

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, December 16, 2014
12:45 PM

ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session – Tobin Room – Discussion of policies and administrative procedures and any items for consideration on the agenda for December 16, 2014.
2. **1:00 P.M.** – Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of December 2, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2015044 (Council District 5) – POSTPONED:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “HL MF-33 AHOD” Historic Landmark Multi-Family Airport Hazard Overlay District to “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District and “HL C-2 P AHOD” Historic Landmark Commercial Pedestrian Airport Hazard Overlay District on Lots 2, 3, 4, 5, 6 and 7, Block 3, NCB 2439; 1105 and 1107 Guadalupe Street and 827 South Colorado Street.
7. **ZONING CASE NUMBER Z2015011 ERZD (Council District 8):** A request for a change in zoning from “O-1 ERZD MLOD-1” Office Edwards Recharge Zone Military Lighting Overlay District and “O-1 ERZD MLOD-1 UC-1” Office Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District to “C-2NA” ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay District and “C-2NA ERZD MLOD-1 UC-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District on Lots 18 and 19, Block 1, NCB 14756; 7203 Green Glen Drive.
8. **ZONING CASE NUMBER Z2015033 CD ERZD (Council District 6):** A request for a change in zoning from “HE DR ERZD” Historic Exceptional Development Reserve Edwards Recharge Zone District, “DR ERZD” Development Reserve Edwards Recharge Zone District and Newly Annexed Territory to “HE RP ERZD CD” Historic Exceptional Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public and “RP ERZD CD” Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public on approximately 12,500 acres known as Government Canyon and located in an area generally South of State Highway 16 North; West of Highway Fm 1560; North of Highway 471 West; and East of or adjoining State Highway 211 comprised of: a 10,283 acre tract, more or less, described in City of San Antonio Ordinance 96548 passed and

approved October 10, 2002; and a 345.11 acre tract out of the S.E. Thomason Survey No. 403, Abstract No. 1189 (Bexar County), Abstract No. 1476 (Medina County) and out of the R. Hernandez Survey No. 401½, Abstract 331 (Bexar County), Abstract No. 1945 (Medina County); and a 50.000 acre tract out of CB 4454 P-6A (25.412 acres) and CB 4462 P-1K (24.588 acres) recorded in Vol. 9691, Page 2358 of the Real Property Records of Bexar County, Texas; and a 710.168 acre tract out of CB 4489 P-1B (78.27 acres), CB 4490 P-1A (118.666 acres), CB 4493 P-1 (282.286 acres), CB 4494 P-2A (199.625 acres) P-100 (.689 acres), and CB 4505 P-1 (30.753 acres) recorded in Vol. 9068, Page 226 of the Real Property Records of Bexar County, Texas; and a 90.704 acre tract described in a Special Warranty Deed recorded in Volume 485, Page 689-696 of the Real Property Records of Medina County, Texas and Volume 9967, Page 1216-1223 of the Real Property Records of Bexar County, Texas; and a 172.89 acre tract, more or less being comprised of a 55.447 acre tract described in a Special Warranty Deed and Perpetual Easement recorded in Volume 577, Pages 150-164 of the Real Property Records of Medina County, Texas and Volume 11348, Page 1359 -1366 of the Real Property Records of Bexar County, Texas; a 110.448 acre tract described in a Special Warranty Deed recorded in Volume 642, Pages 310-316 of the Real Property Records of Medina County, Texas; a 0.56-acre tract, more or less, recorded in Volume 4071, Page 1990 of the Official Public Records of Real Property of Bexar County, Texas; and a 6.439 acre tract as recorded in Volume 423, Page 679 of the Official Public Records of Medina County, Texas; and a 421.00 acre tract, more or less, being comprised of a 400.168-acre tract and a 20.834 acre-tract described in a Special Warranty Deed recorded in Volume 11207, Page 2032-2046 of the Official Public Records of Real Property of Bexar County, Texas; and a 461.230 acre tract conveyed in Special Warranty Deed recorded in Volume 16035, Pages 1035-1048 of the Official Public Records of Real Property of Bexar County, Texas.

9. **ZONING CASE NUMBER Z2014213 (Council District 4):** A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District (on 1.956 acres) and “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres) on 5.683 acres out of Parcel 37, NCB 15261 on a portion of the 7200 Block of Five Palms Drive.
10. **ZONING CASE NUMBER Z2015014 (Council District 1):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “MF-40 IDZ AHOD” Multi Family Infill Development Zone Airport Hazard Overlay District on Lot 1, Block 3, NCB 1726; 201 E. Courtland Place.
11. **ZONING CASE NUMBER Z2015015 (Council District 8):** A request for a change in zoning from “MF-25 PUD MSAO-1 MLOD-1” Multi Family Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “O-1 MSAO-1 MLOD-1” Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 3.202 acres out of NCB 16385; 8 Dominion Drive.
12. **ZONING CASE NUMBER Z2015017 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with single-family residential uses no more than 14 units per acre on Lot E, Block 1, NCB 1714; 222 East Russell Place.
13. **ZONING CASE NUMBER Z2015031 (Council District 9):** A request for a change in zoning from “R-5 AHOD MLOD-1” Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on 1.009 acres out of NCB 13832; 570 Heimer Road.
14. **ZONING CASE NUMBER Z2014237 (Council District 9):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on a 0.097 acre of land out of Lot 46, NCB 12051; 500 Sandau Road, Suite 800.

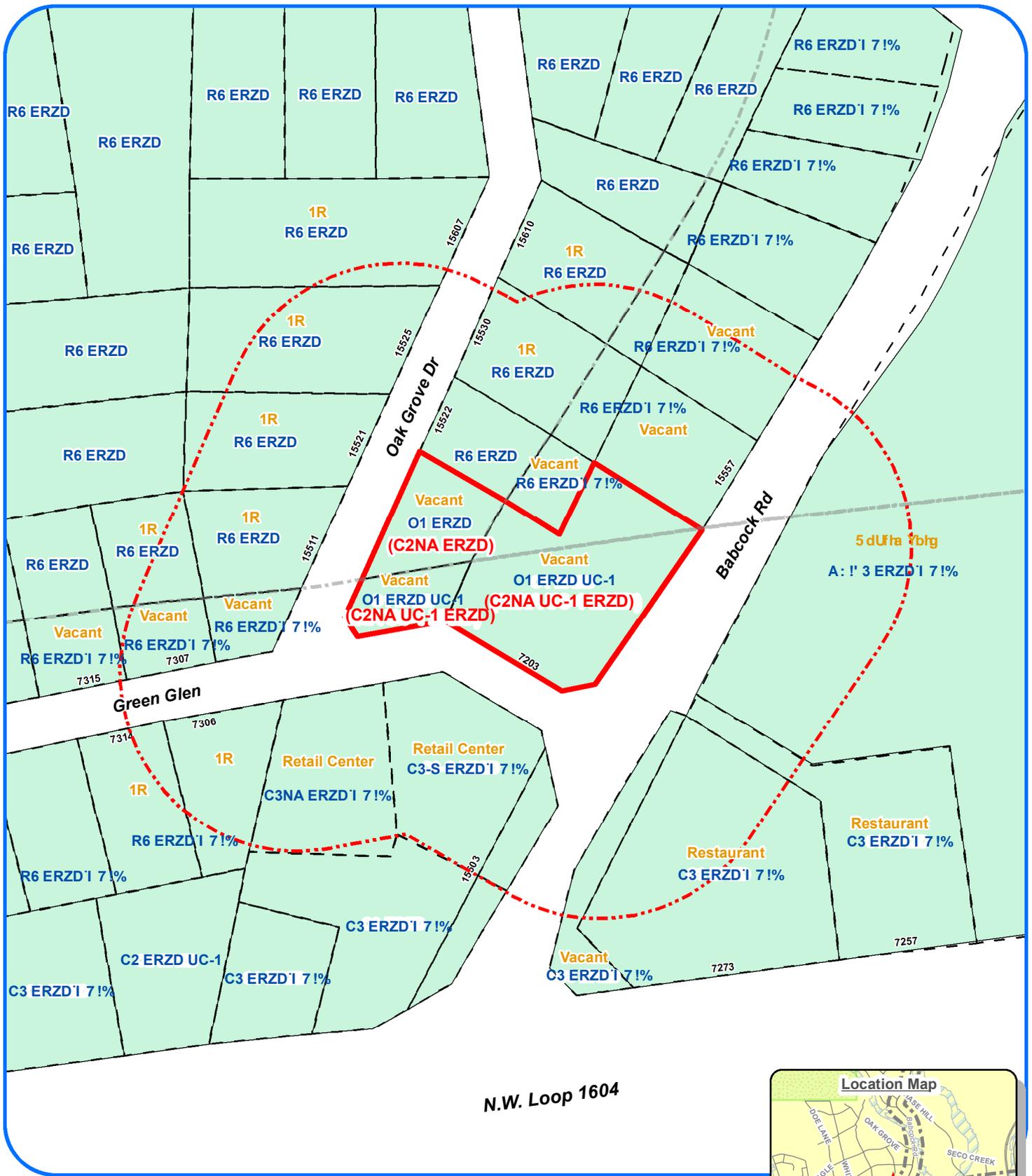
15. **ZONING CASE NUMBER Z2015009 (Council District 1):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on 1.253 acres out of Lot 26-B, NCB 7339; 5247, 5249, 5251, 5253, 5255, 5257, 5259 and 5307 McCullough Avenue.
16. **ZONING CASE NUMBER Z2015030 (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on the west 35 feet of the South 106 feet of Lot 11, Block 2, NCB 2074; 943 Culebra Road.
17. **ZONING CASE NUMBER Z2015032 (Council District 2):** A request for a change in zoning from “C-2 NCD-9 RIO-1 AHOD” Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District and “C-2 NCD-9 RIO-1 UC-2 AHOD” Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to “IDZ NCD-9 RIO-1 AHOD” Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre and “IDZ NCD-9 RIO-1 UC-2 AHOD” Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre on Lots 7, 8, 9, 10 and the north 25 feet of Lot 11 and the west 50 feet of the south 25 feet of Lot 11 and the west 50 feet of Lot 12 and the south 25 feet of the east 50 feet of Lot 11 and the east 50 feet of Lot 12, Block 33, NCB 1763; 100 Appler, 117 and 121 Alling.
18. **ZONING CASE NUMBER Z2015034 HL (Council District 1):** A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “R-6 HL NCD-5 AHOD” Historic Landmark Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 25 through 31 and a 10 foot x 25 foot of Part B, Block 32, NCB 1821; 937 West Magnolia Avenue.
19. **ZONING CASE NUMBER Z2015035 HL (Council District 2):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “RM-4 HL AHOD” Historic Landmark Residential Mixed Airport Hazard Overlay District on Lot 6, Block 18, NCB 1458; 1424 Montana Street.
20. **ZONING CASE NUMBER Z2015036 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 24, NCB 3599; 614 West Elmira Street.
21. **ZONING CASE NUMBER Z2015037 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 Three Dwelling Units on Lot 4, Block 8, NCB 760; 412 Warren Street.
22. **ZONING CASE NUMBER Z2015038 (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors on Lot 10, 11, 12 & 25, Block 1, NCB 13758; 5551 Randolph Boulevard and 138 Roundtree Lane.

23. **ZONING CASE NUMBER Z2015039 (Council District 5):** A request for a change in zoning from “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District and “MF-25 IDZ AHOD” Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District to “MF-18 IDZ AHOD” Limited Density Multi Family Infill Development Zone Airport Hazard Overlay District on 0.438 acres out of NCB 15, NCB 16, NCB A-15, NCB A-16 and NCB 6302; 326 Clay Street and a portion of 332 Clay Street.
24. **ZONING CASE NUMBER Z2015040 (Council District 2):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on the a 2.179 acre tract of land out of NCB 10668; 331, 335 and 339 Seale Road, 407, 411 and 421 Springfield Road.
25. **ZONING CASE NUMBER Z2015041 (Council District 7):** A request for a change in zoning from “BP AHOD” Business Park Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on 1.135 acres out of Lot 5 and 6, Block 6, NCB 18096 at the intersection of Crystal Bow and Blackberry Drive.
26. **ZONING CASE NUMBER Z2015042 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 13, Block 7, NCB 8887; 406 Blue Ridge.
27. **ZONING CASE NUMBER Z2015043 S (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial 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 1.012 acres out of NCB 250; 1231 West Martin Street.
28. **ZONING CASE NUMBER Z2015045 CD (Council District 1):** A request for a change in zoning from “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Automotive Repair to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots 17, 18 & 19, Block 3, NCB 3930; 1125 West Hildebrand Avenue.
29. **ZONING CASE NUMBER Z2015046 CD (Council District 7):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Motor Vehicle Sales (Full Service) on A 3.124 acres of land, out of NCB 11493; 4712 Culebra Road.
30. **ZONING CASE NUMBER Z2015049 (Council District 7):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 1.654 acres out of Lot 7, Block 4, NCB 13722; 5545 Northwest Loop 410.
31. **ZONING CASE NUMBER Z2015050 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 10 and Lot 11, NCB 12328; 7723 and 7739 Interstate Highway 35 South.
32. **ZONING CASE NUMBER Z2015051 CD (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 28, NCB 9632; 215 South Audubon.

33. **ZONING CASE NUMBER Z2015053 S (Council District 1):** A request for a change in zoning from “D HS RIO-3 AHOD” Historic Significant Downtown River Improvement Overlay-3 Airport Hazard Overlay District to “D HS RIO-3 AHOD S” Historic Significant Downtown River Improvement Overlay-3 Airport Hazard Overlay District with a Specific Use for a Human Services Campus on Lots 12, 14 & 16, Block 17, NCB 407; 230 East Travis Street.
34. **Director’s Report** – Holiday Schedule.
35. **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.
36. **ADJOURNMENT.**

Accessibility Statement

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

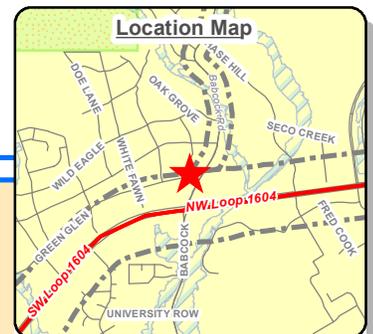


Zoning Case Notification Plan

Case Z-2015-011 ERZD

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 14756 - BLOCK 001 - LOT 18 & 19

- Legend**
- Subject Properties (1.347 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**
 - Urban Corridor



Development Services Dept
 City of San Antonio
 (12/04/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2015011 ERZD

SUMMARY:

Current Zoning: "O-1 ERZD MLOD-1" Office Edwards Recharge Zone Military Lighting Overlay District and "O-1 ERZD MLOD-1 UC-1" Office Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District

Requested Zoning: "C-2NA" ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay District and "C-2NA" ERZD MLOD-1 UC-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: Madison Realty Development Corporation (Alfred W. Rhode, III, President)

Applicant: Madison Realty Development Corporation (Alfred W. Rhode, III, President)

Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond

Location: 7203 Green Glen Drive

Legal Description: Lots 18 and 19, Block 1, NCB 14756

Total Acreage: 1.347

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Hills & Dale Neighborhood Association

Planning Team: North Sector Plan - 39

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1971 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1981 case, a portion of the property was rezoned to "R-2" Two Family Residence District and "R-2A" Three and Four Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "RM-4" Residential Mixed District and "R-6" Single-Family Residential District. In a 2007 case, the property was rezoned to "O-1" Office District.

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

Adjacent Base Zoning and Land Uses

Direction: North and West

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land and Single-Family Residences

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: "MF-33" and "C-3"

Current Land Uses: Apartments and Restaurants

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

All surrounding properties carry the "MLOD" 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.

A portion of the property is located in the "UC-1" IH-10/FM1604 Urban Corridor Overlay District. Properties within 200 feet of the Babcock Road right-of-way between FM 1604 and Camp Bullis Road as well as 500 feet of FM 1604 expressway between Northwest Military and Hausman Road carry the "UC-1" IH-10/FM1604 Urban Corridor District. The IH-10/FM1604 Urban Corridor regulates setbacks, screening and signage.

Transportation

Thoroughfare: Babcock Road

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

Proposed Changes: None known

Thoroughfare: Green Glen

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Oak Grove Drive

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: North Loop 1604 West

Existing Character: Freeway; 10 lanes

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 660 line, which operates along Babcock Road and the North Loop 1604 West Access Road.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The rezoning application generally refers to proposed retail development. Therefore, staff cannot calculate the parking requirement at this time.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current office zoning, restricting future land uses to those permissible in the “O-1” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as “Rural Estate Tier” in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to “Suburban Tier”. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. 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 Babcock Road and North Loop 1604 West.

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 subject property is located within the boundaries of the Camp Bullis Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

6. Size of Tract:

The property is 1.347 acres, which is large enough to accommodate the uses permitted in the “C-2” district.

7. Other Factors:

SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 50% on the site.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review

the rezoning request because the tract is less than 10 acres in size and does not abut the installation.

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED

2014 NOV 25 AM 8:56

To: Zoning Commission Members

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

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

Subject: Zoning Case Z2015011 (Green Glen Drive Commercial)

Date: November 25, 2014

SUMMARY

A request for a change in zoning has been made for an approximate 1.347-acre tract located on the city's northwest side. A change in zoning from **O-1 ERZD MLOD** to **C-2 NA ERZD MLOD** is being requested by the applicant, Kaufman & Killen, Inc., by Ashley Farrimond. The change in zoning has been requested to allow for the development of a retail development. The property is classified as a Category 1.

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

LOCATION

The subject property is located in City Council District 8, on Green Glen Drive between Oak Grove Drive and Babcock Road. The entire 1.347 acres of the property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from O-1 ERZD MLOD to C-2 NA ERZD MLOD (1.347 acres) and will allow for the development of a retail building. Currently the site is covered in native vegetation and undeveloped. The subject property is located within a highway to arterial intersection node under the City's Aquifer Quality Ordinance.

2. Surrounding Land Uses:

Green Glen Drive borders to the south of the property. The eastside of the subject property is bound by Babcock Road. An undeveloped lot borders the northeastern portion of the property. And the northwest portion of the property is next to residential homes located within the Hills and Dales Subdivision.

3. Water Pollution Abatement Plan:

A WPAP file for the property under the name of Cuatro's Corner had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on August 15, 2008.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on October 9, 2014, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed to have been cleared and mulched and to be covered in a moderate to thick soil cover with sparse ground level vegetation, little to no exposed bedrock.

A previously submitted WPAP file (Cuatro's Corner) contains a geologic assessment conducted by John Langan, P.G. in 2008. The geologic assessment was reviewed, and noted that no geologic features were observed on the site. SAWS GIS database was referenced for any sensitive geologic features that may be located on site, and none were noted. The Hills and Dales Cave is located 0.684 miles northwest of the subject site and will not be impacted by the proposed development.

The site appeared to slope slightly to the south and southeast. Stormwater occurring on the subject site would drain to the south along Babcock Road toward an unnamed tributary to Huestra Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation throughout the site.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. This member produces water and is considered a relatively permeable and environmentally sensitive section of the Edwards Aquifer.

A series of apparent backfilled geotechnical borings were observed on the site, but are not considered to be sensitive. No other sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site. No wells or structures were observed on the property.

ENVIRONMENTAL CONCERNS

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

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site.
2. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of such wells.

3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.
5. 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. Department of Agriculture, shall be used.
6. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Aquifer Protection & Evaluation Section of SAWS at (210) 233-3522.

General Recommendations

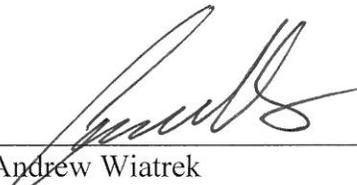
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.

3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
4. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
5. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade or subsurface basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the SAWS at (210) 233-3522 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the Aquifer Protection and Evaluation Section at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to the Aquifer Protection and Evaluation Section of SAWS.
 - D. If the basin fails to drain properly, the owner will notify the Construction Monitoring Section of the Resource Protection & Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Aquifer Protection & Evaluation Section of SAWS.

6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
7. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:

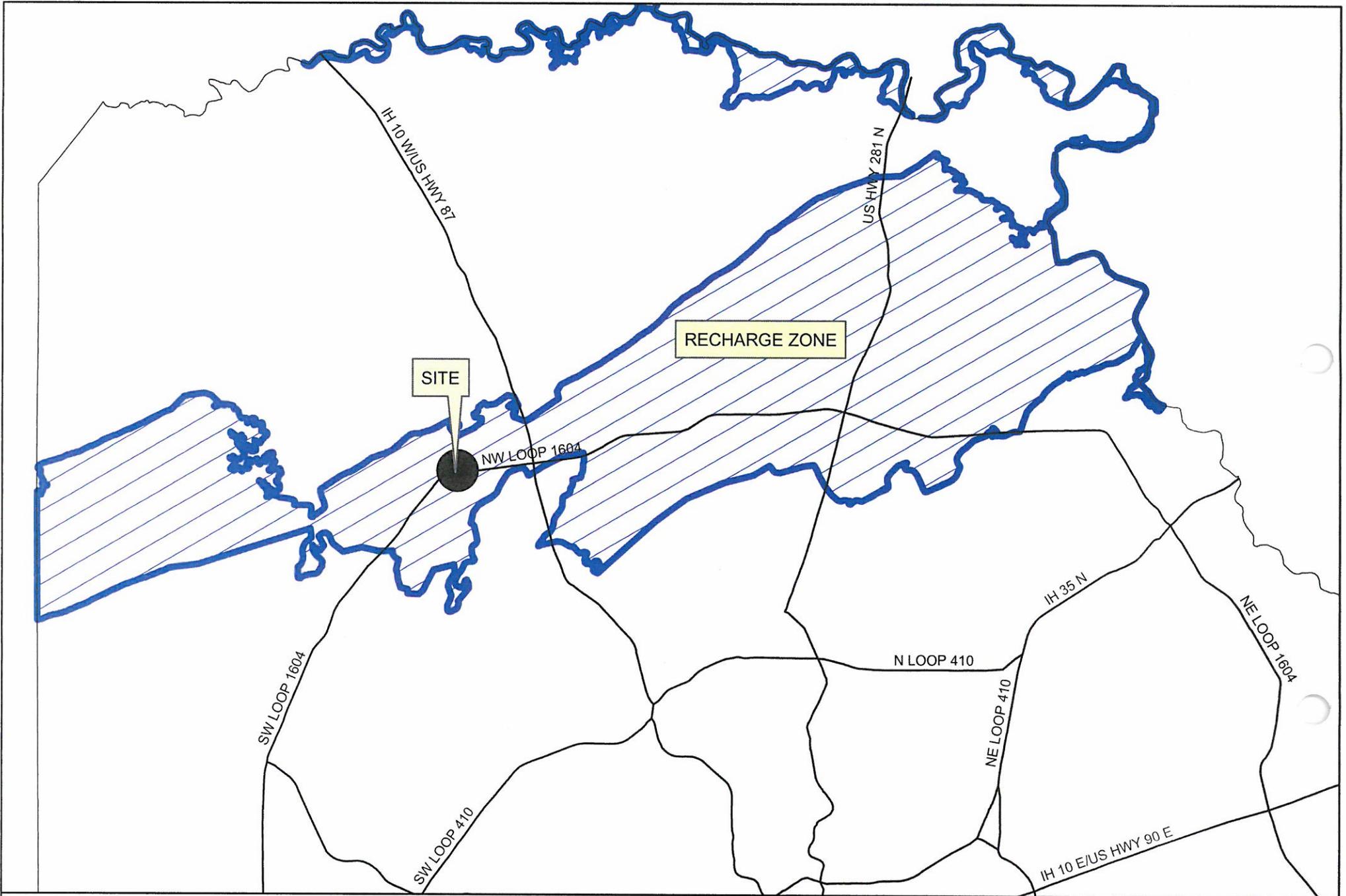


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

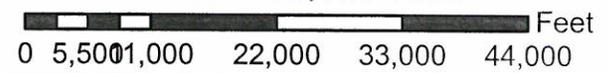
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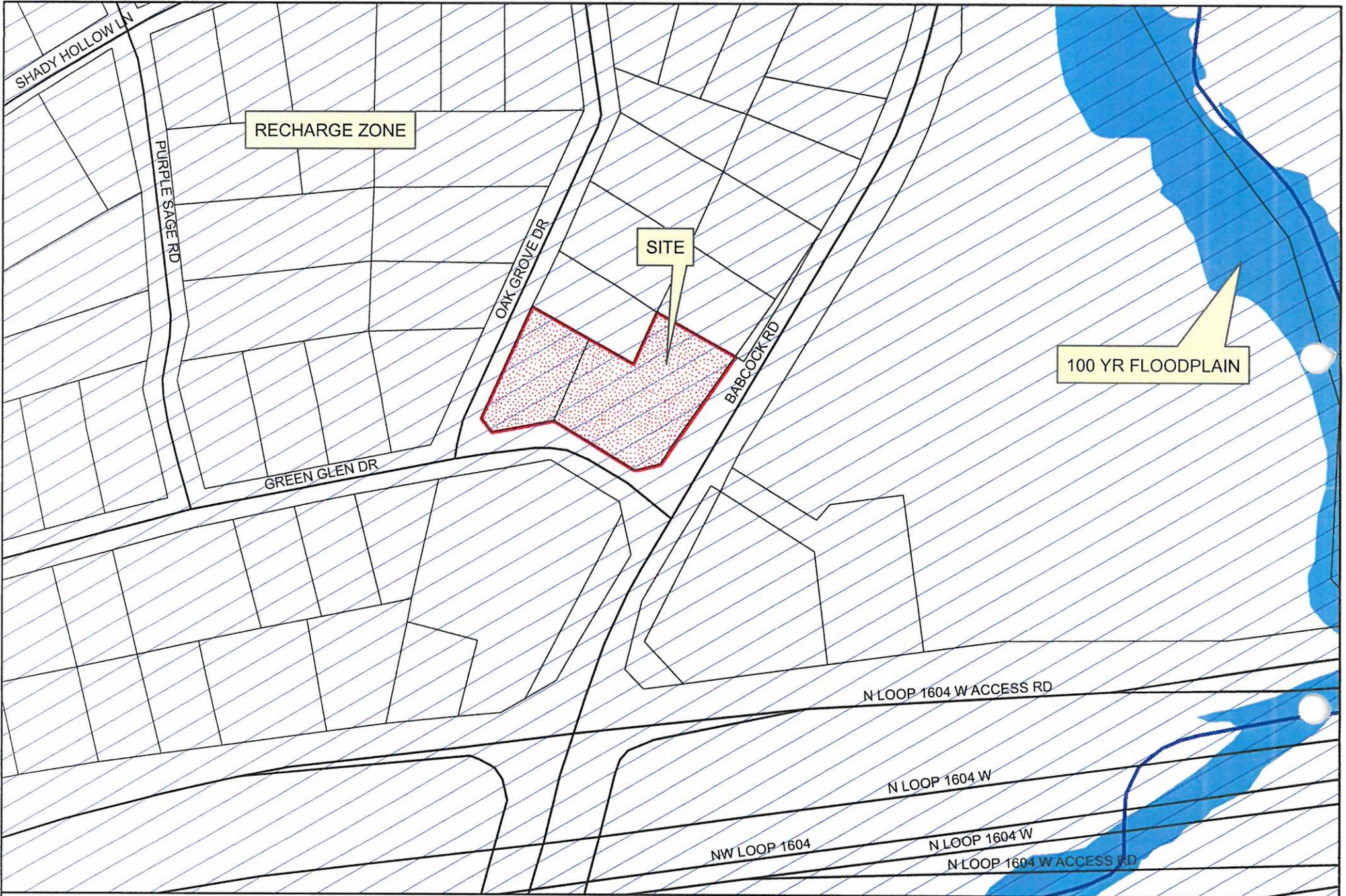


ZONING CASE: GREEN GLEN DRIVE COMMERCIAL (FIGURE 1)
ZONING FILE: Z2015011
MAP GRID: 147, F7

Map Prepared by Aquifer Protection & Evaluation 10/8/2014 MAE

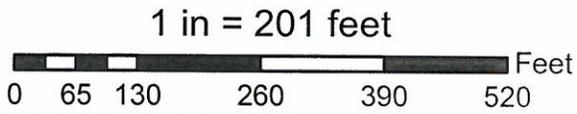
1 in = 16,667 feet

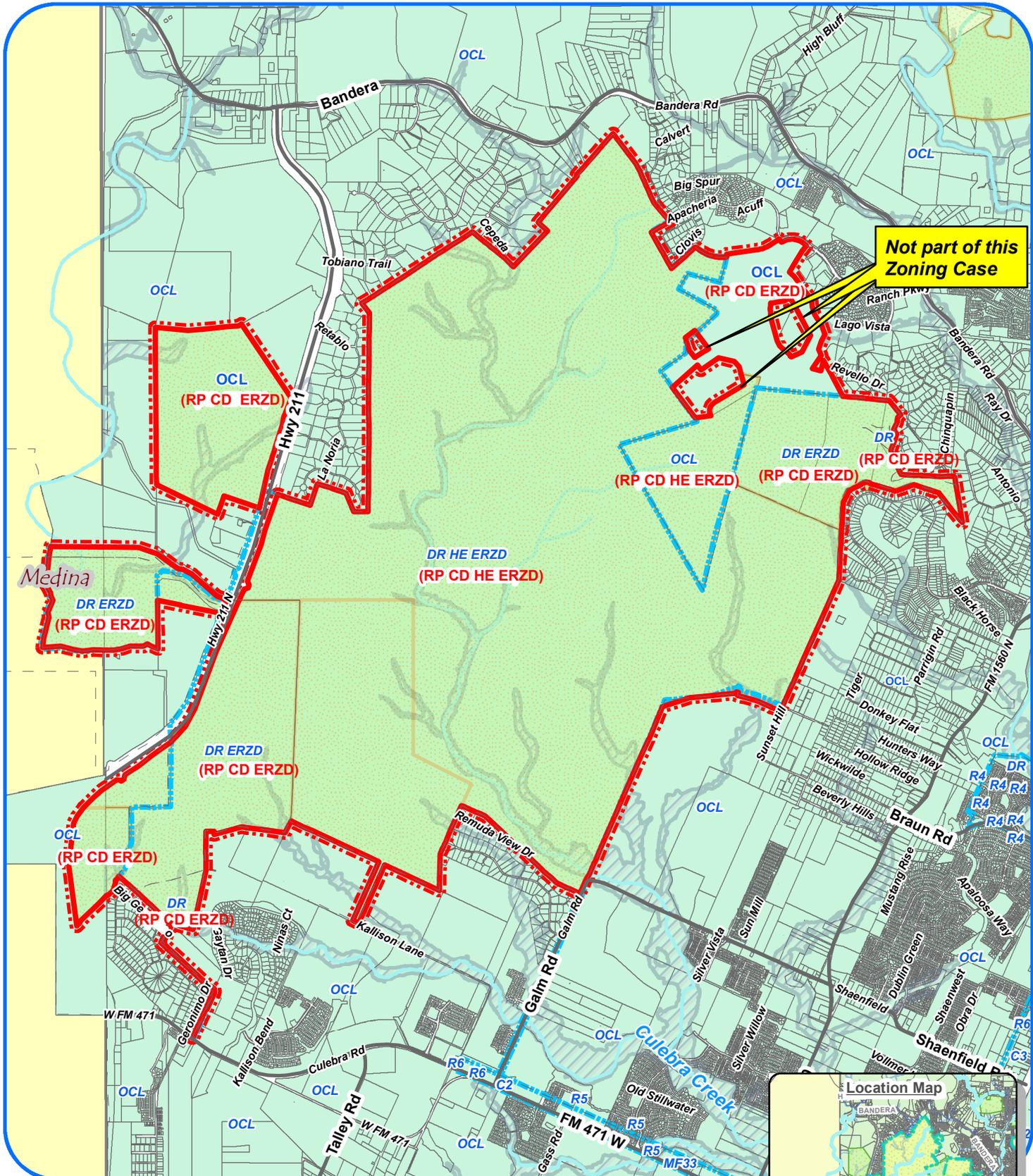




ZONING CASE: GREEN GLEN DRIVE COMMERCIAL (FIGURE 2)
ZONING FILE: Z2015011
MAP GRID: 147, F7

Map Prepared by Aquifer Protection & Evaluation 9/30/2014 MAE





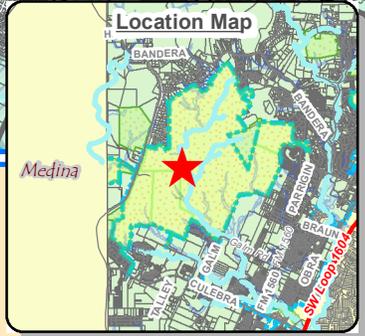
Not part of this Zoning Case

Zoning Case Notification Plan

Case Z-2015-033

Council District: 6
 School District: Northside I.S.D.
 Scale: 1" approx. = 5,166 Feet
 Subject Property Legal Description(s): Multiple Legal Descriptions

- Legend**
- Subject Properties ——— (Approx. 12,500 Acres)
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**
 - San Antonio City Limits - - - - -



Development Services Dept
 City of San Antonio
 (12/3/2014 - R. Martinez)

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015033 CD ERZD

SUMMARY:

Current Zoning: "HE DR ERZD" Historic Exceptional Development Reserve Edwards Recharge Zone District, "DR ERZD" Development Reserve Edwards Recharge Zone District and unzoned newly annexed territory

Requested Zoning: "HE RP ERZD CD" Historic Exceptional Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public and "RP ERZD CD" Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014 (This is the first public hearing for this zoning case.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: State of Texas-Texas Parks & Wildlife Department

Applicant: City of San Antonio

Representative: Brent Leisure/Chris Holm

Location/Legal Description: Approximately 12,500 acres known as Government Canyon and located in an area generally South of State Highway 16 North; West of Highway Fm 1560; North of Highway 471 West; and East of or adjoining State Highway 211 comprised of: a 10,283 acre tract, more or less, described in City of San Antonio Ordinance 96548 passed and approved October 10, 2002; and a 345.11 acre tract out of the S.E. Thomason Survey No. 403, Abstract No. 1189 (Bexar County), Abstract No. 1476 (Medina County) and out of the R. Hernandez Survey No. 401½, Abstract 331 (Bexar County), Abstract No. 1945 (Medina County); and a 50.000 acre tract out of CB 4454 P-6A (25.412 acres) and CB 4462 P-1K (24.588 acres) recorded in Vol. 9691, Page 2358 of the Real Property Records of Bexar County, Texas; and a 710.168 acre tract out of CB 4489 P-1B (78.27 acres), CB 4490 P-1A (118.666 acres), CB 4493 P-1 (282.286 acres), CB 4494 P-2A (199.625 acres) P-100 (.689 acres), and CB 4505 P-1 (30.753 acres) recorded in Vol. 9068, Page 226 of the Real Property Records of Bexar County, Texas; and a 90.704 acre tract described in a Special Warranty Deed recorded in Volume 485, Page 689-696 of the Real Property Records of Medina County, Texas and Volume

9967, Page 1216-1223 of the Real Property Records of Bexar County, Texas; and a 172.89 acre tract, more or less being comprised of a 55.447 acre tract described in a Special Warranty Deed and Perpetual Easement recorded in Volume 577, Pages 150-164 of the Real Property Records of Medina County, Texas and Volume 11348, Page 1359 - 1366 of the Real Property Records of Bexar County, Texas; a 110.448 acre tract described in a Special Warranty Deed recorded in Volume 642, Pages 310-316 of the Real Property Records of Medina County, Texas; a 0.56-acre tract, more or less, recorded in Volume 4071, Page 1990 of the Official Public Records of Real Property of Bexar County, Texas; and a 6.439 acre tract as recorded in Volume 423, Page 679 of the Official Public Records of Medina County, Texas; and a 421.00 acre tract, more or less, being comprised of a 400.168-acre tract and a 20.834 acre-tract described in a Special Warranty Deed recorded in Volume 11207, Page 2032-2046 of the Official Public Records of Real Property of Bexar County, Texas; and a 461.230 acre tract conveyed in Special Warranty Deed recorded in Volume 16035, Pages 1035-1048 of the Official Public Records of Real Property of Bexar County, Texas.

Total Acreage: Approximately 12,500

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan -35

Applicable Agencies: SAWS and State of Texas

Property Details

Property History: The majority of Government Canyon was annexed in 2002 and was originally zoned "DR" Development Reserve. The subject property is mostly undeveloped with the exception of a few structures designed to help protect and preserve Government Canyon as a natural area.

Topography: The majority of the property is covered in heavy vegetation made up of wild grasses, shrubs and trees. Portions of the subject property fall within the Edward Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North, South, East and West

Current Base Zoning: OCL

Current Land Uses: Vacant and Single-Family Residential

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

Transportation

Thoroughfare: Galm Road and Braun Road

Existing Character: Secondary Arterial Type A 86; one lane in each direction with no sidewalks.

Proposed Changes: Portions of Galm Road are in the process of being widened.

Thoroughfare: State Highway 211

Existing Character: Freeway 250' -500'; one lane heading southbound and two lanes heading northbound with no sidewalks.

Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements are typically determined by the uses and size of each building; therefore, staff cannot calculate likely parking requirements for the approximate 12,500 acre site.

ISSUE:

None.

ALTERNATIVES:

The majority of the property has a temporary zoning district designed for short term use. The remainder of the subject property will be newly annexed territory needing a zoning classification. The proposed zoning designation will allow for the preservation of Government Canyon in its natural state. The requested conditional use for a park-public will allow for certain amenities to be built in order for the State of Texas to properly take care of and maintain the natural area.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the West/Southwest Sector Plan and is currently designated as Rural Estate Tier and Natural Tier in the future land use component of the plan. The requested “RP” 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.

3. Suitability as Presently Zoned:

The majority of the subject property is currently zoned “DR” Development Reserve District, and the remainder of the subject property is unzoned newly annexed territory. The current land designations are not appropriate for the subject property. The proposed “RP” Resource protection zoning designation will allow for the preservation of Government Canyon in its natural state. The requested conditional use for a park-public will allow for certain amenities to be built in order for the State of Texas to properly take care of and maintain the natural area.

4. Health, Safety and Welfare:

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

5. Public Policy:

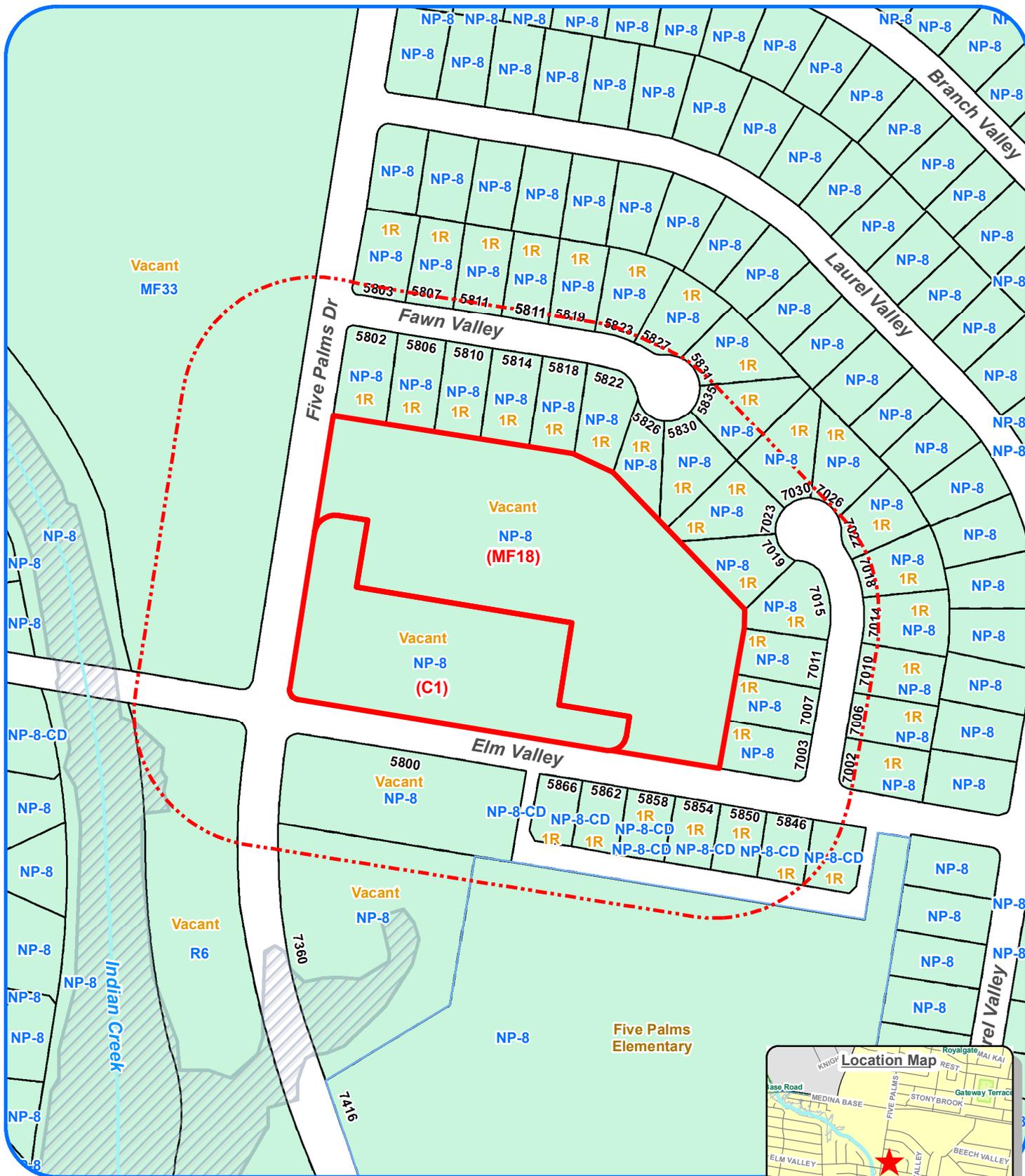
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is approximately 12,500 of an acre in size, which should be able to reasonably accommodate the needs of Government Canyon.

7. Other Factors:

None.

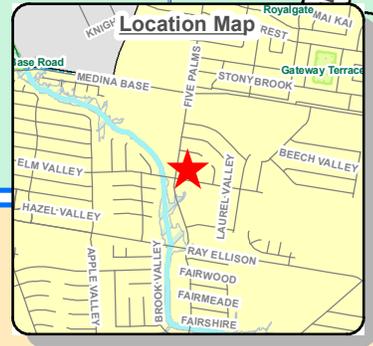


Zoning Case Notification Plan

Case Z-2014-213

Council District: 4
 School District: South San I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 15261 - BLOCK 000 - LOT: Portion of 7200 block of Five Palms Dr. - P-37

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



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2014213

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014 (This is the fourth public hearing for this zoning case. The rezoning request was continued from the August 19, 2014; the September 2, 2014 and the October 21, 2014 Zoning Commission public hearing.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Home Living Hospitality, Ltd. (by Gene A Liguori, Jr., Manager, Two B.T. LLC, General Partner)

Applicant: KLove Engineering, LLC (Jose M. Cantu, PE)

Representative: KLove Engineering, LLC (Jose M. Cantu, PE)

Location: A portion of the 7200 Block of Five Palms Drive

Legal Description: 5.683 acres out of Parcel 37, NCB 15261

Total Acreage: 5.683

Notices Mailed

Owners of Property within 200 feet: 43

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

Planning Team: United Southwest Communities Plan -29

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 2001 case, the property was rezoned to “R-1A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "NP-8" Neighborhood Preservation District. The property is currently not platted and is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North and East

Current Base Zoning: “NP-8”

Current Land Uses: Single-Family Residences

Direction: West

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

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “NP-8” and “R-6”

Current Land Uses: School, Single-Family Residences and Vacant

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

Transportation

Thoroughfare: Five Palms Drive

Existing Character: Collector; one lane in each direction with sidewalks and a bicycle lane

Proposed Changes: None known

Thoroughfare: Fawn Valley and Elm Valley

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

Proposed Changes: None known

Public Transit: VIA bus lines 614 and 619 operate along Five Palms Drive, with multiple stops adjacent to the subject property.

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

Parking Information: The on-site vehicle parking requirements for multi-family uses are determined by the number of dwelling units. Off-street vehicle parking requirements for commercial uses are typically determined by building size and use (application did not specify the use).

Multi-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 space per unit

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the Neighborhood Preservation zoning; the subject property would remain undeveloped until it is developed into residential lots meeting all development standards for the “NP-10” zoning district.

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

The subject property is located within the Lackland Military Influence Area requiring notification of the zoning request be sent to the United States Air Force. Comments issued by the Joint Base San Antonio indicate no opposition to the zoning change request and proposed project.

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



Zoning Case Notification Plan

Case Z-2015-014

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01726 - BLOCK 3 - LOT 1

Legend

- Subject Properties (0.177 Acres)
- 200' Notification Area
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential (1R)



Development Services Dept
City of San Antonio
(10/17/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015014

SUMMARY:

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

Requested Zoning: "MF-40 IDZ AHOD" Multi Family Infill Development Zone Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case History: This is the second public hearing for this zoning case. The rezoning request was continued from the November 18, 2014 Zoning Commission public hearing.

Case Manager: Ernest Brown, Planner

Property Owner: Verge Productions LLC-Series Courtland (By Rafael Marfil, Manager)

Applicant: Rafael Marfil

Representative: Rafael Marfil

Location: 201 East Courtland Place

Legal Description: Lot 1, Block 3, NCB 1726

Total Acreage: 0.1779

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Planning Team: Tobin Hill Planning Team - 14

Applicable Agencies: NA

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and originally zoned “D UC” Apartment Main/McCullough Urban Corridor District. In 1995 a city initiated rezoning case changed the subject property to “R-3 UC” Apartments Main/McCullough Urban Corridor District. In 1996 the subject property was rezoned to “B-3 NA SUP” Business District Nonalcoholic Sales with a Special Use Permit for a Correctional Institution with a 5 year time limit. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3 NA” Commercial Nonalcoholic Sales District. The subject property configuration contains NCB 1726, Block 3, Lot 1 platted in volume 368/ page 38. The subject property was developed with a 6,742 square foot single family and detached structure in 1929.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-33”

Current Land Uses: Apartment

Direction: East

Current Base Zoning: “MF-33”

Current Land Uses: Apartment

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Apartment

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartment

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 Courtland and Ogden Street

Existing Character: Local Streets; one lane in each direction

Proposed Changes:

Thoroughfare: Ashby Place

Existing Character: Collector; two lanes in each direction with sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 5, which operate along McCullough Street, with a bus stop one block east of subject property on McCullough Ave. Another VIA bus line is 20 and 90 which operates along Main Ave. and Ashby with the nearest bus stop to the subject property located at Ashby and Main Ave.

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

Parking Information: Off-street vehicle parking requirements for Multi-Family are typically determined by the number of dwelling units.

Minimum Requirement: 1.5 space per dwelling unit; Maximum Allowance: 2 space per dwelling unit.

Off-Street Parking requirements are waived with Infill Development Zone (IDZ) as an overlay district.

ISSUE:

None

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant has paid all required application fees

RECOMMENDATION:

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested “MF-40” base zoning district is not consistent with the adopted land use designation. The applicant has submitted a Plan Amendment request to change the land use plan from Low Density land use to High Density Residential land use. Staff recommends approval of the Plan Amendment. Planning Commission recommended denial.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed zoning request is not increasing the intensity of use as defined by the Tobin Hill Neighborhood Plan and surrounding area.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are suitable for the subject property. The current and proposed uses are consistent with the surrounding pattern of development. The transportation network supports such uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

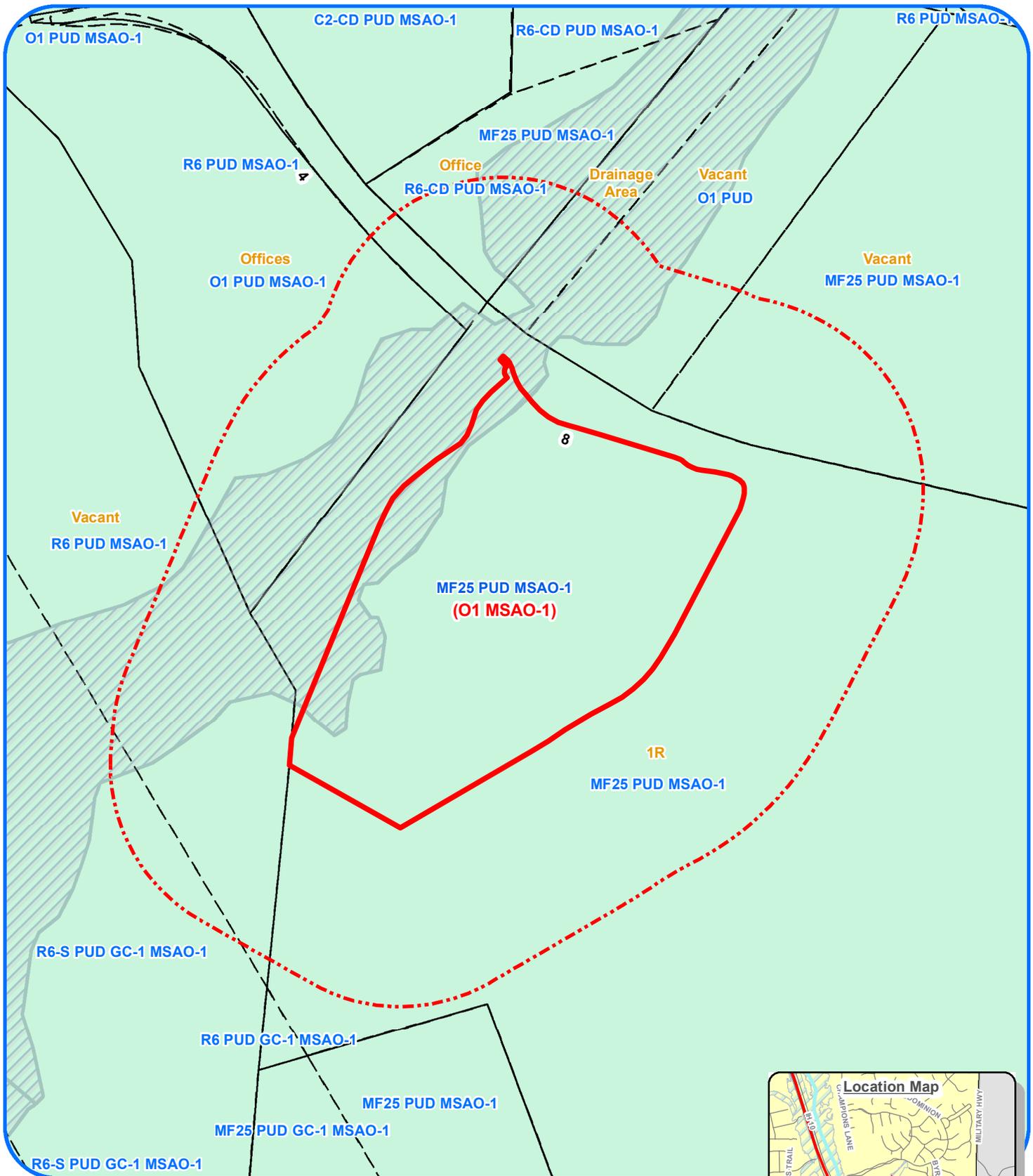
6. Size of Tract:

The subject property measures 0.1779 of an acre in size, which is sufficient to accommodate the proposed increase of density for multi-family development but not the required parking. The subject property is fully developed with a vacant building structure and parking area. The proposed zoning request for "MF-40" will allow 7 units based on the size of the tract. The difference between "MF-40" and "MF-25", which is consistent with the land use plan, will allow 3 additional units for the subject property.

The proposed "MF-40" will require off-street parking spaces. The existing site will support 4 off-street parking spaces. The applicant is requesting the IDZ Overlay District which will waive the minimum parking requirements of 10 parking spaces. With the 4 existing parking spaces for the proposed 7 units, IDZ would waive the requirement for the remaining 6 off-street parking spaces.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2015-015

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): HCC 88 14 01 01 16385

Legend

- Subject Properties (3.202 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(10/27/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2015015

SUMMARY:

Current Zoning: "MF-25 PUD MSAO-1 MLOD-1" Multi Family Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "O-1 MSAO-1 MLOD-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014. This is the third public hearing for this zoning case. This case was continued at the November 18, 2014 and December 2, 2014 Zoning Commission Public Hearings.

Case Manager: Krystin Ramirez, Planner

Property Owner: D Club, LLC (Othon Welsh, Registered Agent)

Applicant: D Club, LLC (Othon Welsh, Registered Agent)

Representative: P. W. Christensen (Patrick Christensen)

Location: 8 Dominion Drive

Legal Description: 3.202 acres out of NCB 16385

Total Acreage: 3.202

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Dominion Homeowners Association

Planning Team: North Sector Planning Team – 40

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1998 (Ordinance 88824), 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 "R-6" Residential Single-Family District. In a 2004 zoning case, the property was rezoned to the current "MF-25 PUD" Low Density Multi-Family Planned Unit Development District. The clubhouse currently on the property was built in 2008 and contains offices as well as clubhouse amenities.

Topography: The property has a slight slope, and an abundance of grasses, shrubs and trees. The western portion of the property is located within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: "O-1", "R-6" and "MF-25"

Current Land Uses: Offices and vacant land

Direction: South

Current Base Zoning: "O-1", "R-6" and "MF-25"

Current Land Uses: Offices and vacant land

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

The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures.

Transportation

Thoroughfare: Dominion Drive

Existing Character: Local street; one traffic lane in each direction with and sidewalks on each side

Proposed Changes: None known

Public Transit: There is not public transit available in the immediate vicinity.

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

Parking Information: Off-street vehicle parking requirements for office uses are determined by the size of the structure.

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

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the property retaining the current multi-family use.

FISCAL IMPACT:

None. The applicant paid all associated fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as Rural Estate Tier in the future land use component of the plan. The requested “O-1” base zoning district is consistent with this designation. The Rural Estate Tier allows for neighborhood commercial uses such as, convenience stores, service stations, professional offices, restaurants, bed and breakfast and other small business.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “MF-25” base zoning district is appropriate for the subject property due to its location near the residential areas. However, the property does not house apartments nor is developed to accommodating multi-family uses. The current infrastructure on the property is more suitable for office 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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 3.202 acres in size, which should reasonably accommodate the uses permitted in “O-1”.

7. Other Factors:

Any future development of the property shall be congruent with the existing residential and office uses.



Zoning Case Notification Plan

Case Z-2015-017

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 01714 - BLOCK 001 - LOT E

- Legend**
- Subject Properties (0.146 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (10/27/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2015017

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family residential uses no more than 14 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014. This is the second public hearing for this zoning case. This case was continued at the November 18, 2014 Zoning Commission Public Hearing.

Case Manager: Krystin Ramirez, Planner

Property Owner: Ayala Property Investment Group

Applicant: Carlos Ayala Trillo

Representative: Carlos Ayala Trillo

Location: 222 East Russell Place

Legal Description: Lot E, Block 1, NCB 1714

Total Acreage: 0.146

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association

Planning Team: Tobin Hill Neighborhood Plan -13

Applicable Agencies: None

Property Details

Property History: The subject property is located within the original city limits as established in 1938, and was originally zoned "B" Residence District. A 1945 rezoning case changed the zoning to "R-1" Single-Family Residence District. Upon adoption of

the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-6” Residential Single-Family District. The property is presently vacant.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “RM-4”, “R-6”, “C-2” and “MF-33”

Current Land Uses: Single-family residences, offices, U.S. Post Office and apartments

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-family residences and a vacant lot

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-family residences

Direction: West

Current Base Zoning: “R-6”, “C-2” and “C-1”

Current Land Uses: Single-family residences, calling center, vacant lot and school bus parking lot

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

Transportation

Thoroughfare: East Russell Place

Existing Character: Alleyway; one lane

Proposed Changes: None known

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks and bike lanes on each side

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are 5 and 204, which operate along McCullough Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone districts are exempt from a TIA report.

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

ISSUE:

None.

ALTERNATIVES:

A denial of this request would result in the property retaining its single-family residence designation.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as Low-Density Residential in the future land use component of the plan. The requested “IDZ” base zoning district is not consistent with this designation. Therefore a Master Plan Amendment was submitted to change the designation to Low-Density Mixed Use, which encourages “IDZ”. Low-Density Mixed Use allows a mix of low intensity residential and commercial uses, an adequate fit for the subject property. The purpose for the rezoning request will allow for two dwelling units to be built on the subject property and the request, “with single-family residential uses no more than 14 units per acre” would restrict the property to this density and use. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property, however, the dimensions of the property limits the actual development size that can occur on this lot. The “IDZ” request will create more housing opportunities within the area, which an essential component to support inner city neighborhoods and increasing population demands.

4. Health, Safety and Welfare:

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

5. Public Policy:

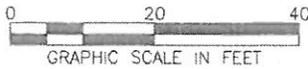
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.146 acres in size, which should reasonably accommodate the uses permitted in "IDZ".

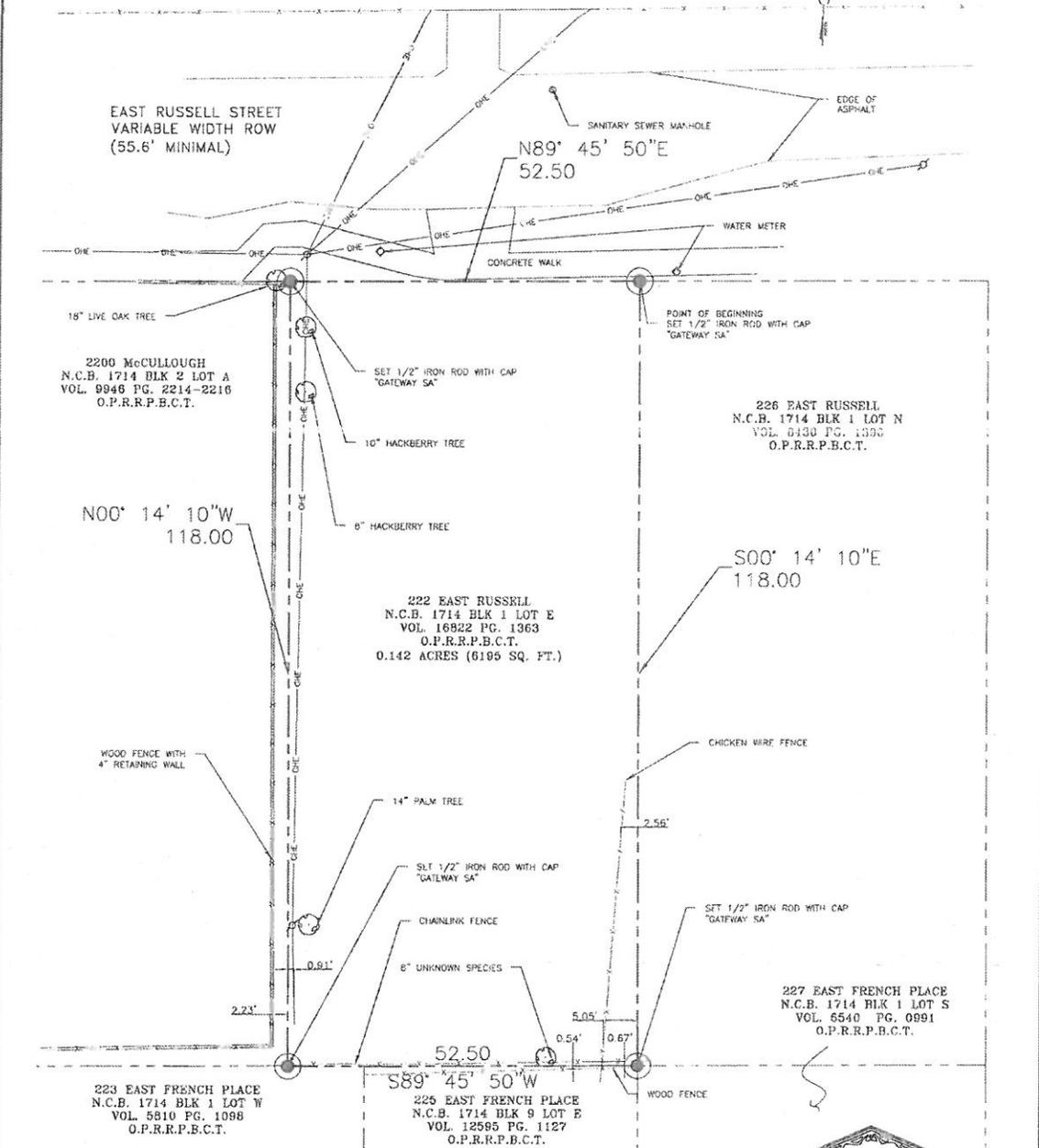
7. Other Factors:

None.



222 EAST RUSSELL STREET

20015017



I, Adrian E. Reyes, Registered Professional Land Surveyor No. 5806 of the State of Texas, do hereby certify that this plat and description shown hereon represents an on the ground survey under my supervision.

Adrian E. Reyes 10-3-2014
Adrian E. Reyes Date
Registered Professional Land Surveyor
Texas Registration No. 5806



LEGEND

- CENTERLINE CREEK/DITCH
 - - - EXISTING EASEMENT
 - CENTERLINE ROAD
 - R.O.W./PROPERTY LINE
 - O.P.R.R.P.B.C.T.
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

REVISIONS

| No. | Date | Rev By | Description | Checked |
|-----|------|--------|-------------|---------|
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| | | | | |

NOTES

- DATUM BASED ON TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83 SOUTH CENTRAL ZONE, NAVD 88, ELEVATIONS MSL, DERIVED FROM GPS OBSERVATION.
- EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS GENERATED FROM PREVIOUS MAPS AND SURVEY. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IN AREA OF WORK PRIOR TO CONSTRUCTION AND CALL BI! AND ALL OTHER UTILITY COMPANIES AT LEAST 2 WORKING DAYS (48 HOURS) PRIOR TO CONSTRUCTION.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

| | |
|-------------|-----------|
| GOS: | |
| DRAWN BY: | RE |
| CHECKED BY: | AR |
| SEGMENT ID: | SEGMENTID |
| DATE: | 10/1/14 |
| SHEET: | 1 OF 1 |
| SCALE: | AS SHOWN |

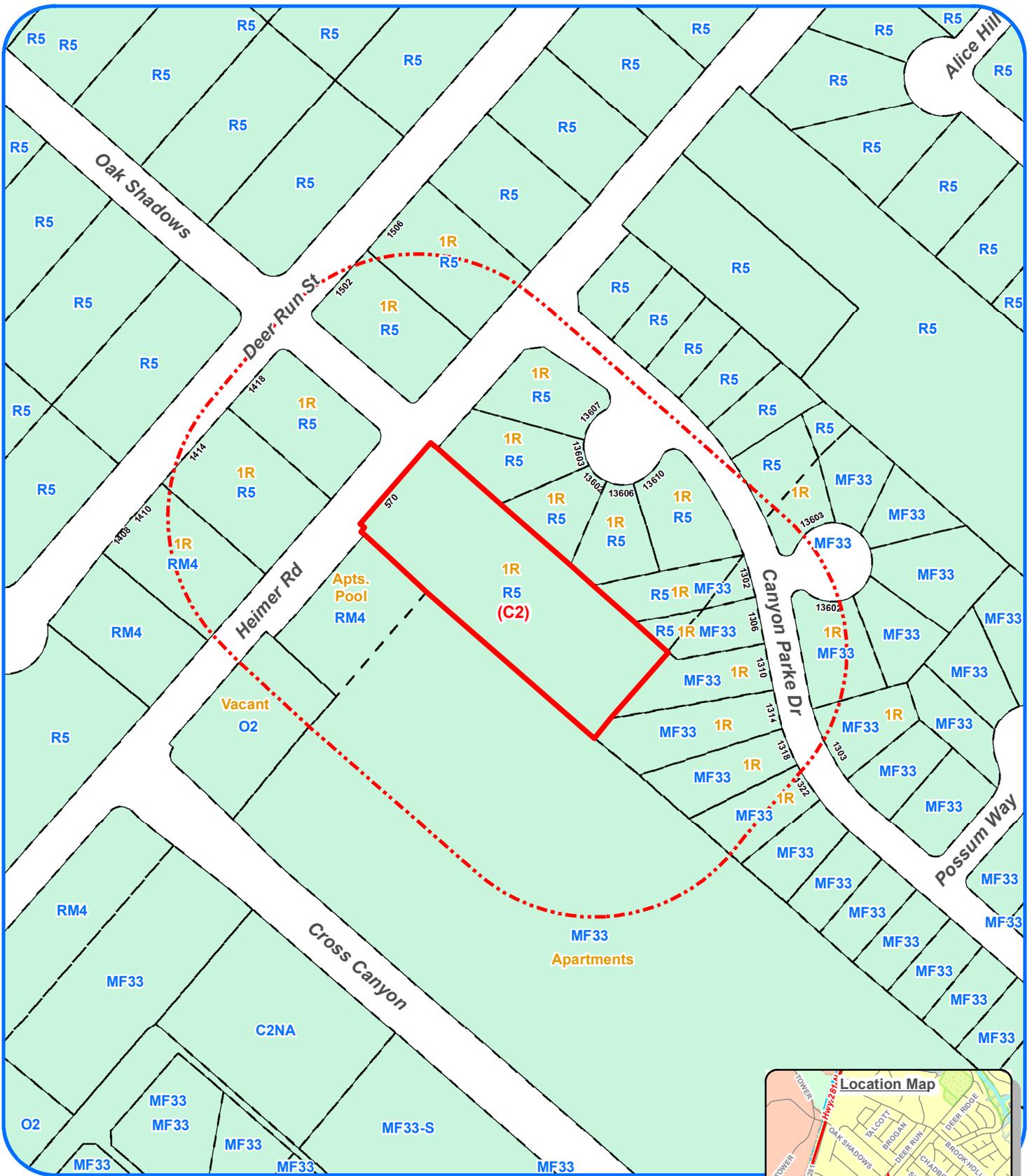
G Gateway Services Group

Gateway Services Group, LLC
12029 Starcrest Drive
San Antonio, Texas 78247
Phone: (210) 784-0027
Registration No. 100212-03

222 EAST RUSSELL STREET
N.C.B. 1714 BLK 1 LOT E - SAN ANTONIO, BEXAR COUNTY, TEXAS

SHT. NAME: LAND OWNER PLAT REV. 0

10/1/14 10:23:37 AM
 F:\ENR\5806\5806\222 E. RUSSELL.DWG



Zoning Case Notification Plan

Case Z-2015-031

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 13832 - BLOCK 000 - LOT NW 346.98 FT OF M

Legend

- Subject Properties (1.009 Acres) ————
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT) (TEXT)
- 100-Year DFIRM Floodplain [hatched box]
- Single Family Residential 1R



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015031

SUMMARY:

Current Zoning: "R-5 AHOD MLOD-1" Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014 (This is the second public hearing for this zoning case. The rezoning request was continued from the December 2, 2014 Zoning Commission public hearing.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Asm Ferdous

Applicant: Kay Lewis

Representative: Kay Lewis

Location: 570 Heimer Road

Legal Description: 1.009 acres out of NCB 13832

Total Acreage: 1.009

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan -39

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed in 1965 and was originally zoned "Temp A" Temporary Residence District. In a later case, the property was rezoned to "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "R-5" Residential Single-Family

District. The lot is not platted. The subject property is developed with a residential/commercial structure that was built in 1946, according to the Bexar County Appraisal District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "RM-4", "MF-33", "O-2"

Current Land Uses: Vacant and Apartments

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

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

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

Transportation

Thoroughfare: Heimer Road, Canyon Parke Drive, Possum Hill, Oak Shadows and Deer Run

Existing Character: Local; one direction each way with sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 648 operates along Heimer Road, northwest of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The zoning application refers to a Day Care Center.

Day Care Center – Minimum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1.5 per 375 square feet Gross Floor Area (GFA)

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the residential zoning; the subject property would not be able to be developed commercial purposes, but rather be developed for residential uses consistent to the area.

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as General Urban Tier in the 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 the proposed use: Day Care Center. However, staff does have concerns regarding the potential impact the “C-2” base zoning district could have on the adjacent single-family residential neighborhoods. The “C-2” base zoning district is geared to accommodate commercial and retail uses that are more intensive in character, and which generate a greater volume of vehicular traffic and/or truck traffic than the current “R-5” zoning district. The increase in traffic could have potential negative consequences on the established single-family residential neighborhoods that surround the subject property to the north, east and west. Although the proposed “C-2” base zoning district is consistent with the future land use plan, the surrounding area has been established as a residential neighborhood and not for commercial uses.

3. Suitability as Presently Zoned:

The existing “R-5” base zoning district is appropriate for the subject property. The surrounding blocks consists mostly of single-family dwellings and an apartment complex. The subject property is located along Heimer Road which is classified as a “Local Road” designed for 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:

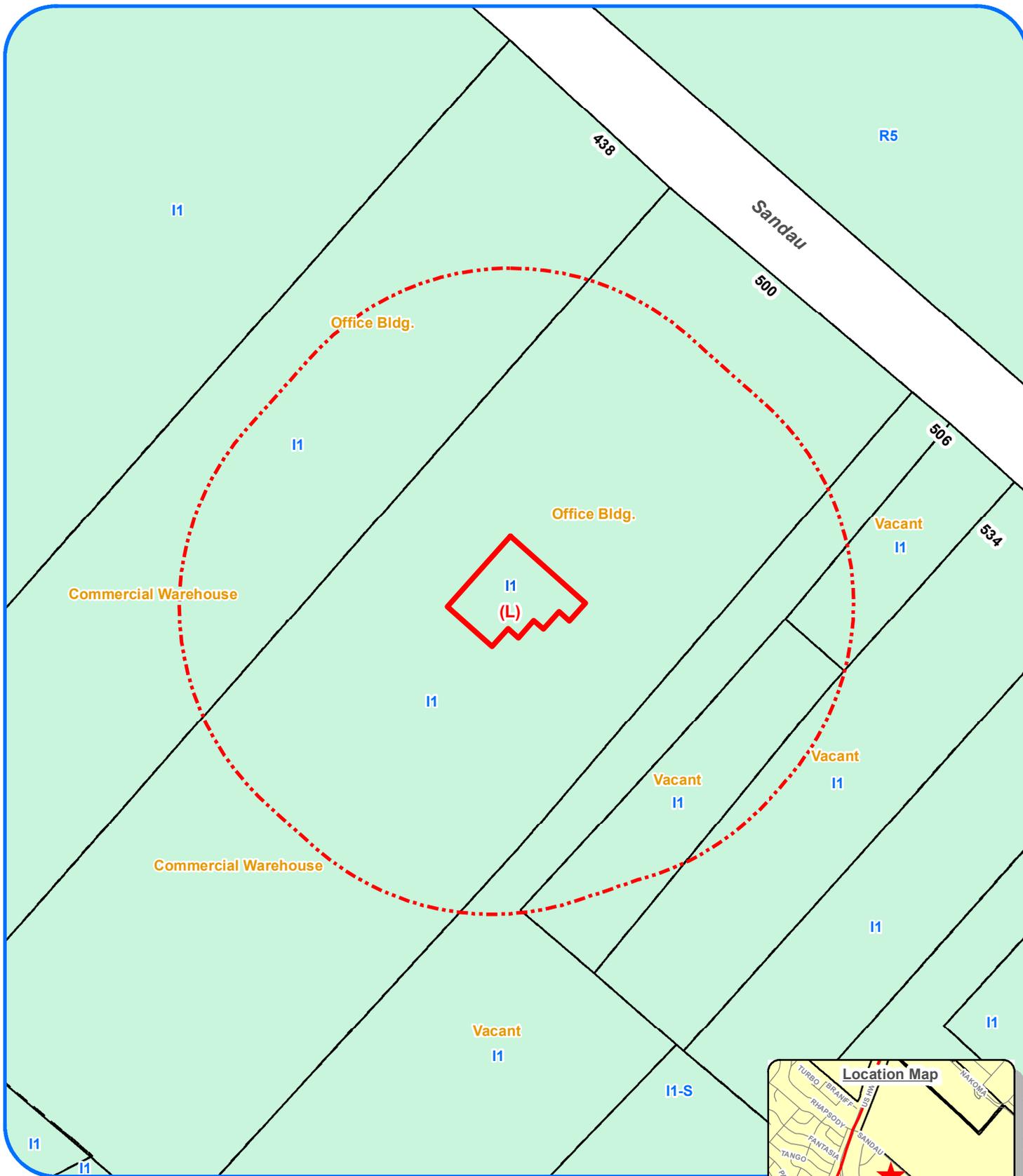
The subject property is 1.016 acres in size, which should be able to reasonably accommodate the uses permitted in the “C-3” district.

7. Other Factors:

If approved, in accordance with Section 35-510 of the Unified Development Code (UDC), a Type B 15 (feet) buffer will be required on the sides and rear yards of the subject property where it abuts residential zoning districts and/or residential uses.

Staff recommends the following if approved: An “NA” Nonalcoholic Sales designation to be added to the requested base zoning district.

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



Zoning Case Notification Plan

Case Z-2014-237

Council District: 9

School District: Northeast I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 12051 - BLOCK 000 - LOT 046

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
(11/14/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2014237

SUMMARY:

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

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Pedro Vega, Planner

Property Owner: FL Thompson, III, L. C. (Fredrick L. Thompson, III, President)

Applicant: Christopher M. Davie

Representative: MSL Investments (Sarah Teel)

Location: 500 Sandau Road, Suite 800

Legal Description: A 0.097 acre of land out of Lot 46, NCB 12051

Total Acreage: 0.097

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

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

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The property was annexed in 1952 and was originally zoned "Temp A" Temporary Single Family Residence District. In October of 1972, the property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property is developed with a two structures measuring a total of 29,492 square feet in size that were built in 1983. Being 0.097 acre of land, and being part of Lot 46, New City Block 12051, Sandau Place Subdivision platted in its current configuration on November of 1982 (volume 9500, page 64 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: Northeast and across Sandau Road

Current Base Zoning: "I-1"

Current Land Uses: Office/Warehouse and San Antonio International Airport

Direction: Northwest

Current Base Zoning: "I-1"

Current Land Uses: Office/Warehouse and Industrial Uses

Direction: Southeast

Current Base Zoning: "I-1"

Current Land Uses: Vacant Land and Industrial Uses

Direction: Southwest

Current Base Zoning: "I-1"

Current Land Uses: Office/Warehouse

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: Sandau Road

Existing Character: Secondary Arterial Type B; one lane in each direction without sidewalks.

Proposed Changes: None known

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

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

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

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current general industrial zoning classification, restricting future land uses to those permissible in the "I-1" zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is designated as Light Industrial in the future land use component of the plan. The requested "L" Light Industrial District is consistent with the adopted land use designation.

This classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to "L" Light Industrial District. The existing land uses are primarily commercial and industrial in character. The current "I-1" General Industrial District is representative of the zoning in this area.

3. Suitability as Presently Zoned:

The existing "I-1" General Industrial District is not consistent with the adopted San Antonio International Airport Vicinity Land Use Plan. Although much of the surrounding area is zoned for general industrial uses, the existing pattern of development is entirely office, commercial and industrial.

The proposed "L" Light Industrial District is appropriate for the subject property and surrounding properties, given the mix uses in the area. Further, the property's location along a Secondary Arterial Type B and across from the San Antonio International Airport. Staff believes the "L" Light Industrial District will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

Staff finds no possible negative effects on the health, safety and welfare of the surrounding lands due to the proposed "L" Light Industrial District. The requested Light Industrial District is a beneficial down-zoning from the current General Industrial District.

5. Public Policy:

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

6. Size of Tract:

The subject property is sufficient size for the uses permitted in the "L" Light Industrial District and accommodate the proposed uses, along with the typical required parking. The 0.097 acre site is part of an existing office warehouse with flex space and warehousing functions.

7. Other Factors:

Goal II of the San Antonio International Airport Vicinity Land Use Plan: Encourage economic growth that enhances airport operations and surrounding development.



Zoning Case Notification Plan

Case Z-2015-009

Council District: 1

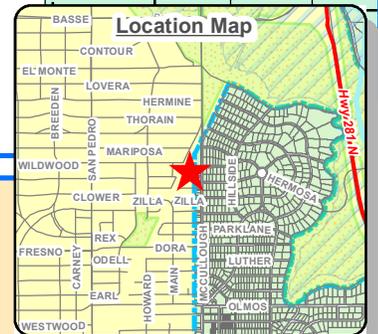
School District: San Antonio I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 1.253 acres out of Lot 26-B, NCB 7339

Legend

- Subject Properties ——— (1.253 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R
- San Antonio City Limits



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015009

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014 (This is the first public hearing for this zoning case.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Najah Jabar

Applicant: Rachel Holcomb

Representative: Rachel Holcomb

Location: 5247, 5249, 5251, 5253, 5255, 5257, 5259 and 5307 McCullough Avenue

Legal Description: 1.253 acres out of Lot 26-B, NCB 7339

Total Acreage: 1.253

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Olmos Park Terrace Neighborhood Association

Planning Team: North Central Community Plan-46

Applicable Agencies: None

Property Details

Property History: The subject property was originally annexed in 1944 and was originally zoned "C" Apartment District. In a 1975 case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District. The property is not platted. The existing commercial structures were built between 1965 and 1970.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: “I-1” and “I-1 S”

Current Land Uses: Cell Tower, Auto paint and Body, Parking Lot and Auto Accessories

Direction: West

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

Current Land Uses: Vacant, Single-Family Residential

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

Transportation

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial Type B 70’-86’; one lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Clarence, West Wildwood, Oran and West Mariposa

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

Proposed Changes: None known

Public Transit: VIA bus lines 5 and 204 operates along McCullough Avenue, east of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the uses and size of each building; therefore, staff cannot calculate likely parking requirements for the 1.253 acre site.

ISSUE:

None.

ALTERNATIVES:

Denial of the zone change request will continue to deem the subject property and its uses non-conforming in nature. The current established businesses would not have the legal right to continue to operate under the existing “I-1” base zoning district. Rather, the property would revert to having to operate industrial uses on the portion of the property within the city limits.

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Central 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 and proposed uses are 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.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the 1.253 acre site. Although, the current “I-1” zoning district would be appropriate for the subject property the property has been developed for light commercial uses. A majority of the subject property is located outside of the city limits. The requested “C-1” zoning district would create fluency throughout the entirety of the property and avoid potential negative effects the uses permitted by right in the “I-1” zoning district could cause to the existing development both inside and outside of the city limits. Additionally, the requested “C-1” zoning district would allow the current uses to conform to city code and the future land use plan.

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

6. Size of Tract:

The 1.253 acre site is of sufficient size to accommodate the existing light commercial uses.

7. Other Factors:

Portions of the subject property are outside of the city limits. Field notes and a survey have been provided to show the area within the city limits.



Zoning Case Notification Plan

Case Z-2015-030

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02074 - BLOCK 002 - LOT West 35 ft of South 106 ft of Lot 11

Legend

- Subject Properties ——— (0.085 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(11/10/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015030

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

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

Case Manager: Ernest Brown, Planner

Property Owner: Cibolo Homes, LLC (Francisco J. Garcia, Mgr.)

Applicant: Antonio Pedraza, Jr and/or Katherine McColley

Representative: Antonio Pedraza, Jr and/or Katherine McColley

Location: 943 Culebra Road

Legal Description: The west 35 feet of the South 106 feet of Lot 11, Block 2, NCB 2074

Total Acreage: 0.0852

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Gardendale Neighborhood Association

Planning Team: Near Northwest Community Plan-18

Applicable Agencies: None

Property Details

Property History: The subject property is located within the original city limits as established in 1938, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the

current “R-4” Residential Single Family District. The property is not platted in its current configuration, but is developed with a residential structure and shed totaling approximately 1,168 square feet in size that was built in 1935.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4 AHOD”

Current Land Uses: Single Family Dwellings

Direction: East

Current Base Zoning: “R-4 AHOD” and “O-1 AHOD”

Current Land Uses: Single Family Dwelling, and Office

Direction: South

Current Base Zoning: “MF-33 AHOD”

Current Land Uses: Apartments, and Vacant

Direction: West

Current Base Zoning: “R-4 AHOD”, “C-2 AHOD”

Current Land Uses: Single Family Dwelling, and Restaurant

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

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial Type A; three lanes in each direction with sidewalks.

Proposed Changes: None known

Thoroughfare: N. Calaveras

Existing Character: Local streets; one lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 82, 88, 282, and 288 which operate along Culebra Road with a bus stop two lot west of subject property.

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

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

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

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential zoning; restricting future land uses to those permissible in a R-4 zoning district.

FISCAL IMPACT:

None. The applicant has paid all required application fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the Near Northwest Community Plan and is currently designated as Urban Low Density Residential in the future land use component of the plan. The requested “C-1” base zoning district is not consistent with the adopted land use designation. Urban Low Density Residential encourages single family residential with detached and attached accessory dwellings. The applicant has initiated a plan amendment. Planning Commission recommended approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area includes many light commercial and neighborhood commercial uses. The property is located on a Primary Arterial Type A as identified by the Major Thoroughfare Plan. The MTP discourages direct access of residential on to major thoroughfares. This portion of Culebra Road was originally developed with residential uses; however, the area has been transitioning to small offices and retail stores.

3. Suitability as Presently Zoned:

The subject property current “R-4” base zoning district is consistent with the adopted land use designation. However, it is not appropriate for the subject property given the surrounding pattern of zoning and 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:

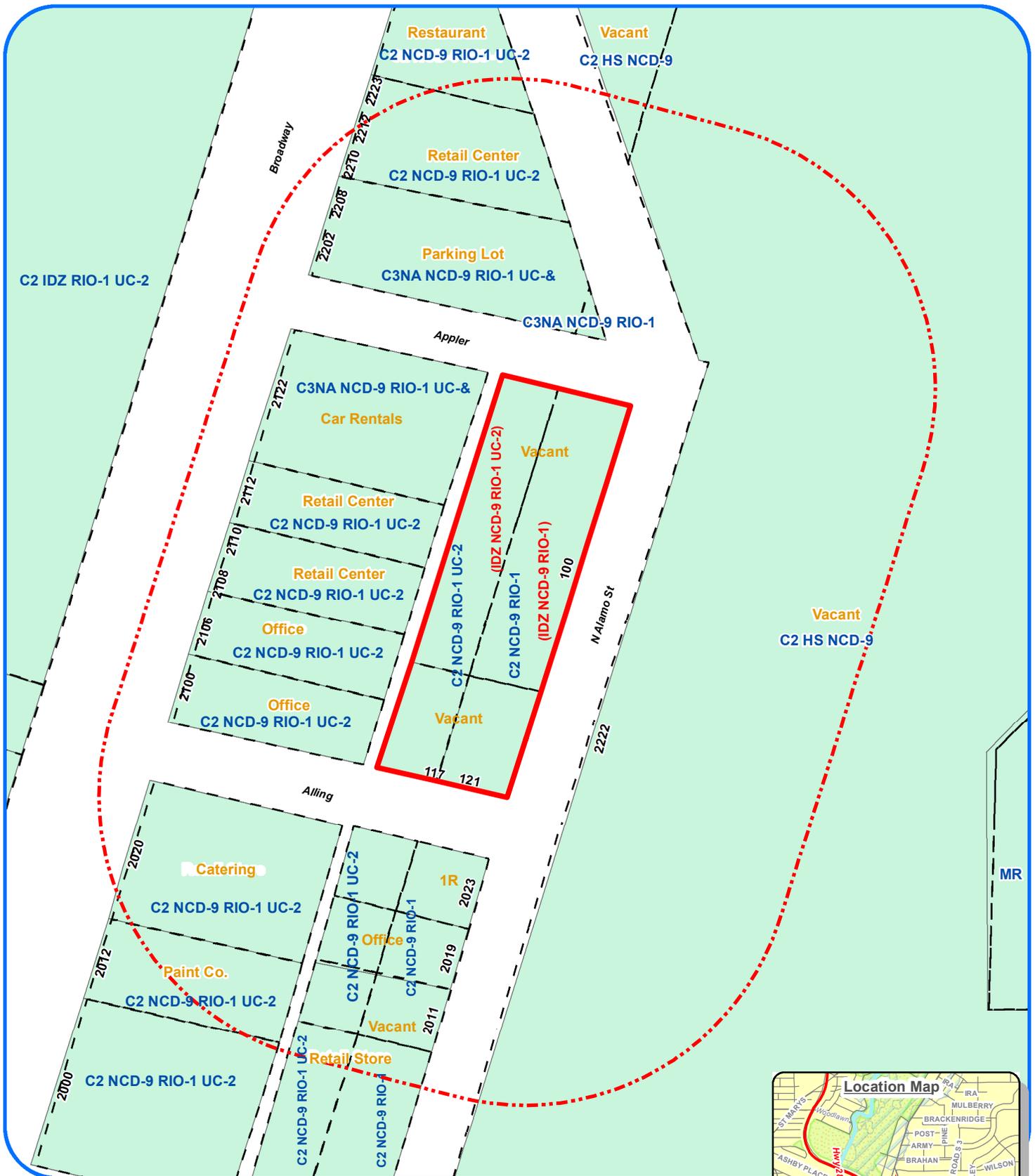
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties total 0.852 of an acre in size, which should reasonably accommodate the uses permitted in "C-1". The small size of the property will serve to limit the scale and intensity of any future commercial use.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2015-032

Council District: 2

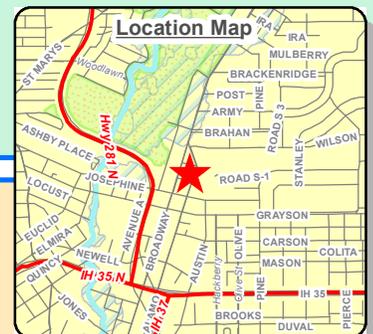
School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

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

Legend

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



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2015032

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Brenda V. Martinez, Planner

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

Applicant: North Alamo Properties, LLC (Victor Andonie)

Representative: Steve Lin

Location: 100 Appler, 117 and 121 Alling

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

Total Acreage: 0.6895

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Downtown Residents Association

Planning Team: Westfort Alliance Neighborhood Plan - 14

Applicable Agencies: Office of Historic Preservation

Property Details

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

The property owner is proposing to construct a multi-family development which will consist of 120 dwelling units with structured parking.

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

Adjacent Base Zoning and Land Uses

Direction: North and West

Current Base Zoning: “C-2” and “C-3”

Current Land Uses: Retail Center, Vacant Land, Parking Lot, Car Rentals, and Office

Direction: South and East

Current Base Zoning: “C-2”

Current Land Uses: Catering Business, Single-Family Residence, Office and Vacant Land

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

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

Some of the surrounding properties are located within the Westfort Alliance Neighborhood Conservation District (NCD-9). This overlay zoning district contains design guidelines for new construction as well as rehabilitation of existing residential and multi-family development. Property owners, together with the Department of Planning Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

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

Transportation

Thoroughfare: Broadway

Existing Character: Primary Arterial Type B Street; 3 lanes in each direction with a center turning lane

Proposed Changes: None known

Thoroughfare: Alling

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Appler

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: North Alamo Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

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

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

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

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

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

The subject property is also located within the Midtown Brackenridge TIRZ Master Plan, and is identified as part of the Midtown neighborhood urban core, which encourages community retail, services, offices, urban residential, restaurants, and entertainment uses. The “IDZ” base zoning district is consistent with the encouraged development pattern in the plan.

2. Adverse Impacts on Neighboring Lands:

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

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

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

6. Size of Tract:

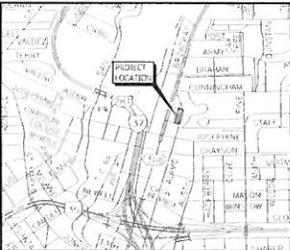
The subject property is 0.689 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

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

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

PLEASE RECYCLE

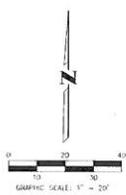
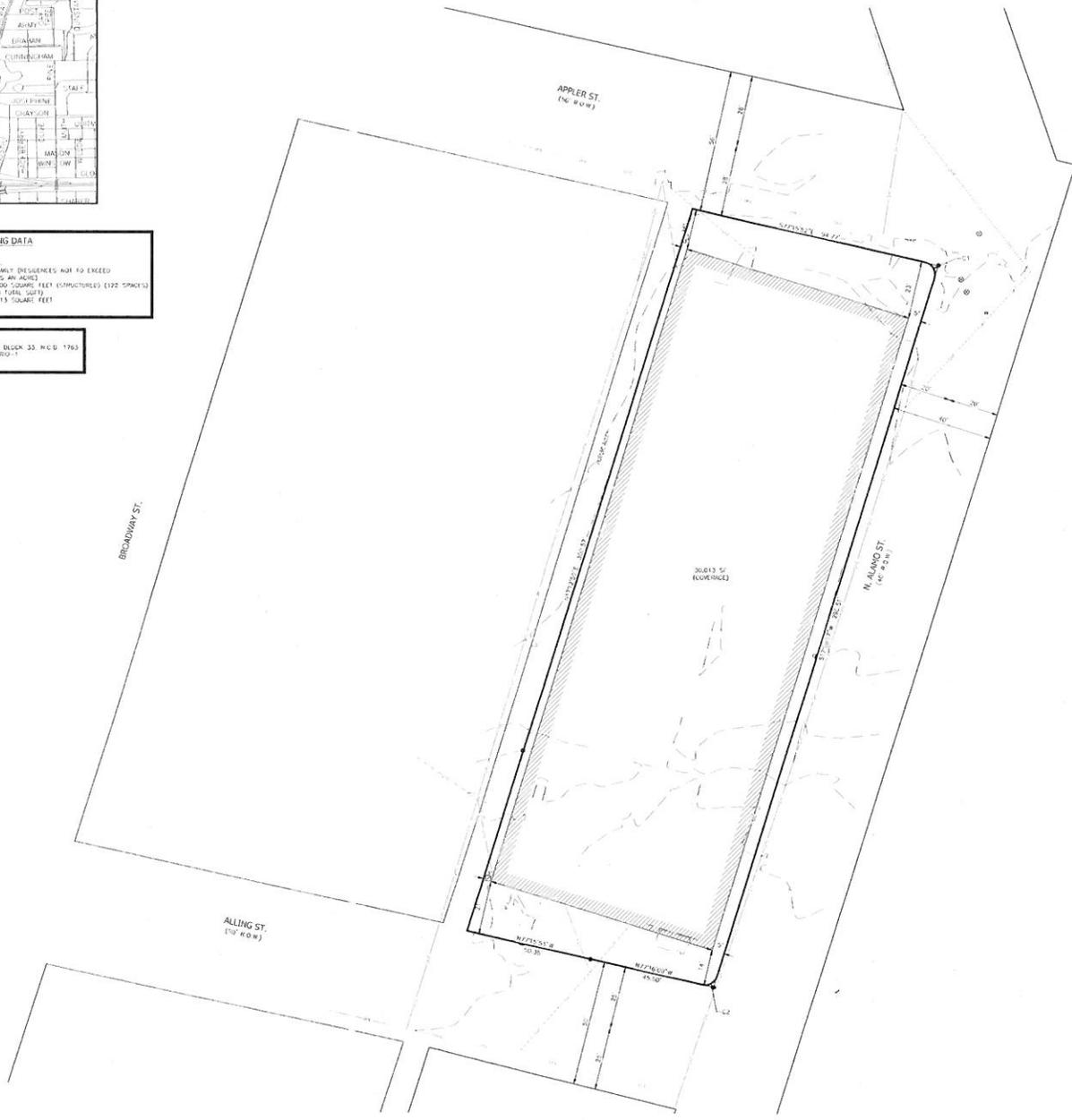


SITE MAP

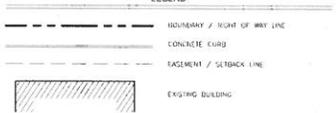
SITE & BUILDING DATA

LOTS: 1
 AREA: 0.69 AC.
 PROPOSED USE: MULTI-FAMILY (RESIDENCES NOT TO EXCEED 120 UNITS AN ACRES)
 PARKING AREA: 1/2 30,000 SQUARE FEET (STRUCTURED) (122 SPACES)
 OTHER IMPROVEMENTS: OTHER IMPROVEMENTS (SEE NOTES)
 (BUILDING/MATERIALS/EQUIPMENT)

LEGAL DESCRIPTION: LOTS 7-12, BLOCK 33, W.C.D. 1763
 CURRENT ZONING: C2-MD-9-RD-1
 PROPOSED ZONING: C2



LEGEND

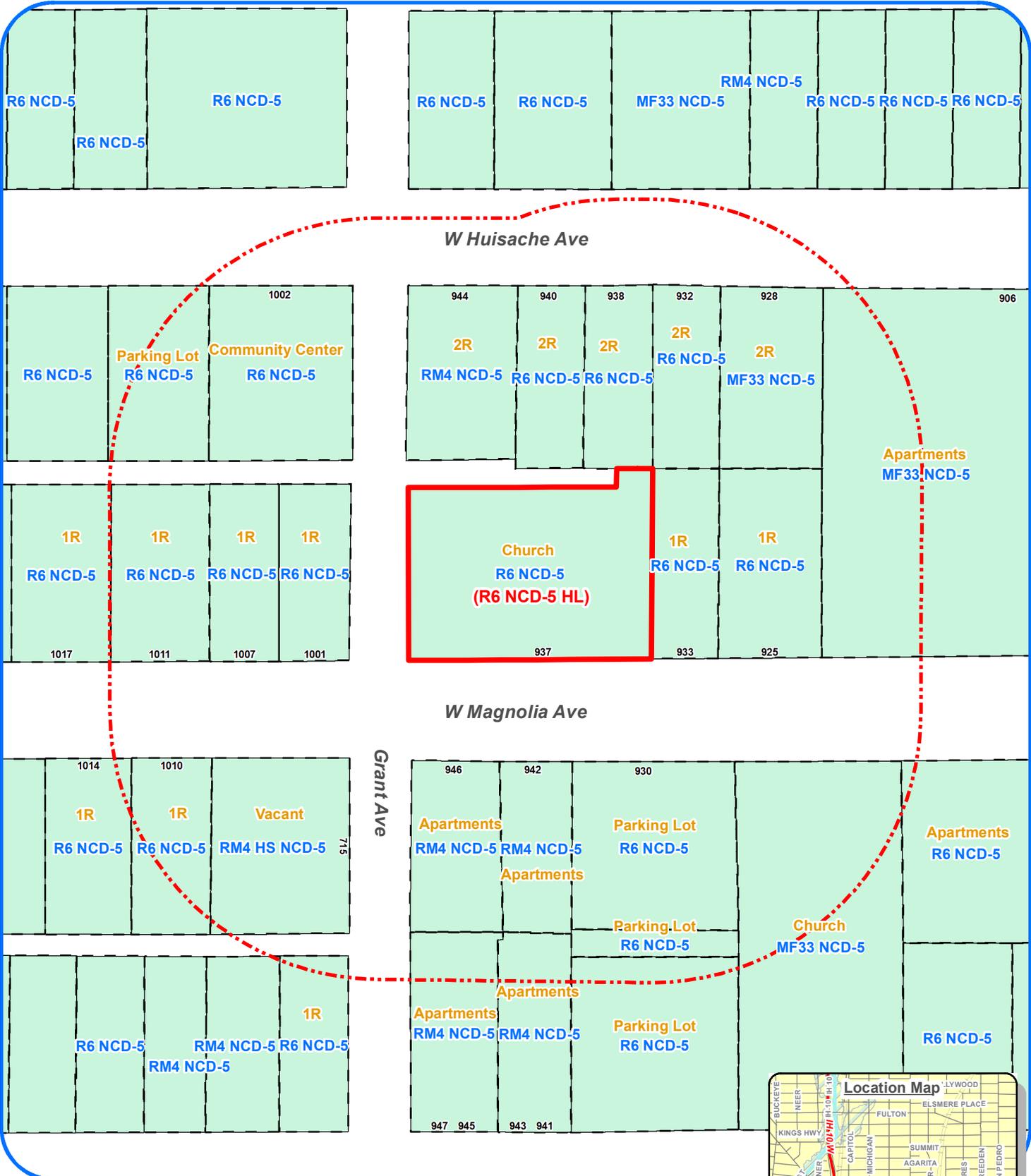


IDZ ZONING STATEMENT
 N. ALAMO ENGINEERING, P.C., THE DEVELOPER, ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF OBTAINING ZONING AND PROPERTY USE IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE CURRENT DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL, APPROVING OF A SITE PLAN IN CONJUNCTION WITH A RECORDING CLERK, DOES NOT RECEIVE OR GIVE ANY REFERENCE TO ANY CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR ZONING PLANS.

FILE: N:\Project\Z2015032 - Zoning\Z2015032.dwg - Appr: 12/17/2014 8:29 AM

User: nalamo\j...
 Date: 12/17/2014 8:29 AM
 Title: Z2015032 - IDZ SITE PLAN - 12/17/2014 8:29 AM

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|---|-------------------------|--|
| PRELIMINARY NOT FOR CONSTRUCTION NOT A CONTRACT DOCUMENT PREPARED UNDER THE AUTHORITY OF THE PROFESSIONAL SEAL OF AN ENGINEER, TEXAS, NO. 100,462, 12/17/14 PREPARED BY: J. A. | | WWW.BIGREDDOG.COM 210.660.9324  ENGINEERING CONSULTING SAN ANTONIO, TEXAS 78204 |
| APPLER NORTH ALAMO NORTH ALAMO STREET AND APPLER STREET SAN ANTONIO, BEXAR COUNTY, TEXAS 78215 | | |
| IDZ SITE PLAN | | |
| CLIENT: THE STATE OF TEXAS DRAWN BY: J. A. CHECKED BY: J. A. REVISION: 015 B.E.S. PROJECT: 158-002 | SHEET EXHIBIT | |



Zoning Case Notification Plan

Case Z-2015-034 HL

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 01821 - BLOCK 032 - LOT 25 Thru 31 & 10 x 25 of Pt. B

- Legend**
- Subject Properties (0.502 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/20/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2015034 HL

SUMMARY:

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

Requested Zoning: "R-6 HL NCD-5 AHOD" Historic Landmark Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Pedro Vega, Planner

Property Owner: The Conquerors Assembly, Inc. (Jonathan Ellis, Pastor or Will Steen)

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 937 West Magnolia Avenue

Legal Description: Lots 25 through 31 and a 10 foot x 25 foot of Part B, Block 32, NCB 1821

Total Acreage: 0.5022

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: Beacon Hill Area Neighborhood Association

Planning Team Members: Midtown Neighborhood Plan - 10

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

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "B" Residence District. In a 1997 City-initiated case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

According to the Office of Historic Preservation, the first church was constructed in 1922 and a more permanent stone church was completed in 1927. A larger adjacent structure made of brick was constructed between 1933 and 1955. In 1960 the church was expanded and again underwent construction in 1987.

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

Adjacent Zoning and Land Uses

Direction: East

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

Current Land Uses: Single-Family Dwellings and Apartments

Direction: North

Current Base Zoning: "RM-4"

Current Land Uses: Two-Family Dwellings

Direction: West across Grant Avenue

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: South across West Magnolia Avenue

Current Base Zoning: "RM-4" and "R-6"

Current Land Uses: Apartments and Church Parking

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

A number of surrounding properties carry the "HS" Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: West Magnolia Avenue

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

Proposed Changes: None known.

Thoroughfare: Grant Avenue

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

Proposed Changes: None known.

Public Transit: The VIA number 2 bus line operates along Blanco Road, located east of the subject property.

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

Parking Information: There is no change of use proposed. The property is used as a church. Minimum Parking Requirement: 1space per 8 seats. Maximum Parking Requirement: 1space per 1.5 seats

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the “R-6” zoning district and the historic designation would not be applied.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on October 15, 2014.

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

1. Consistency:

The subject property is located within the Midtown Neighborhood Plan and is currently designated as Low-Density Residential in the future land use component of the plan.

Historic Landmark designation does not affect the base zoning or permitted uses, therefore a finding of consistency is not required. Churches are allowed in all zoning districts and are subject to each district’s development standards.

2. Adverse Impacts on Neighboring Lands:

Granting of the “HL” Historic Landmark designation will not have an adverse impact on the neighborhood, but will regulate the exterior aesthetic of the structure. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation. Further, the current base zoning is not changing.

3. Suitability as Presently Zoned:

The current "R-6" Residential Single-Family District is appropriate for the subject property. Staff believes the proposed Historic Landmark designation will not change the overall character of the community.

In 2005, the “NCD-5” Beacon Hill Area Neighborhood Conservation District was adopted as an overlay for the area including the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to the Historic Landmark designation. The church has been at this location since the 1920’s and remains an active religious institution serving the community.

5. Public Policy:

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

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

6. Size of Tract:

The size of the subject property is not an issue for the consideration of Historic Landmark designation. The church remains in its original location, has experienced some alterations, retains high integrity of similar churches of the 1930's.

7. Other Factors:

On October 15, 2014, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness. The property owner supports Historic Landmark designation (The Conquerors Assembly Inc).



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Z2015034 HL

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
October 15, 2014

HDRC CASE NO: 2014-339
ADDRESS: 937 W Magnolia
APPLICANT: Will Steen
OWNER:
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 937 W Magnolia (The Conquerors Assembly Inc).

FINDINGS:

- a. The church at 937 W. Magnolia was formally organized in the summer of 1922 as the Beacon Hill Church of Christ at the corner of W. Magnolia Avenue and Grant. By the 1930's the church had grown both in terms of its membership and facilities. In 1960 the church once again expanded, however the original stone structure was demolished and replaced with a larger brick and stucco structure. In the late 1970's the property was sold to a Pentecostal congregation which became the first Pentecostal Church to broadcast in San Antonio, Texas.
- b. This property meets more than the three required criteria for landmark designation, as per the UDC Section 35-607(b).
- c. This application is owner-initiated.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for 937 W Magnolia (The Conquerors Assembly Inc) based on findings a through c.

COMMISSION ACTION:

Approval of a Finding of Historic Significance for 937 W. Magnolia based on findings a through c.

Shanon Shea Miller
Historic Preservation Officer

20915034

**Statement of Significance for 937 W. Magnolia
Conquerors Assembly
San Antonio, Texas**

After a two week evangelical meeting, \$2,000 was raised for the construction of the first Beacon Hill Church of Christ in the summer of 1922 at the northeast corner of W. Magnolia Avenue and Grant. The structure started out as a temporary wood tabernacle. A more permanent stone church was completed in its place in 1927. The first pastor of the church was Reverend T.W. Philips of Fort Worth.

During its first years, the church experienced significant growth, from 27 original members to well over 300 by the early 1930s. Based on evidence from Sanborn Maps and aerial photographs, a larger adjacent structure made of brick was constructed sometime between the years 1933 and 1955. This new structure became the main facility for church services in order to satisfy the demands of a steadily growing congregation.

In 1960 the San Antonio chapter of the Church of Christ participated in its largest year of expansion to date, spending nearly \$1 million in construction. During this time the original stone church on the property was demolished and replaced with a larger rectangular brick and stucco structure. This building served as an educational facility and by 1976 it was the location for Head Start Spiritual Bible Study Courses.

In the late 1970s the buildings on the properties changed hands to a Pentecostal congregation, The Greater Lincoln Park Temple. The building again underwent construction in 1987. Most notably an arched stucco breezeway was added to the main entrances of the connected structure. Of the second generation brick church, only the gable and the north face on the alley remain visible from the exterior. Although no historic photographs could be found of the church or its earlier predecessor, from what can be seen from the outside, the structure is stylistically similar to churches of the 1930s. The educational building, that stands where the original stone structure once stood facing Grant, is more modern aesthetically with plate glass windows on its façade.

Today the church houses the Conquerors Assembly Pentecostal congregation that developed out of the Greater Lincoln Park Church of Christ (or Greater Lincoln Park Temple). Lincoln Park Church of Christ was formally organized in 1918, and the congregation worshipped in a building on Iowa Street. They became the first Pentecostal Church to broadcast over the radio in San Antonio. The congregation divided in 1932, with the pastor and part of the congregation leaving. By 1955, the congregation had again grown under the leadership of Elder Charles Watkins who chaired the National Pentecostal Young Peoples Union of the Pentecostal Assemblies of the World. In 1968, Elder William Ellis joined the Lincoln Park Church of Christ as pastor. In 1979, under Pastor William Ellis, the existing church on Magnolia was purchased for the congregation. Today known as the Conquerors Assembly Family Church, the congregation is led by current pastor Jonathan Ellis, son of the former Pastor William Ellis. Pastor Jonathan Ellis conducts multiple services every Sunday and mid-week bible studies on the historic property. The Conquerors Assembly is the mother church of the Texas State Counsel of the Pentecostal Assemblies of the World.

The property at 937 W Magnolia meets the following criteria for local landmark designation:

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607 (b) 1]; The Beacon Hill Church of Christ was an important community center throughout the early years of the Beacon Hill neighborhood, and served as a emergency first aid and hospitalization station during WWII; the church also has a lengthy Pentecostal association and has been home to the Greater Lincoln Park Church of Christ, now known as Conquerors Assembly, since 1979.

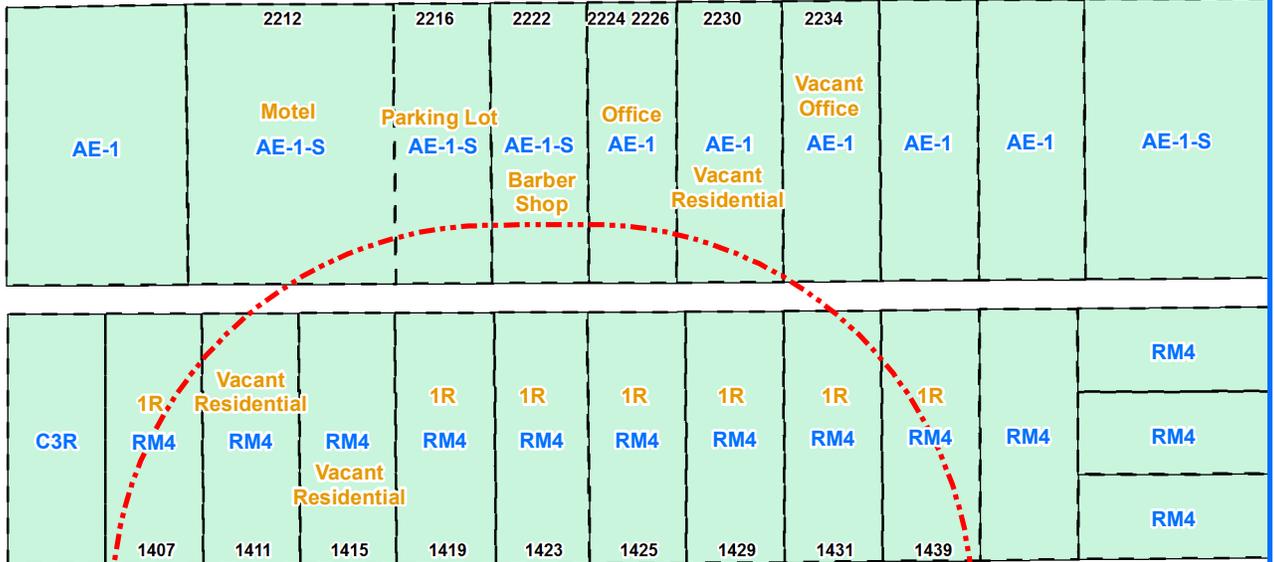
E Commerce St

S New Braunfels Ave

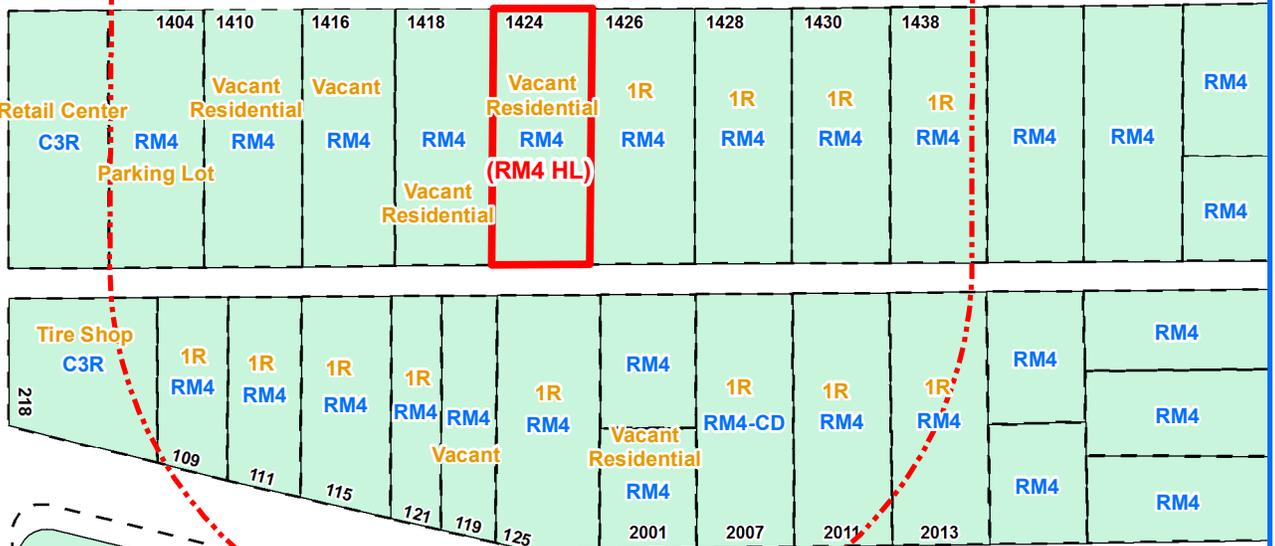
RM4-S HS

RM4-S HS

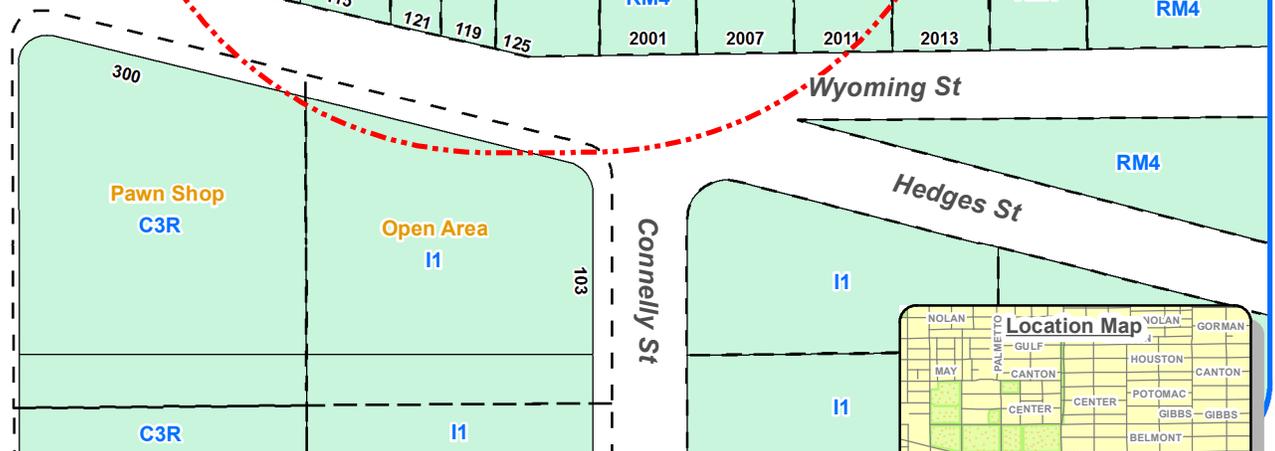
RM4-S HS



Montana



Wyoming St



Zoning Case Notification Plan

Case Z-2015-035 HL

Council District: 2

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01458 - BLOCK 018 - LOT 006

Legend

- Subject Properties ——— (0.152 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (11/20/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2015035 HL

SUMMARY:

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

Requested Zoning: "RM-4 HL AHOD" Historic Landmark Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Pedro Vega, Planner

Property Owner: Joe L. Jackson and Norma Cheeves

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 1424 Montana Street

Legal Description: Lot 6, Block 18, NCB 1458

Total Acreage: 0.1522

Notices Mailed

Owners of Property within 200 feet: 39

Neighborhood Associations: Denver Heights Neighborhood Association and Jefferson Heights Association (Unconfirmed)

Planning Team Members: Arena District / Eastside Community Plan - 22

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

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "B" Residence District. In a 1993 City-initiated case, the property was rezoned to "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. The subject property is platted in its current configuration.

According to the Office of Historic Preservation, the existing structure appears to have been constructed before 1905.

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

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Dwellings

Direction: North across Montana Street

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Dwellings and Vacant Single-Family Dwellings

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Dwellings and Vacant Single-Family Dwellings

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Dwellings and Vacant Lot

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

A number of surrounding properties carry the "HS" Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: Montana Street

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

Proposed Changes: None known.

Public Transit: The VIA number 20 bus line operates along South New Braunfels Avenue, located west of the subject property

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

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

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential mixed zoning classification, restricting future land uses to those permissible in the “RM-4” zoning district and the historic designation would not be applied.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on February 5, 2014.

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

1. Consistency:

The subject property is located within the Arena District / Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan.

Historic Landmark designation does not affect the base zoning or permitted uses, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of the “HL” Historic Landmark designation will not have an adverse impact on the neighborhood, but will regulate the exterior aesthetic of the structure. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation. Further, the current base zoning is not changing.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning district is appropriate for the subject property. Staff believes the proposed Historic Landmark designation will not change the overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to the Historic Landmark designation. There are other historic designations in the community.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and

grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

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

7. Other Factors:

On February 5, 2014, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The property owner supports Historic Landmark designation.

22015035 HL



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
February 05, 2014

HDRC CASE NO: 2014-037

ADDRESS: 1424 Montana

LEGAL DESCRIPTION: NCB 1458 BLK 18 LOT 6

APPLICANT: Office of Historic Preservation 1901 S. Alamo

OWNER: Joe Jackson and Norma Cheeves

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 1424 Montana, including both the main dwelling and accessory dwelling.

FINDINGS:

- a. A site visit was conducted by staff and the Designation and Demolition Committee on January 8, 2014. During that meeting, it was noted that both the main and accessory structure were some of the oldest in the area and worthy of landmark designation.
- b. The house at 1424 Montana was most likely built sometime before 1905. City directory information indicates that Jesus Vidal, Sr., and Jesus Vidal, Jr. occupied the home. By 1911 Jesus Sr. was living in the house with his wife Josephine. Their son, Jesus Vidal, Jr. lived nearby at 1426 Montana with his wife Rosie. In 1911 the occupation of Jesus Vidal, Sr. was listed as cemetery tender. 1424 Montana continued to be occupied by the Vidal family until at least 1951, when Mrs. Josephine Vidal, who was widowed by this point, is indicated as living at the address by herself. Jesus Vidal, Sr. had died in 1920 according to an obituary in the San Antonio Express from September 5 of that year. Their son Jesus Vidal, Jr. continued to live at 1426 until at least 1960.
- c. The structures are a rare surviving example of a Texas vernacular board and batten wood frame structure. The main house has the typical mirrored door and window configuration, steeply pitched side gable roof and attached front porch, features commonly seen in early structures in San Antonio. The house has a rear shed addition. Classified ads from the 1950s confirm that there were two houses on the lot by this time. The 1912 Sanborn does show a one story wood frame structure in the rear of the property.
- d. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b).
- e. The Office of Historic Preservation is the applicant for this request. The Code Enforcement Division intends to forward a recommendation for demolition of both structures to the Building Standards Board. A Finding of Historic Significance would be the first step in providing protection for the structures against demolition.

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for both the main and accessory structures at 1424 Montana.

COMMISSION ACTION:

Approval of a Finding of Historic Significance for both the main and accessory structures at 1424 Montana.

Shanon Shea Miller
Historic Preservation Officer

22015038 HL

Statement of Significance

1424 Montana
San Antonio, Texas

The house at 1424 Montana was most likely built sometime before 1905. The 1400 block of Montana is listed in the 1877-78 City Directory but no listing of residents or individual addresses is included. This address first appears in the 1905-06 City Directory and indicates that Jesus Vidal, Sr., and Jesus Vidal, Jr. occupied the home. Their places of occupation are listed as the Good Shepherd Home for Vidal, Sr., and South Struc. Steel Co. for Vidal, Jr. A *San Antonio Gazette* newspaper article listing voters in San Antonio also indicated that a Jesus Vidal lived at 1424 Montana and worked as a laborer. The house at 1424 Montana first appears on the Sanborn maps in 1912. By 1911 Jesus Sr. was living in the house with his wife Josephine. Their son, Jesus Vidal, Jr. lived nearby at 1426 Montana with his wife Rosie. In 1911 the occupation of Jesus Vidal, Sr. was listed as cemetery tender. 1424 Montana continued to be occupied by the Vidal family until at least 1951, when Mrs. Josephine Vidal, who was widowed by this point, is indicated as living at the address by herself. Jesus Vidal, Sr. had died in 1920 according to an obituary in the *San Antonio Express* from September 5 of that year. Their son Jesus Vidal, Jr. continued to live at 1426 until at least 1960.

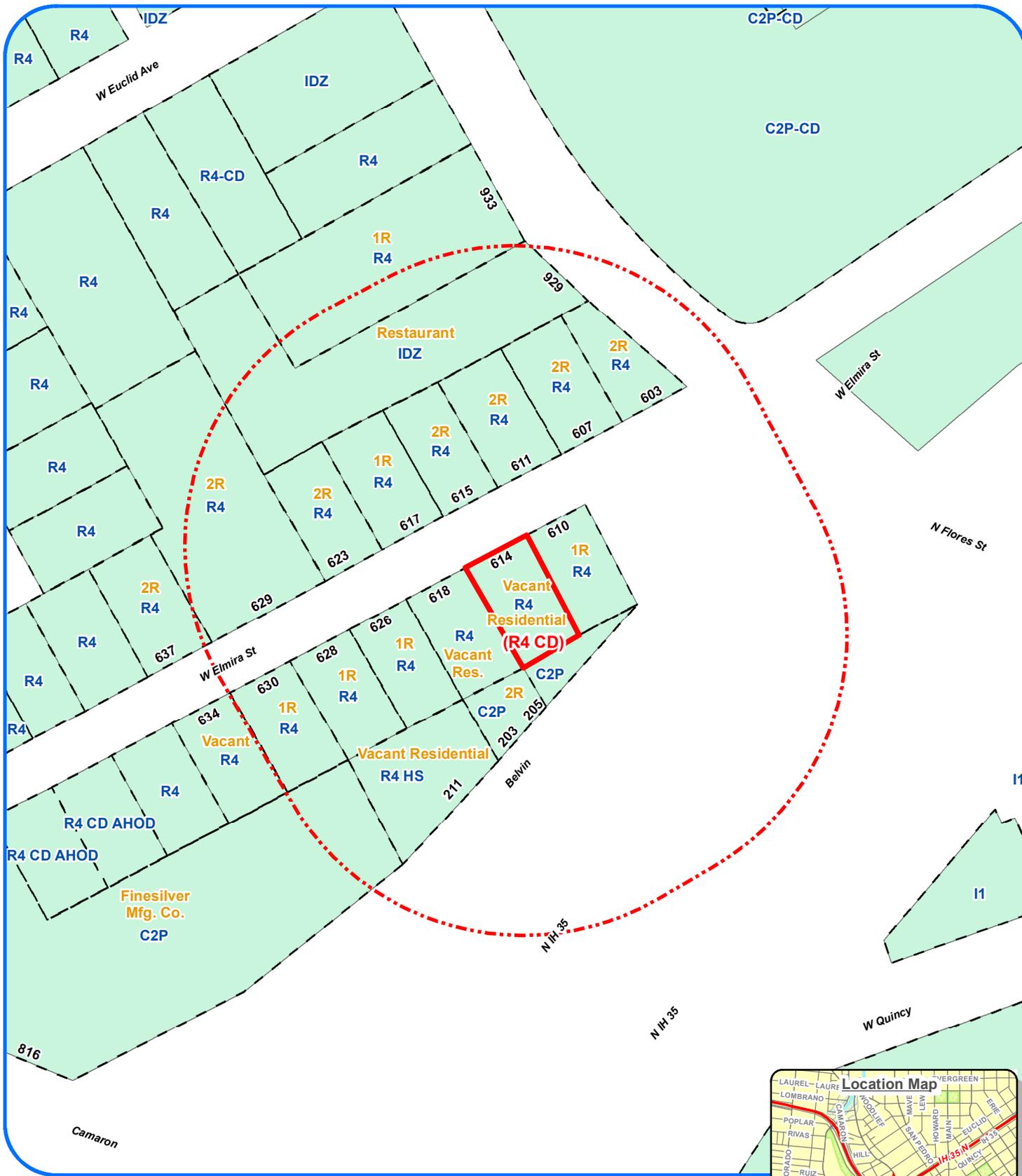
The house is a rare surviving example of a Texas vernacular board and batten wood frame structure. The house has the typical mirrored door and window configuration, steeply pitched side gable roof and attached front porch, features commonly seen in early structures in San Antonio. The house has a rear shed addition and there is a small accessory structure on the site as well. Classified ads from the 1950s confirm that there were two houses on the lot by this time. The 1912 Sanborn does show a one story wood frame structure in the rear of the property.

This house represents a unique intact example of a late 19th to early 20th-century vernacular Texas house with few changes and alterations. The house at 1424 Montana meets the following criteria for local landmark designation:

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5];

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

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



Zoning Case Notification Plan

Case Z-2015-036

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 03599 - BLOCK 000 - LOT 024

Legend

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



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015036 CD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Cogo Investments

Applicant: Abelardo Juarez

Representative: Abelardo Juarez

Location: 614 West Elmira Street

Legal Description: Lot 24, NCB 3599

Total Acreage: 0.1148

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Five Points Owners Association

Planning Team: Five Points Neighborhood Plan-23

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2002 City-initiated case, the property was rezoned to the current "R-4" Residential Single-Family District. The property was platted into its

current configuration in 1929 and 1961 (volume 4600 and 980, pages 103 and 250 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure measuring 4,001 square-feet that was built in 1915, according to the Bexar County Appraisal District.

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

Adjacent Base Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences, Vacant and Multi-Family Residences

Direction: South

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

Current Land Uses: Multi-Family Residences, Vacant and Fine Silver Manufacturing

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

Transportation

Thoroughfare: West Elmira Street

Existing Character: Local Street; one way in each direction with sidewalks

Proposed Changes: None known

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

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

Parking Information: Dwelling, 2 Family – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

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

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Denial

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

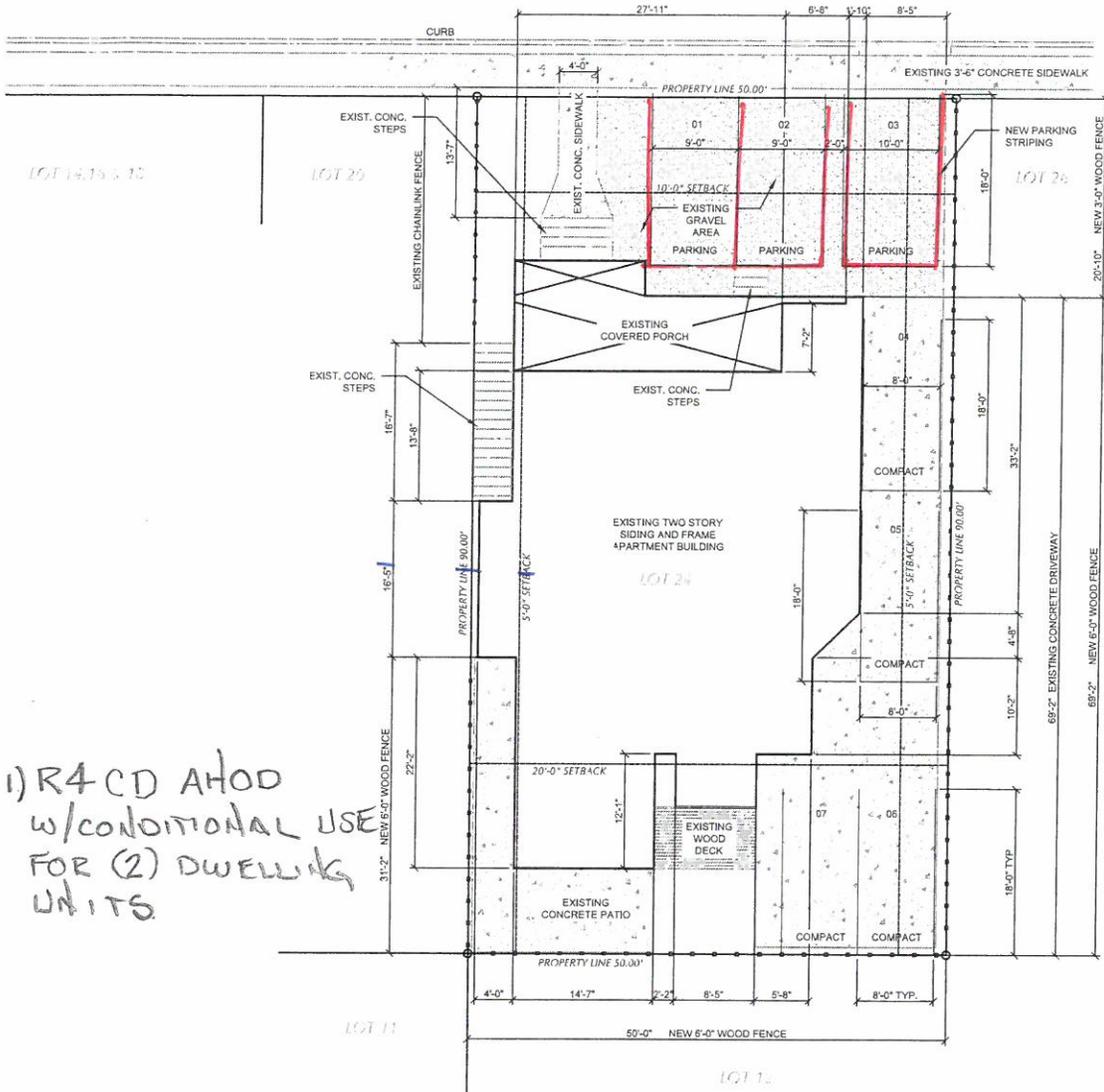
The subject property is 0.1148 acres. The existing structure is large enough for the proposed conditional use for two dwelling units. However, staff is concerned the required off-street parking requirement as shown on the submitted site plan will be insufficient and impractical.

7. Other Factors:

In accordance with section 35-526(e)(4) of the Unified Development all parking areas containing three (3) or more parking spaces shall include a turnaround which is designed and located so that vehicles can enter and exit the parking area without backing onto a public right-of-way.

In order for the request to meet the parking requirements the applicant will need to do one of the following : 1) Reconfigure the current site plan ; 2) request a variance through the Board of Adjustment; 3) amend the zoning change request.

W. ELMIRA STREET



3 parking slots
9'0" x 18'0"

Z2015036

1) R4 CD AHOD
w/conditional use
FOR (2) DWELLING
UNITS

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



Z2015036

LOCATION
614 W. ELMIRA STREET
SAN ANTONIO, TEXAS 78212

OWNER: ABELARDO JUAREZ

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

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

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

I, **Abelardo Juarez**, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable 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.

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

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



Zoning Case Notification Plan

Case Z-2015-037

Council District: 1

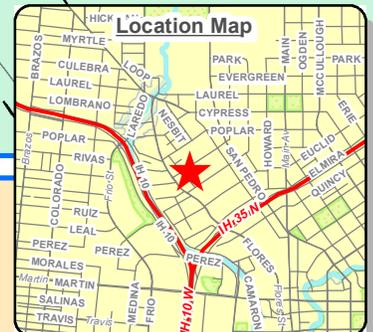
School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00760 - BLOCK 008 - LOT 004

Legend

- Subject Properties ——— (0.237 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015037 CD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014 (This is the first public hearing for this zoning case.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Cogo Investments

Applicant: Abelardo Juarez

Representative: Abelardo Juarez

Location: 412 Warren Street

Legal Description: Lot 4, Block 8, NCB 760

Total Acreage: 0.2378

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Five Points Owners Association

Planning Team: Five Points Neighborhood Plan-23

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2002 City-initiated case, the property was rezoned to the

current “R-4” Residential Single-Family District. The property is not platted. The subject property is developed with a residential structure measuring 2,761 square-feet that was built in 1906, according to the Bexar County Appraisal District.

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

Adjacent Base Zoning and Land Uses

Direction: North, South and East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences and Vacant

Direction: West

Current Base Zoning: “IDZ” and “R-4”

Current Land Uses: Single-Family Residences, Multi-Family Residences, Dental Supply Store, Commercial Storage and Vacant

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

Transportation

Thoroughfare: Warren Street and Sam Houston

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

Proposed Changes: None known

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

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

Parking Information: Dwelling, 3 Family – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

There also appears to be some question as to the ability of the applicant to meet the parking requirements as outlined in Table 526-3a – Parking in Residential Use Districts of the UDC. The applicant has indicated that there are Three Dwellings Units; thus, requiring five (5) parking spaces.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Five Points Neighborhood Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the neighborhood. The neighborhood is made up of a mixture of residential densities.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the subject property. The neighborhood consists of mostly single-family residential uses, with a mixture of two-family residential uses. The requested conditional use is consistent with the existing development pattern in the neighborhood. Although the previous “D” Apartment District allowed three dwelling units, the property never had three dwelling units. Therefore, the existing use is not eligible for registration as a legal nonconforming use.

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:

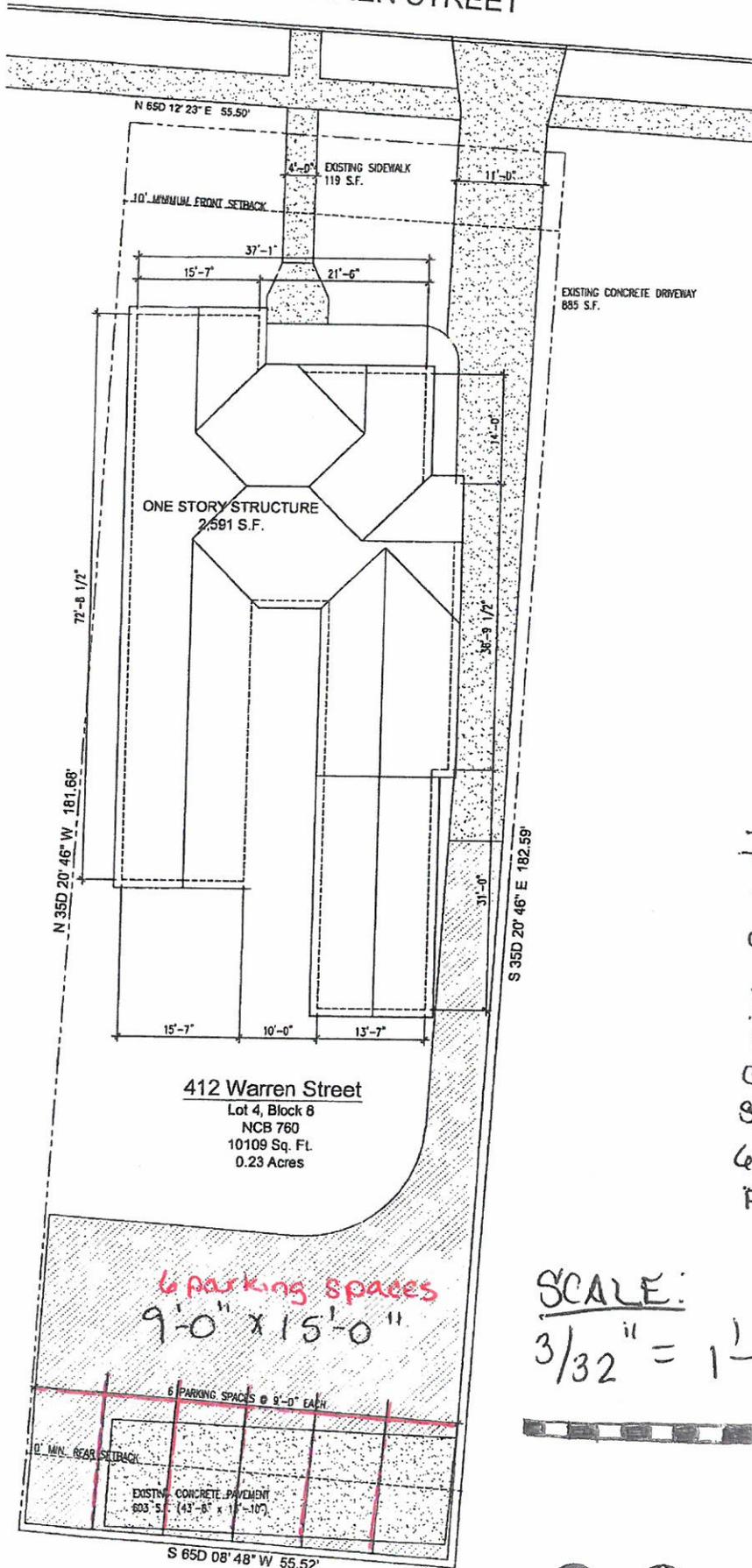
The subject property is 0.2378 of an acre in size, which is sufficient to accommodate the proposed conditional use for three dwelling units and all required off-street parking requirements.

7. Other Factors:

None.

WARREN STREET

22015037



412 Warren Street

Impervious Cover:

| | |
|-----------------------|-----------------|
| • One Story Structure | 2,591 SF |
| • Existing Sidewalks | 119 SF |
| • Existing Driveway | 885 SF |
| • New Driveway | 1,944 SF |
| • Existing Pavement | 603 SF |
| TOTAL | 6,142 SF |

I, ABE JUAREZ, 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.

REZONING PURPOSE IS TO REZONE EXISTING R-4 TO R-4 CO WITH CONDITIONS FOR 3 UNITS

FENCING:

EXISTING FENCING IS CHAIN LINK 4'-0". NEW SIDE FENCING WILL BE 6'-0" WOOD PRIVACY FENCING PER CITY CODE

SCALE:

$$3/32" = 1'-0"$$





Zoning Case Notification Plan

Case Z-2015-038

Council District: 2
 School District: Northeast I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 13758 - BLOCK 001 - LOT 10, 11, 12 & 25

Legend

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



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2015038

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Krystin Ramirez, Planner

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

Applicant: Rey Gonzalez, P. E.

Representative: Rey Gonzalez, P. E.

Location: 5551 Randolph Boulevard and 138 Roundtree Lane

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

Total Acreage: 0.7197

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1964 and was originally zoned "Temporary A" Temporary Single-Family Residence District. On April 6, 1967 the subject property was rezoned to "R-1" Single-Family Residence District and "B-2" Business District by the City Council, Ordinance #35308. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts

converted to “R-6” Residential Single-Family District and “C-2” Commercial District, respectively. The property currently contains an office building and storage warehouse.

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

Adjacent Base Zoning and Land Uses

Direction: North and East

Current Base Zoning: “R-6” and “C-3”

Current Land Uses: Single-family residences, vacant property, restaurant, auto sales and repair

Direction: South and West

Current Base Zoning: “C-2”, “MF-33” and “R-6”

Current Land Uses: Mobile homes, motel, office, single-family residences and multi-family apartments

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

Transportation

Thoroughfare: Randolph Boulevard

Existing Character: Primary Arterial Type A; two lanes in each direction

Proposed Changes: None known

Thoroughfare: Roundtree Lane

Existing Character: Local Street; one lane in each direction with sidewalks on each side

Proposed Changes: None known

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

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

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

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the “BP” Business Park District designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Denial with alternative recommendation

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “C-2” and “R-6” base zoning districts are not appropriate for the subject properties given that the “R-6” area is developed as a storage warehouse.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

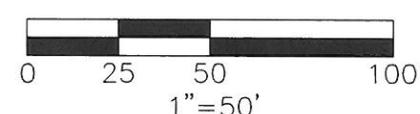
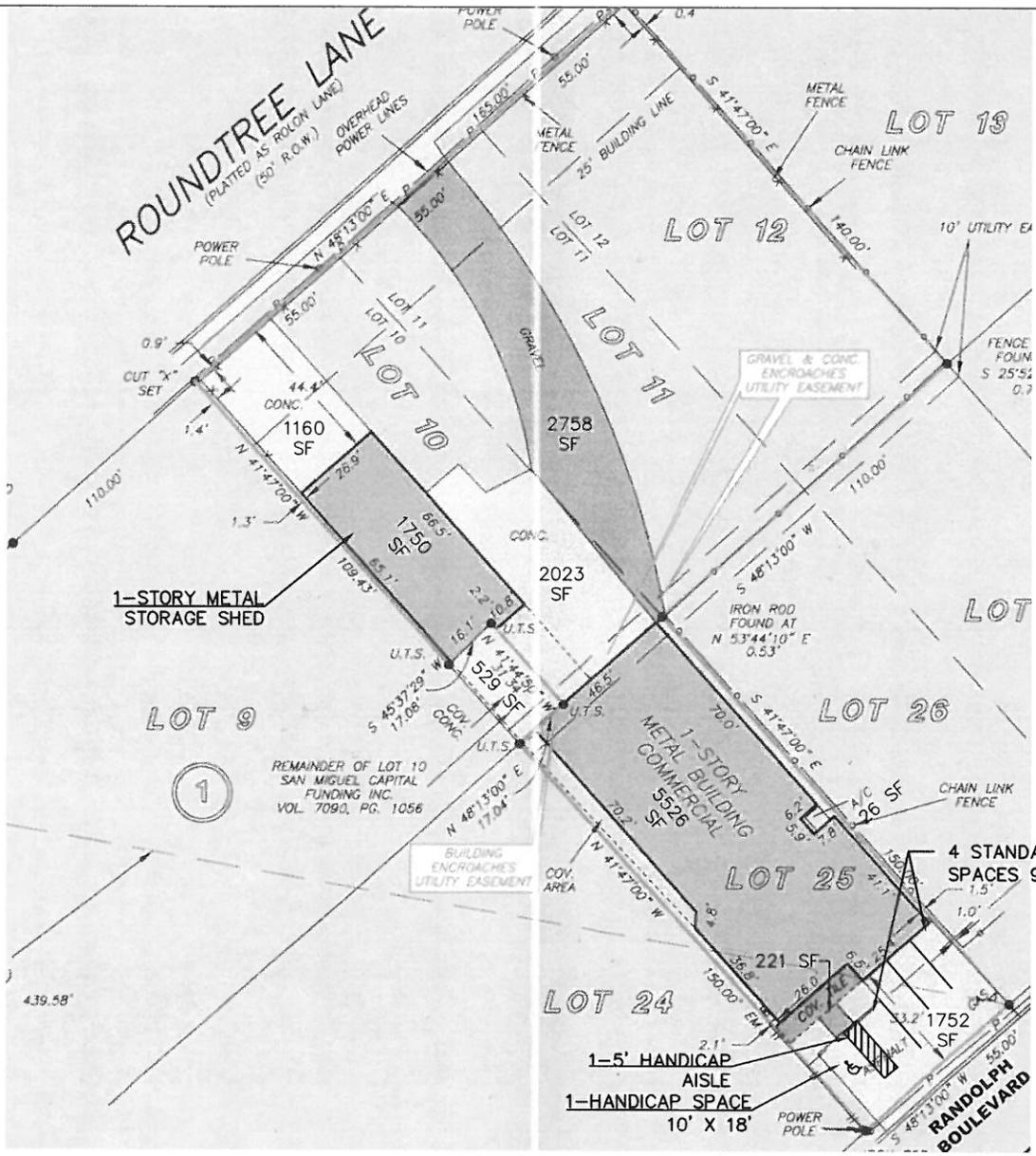
The subject property totals 0.7197 acres in size, which adequately accommodates the uses permitted in “C-3” and for a Construction Trades Contractors.

7. Other Factors:

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

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

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



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

| ZONING INFORMATION | | |
|--------------------|----------------------------------|-----------------------------------|
| | ZONING | USE |
| EXISTING | C2 (LOT 25), R6 (LOT 10, 11, 12) | VACANT |
| PROPOSED | C3-CD | SMALL CONTRACTOR OFFICE & STORAGE |

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

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NOT FOR CONSTRUCTION
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: RETNAUD, GONZALES, JR., PE
 BINKLEY & BARFIELD, INC. F-257
 ON 12/17/2014 NOT FOR REGULATORY CONSTRUCTION OR PERMITTING.

Binkley & Barfield, Inc.
consulting engineers
1000 W. STATE ST. SUITE 500, SAN ANTONIO, TX 78204

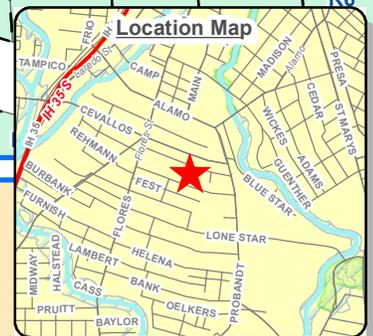
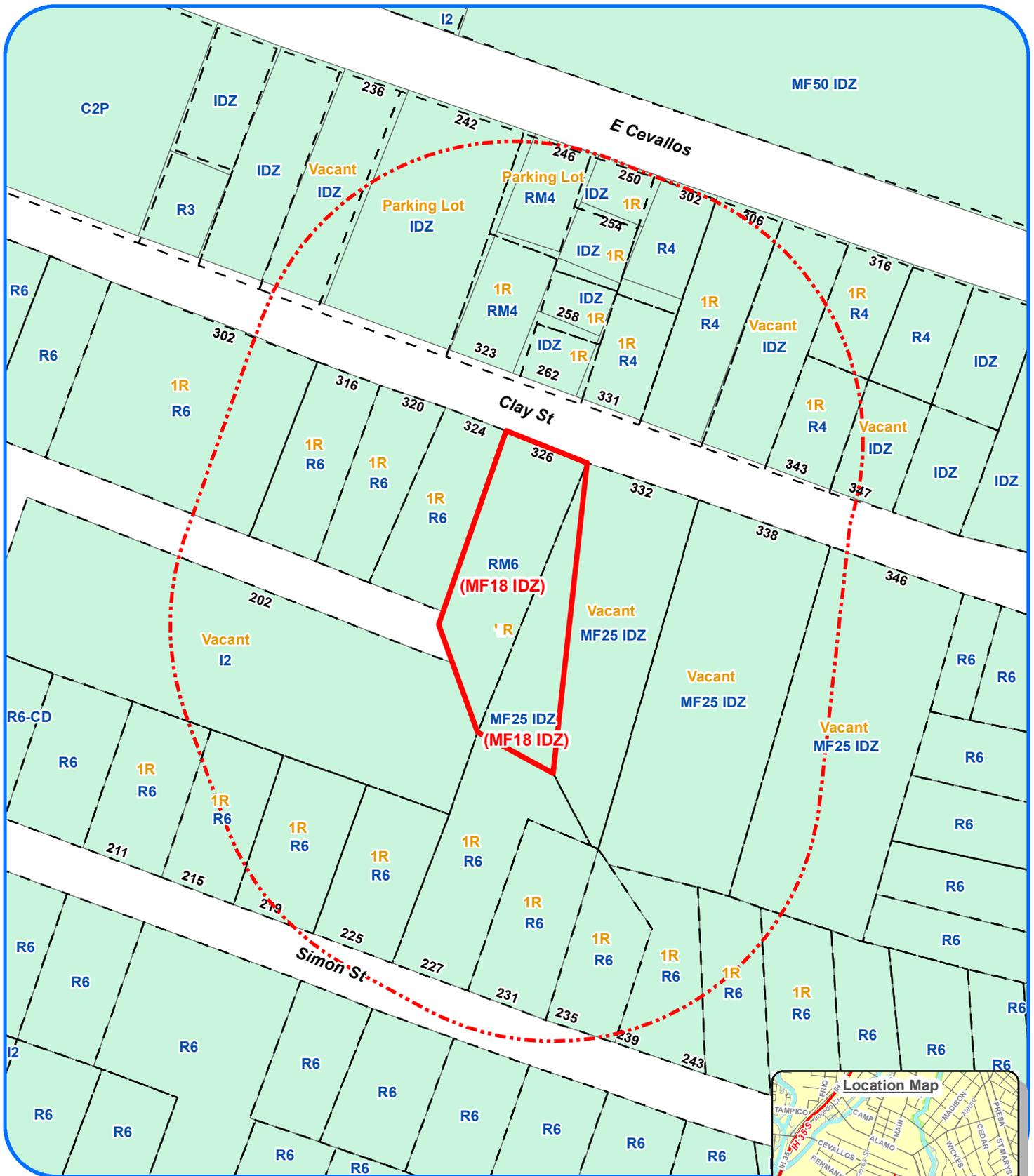
ZONING CASE Z2015038 - 5551 RANDOLPH BLVD

SITE PLAN EXHIBIT

| NOTES | NAME | DATE |
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CADD REF. NO.:
 CADD DIR.:

SHEET NUMBER **1 of 1**



Zoning Case Notification Plan

Case Z-2015-039

Council District: 5

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

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

Legend

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



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2015039

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Brenda V. Martinez, Planner

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

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

Representative: Danae R. Falvo

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

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

Total Acreage: 0.438

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Planning Team: Lone Star Community Plan - (No Planning Team)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district

converted to "I-2" Heavy Industrial District. In a 2006 large-area case, the property was rezoned to "RM-6" Residential Mixed District and "MF-25 IDZ" Low Density Multi-Family Infill Development Zone. The site is currently developed with three residential structures. Each of the residential structures measure 1,399 square feet, 1,158 square feet and 575 square feet. The structures were built in 1928 and 1942.

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

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4", "RM-4" and "IDZ"

Current Land Uses: Single-Family Residences, Parking Lot and Townhomes

Direction: South

Current Base Zoning: "R-6" and "I-2"

Current Land Uses: Vacant land and Single-Family Residences

Direction: East

Current Base Zoning: "MF-25 IDZ"

Current Land Uses: Vacant land

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

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

Transportation

Thoroughfare: Clay Street

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

Proposed Changes: None known.

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

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

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

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

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

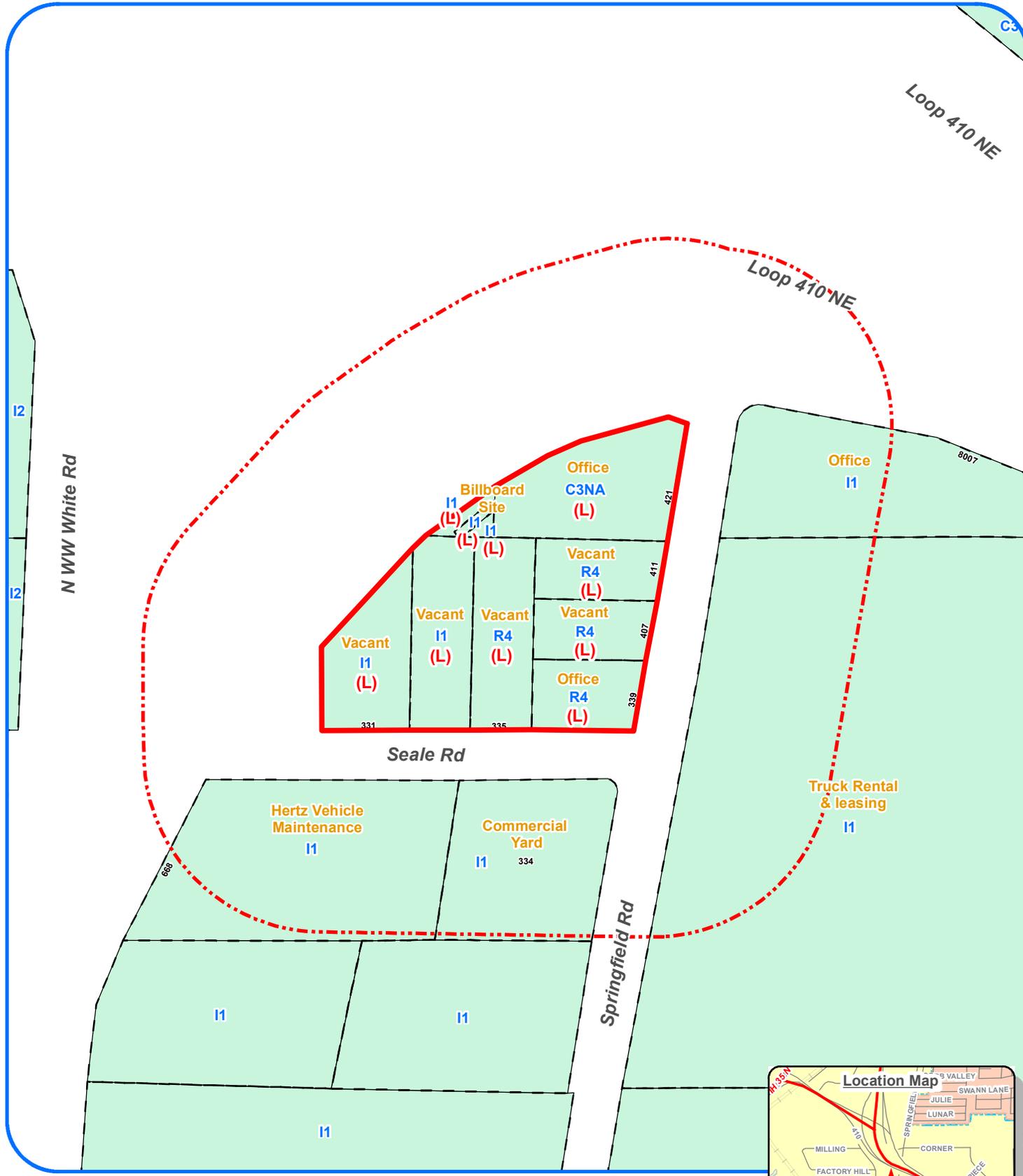
6. Size of Tract:

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

7. Other Factors:

None.

Loop 410 NE



Zoning Case Notification Plan

Case Z-2015-040

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 10668 - BLOCK 000 - LOTS 1, 2, 3, 4, 5, 6, 7, 9

Legend

- Subject Properties ——— (2.154 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **TEXT**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/20/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2015040

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Pedro Vega, Planner

Property Owner: LL Family Series LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 331, 335 and 339 Seale Road, 407, 411 and 421 Springfield Road

Legal Description: A 2.179 acre tract of land out of NCB 10668

Total Acreage: 2.179

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: None

Planning Team Members: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "B" Residence District and "LL" First Manufacturing District. In a 1980 rezoning case, the property at 421 Springfield Road was rezoned to "B-3NA" Non-Alcoholic Sales Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-4" Residential Single-Family District,

"C-3NA" General Commercial Nonalcoholic Sales District and "I-1" General Industrial District.

The subject property is currently developed with two structures. According to the Bexar County Appraisal District, the structure at 339 Seale Road was built in 1959, measuring 840 square feet. The structure at 421 Springfield Road was built in 1959, measuring 1,664 square feet.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Interstate Highway Loop 410 Northeast

Current Land Uses: Expressway

Direction: West

Current Base Zoning: Interstate Highway Loop 410 Northeast

Current Land Uses: Expressway

Direction: South across Seale Road

Current Base Zoning: "I-1"

Current Land Uses: Vehicle Maintenance Facility and Outside Storage

Direction: East across Springfield Road

Current Base Zoning: "I-1"

Current Land Uses: Truck Rental/Leasing, Office and Vacant Land

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

Transportation

Thoroughfare: Seale Road

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

Proposed Changes: None known

Thoroughfare: Springfield Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 24, 222, 550 and 551 lines, which operate along North WW White Road.

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

Parking Information: Off-street vehicle parking requirements for Construction Contractor Facility are determined by the Gross Floor Area (GFA) of the use

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

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family, general commercial nonalcoholic sales and general industrial zoning classifications, restricting future land uses to those permissible in the “R-5”, “C-3NA and “I-1” zoning districts.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Arena District/Eastside Community Plan and is designated as Light Industrial in the future land use component of the plan. The requested “L” Light Industrial District is consistent with the adopted land use designation.

This classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

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. Although some of the surrounding properties are zoned for residential uses, the existing land uses are primarily commercial and industrial in character. The current general industrial zoning is representative of the uses in this area.

3. Suitability as Presently Zoned:

The existing “R-4” Residential Single-Family District and “I-1” General Industrial District are not consistent with the adopted land use plan. Although much of the surrounding area is zoned for general industrial uses, the existing pattern of development is entirely industrial.

The proposed "L" Light Industrial District is appropriate for the subject property and surrounding properties, given the industrial uses in the area. Further, the property's location along an Interstate Highway makes future residential development unlikely on the portion currently zoned "R-4". Staff believes the Construction Trades Contractor Facility will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

Staff finds no possible negative effects on the health, safety and welfare of the surrounding lands due to the proposed "L" Light Industrial District. The requested Light Industrial zoning is a beneficial down-zoning from the current General Industrial zoning.

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives.

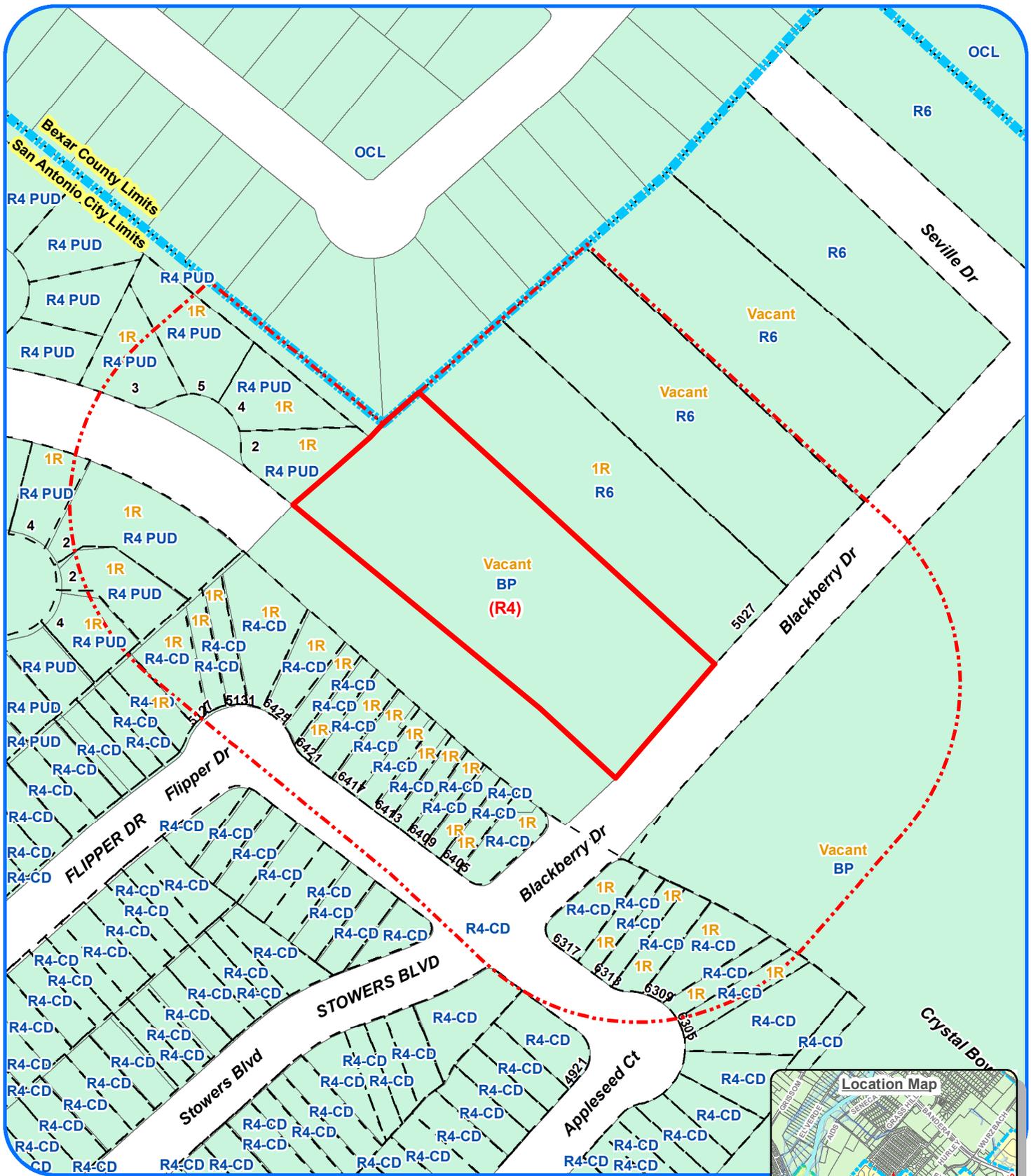
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property is sufficient size for the uses permitted in the "L" Light Industrial District and accommodate the proposed Construction Trades Contractor Facility, along with the typical required parking.

7. Other Factors:

Goal 4.8 of the Arena District/Eastside Community Plan encourages locating light industrial uses in the area near Loop 410 and WW White where such land use already exists.



Zoning Case Notification Plan

Case Z-2015-041

Council District: 7
 School District: Northside I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 18096 - BLOCK 006 - 1.135 acres out of Lot 5 and 6

Legend

- Subject Properties (1.135 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain ▨▨▨▨
- Single Family Residential **1R**



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:

Zoning Case Z2015041

SUMMARY:

Current Zoning: "BP AHOD" Business Park Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Patricia Garcia

Applicant: Gabriel Garcia

Representative: Gabriel Garcia

Location: Intersection of Crystal Bow and Blackberry Drive

Legal Description: 1.135 acres out of Lot 5 and 6, Block 6, NCB 18096

Total Acreage: 1.135

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan -35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1964 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. On July 4, 1987 the base zoning district was changed by City Council to "BP" Business Park District, Ordinance 65328. Upon adoption of the 2001 Unified Development Code, the base zoning district did not convert to an alternative name. Currently, the property is vacant and surrounding by single-family residential uses.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Outside city limits (within Leon Valley)

Current Land Uses: Outside city limits (within Leon Valley)

Direction: East, South and West

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

Current Land Uses: Single-family residences and vacant property

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: Blackberry Drive

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Thoroughfare: Crystal Bow

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is 534, which operates along Wurzbach Road.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone districts are exempt from a TIA report.

Parking Information: Off-street vehicle parking requirements for office uses are determined by type of use and size of the structure. The zoning application refers to proposed single-family dwellings.

DWELLING – 1 Family (detached) clustered parking allowed – Minimum Parking Requirement: 1 space per unit. Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the “BP” Business Park District designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval.

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “R-4” base zoning district is consistent with this designation. General Use Tier encourages small tract detached single-family housing, multi-family including apartments, quadplexes, triplexes, duplexes and townhomes (condominiums). The single-family uses permitted in “R-4” are consistent with surrounding land uses.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “BP” base zoning district is not appropriate for the subject property’s location given proximity to low-density single-family residences. “BP” is encouraged for larger lots located near major arterial roads or commercial corridors. The traffic generated by “BP” uses is not favorable for a neighborhood.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property totals 1.135 acres in size, which adequately accommodates the uses permitted in “R-4”.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2015-042

Council District: 5
 School District: Edgewood I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 08887 - BLOCK 007 - LOT 13

Legend

- Subject Properties (0.152 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/26/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2015042

SUMMARY:

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

Requested Zoning: "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Pedro Vega, Planner

Property Owner: Natalie Zaragosa Alvarez

Applicant: Natalie Zaragosa Alvarez

Representative: Eva Alvarez

Location: 406 Blue Ridge

Legal Description: Lot 13, Block 7, NCB 8887

Total Acreage: 0.1527

Notices Mailed

Owners of Property within 200 feet: 43

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property, located on the south side of Blue Ridge, west of Northwest 27TH Street, is 0.1527 acres in size. The property was annexed in September of 1945, per Ordinance #2590, and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2003 City-initiated case, the property was rezoned to the current "R-6" Residential Single-Family District. The property is developed with two detached single-family dwellings. The original one story single-family dwelling was built in 1940, measuring approximately 936 square feet. The second two story single-family dwelling was built in 2011, measuring approximately 576 square feet. The subject property consists of one platted lot that was platted into the current configuration in May of 1944, Cenizo Park Addition (Volume 1625, page 226 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: East and across Northwest 27TH Street

Current Base Zoning: “R-6”

Current Land Uses: Vacant Lot and Single-Family Dwellings

Direction: North across Blue Ridge

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Direction: West and South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

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: Blue Ridge

Existing Character: Local Street; one way in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Northwest 27TH Street

Existing Character: Local Street; one way in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is number 82, which operates along Culebra Road, north of the subject property.

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

Parking Information: Dwelling, 2 Family – Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: 2 per unit

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is not located within any neighborhood, community or sector land use plan. In the 2003 City-initiated zoning case, staff's analysis was to preserve the existing single-family housing stock and prefer no further conversion of single-family housing into multi-family residential uses.

2. Adverse Impacts on Neighboring Lands:

Granting of the "RM-5" Residential-Mixed District will likely have an adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

The existing "R-6" Residential Single-Family District is appropriate for the subject property and neighborhood. Preserving the character of the neighborhood and the importance of keeping a clean and safe environment and complying with code regulations.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare related to the "RM-5" Residential-Mixed District request. The surrounding residential neighborhood is solidly single-family; and approval of the zoning change request would allow a slight increase in density within the neighborhood.

5. Public Policy:

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

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:

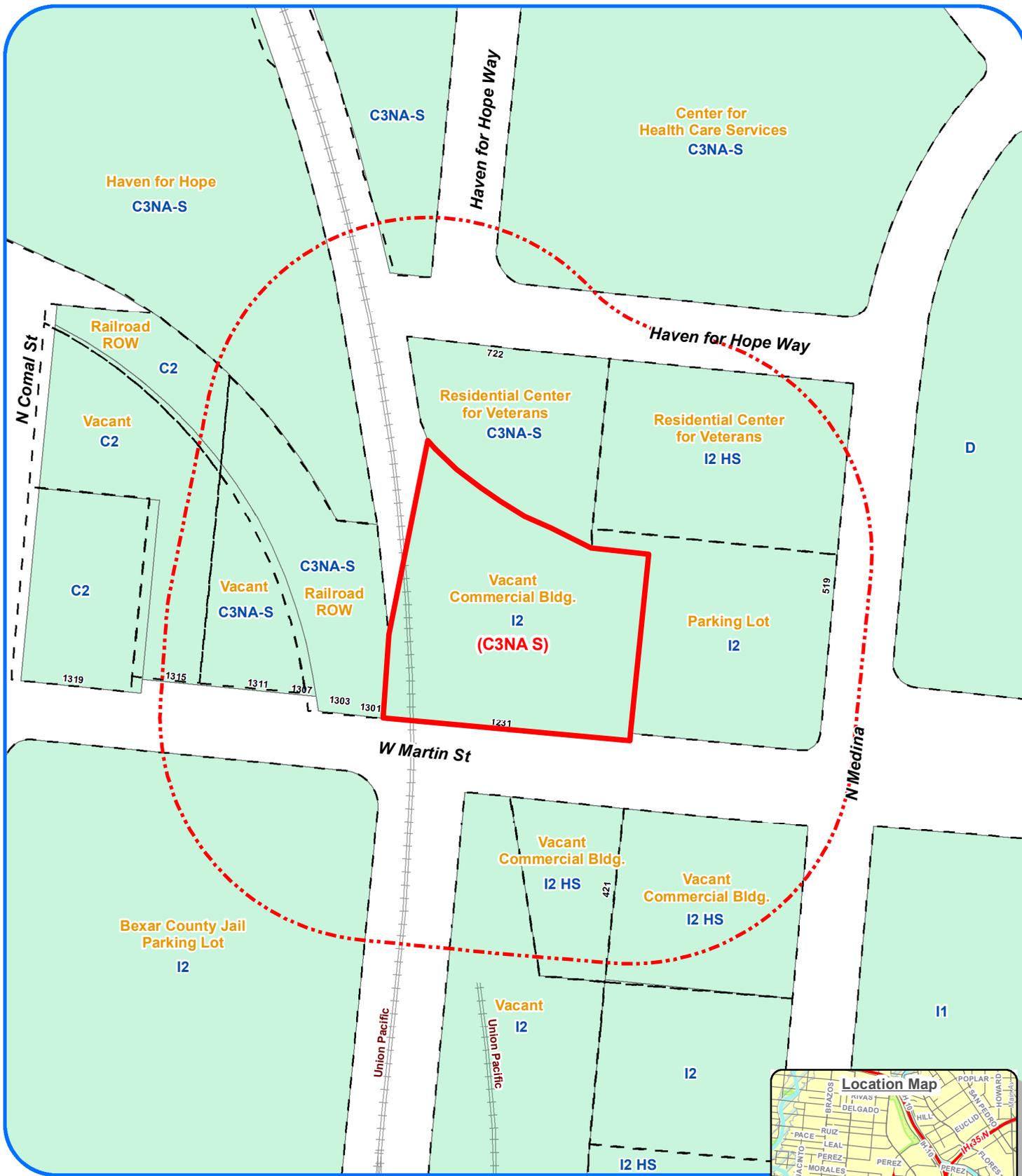
The subject property is of sufficient size to accommodate two detached single-family dwellings and parking area. The property owner also owns the adjacent property located at 402 Blue Ridge.

7. Other Factors:

Code Enforcement Investigation- Owner has built a two-story structure, possibly being used as a dwelling unit. Permit was pulled for a one-story storage shed on November 21, 2011. Posted Red Stop Work Order on April 16, 2013 for occupancy of unsafe structure due to beyond scope of permit and no inspection for trades.

The subject property was originally built as a single-family dwelling under the "C" zoning district, which allowed for both single-family dwellings and duplexes. Although previous zoning allowed the current use, the existing detached dwelling unit cannot be registered as a legal nonconforming use because the property owner cannot prove legal establishment or continuous use.

The construction activities have placed the two story structure within the required building setbacks. The work was started without obtaining proper plan review or building permits. The proposed rezoning will not bring the two-story structure into compliance unless variances are granted by the Board of Adjustment. If the current zoning request is approved, and the needed variances are not, the proposed two story structure will not be permitted on the property.



Zoning Case Notification Plan

Case Z-2015-043 S

Council District: 5

School District: San Antonio I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 1.012 acres out of NCB 00250

Legend

Subject Properties (1.012 Acres)

200' Notification Area

Current Zoning **TEXT**

Requested Zoning Change **(TEXT)**

100-Year DFIRM Floodplain

Single Family Residential **1R**



Development Services Dept
City of San Antonio
(11/26/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2015043 S

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: Bexar County, Texas & Haven for Hope of Bexar County

Applicant: Laura Calderon, Director of External Relations Haven for Hope of Bexar County

Representative: Marcello Martinez, AIA

Location: 1231 West Martin Street

Legal Description: 1.012 acres out of NCB 250

Total Acreage: 1.012

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Gardendale Neighborhood Association is within 200 feet

Planning Team: 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 "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The subject property is currently

developed with a non-residential structure measuring approximately 40,000 square feet, which was built in 1958.

The property owner is proposing to renovate the property as an extension of the current Haven for Hope campus.

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

Adjacent Base Zoning and Land Uses

Direction: North and West

Current Base Zoning: "C-3NA"

Current Land Uses: Residential Center for Veterans, Haven for Hope and Railroad Right-of-Way

Direction: South and East

Current Base Zoning: "I-2"

Current Land Uses: Vacant Commercial Building, Parking Lot and a Residential Center for Veterans

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 Martin Street

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

Proposed Changes: None known.

Thoroughfare: North Medina

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the number 77 line, which operates along West Martin Street and North Medina.

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

Parking Information: Off-street vehicle parking requirements for a Human Services Campus are typically determined by the uses and size of each building; therefore, staff cannot calculate likely parking requirements for the 1.012 acre site.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

The proposed zoning request and development will not have any adverse impact on the neighboring properties. The subject property is surrounded by other properties of similar size, use and/or zoning.

3. Suitability as Presently Zoned:

The “I-2” zoning district is meant to accommodate manufacturing uses that typically generate very high volumes of heavy truck traffic. The subject property and surrounding areas are transitioning from previous industrial uses to mixed-use redevelopment. The requested “C-3” zoning district would allow for the adaptive reuse and reutilization of the currently unoccupied structure.

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

6. Size of Tract:

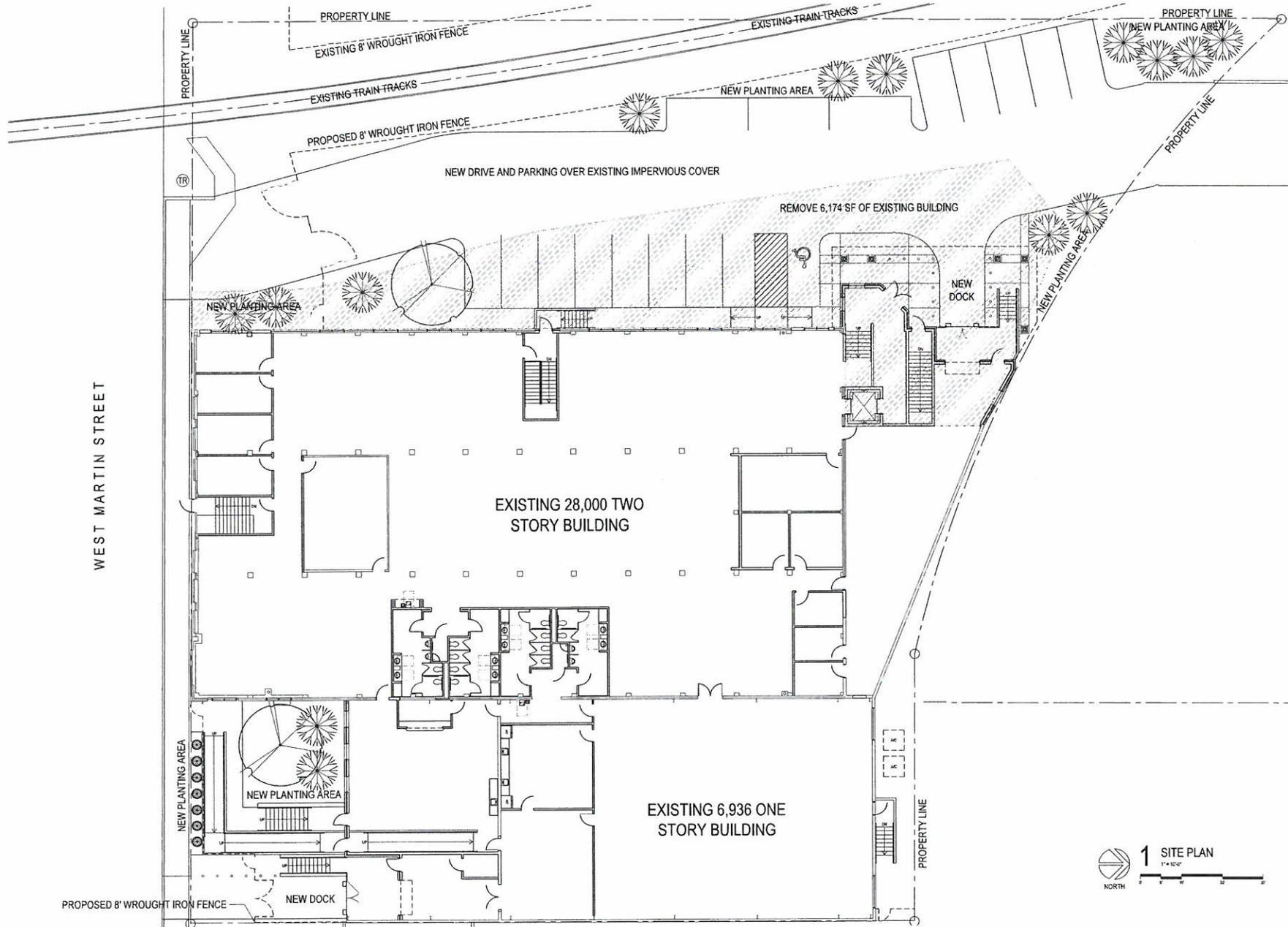
The subject property is 1.012 acres and appears to be of sufficient size to accommodate the proposed use.

7. Other Factors:

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

No zoning district currently allows 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.

Z2015043



MARTINEZ ARCHITECTURE, LLC
 1503 EAST MIDLAND BLVD
 SAN ANTONIO, TEXAS 78205
 PHONE: (214) 237-7800
 WWW.MARTINEZARCHITECT.COM

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Resource Center
 1231 West Martin St
 San Antonio, TX 78207

Haven for Hope
 1 Haven for Hope Way
 San Antonio, TX 78207
 (210) 220-2100

PROJECT NUMBER
 1421

DESIGN DEVELOPMENT

| NO. | DATE | DESCRIPTION OF ISSUE |
|-----|------|----------------------|
| | | |

CONTRACTOR

SHEET TITLE
 Site Plan

DATE
 22 September 2014

SHEET NUMBER



A1.01



Zoning Case Notification Plan

Case Z-2015-045

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 03930 - BLOCK 003 - LOT 17, 18, & 19

Legend

- Subject Properties (Red solid line) (0.551 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Blue hatched area)
- Single Family Residential (1R)



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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2015045 CD

SUMMARY:

Current Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Automotive Repair

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: USA Autotrends, LLC (by Gilbert Gonzales, registered agent)

Applicant: Joe Vasquez

Representative: Joe Vasquez

Location: 1125 West Hildebrand Avenue

Legal Description: Lots 17, 18 & 19, Block 3, NCB 3930

Total Acreage: 0.551

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights and Beacon Hill Area Neighborhood Association lies within 200 feet

Planning Team: Midtown Neighborhoods Plan -10

Applicable Agencies: None

Property Details

Property History: The subject property is located within the original city limits as established in 1938, and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "C-2" Commercial District and in a 2003 case, the subject property was rezoned "C-2 CD" Commercial District with a Conditional use for Automotive Repair. The property

previously housed an automotive repair company and even more recently, an antique shop.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3R” and “C-3S”

Current Land Uses: Vacant and public storage

Direction: East and South

Current Base Zoning: “R-5 PUD” and “C-3”

Current Land Uses: Vacant and single-family residential

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

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway; three lanes in each direction

Proposed Changes: None known

Thoroughfare: New Guilbeau Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is 660, which operates along Loop 1604.

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

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

ISSUE:

None.

ALTERNATIVES:

Denial of the request will allow the current Conditional Use for Automotive Repair to remain.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Midtown Neighborhoods Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested “C-2” base zoning district is consistent with this designation. Mixed Use encourages the use or adaptive use of existing commercial or residential areas identified for Mixed-Use development while maintaining the architectural character of the neighborhood. Additionally, businesses are encouraged to utilize on-street parking and/or parking in the rear of the establishment.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Surrounding uses on West Hildebrand Avenue are general commercial uses that are compatible with Motor Vehicle Sales (Full Service).

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. Furthermore, an automotive repair previously operated on this location.

4. Health, Safety and Welfare:

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

5. Public Policy:

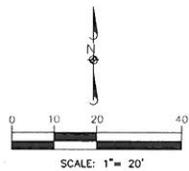
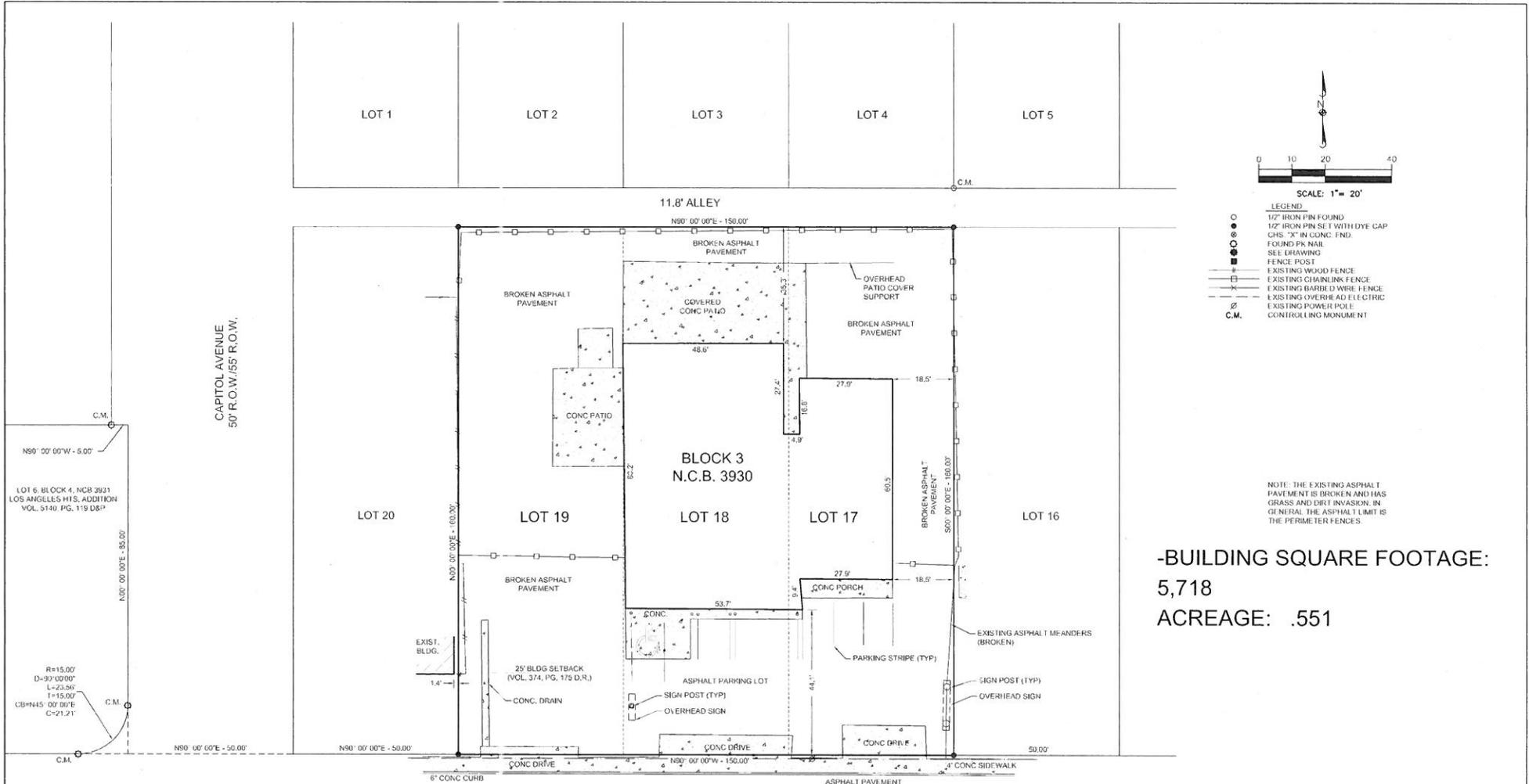
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.551 acres in size, which adequately accommodates the uses permitted in “C-2”.

7. Other Factors:

Intensive uses shall not encroach on the single-family residential uses directly north.



- LEGEND**
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET WITH DYE CAP
 - ⊗ CHS. "X" IN CONC. FND.
 - ⊙ FOUND PK. NAIL
 - SEE DRAWING
 - FENCE POST
 - EXISTING WOOD FENCE
 - EXISTING CHAINLINK FENCE
 - EXISTING BARBED WIRE FENCE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING POWER POLE
 - ⊕ CONTROLLING MONUMENT

NOTE: THE EXISTING ASPHALT PAVEMENT IS BROKEN AND HAS GRASS AND DIRT INVASION. IN GENERAL, THE ASPHALT LIMIT IS THE PERIMETER FENCES.

-BUILDING SQUARE FOOTAGE:
5,718
ACREAGE: .551

ZONING INFORMATION

CURRENT :VACANT C-2 CD COMMERCIAL DISTRICT WITH A CONDITIONAL USE FOR AUTOMOTIVE REPAIR
 PROPOSED: MOTOR VEHICLE SALES(FULL SERVICE) AND C-2 CD COMMERCIAL DISTRICT WITH CONDITIONAL USE MOTOR VEHICLE SALES (FULL SERVICE)

I GILBERT GONZALEZ DBA AUTOTRENDS LLC, PROPERTY OWNER, ACKNOWLEDGE THATTHIS 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 US FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

BUYER: GILBERT GONZALES, JR.
 ADDRESS: 1125 W. HILDEBRAND AVENUE
 LOTS 17, 18, 19 BLOCK 3 N.C.B. 3930
 OF: LOS ANGELES HEIGHTS ADDITION RECORDED IN VOLUME 105, PAGE 284 D&P
 CITY: SAN ANTONIO COUNTY: BEXAR STATE: TEXAS
 TITLE COMPANY: FIRST AMERICAN TITLE CO OF# 1953045-SA68

FLOOD NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 48029C0285G THIS PROPERTY IS NOT IN FLOOD ZONE "A". IT IS IN ZONE "X".

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN VOL. 374, PG. 175, D.R.; VOL. 1641, PG. 47 D.R.

DYE DEVELOPMENT, INC.
 Real Estate Development - Engineers
 Surveyors - Planners
 17174 Ingotoga Rd, San Antonio, TX 78247
 Phone (210) 885-9193 Fax (210) 568-9758

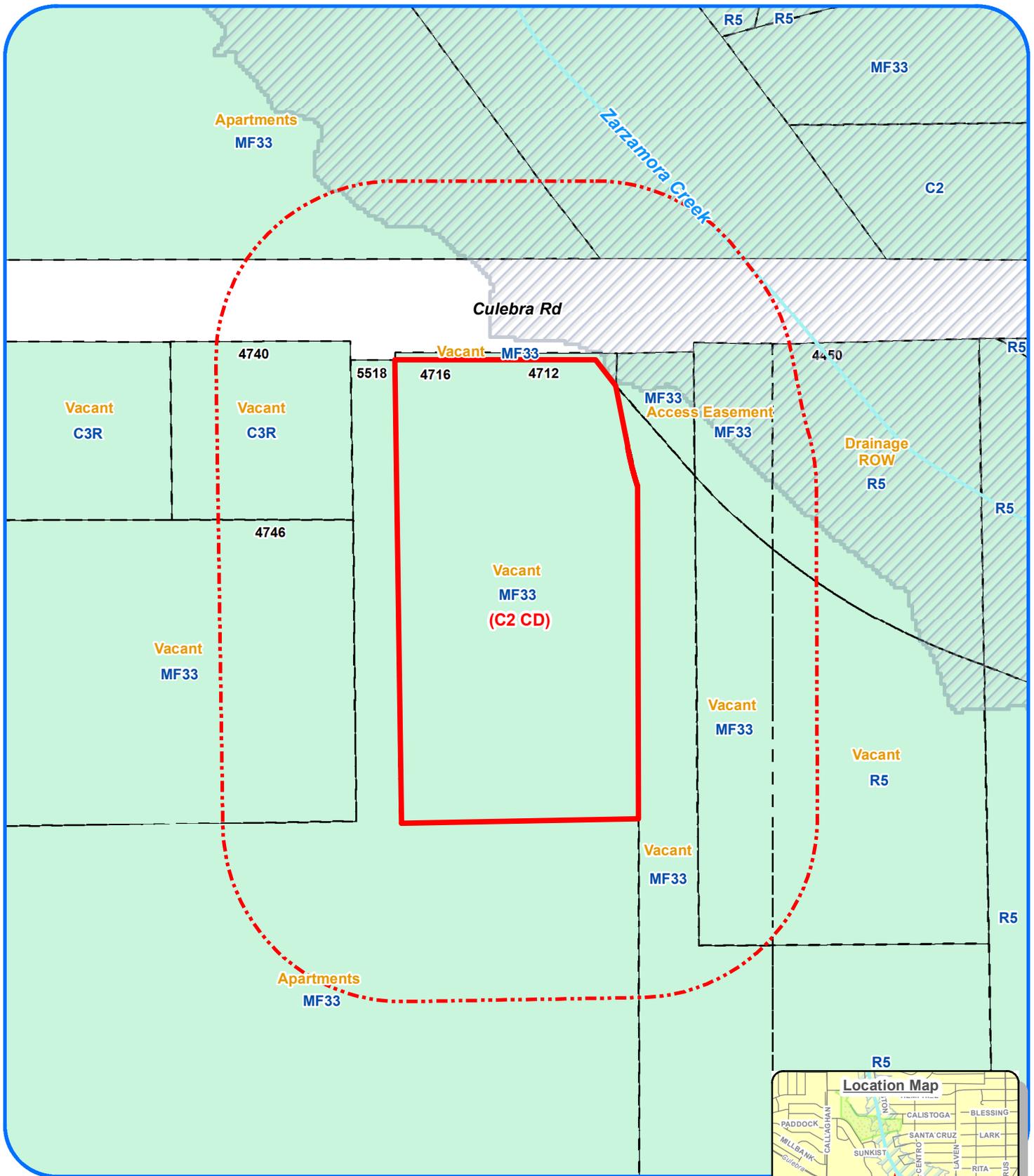
STATE OF TEXAS
 COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THERE ARE NO APPARENT EASEMENTS, PROTRUSIONS OR INTRUSIONS EXCEPT AS SHOWN

THIS 3RD DAY OF OCTOBER, 2014 I D. *David W. Dye*

DAVID W. DYE, III R.P.L.S. NO. 4734
 SIGNATURE MUST BE IN INK TO BE ORIGINAL

DRAWN BY: DWD
 JOB NO.: 1125 W. HILDEBRAND
 FIELD WORK COMPLETE D: 9/12/14
 COPYRIGHT © 2014 DYE DEVELOPMENT, INC. ALL RIGHTS RESERVED



Zoning Case Notification Plan

Case Z-2015-046 CD

Council District: 7

School District: Northside I.S.D.

Scale: 1" approx. = 150 Feet

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

Legend

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



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:

Zoning Case Z2015046 CD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Pedro Vega, Planner

Property Owner: Rosenstein Family Limited Partnership (Beverly Barshop)

Applicant: Rosenstein Family Limited Partnership (Beverly Barshop)

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

Location: 4712 Culebra Road

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

Total Acreage: 3.124

Notices Mailed

Owners of Property within 200 feet: 10

Neighborhood Associations: Culebra Park Neighborhood Association

Planning Team Members: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1952 and was originally zoned "A" Single-Family Residence District. In May of 1972, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. Property is 3.124 acres of land, out of the Charles F. King Survey, Abstract 396, New City Block 11493 (volume 10447, page 0001 of the Deed and Plat

Records of Bexar County, Texas). The property is not platted into its current configuration and currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North across Culebra Road

Current Base Zoning: “MF-33”

Current Land Uses: Apartments and Drainage ROW (Zarzamora Creek)

Direction: East

Current Base Zoning: “FM-33” and “R-5”

Current Land Uses: Vacant Land and Drainage ROW (Zarzamora Creek)

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Apartments

Direction: West

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

Current Land Uses: Vacant Land

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

Transportation

Thoroughfare: Culebra Road

Existing Character: Secondary Arterial Type A; two lanes in each direction separated by a median for left and right turn lanes with sidewalks.

Proposed Changes: None known

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

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

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

Motor Vehicle Sales:

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

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

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

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

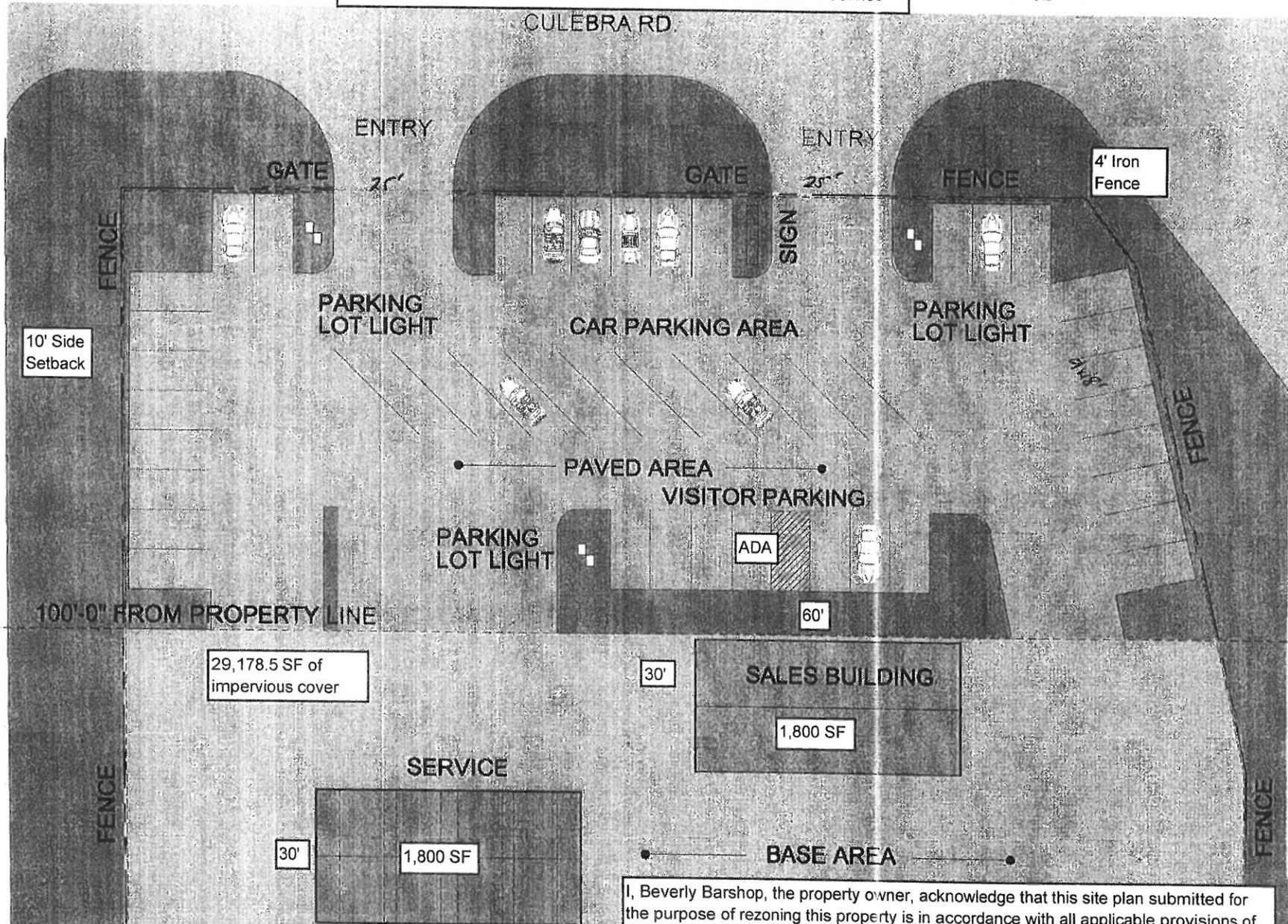
6. Size of Tract:

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

7. Other Factors:

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance (Motor Vehicle Sales) approving the conditional zoning district.

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



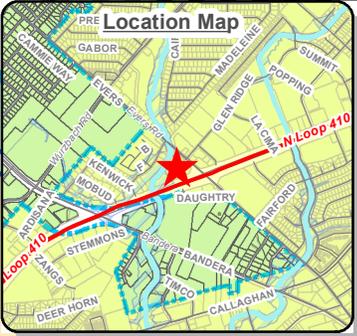
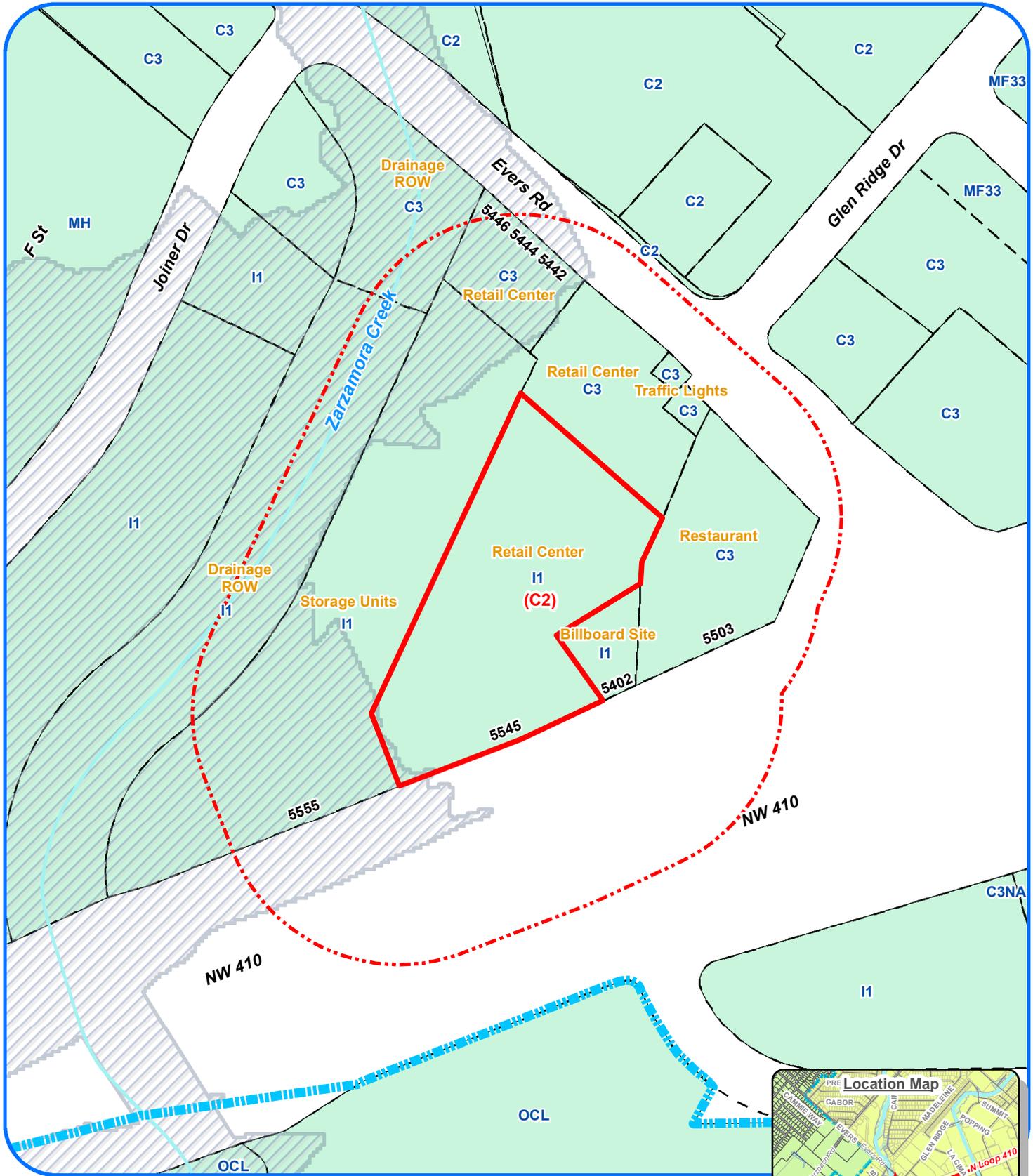
SITE PLAN

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



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

(210) 212-7770



Zoning Case Notification Plan

Case Z-2015-049

Council District: 7
 School District: Northside I.S.D.
 Scale: 1" approx. = 300 Feet
 Subject Property Legal Description(s): NCB 13722 - BLOCK 004 - LOT 1.654 acres out of Lot 7

- Legend**
- Subject Properties (1.654 Acres) [Red Solid Line]
 - 200' Notification Area [Red Dashed Line]
 - Current Zoning [Blue Text]
 - Requested Zoning Change [Blue Text]
 - 100-Year DFIRM Floodplain [Blue Hatched Box]
 - Single Family Residential [Red Text]
 - San Antonio City Limits [Blue Dotted Line]



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:

Zoning Case Z2015049

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: 5545 NW Loop, Ltd. (by C. Fred Arnold, Inc. by Michael Arnold, President)

Applicant: Ernest L. Brown, IV

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

Location: 5545 Northwest Loop 410

Legal Description: 1.654 acres out of Lot 7, Block 4, NCB 13722

Total Acreage: 1.654

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 40

Applicable Agencies: None

Property Details

Property History: The subject property is a portion of the 112 acres that were annexed into the city limits in 1966 and was originally zoned "Temp R-A" Temporary Residence-Agriculture District. The following year, a rezoning case changed the zoning designation to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "I-1" General Industrial District. Currently, the property contains a strip shopping center, which was constructed in 1984.

Topography: The property does not include any abnormal physical features such as slope; however, a small section of the southwestern corner is included in the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North and East

Current Base Zoning: "C-3"

Current Land Uses: Retail center, restaurant and billboard site

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Storage units and drainage right-of-way

Direction: South

Current Base Zoning: Northwest Loop 410

Current Land Uses: Northwest Loop 410

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: Northwest Loop 410

Existing Character: Freeway; five lanes in each direction

Proposed Changes: None known

Thoroughfare: Evers Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are 88, 551, and 607, which operates along Loop 410 and Evers Road.

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

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

Service – Medical – Optical Goods Retail: Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet GFA.

Service – Medical – Optometry Office: Minimum Parking Requirement: 1 space per 400 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 100 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the request will permit the uses in the current general industrial designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The requested “C-2” base zoning district is consistent with this designation. General Urban Tier encourages detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels and other businesses. Mixed Use Centers serve Suburban, General Urban and Rural Tiers outside of the Urban Core Tier. Although mixed use development are encouraged, Community Commercial and Office uses are also appropriate. The property is already developed as a commercial shopping center and the requested rezoning will bring the property into compliance and allow similar uses to exist in the development.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the subject property’s location given proximity to other general commercial uses and the Zarzamora Creek. “C-2” is more appropriate for the site and is cohesive with surrounding land 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:

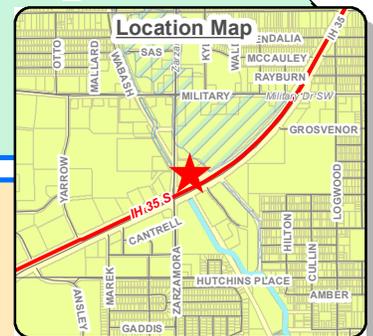
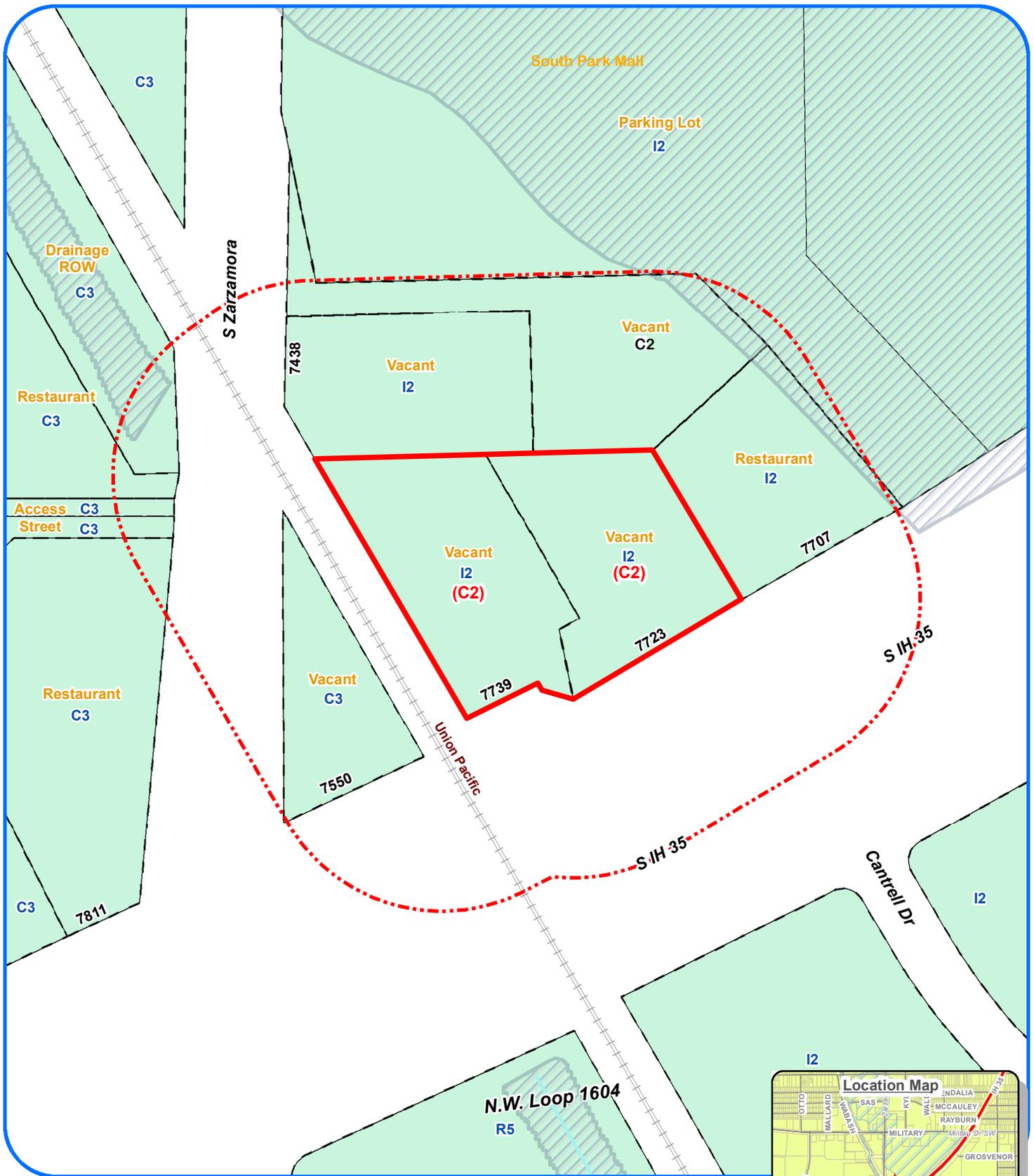
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 1.654 acres in size, which adequately accommodates the uses permitted in "C-2".

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2015-050

Council District: 4

School District: South San I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 12328 - BLOCK 000 - LOT 10 & 11

Legend

- Subject Properties (2.121 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



Development Services Dept
City of San Antonio
(12/03/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Zoning Case Z2015050

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Pedro Vega, Planner

Property Owner: DP Real Estate, LP (Joe Day)

Applicant: DP Real Estate, LP (Joe Day)

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

Location: 7723 and 7739 Interstate Highway 35 South

Legal Description: Lot 10 and Lot 11, NCB 12328

Total Acreage: 2.121

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: None

Planning Team Members: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in March of 1947 and was originally zoned "LL" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The 2.121 acre site was platted into its current configuration in 2007 (volume 9575, page 0140 of the Deed and Plat Records of Bexar County, Texas). The property is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Vacant Land, Mall and Restaurant

Direction: East

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

Current Land Uses: Vacant Land, Restaurant and Mall

Direction: South

Current Base Zoning: Interstate Highway 35 South

Current Land Uses: Expressway

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Railroad and Vacant Land

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

Transportation

Thoroughfare: South Zarzamora Street

Existing Character: Primary Arterial Type A; three lanes in each direction separated by a median for left and right turn lanes with sidewalks.

Proposed Changes: None known

Thoroughfare: Interstate Highway 35 South

Existing Character: Expressway

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 520, which operates along South Zarzamora Street.

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

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

Food-Restaurant or Cafeteria:

Minimum Parking Requirement: 1 space per 100 square feet of Gross Floor Area (GFA).

Maximum Parking Requirement: 1 space per 200 square feet of Gross Floor Area (GFA).

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current heavy industrial zoning classification, restricting future land uses to those permissible in the “1-2” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

Mixed Use Centers serve Suburban, General Urban, and Rural tiers outside of the Urban Core. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate.

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 current heavy industrial zoning is not representative of the uses in this area.

3. Suitability as Presently Zoned:

The existing “I-2” Heavy Industrial District is not consistent with the adopted land use plan. Although much of the surrounding area is zoned for heavy industrial uses, the existing pattern of development is entirely commercial.

The "I-2" Heavy Industrial District accommodates areas of highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

4. Health, Safety and Welfare:

Staff finds no possible negative effects on the health, safety and welfare of the surrounding lands due to the proposed "C-2" Commercial District. The requested commercial zoning is a beneficial down-zoning from the current heavy industrial zoning.

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives. The proposed "C-2" district is consistent with the West/Southwest Sector Plan, which was adopted by City Council on September 16, 2010.

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

6. Size of Tract:

The subject property is sufficient size for the uses permitted in the "C-2" district, along with the typical required parking.

7. Other Factors:

When the 2001 Unified Development Code was adopted many areas of the City of San Antonio that were previously zoned "LL" First Manufacturing District under the 1938 code were converted to "I-2" Heavy Industrial District. As a result, many of the uses in these areas were zoned inappropriately. This inconsistency is a result of cumulative zoning, a zoning practice utilized in San Antonio's original 1938 zoning code.



Zoning Case Notification Plan

Case Z2015-051

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

Subject Property Legal Description(s): NCB 9632 BLK LOT 28

Legend

- Subject Properties ——— (0.16 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (12/4/2014 - S. Murphy)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2015051 CD

SUMMARY:

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Donia Enterprises, LLC

Applicant: Ali Mazaheri

Representative: Ali Mazaheri

Location: 215 South Audubon

Legal Description: Lot 28, NCB 9632

Total Acreage: 0.16

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Central Neighborhoods Community Plan - 46

Applicable Agencies: None

Property Details

Property History: The subject property is a portion of the 836.09 acres that were annexed into the city limits in 1940 and was originally zoned "B" Residence District. In 1975, a rezoning case changed the zoning designation to "R-1" Single-Family Residence District, Ordinance 45259. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "R-6" Residential Single-Family District. The property is currently vacant and platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: North and East

Current Base Zoning: “R-6”

Current Land Uses: Single-family residences

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Church, charter school and parking lot

Direction: West

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

Current Land Uses: Retail center and auto sales

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

Transportation

Thoroughfare: South Audubon

Existing Character: Local Street; one lane in each direction with sidewalks on each side

Proposed Changes: None known

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial Type B; two lanes in each direction with a turning lane in the center and sidewalks on each side

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are 4 and 204, which operate along San Pedro Avenue

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

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

Dwelling – 2 Family Cluster Parking Allowed: Minimum Parking Requirement: 1 space per unit Maximum Parking Requirement: 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the request will allow single-family residential uses.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Central Neighborhoods Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-6” base zoning district is consistent with this designation. Low Density Residential encourages concentrating urban growth within walking distance of neighborhood commercial centers and schools and comprised of single-family residences, duplexes and accessory dwellings. Therefore, a conditional use for two dwelling units is consistent with the land use.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location given proximity to other single-family 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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.16 acres in size, which adequately accommodates the uses permitted in “R-6”.

7. Other Factors:

Any development of the property shall be consistent with the surrounding neighborhood and in compliance with the City of San Antonio’s Unified Development Code.

SCALE: 1" = 30'

N.C.B. 9018
BLOCK
LOT 9 - 13

LOT 1 - 8

Vol. 13893 Pg.(s) 662

20' PART OF ORIGINAL ALLEY
SOLD PER: Vol. 2963, Pg(s). 188

ALLEY (VOL. 980, Pg. 282)
REMAINING PORTION OF ALLEY

REMAINING PORTION OF LOT 33

PUBLIC PLANTING
PER BEXAR COUNTY APPRAISAL DISTRICT

N00°07'00"W - 145.95'

N.C.B. 9632
LOT 28

S00°07'00"E - 145.88'

LOT 27

PUBLIC RIGHT-OF-WAY
PER BEXAR COUNTY
APPRAISAL DISTRICTS

PUBLIC ASSET
PER BEXAR COUN
APPRAISAL DISTRICT

LOT 1 LOT 2

S89°55'11"E

50.00'

5.0' EASEMENT

FND 1/2" I.P. (Power Pole)

FND 1/2" I.P.

25' BLDG. SETBACK LINE

FND 1/2" I.P. 7.50' SETBACK LINE

FND 1/2" I.P.

10.0' CONC. APRON

50.00'

WEST SIDEWALK (Power Pole)

CONCRETE CURB

Reference Bearing:
ASSUMED

AUDUBON STREET

References:

- Vol. 13931, Pg(s). 1648
- Vol. 2575, Pg(s). 75
- Vol. 1451, Pg(s). 75
- Vol. 13893, Pg(s). 682
- Vol. 2963, Pg(s). 188
- Vol. 980, Pg(s). 282

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. EASEMENTS AND/OR OTHER CONDITIONS MAY EXIST THAT AFFECT THIS PROPERTY.

PLAT SHOWING:

LOT 28, NEW CITY BLOCK 9632, AUDUBON ADDITION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2575, PAGE(S) 75, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

This Survey is not valid without an original seal and signature.

Sia Sayyadi

I hereby certify that the above plat has been prepared according to an actual survey made on the ground under my supervision.



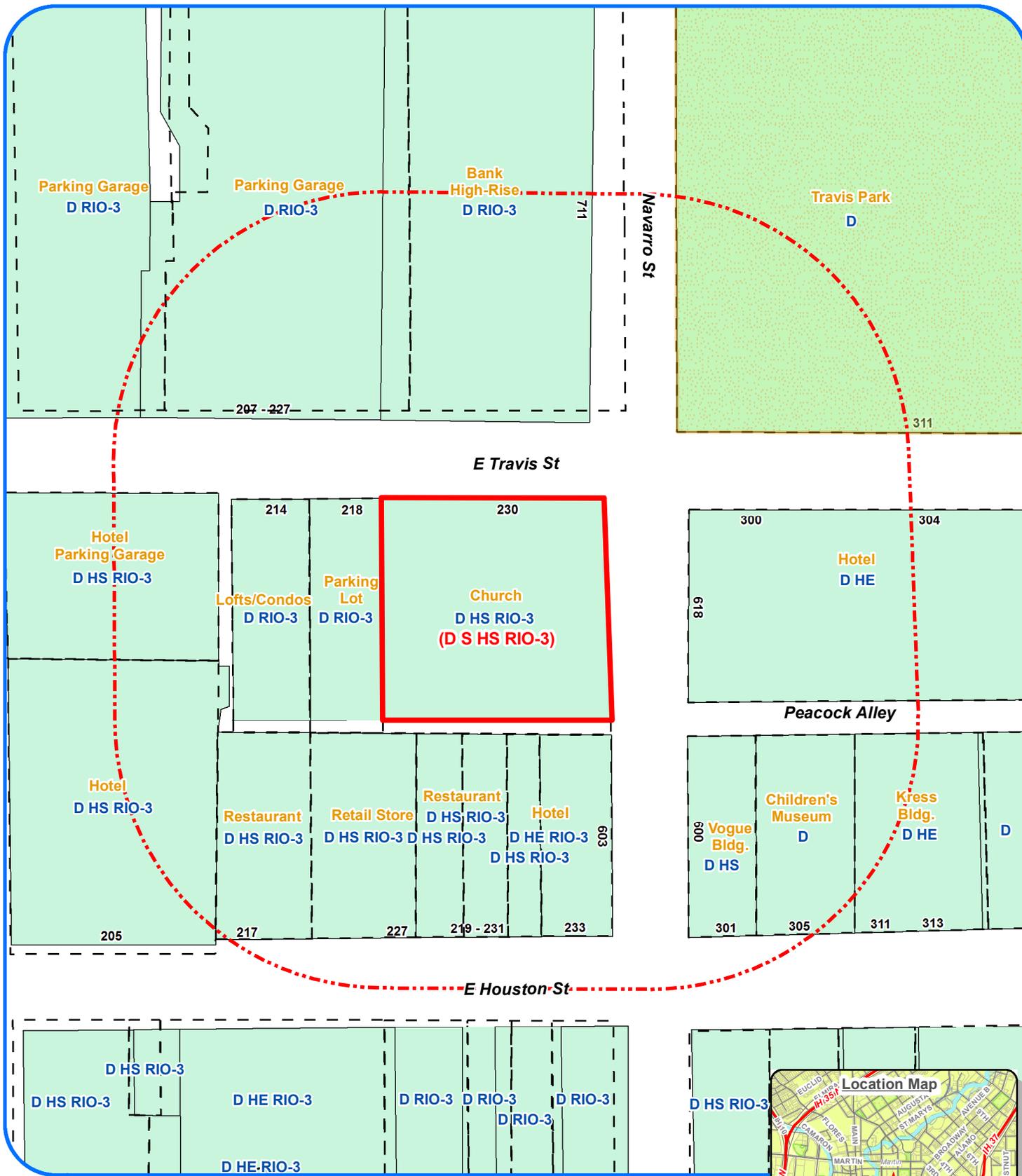
22015060
22015051



SCALE 1" = 30'
J.O. 11001
TITLE CO. NOT APPLICABLE
G.F. # NOT APPLICABLE
DATE OF COMMITMENT NOT APPLICABLE

| | | |
|-------------|----------|--------|
| FIELD WORK | 01/08/11 | <A.F.> |
| DRAFTING | 01/07/11 | <A.F.> |
| FINAL CHECK | 01/14/11 | S.S. |
| UP DATE | | |
| REVISED | | |

SIA ENGINEERING, INC.
6977 SAN PEDRO AVE.
SAN ANTONIO, TEXAS 78216-6245
(210) 341-5500 FAX (210) 308-0662



Zoning Case Notification Plan

Case Z-2015-053

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00407 - BLOCK 017 - LOT 12, 14, & 16

- Legend**
- Subject Properties (0.4456 Acres)
 - 200' Notification Area
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**
 - San Antonio City Limits



Development Services Dept
 City of San Antonio
 (12/04/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2015053 S

SUMMARY:

Current Zoning: "D HS RIO-3 AHOD" Historic Significant Downtown River Improvement Overlay-3 Airport Hazard Overlay District

Requested Zoning: "D HS RIO-3 AHOD S" Historic Significant Downtown River Improvement Overlay-3 Airport Hazard Overlay District with a Specific Use for a Human Services Campus

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 16, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Travis Park United Methodist Church (by James Ewers, President)

Applicant: Rev. Dr. Dale G. Tremper, Associate Partner

Representative: Rev. Dr. Dale G. Tremper, Associate Partner

Location: 230 East Travis Street

Legal Description: Lots 12, 14 & 16, Block 17, NCB 407

Total Acreage: 0.4456

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Downtown Residents Association

Planning Team: Downtown Neighborhood Plan - 67

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the original city limits as established in 1938, and was originally zoned "I" Business District. In 1988, a rezoning case designated the property Historically Significant, Ordinance 68210. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the

“I-1” General Industrial District. In 2003, an area wide rezoning case changed the zoning to “D RIO-3” Downtown River Improvement Overlay-3 District, Ordinance 97651. The property contains the Travis Park United Methodist Church, which opened in 1886.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “D RIO-3”

Current Land Uses: Parking garage and bank (high-rise)

Direction: East

Current Base Zoning: “D HE”, “D”, and “D HS”

Current Land Uses: Hotel, Children’s Museum, Kress building, and Vogue building

Direction: South and West

Current Base Zoning: “D RIO-3”, “D HE RIO-3” and “D HS RIO-3”

Current Land Uses: Hotel, restaurant, parking lot, lofts/condos and retail store

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

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

Transportation

Thoroughfare: East Travis Street

Existing Character: Primary Arterial Type A; two lanes in each direction with sidewalks on each side

Proposed Changes: None known

Thoroughfare: Navarro Street

Existing Character: Primary Arterial Type A; two lanes in each direction with sidewalks on each side

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are 2, 5, 8, 30, 34, 36, 42, 51, 67, 82, 88, 90, 202, 282 and 288, which operate along Navarro Street.

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

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

ISSUE:

None.

ALTERNATIVES:

Denial of the request will not allow the additional use of a Human Services Campus on the property.

FISCAL IMPACT:

The applicant has not paid the required fees.

RECOMMENDATION: Denial

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

1. Consistency:

The subject property is located within the Downtown Neighborhood Plan and is currently designated as mixed use in the future land use component of the plan. The requested “D” base zoning district is consistent with this designation, however, the addition of a Human Services Campus is not consistent with surrounding land uses.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to the base zoning district.

3. Suitability as Presently Zoned:

The current “D” base zoning district is appropriate for the subject property’s location.

4. Health, Safety and Welfare:

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

5. Public Policy:

The rezoning request is contrary to the public policy objectives established for providing services to the homeless population in one central location at Haven for Hope.

6. Size of Tract:

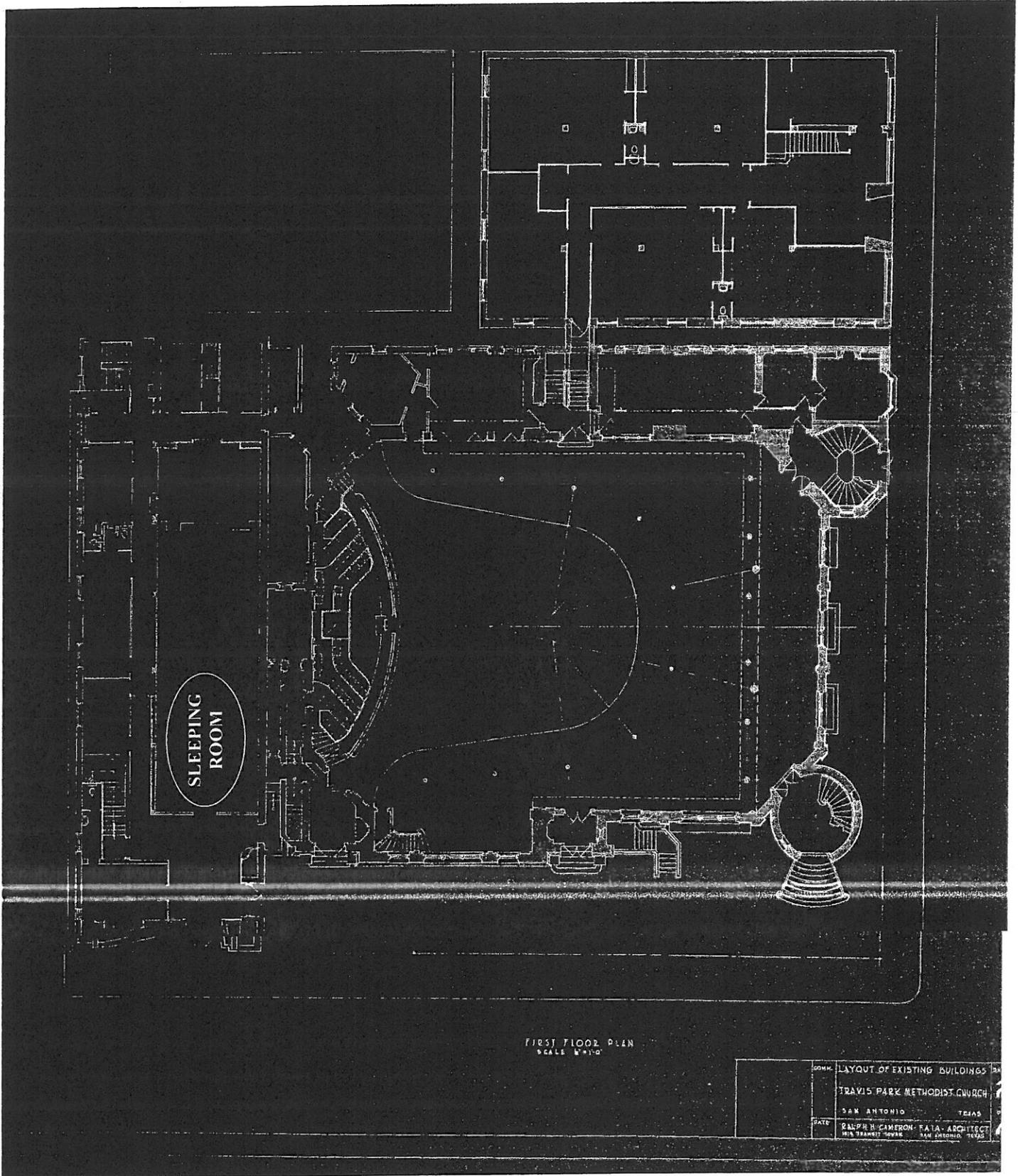
The subject property totals 0.4456 acres in size, which should reasonably accommodate the uses permitted in “D”.

7. Other Factors:

In 2007, City Council moved forward with steps to develop the Haven for Hope Campus to offer services for the homeless population in one centralized campus.

Travis Park United Methodist Church is proposing to provide emergency shelter services for a very specific population of individuals ranging from ages 17 to 24. Unaccompanied individuals under the age of 18 are not allowed on the Haven for Hope Campus. Travis Park United Methodist Church is providing space for an organization, the Thrive Youth Center, to provide shelter services for this group of individuals that cannot stay on the Haven for Hope Campus.

Staff recommends denial to maintain public policy efforts to uphold one centralized location for homeless shelter services, as set by City Council.



.4456 acres
 All buildings: 78,000 sq. ft.
 "Youth Center" building: 40' x 122'; sleeping room: 19' 8" x 35' 10"
 0' setbacks
 Current use: Church, zoned "D"
 Proposed: DS, Human Service Campus
 Scale: .073"=1'

Lots 12, 14, 16

"I, Jim Ewers, Chair of the Board of Trustees of the Travis Park UMC and considered '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."