUS COVER IS APPROXIMATELY 8,176.91 SQ FT.
 3. PROPOSED ZONING: "C-2 AHD" WITH A SPECIFIC USE AUTHORIZATION FOR A CAR WASH.
 4. THE MAXIMUM NUMBER OF PARKING SPACES IS 16.
 5. WE, **BUDGER FAMILY JOINT VENTURE A OF AUSTIN, TEXAS, LLC** THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

DISCLAIMER
 ALTHOUGH BUILDING CODES HAVE BEEN CONSIDERED IN DEVELOPING THIS DRAWING, VERIFICATION OF SITE SPECIFIC CONDITIONS AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT AND ENGINEER. THESE DRAWINGS REFLECT REQUIREMENTS FOR SONNYS'S FURNISHED EQUIPMENT ONLY UNLESS OTHERWISE NOTED. PLEASE REFER TO OTHER MANUFACTURERS, IF ANY, FOR THEIR EQUIPMENT REQUIREMENTS.

CONFIDENTIAL WARNING:
 THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES AND TRADE SECRETS OF SONNYS'S ENTERPRISES INC. ANY UNAUTHORIZED USE OR DISCLOSURE OF ANY OR PORTION THEREOF IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF SONNYS'S ENTERPRISES INC. ALL RIGHTS RESERVED.

13075-C3- BUBBLE BATH AUSTIN.

| | | | |
|-------|--------|----------|-----|
| Scale | N.T.S. | Location | TX |
| Sheet | ## | Rev. | -9- |

| | |
|---------------|----------|
| DATE | 03.12.13 |
| REVISION DATE | 07.02.13 |
| DESIGNED BY | LV |
| DRAWN BY | JCH |



SITE LAYOUT
 "DRAFT"



Zoning Case Notification Plan

Case Z-2013-168 CD

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

Subject Property Legal Description(s): NCB 02431 - BLOCK 008 - LOT 013

Legend

- Subject Properties (0.097 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
 (07/19/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013168 CD

Hearing Date: August 6, 2013

Property Owner: San Antonio Cultural Arts (Lori Rodriguez, Board President)

Applicant: Harvey Mireles

Representative: Harvey Mireles

Location: 2120 and 2122 El Paso Street

Legal Description: Lot 13, Block 8, NCB 2431

Total Acreage: 0.0974

City Council District: 5

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request. This case has been expedited to City Council for consideration on Thursday, August 15, 2013.

Proposed Zoning Change

Current Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Art Studio/Office

Requested Zoning: "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Studio-Fine or Performing Arts

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 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 51

Neighborhood Associations: Avenida Guadalupe Association

Planning Team Members: 22-Guadalupe/Westside Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “J” Commercial District. In a 1992 City-initiated large-area case, the property was rezoned to “R-7” Small Lot 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 2010 case, the property was rezoned to “R-4 CD” Residential Single-Family District with a Conditional Use for an Art Studio/Office. According to the Bexar County Appraisal District, the property is developed with a commercial structure measuring approximately 1,000 square feet that was built in 1942. The property was platted into its current configuration in 2010 (Volume 105, Page 55 Deed Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Dwellings

Direction: Northwest and South

Current Base Zoning: “C-3NA” and “C-2”

Current Land Uses: Vacant Commercial Structures, Auto Parts Retail, Bar

Transportation

Thoroughfare: El Paso Street

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

Proposed Changes: None known

Thoroughfare: Chupaderas Street

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

Proposed Changes: None known

Public Transit: VIA bus line 68 operates along Guadalupe Street, south of the subject property, with multiple stops within 3 blocks of the property.

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

Parking Information: Off-street vehicle parking requirements for a Studio - Fine or Performing Arts are typically determined by size of the structure.

Studio - Fine or Performing Arts – Minimum Requirement: 1 space per 300 square feet of Gross Floor Area (GFA); Maximum Allowance: 1 space per 200 square feet of Gross Floor Area (GFA).

The Conditional Use site plan shows approximately 2,400 square feet of building space, which would typically require a minimum of 8 parking spaces. The “IDZ” Infill Development Zone District eliminates off-street 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 subject property is located within the Guadalupe/Westside Community Plan, and is identified 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 designation.

Although consistency with the future land use plan is determined by base zoning district, staff finds that the requested conditional use also supports the goals of the Guadalupe/Westside Community Plan. Goal 14 encourages participation in cultural arts programs, as well as promoting economic revitalization programs that have a cultural history component. The area has a rich cultural history that includes both visual and performing arts.

2. Adverse Impacts on Neighboring Lands: The subject property currently has a conditional use for an art studio. The zoning change request is meant to accommodate expansion of the existing facility. The request for “IDZ” as an overlay district will reduce building setbacks and waive the parking requirement, which could impact the surrounding properties. However, many of the neighborhood’s existing structures were built prior to current building setback requirements; so the proposed expansion is not out of character with the neighborhood.

Staff does have some concern regarding parking for the proposed facility. The building expansion will replace much of the available parking on-site, which will lead to an increase of on-street parking for the facility.

3. Suitability as Presently Zoned: The current “R-4 CD” zoning district is appropriate for the subject property. The “R-4” base zoning district allows the property to be developed as a single-family residence, like the surrounding neighborhood. The existing conditional use allows the commercial structure to be used as a low-impact nonresidential use.

4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this zoning request. The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development.

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 0.0974 of an acre in size, which limits the scale of any future development. The flexibility provided by the “IDZ” district will allow larger-scale development that may create a greater impact on the surrounding area.

7. Other Factors: The following conditions apply to all approved conditional uses in residential zoning districts:

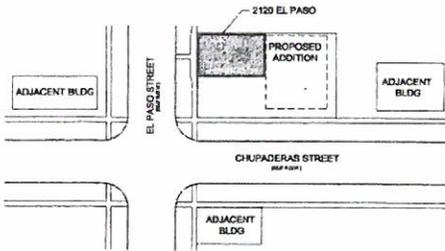
A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

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

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

Should the requested conditional use be approved, staff recommends waiver of condition requiring residential character for new construction because the existing building has no residential character. Additionally, staff recommends extending the allowable hours of operation to 8:00 p.m.

Z2013168 CD



1 LOCATION MAP
SCALE: N.T.S.

owner contact:
Harvey Mirales, Executive Director
2120 El Paso St. San Antonio, Texas 78207
V: 210.226.7466
F: 210.226.8354
E: harvey.mirales@sananto.org

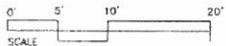
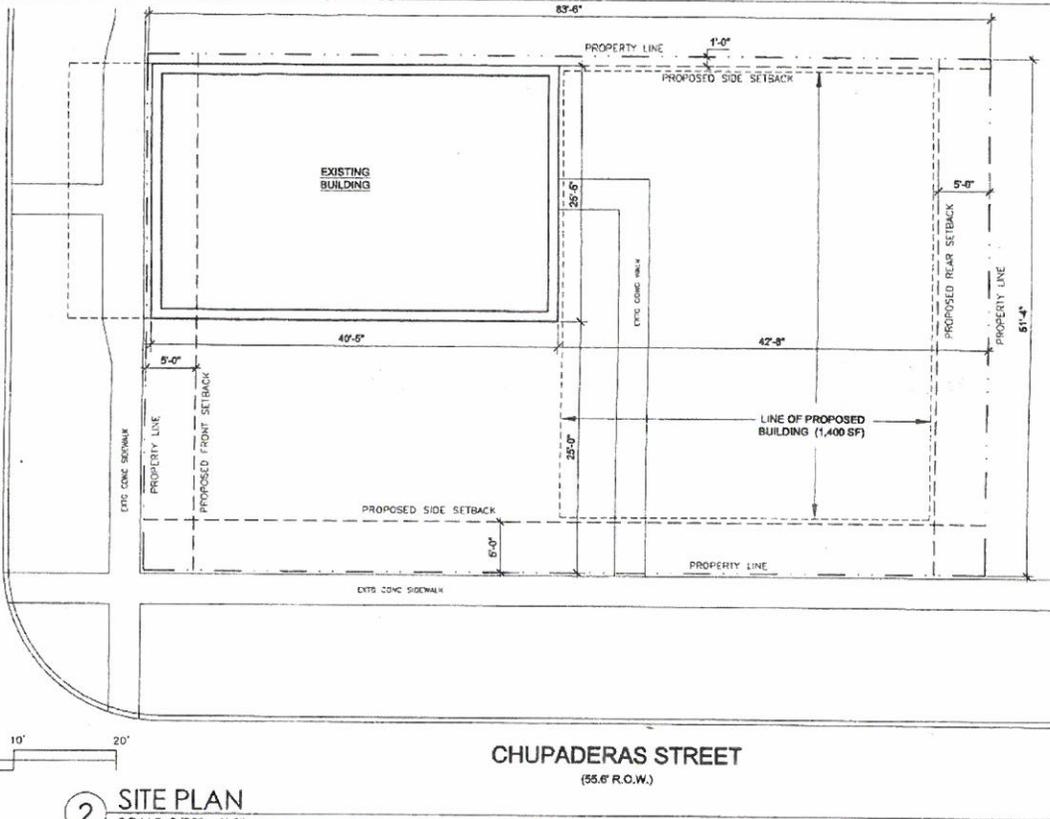
Parcel information
address:
2120 El Paso
NCE 2451 BLK 6 LOT 1a +1b
Occupancy Classification: RM
Construction type designation: B-A

county:
Bexar

neighborhood:
Guadalupe

site information:
parcel size:
4171 sqft
building size:
1,000 sqft
cover area:
275 sqft
parcel + R.O.W.
6096 sqft
city council district:
District 6, Shirley Gonzalez

EL PASO STREET
(66.6' R.O.W.)



2 SITE PLAN
SCALE: 3/32" = 1'-0"

CHUPADERAS STREET
(55.6' R.O.W.)

San Anto Cultural Arts

1300 Chihuahua St. San Antonio, Texas 78207
V 210.226.7466
F 210.226.8354

San Anto Cultural Arts (San Anto) seeks a variance for the property located at 2120 El Paso for the purpose of expanding their office headquarters to studio space, and maintaining the quality level of services currently provided to the community. Ownership of the property and space will support the overall economic goals of revitalization and rehabilitation of existing buildings.

The request is consistent and compatible with the City's overall Master Plan for this area and specifically with the Guadalupe Westside Community Plan, adopted in May 2007:

- 11.7.5 Foster Organized Community Murals/Street Art as an alternative to graffiti/vandals;
- 14.1 Community Participation in Cultural Arts Programs;
- 14.2 Economic Development and Cultural Heritage;
- 15.2 Encourage the Rehabilitation of Buildings; and
- 15.3 Encourage the Development of Vacant and Sub-standard Buildings.

San Anto is nationally recognized for its established and respected community mural program in the Westside. Local youth are given an opportunity to experience art collaboratively while enhancing public spaces and participate in community development. The proposed conditional use permit will allow San Anto to continue to impact the Westside and provide the organization with sufficient space to provide quality level programming to area youth.

The proposed request will not substantially nor permanently injure the property rights of the owner(s) of all real property affected by the proposed change in zoning nor will the request adversely affect the health, safety or welfare of the general public.

Required Statement:

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

"R-4 CD IDZ" Residential Single-Family Infill Development Zone with a Conditional Use for a Studio-Fine or Performing Arts

SAN ANTO CULTURAL ARTS
2120 EL PASO STREET SAN ANTONIO, TEXAS 78207

VARIANCE REQUEST

JULY 5, 2013



Zoning Case Notification Plan

Case Z-2013-170

Council District: 7

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11436 - BLOCK F - LOT B

Legend

- Subject Properties ——— (0.309 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
(07/19/2013 - R.Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013170 HL
Hearing Date: August 6, 2013
Property Owner: Rosa Perez
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 554 West Broadview Drive
Legal Description: Lot B, Block F, NCB 11436
Total Acreage: 0.3099
City Council District: 7
Case Manager: Krystin Ramirez, Planning Technician
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "HL R-5 AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on July 19, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 24, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Neighborhood Associations: Woodlawn Hills; Culebra Park Neighborhood Association is located within 200 feet.

Planning Team Members: 36-West/Southwest Sector Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous based zoning district converted to the current "R-5" Residential Single-Family District. The subject property is developed with a residential structure measuring 4, 596 square feet in size. The structure was originally built in 1755 in the Shenandoah Valley of Virginia and was moved to and reconstructed in its current location in 1952.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "R-5"

Current Land Uses: Single-family residences

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

Transportation

Thoroughfare: West Broadview Drive and Overhill Drive

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

Proposed Changes: None known

Public Transit: VIA bus lines 89 and 289 operate along Overhill Drive, directly south of the subject property and VIA bus line 90 operates along Freeman Drive, north of the subject property.

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

Parking Information: Dwelling: Single-family - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: 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 property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The "R-5" base zoning district is not consistent with the adopted land use designation, although the designation does include single-family residential uses on smaller lots. The existing zoning is consistent with surrounding zoning and uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

On June 5, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The six criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

This request for Historic Landmark designation was initiated by the property owner.



CITY OF SAN ANTONIO

22013170

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

June 05, 2013

HDRC CASE NO: 2013-162
ADDRESS: 554 W Broadview
LEGAL DESCRIPTION: NCB 11436 BLK F LOT B
APPLICANT: Rose Perez 554 W Broadview
OWNER: Rose Perez
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the home at 554 W. Broadview. The existing home on this property is composed primarily of a log cabin that was moved here from the Virginia in 1952. The cabin was originally constructed circa 1755 in Rockbridge County, Virginia.

FINDINGS:

- a. The home at 554 W. Broadview is a log cabin that was transported from the Shenandoah Valley of Virginia to Texas in 1952 by Hal Clayburne. The cabin was originally built around 1755.
- b. Staff performed a site visit to this property in November of 2012 and found that the existing building is a good and unique example of a historic log cabin and has been well maintained with high integrity.
- c. Although the original log cab has been added on to, staff finds that the integrity of the structure has not been compromised and it is a highly unusual and unique example of this type of construction to be found in San Antonio.
- d. The home at 554 W. Broadview meets more than the three required criteria for landmark designation, as per the UDC Section 35-607.

RECOMMENDATION:

Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

Approved as submitted based on findings a through d.

Shanon Shea Miller
Historic Preservation Officer

Z2013170

**Statement of Significance for 554 W. Broadview
San Antonio, Texas**

The home at 554 East Broadview was brought piece-by-piece from the Shenandoah Valley of Virginia in 1952 by Texas contractor and history enthusiast Hal Clayburne. The 1950s was a time of renewed interest in Colonial American design and history, and Clayburne, an avid history enthusiast, was part of that trend. On one of his family's many trips to Virginia, Clayburne found the old house and decided to move it to San Antonio as a home for his family. Clayburne also brought back a smaller log cabin built around 1800 from the same area in Virginia, adding it to the property and linking it to the main house. This house is the only example of an 18th-century southeastern structure in San Antonio and possibly in Texas.

The house was originally built by William Porter around 1755 in Rockbridge County, Virginia. The house is constructed of large squared logs with large stone chimneys on either end in a typical colonial house form found in the southeastern United States.

The property at 554 East Broadview meets the following criteria for local landmark designation:

Its value as a visible or archaeological reminder of the cultural heritage of the community, or national event [35-607(b)1];

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];

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7];

Its historical, architectural, or cultural integrity of design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the United States [35-607(b)11];

It is an important example of a particular architectural type or specimen [35-607(b)12];



CITY OF SAN ANTONIO



TO: Zoning Commission members
FROM: Shanon Shea Miller, Director, Office of Historic Preservation
COPY: Catherine Hernandez, Planning Manager, Land Development
SUBJECT: Proposed amendments to the UDC
DATE: August 6, 2013

Summary:

The Office of Historic Preservation is requesting changes to Article VI of the Unified Development Code for clarity and consistency in applying historic design guidelines to districts or landmarks. Both the Citywide Historic Design Guidelines and any adopted district-specific guidelines serve as an advisory document in the consideration for approval or disapproval of a Certificate of Appropriateness. Proposed amendments are as follows:

Sec. 35-608. - Certificate of Appropriateness and Conceptual Approval - Generally.

- (a) In reviewing an application for a certificate of appropriateness, the historic and design review commission shall consider the current needs of the property owner and ~~and~~. ~~The historic and design review commission shall also consider~~ whether the plans will be reasonable for the property owner to carry out. If conflicting provisions of this chapter and city council approved guidelines have been approved, the City Manager or the City Manager's designee shall reconcile the conflict if possible so that effect may be given to each. If the conflict is irreconcilable this Chapter shall prevail. Applications shall be reviewed for consistency with the historic or district specific design guidelines adopted by City Council. The application shall be reviewed for conformance to the general rules and principles contained in the guidelines. Applications should be approved if in general conformance with the guidelines but denial of an application by the City Manager or the City Manager's designee may be based on any inconsistency or nonconformance with the approved guidelines. Where city council has adopted specific design guidelines for the district, no application shall be recommended for approval, or approved, unless the proposed application is consistent with the design guidelines. Proposed developments shall comply with the design guidelines in addition to the criteria set forth throughout this chapter; provided, however, to the extent that there is any inconsistency between a provision of sections 35-608 to 35-613 and a design guideline, the design guidelines shall control. If no design guidelines have been adopted for a historic district, the proposed development shall conform to the criteria set forth in sections 35-608 to 35-613 of this chapter.

Sec. 35-610. - Alteration, Restoration, Rehabilitation, and New Construction.

- (a) In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the

Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation and provisions adopted by City Council as provided in this Article. The historic and design review commission shall also utilize the Historic Design Guidelines as adopted by the city council, and any specific design guidelines adopted pursuant to the Unified Development Code and this article. If conflicting provisions of this chapter and city council approved guidelines have been approved, the City Manager or the City Manager's designee shall reconcile the conflict if possible so that effect may be given to each. If the conflict is irreconcilable this Chapter shall prevail. Applications shall be reviewed for consistency with the historic or district specific design guidelines adopted by City Council. The application shall be reviewed for conformance to the general rules and principles contained in the guidelines. Applications should be approved if in general conformance with the guidelines but denial of an application by the City Manager or the City Manager's designee may be based on any inconsistency or nonconformance with the approved guidelines. Non-public interior spaces are exempt from this section. The only interior spaces to be considered for review, and therefore not exempt, are those publicly owned spaces that are, or were, accessible to the public (e.g., lobbies, corridors, rotundas, meeting halls, courtrooms), and those spaces, both public and privately owned, that are individually designated and are important to the public because of any significant historical, architectural, cultural or ceremonial value.

- (b) Signs shall conform to chapter 28 of the City Code as well as any other applicable provision of this Chapter. Additionally, if an exception from the application of chapter 28 of the City Code of San Antonio has been approved for signage in historic districts or on historic landmarks, such exception shall ~~control~~ remain unless removed by official action of the city council. ~~If conflicting provisions of this chapter and city council approved guidelines have been approved, the City Manager or the City Manager's designee shall reconcile the conflict if possible so that effect may be given to each. If the conflict is irreconcilable this Chapter shall prevail. Applications shall be reviewed for consistency with the historic or district specific design guidelines adopted by City Council. The application shall be reviewed for conformance to the general rules and principles contained in the guidelines. Applications should be approved if in general conformance with the guidelines but denial of an application by the City Manager or the City Manager's designee may be based on any inconsistency or nonconformance with the approved guidelines.~~ In the event of a conflict between other sections the historic design guidelines as adopted by city council, and any district specific guidelines adopted by the city council pursuant to the Unified Development Code. In the event of a conflict between other sections or articles of the unified development code and the historic district guidelines, the historic district guidelines shall control except in the case of signage where the more strict regulation or guideline shall control.

The district-specific design guidelines for the School of Aerospace Medicine Historic District were recently approved by the Zoning Commission on July 16, 2013. Those guidelines will be considered by City Council in conjunction with these amendments.

The timeline for adoption will include:

| | |
|-------------|-------------------------------------|
| July 17 | HDRC Recommendation |
| August 6 | Zoning Commission Recommendation |
| August 21 | Infrastructure and Growth Committee |
| September 5 | Tentative City Council Date |

Issue:

These amendments would be applied to Article VI, Historic Preservation and Urban Design of the Unified Development Code. The proposed amendments will improve the clarity and consistency of how historic design guidelines serve as an advisory document in the consideration for approval or disapproval of a Certificate of Appropriateness.

Recommendation:

The Office of Historic Preservation and the HDRC recommend approval of the proposed UDC amendments to Article VI of the Unified Development Code.