

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, December 17, 2013
11:00 AM

ZONING COMMISSIONERS

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

1. **11:00 AM – 12:45 PM** - New Commissioner Orientation.
2. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for December 17, 2013.
3. **1:00 P.M.** Board Room– Call to Order.
4. Roll Call.
5. Pledge of Allegiance.
6. Consideration of December 3, 2013 Zoning Commission Minutes.
7. **ZONING CASE NUMBER Z2013074 S ERZD (Council District 8):** A request for a change in zoning from “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 S ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.0689 of an acre out of Lot 4, Block 3, NCB 17843 on a portion of 14440 Huebner Road.
8. **ZONING CASE NUMBER Z2013197 ERZD (Council District 8):** A request for a change in zoning from “C-3 ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “MF-50 ERZD MLOD-1” Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 5.995 acres out of Lot 8, Block 4, NCB 16602 on portions of the 6800 Block of North Loop 1604 West and of 7022 Seco Creek.
9. **ZONING CASE NUMBER Z2013217 ERZD (Council District 9):** A request for a change in zoning from “C-3 ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and “C-3 S ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Business Uses to “MF-33 ERZD MLOD-1” Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 9.654 acres out of Lots 2, 5 and 7, Block 4, NCB 15671 on portions of the 1800 and 1900 Blocks of East Sonterra Boulevard, the 1800 Block of North Loop 1604 East, and the 18400 Block of North US Highway 281.

10. **ZONING CASE NUMBER Z2014029 S ERZD (Council District 9):** A request for a change in zoning from “C-2 ERZD MLOD-1” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-2 S ERZD MLOD-1” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 19, Block 5, NCB 15671; 18918 Ridgewood Parkway.
11. **ZONING CASE NUMBER Z2013130 CD S (Council District 3):** A request for a change in zoning from “R-5” Residential Single-Family District, “RM-4” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “O-2” High-Rise Office District, “C-3R” General Commercial Restrictive Alcohol Sales District, “C-3” General Commercial District, “C-3 S” General Commercial District with a Specific Use Authorization for a Communication Tower and “I-1” General Industrial District to “RE” Residential Estate District, “R-20” Residential Single-Family District, “NP-15” Neighborhood Preservation District, “NP-10” Neighborhood Preservation District, “NP-8” Neighborhood Preservation District, “R-6” Residential Single-Family District, “O-1” Office District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for Plumbing Fixtures – Retail, “C-1 CD” Light Commercial District with a Conditional Use for Motor Vehicle Sales, “C-1 CD” Light Commercial District with a Conditional Use for a Funeral Home or Undertaking Parlor, “C-1 CD” Light Commercial District with a Conditional Use for Limousine Service – Dispatch And Office Use Only No Servicing Of Vehicles Onsite, “C-1 CD” Light Commercial District with a Conditional Use for Self Service Storage, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, “C-2 CD” Commercial District with a Conditional Use for Veterinary Hospital – Large and Small Animal and “C-2 S” Commercial District with a Specific Use Authorization for a Carwash on approximately 341 acres located in the Comanche Community and Lower Southeast Side neighborhoods; generally bound by Roland Avenue and Salado Creek to the west, Rigsby Avenue to the north, South WW White Road to the east, and intersection of Roland Avenue and South WW White Road to the south.
12. **ZONING CASE NUMBER Z2014017 (Council District 4):** A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Parcel 2, Parcel 2C and Tract 2, CB 4286; Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098. Portions of the following: 2100 Block of Bigmouth Hook; 2100 Block of Bigmouth Rod; 2200 Block of Fishing Stone; 10200, 10600, 10700 and 10800 Blocks of Hunters Pond; 10300, 10400, 10500, 10600 and 10700 Blocks of Goose Way; 2200 Block of Fishing Trail; 2200 Block of Catfish Lane; 2000 and 2100 Blocks of Catfish Pond; and 10700 Block of Butterfly Pass.
13. **ZONING CASE NUMBER Z2014019 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District on the south 50 feet of Lot 42, NCB 11304; 1721 Quintana Road.
14. **ZONING CASE NUMBER Z2014041-A CD S (Proposed District 4):** A request for a change in zoning from Unzoned land to be annexed to “RP” Resource Protection District, “C-2 Commercial District, “C-3” General Commercial District, “C-3 CD” General Commercial District with a Conditional Use for a Flea Market – Outdoor, “FR” Farm and Ranch District, “RD” Rural Development District, “UD” Urban Development District, “L” Light Industrial District, “L S” Light Industrial District with a Specific Use Authorization for an Equestrian Center and Riding Trails, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MI-1” Mixed Light Industrial District, “MI-1 S” Mixed Light Industrial District with a Specific Use Authorization for a Fairground, “MI-1 S” Mixed Light Industrial District

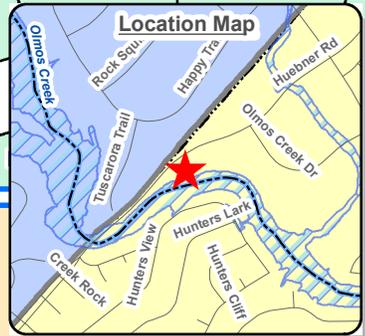
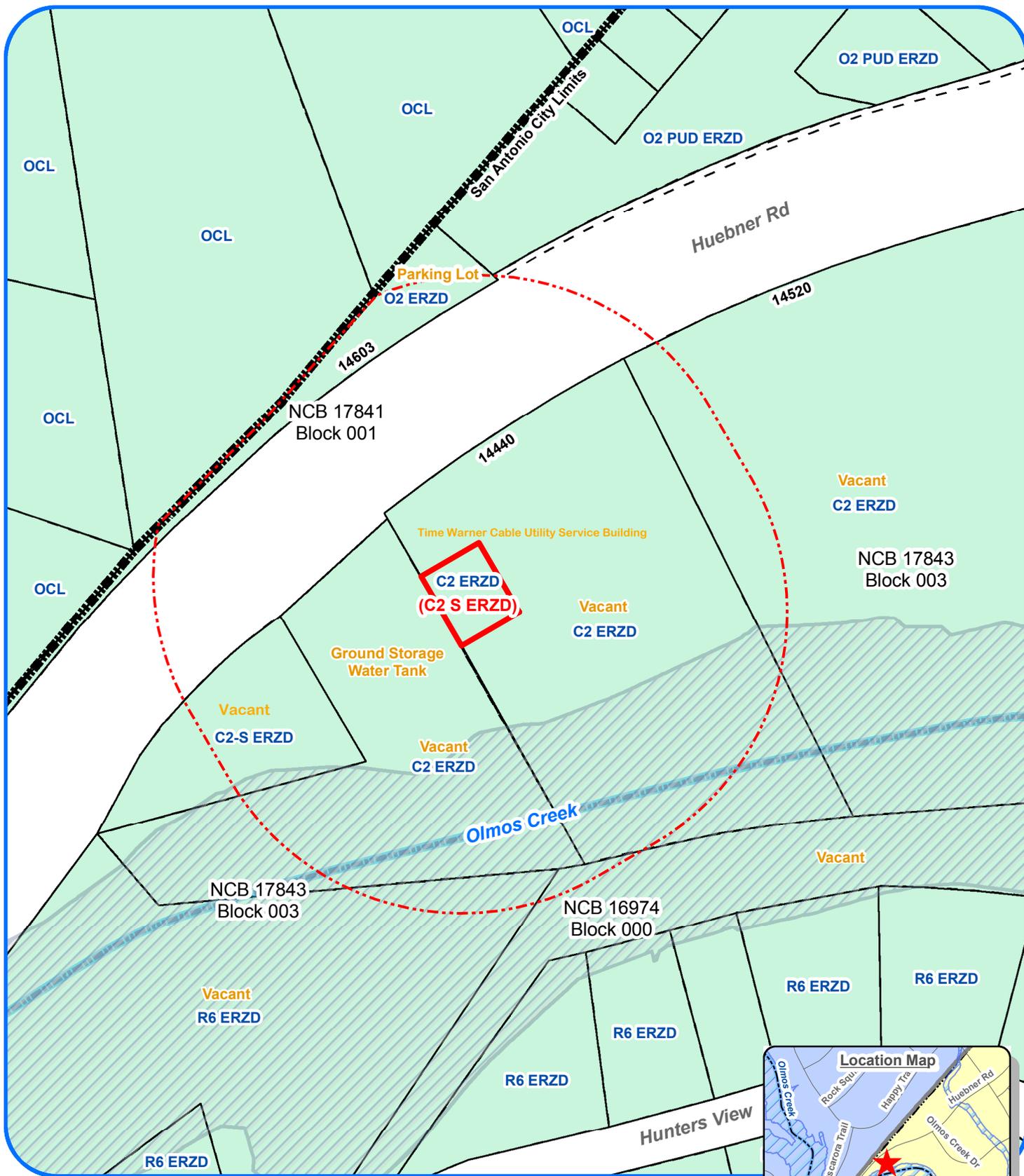
with a Specific Use Authorization for a Fairground and/or Stadium and adding the “AHOD” Airport Hazard Overlay District to all. on 9,872 acres located west and south of Loop 410, south of Old Pearsall Road, east of the Medina River, north of a line 1,320 feet south of the Medina River and west of State Highway 16.

15. **ZONING CASE NUMBER Z2014041-B (Proposed District 3 and 4):** A request for a change in zoning from Unzoned land to be annexed to “RP” Resource Protection District, “L” Light Industrial District, “BP” Business Park District, “FR” Farm and Ranch District, “UD” Urban Development District, “MI-1” Mixed Light Industrial District and adding the “AHOD” Airport Hazard Overlay District to all on 987 acres located along Applewhite Road, south of the Medina river and north of Loop 1604.
16. **ZONING CASE NUMBER Z2014041-C CD S (Proposed District 3):** A request for a change in zoning from Unzoned land to be annexed to “DR” Development Reserve District, “RE” Residential Estate District, “R-20” Residential Single-Family District, “NP-15” Neighborhood Preservation District, “R-6” Residential Single-Family District, “R-6 HS RIO-6” Historic Significant Residential Single-Family River Improvement Overlay-6 District, “R-6 RIO-6” Residential Single-Family River Improvement Overlay-6 District, “MF-25” Low Density Multi-Family District, “C-2” Commercial District, “C-2 RIO-6” Commercial River Improvement Overlay-6 District, “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales, “C-3” General Commercial District, “L” Light Industrial District, “L S” Light Industrial District with a Specific Use Authorization for Building Materials – Wholesale Outside Storage Permitted, “I-1” General Industrial District, “I-2” Heavy Industrial District, “FR” Farm and Ranch District, “FR HS RIO-6” Historic Significant Farm and Ranch River Improvement Overlay-6 District, “RD” Rural Development District, “UD” Urban Development District, “MI-1” Mixed Light Industrial District, “MI-1 CD” Mixed Light Industrial District with a Conditional Use for a Cold Storage Plant, “MPCD” Master Planned Community District, “SGD” Sand and Gravel District, “BP” Business Park District and adding the “AHOD” Airport Hazard Overlay District to all. on 5,058 acres located in the area bound by the San Antonio River and the present city limits to the west, U.S. Highway 181 and the existing city limits south of Loop 410 to the north, Donop Road and Old Corpus Christi Road to the east, and the existing city limits to the south.
17. **ZONING CASE NUMBER Z2014041-D CD S (Proposed District 4):** A request for a change in zoning from Unzoned land to be annexed to “RE” Residential Estate District, “R-20” Residential Single-Family District, “MF-33” Multi-Family District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Landscaping Materials – Sales and Storage, “C-3” General Commercial District, “C-3 CD” General Commercial District with a Conditional Use for Long Term Parking & Storage, “L” Light Industrial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “I-2 S” Heavy Industrial District with a Specific Use Authorization for Chemical – Manufacturing Or Processing, “FR” Farm and Ranch District and “BP” Business Park District on 6,731 acres located in the area bounds by the existing city limits and the San Antonio River to the north, Labus Road and Lamm Road to the east, Priest Road to the south, and the area approximately 1,200 feet west of Campbellton Road to the west.
18. **ZONING CASE NUMBER Z2014042 (Council District 7):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 3.472 acres out of Lot 30, Block 3, NCB 16733 on a portion of the 5900 Block of Danny Kaye.
19. **ZONING CASE NUMBER Z2014043 (Council District 3):** A request for a change in zoning from “MF-18 MC-2 AHOD” Limited Density Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District to “C-2 MC-2 AHOD” Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.5202 of an acre out of Lots 1, 2 and 16, NCB 8614; 4514 and 4518 South Presa Street.

20. **ZONING CASE NUMBER Z2014045 CD (Council District 3):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 24, NCB 10946 save and except that portion conveyed to the State of Texas in Volume 3807, Page 108, Real Property Records, Bexar County, Texas; a portion of 2355 Goliad Road.
21. **ZONING CASE NUMBER Z2014046 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 29.035 acres out of NCB 8786; 4503, 4531 and 4719 South Zarzamora Street.
22. **ZONING CASE NUMBER Z2014048 S (Council District 10):** A request for a change in zoning from “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened From View of Adjacent Property Owners and Public Roadways to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened From View of Adjacent Property Owners and Public Roadways on Lot 21, NCB 11875; 8418 Broadway.
23. **ZONING CASE NUMBER Z2014050 (Council District 6):** A request for a change in zoning from “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District, “C-3 GC-2 MAOZ-1 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone-1 Airport Hazard Overlay District, “I-1 GC-2 AHOD” General Industrial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District, “I-1 GC-2 MAOZ-1 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone-1 Airport Hazard Overlay District to “C-3NA GC-2 AHOD” General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and “C-3NA GC-2 MAOZ-1 AHOD” General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone-1 Airport Hazard Overlay District on 6.022 acres out of NCB 11379 on a portion of the 1200 Block of Old US Highway 90 West.
24. **Director’s Report** – Administrative Items.
25. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
26. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2013-074 S

Council District: 8

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 17843 - BLK 003 - LOT E 195.62 FT OF 4

Legend

- Subject Properties (0.068 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
(04/12/2013 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013074 S ERZD

Hearing Date: December 17, 2013

Property Owner: F.A. McComas, Inc. (by Theresa McComas, Vice President)

Applicant: F.A. McComas, Inc. (by Theresa McComas, Vice President)

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

Location: A portion of 14440 Huebner Road

Legal Description: 0.0689 of an acre out of Lot 4, Block 3, NCB 17843

Total Acreage: 0.0689

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the third public hearing for this case. The case was continued from the April 16, 2013 and May 7, 2013 Zoning Commission public hearing. Subsequently, the applicant postponed the case prior to the May 21, 2013 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 S ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Hunters Creek North Neighborhood Association

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

Applicable Agencies: The San Antonio Water System and The Camp Bullis Military Training Site

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1985 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1986, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The subject property is a small portion of a larger platted lot (Volume 9546, Page 141 of the Bexar County Plat Records).

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "O-2"

Current Land Uses: Parking lot

Direction: West

Current Base Zoning: "C2"

Current Land Uses: Utility service building, vacant

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwellings

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Vacant

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

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.

Transportation

Thoroughfare: Huebner Road

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

Proposed Changes: None known

Public Transit: The nearest VIA line is the 97, which operates along Huebner Road.

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

Parking Information: Minimum Parking Requirement for a Wireless Communication System: 1 per service employee; Maximum Parking Allowance: N/A

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the San Antonio International Airport Vicinity Neighborhood Plan, and is currently designated as Community Commercial which includes a range of uses from low to medium intensity commercial and office uses. The "C-2" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The uses permitted in the "C-2" zoning district are appropriate for the subject property. However, the zoning request will not change the base zoning district but allow for a wireless communication system subject to section 35-385(d) which requires a specific use authorization because the property is located over the Edwards Aquifer Recharge Zone.

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 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.

The request does not appear to conflict with any public policy objective. The request is consistent with the San Antonio International Airport Vicinity Neighborhood Plan.

6. Size of Tract:

The subject property is 0.0689 of an acre in size, which accommodates the proposed development with adequate space for parking (see site plan).

7. Other Factors:

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

SAWS Summary:

The property is classified as a Category 2 property.

No sensitive geologic features were observed on the site.

The impervious cover shall not exceed 15% for the entire site.

SAWS staff recommends approval.

RECEIVED

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SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

LAND DEVELOPMENT
SERVICES DIVISION

To: Zoning Commission Members

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

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

Subject: Zoning Case Z2013074 Skyway Towers

Date: March 18, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 0.0689 acre portion of a larger 1.73 acre tract located within the Olmos Creek Business Park on the city's north side. A change in zoning from **C-2 ERZD AHOD MLOD** to **C-2 S ERZD AHOD MLOD** is being requested by the applicant, Mr. Patrick Christenson. The change in zoning has been requested to allow for a commercial use development, in particular Wireless Communication System (Cell Tower).

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

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, at 12330 Huebner Road. The property lies entirely within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from a C-2 ERZD AHOD MLOD to C-2 S ERZD AHOD MLOD and will allow for the construction of a commercial special use development for a cell tower. Currently the site is covered in native vegetation and not developed.

2. Surrounding Land Uses:

The site is surrounded by vacant land to the south and east, to the west a small Time Warner Utility Service building and appurtenances and to the north an existing office complex across Huebner Road.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Edwards Aquifer and Watershed Protection Division of the San Antonio Water System conducted an evaluation, on February 8, 2013 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Joan B. Falkenberg, P.G., was present during the site evaluation.

The site is covered by thick soil development, mature trees and brush and some outcropping of limestone bedrock. A geologic assessment is required as part of the WPAP process and any features will be noted on that report. No significant or sensitive recharge features were observed on-site. Stormwater falling on this site will drain southerly into Olmos Creek. According to the FEMA Flood Insurance Maps, the site is not located within a 100-year floodplain area.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Edwards Aquifer. This could not be confirmed due to coverage by native soil and vegetation.

The Cyclic and Marine Member of the Person Formation, within the Edwards Group, is characterized by extensive lateral porosity of both fabric and non-fabric makeup. This member is known as a water bearing member of the Edwards Aquifer, and is approximately 80 to 90 feet thick in full section.

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

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. The applicant is proposing an on-site generator for emergency back-up power.

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The applicant agrees not to exceed 15% impervious cover for the entire site.
2. If any backup generator or alternate power supply is installed within the subject site, the applicant or property owner will be required to utilize propane or natural gas as a fuel supply. Under no circumstances may a diesel or gasoline powered backup generator be installed within the subject site.

3. Land uses that require an industrial designation, per the permitted use table shall not be allowed on the project site.
4. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
5. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Edwards Aquifer and Watershed Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Construction Monitoring Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
7. The applicant shall notify the Construction Monitoring Section of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting either above ground or at the surface; the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System at (210) 233-3522.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Edwards Aquifer and Watershed Protection Division:

- A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development, if applicable shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
- A. Prior to the start of the basin construction, the owner will notify the Construction Monitoring Section of the San Antonio Water System at (210) 233-3564 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Construction Monitoring Section at (210) 233-3564 to schedule a site inspection. Additionally, a maintenance plan and schedule should be developed and submitted to Edwards Aquifer and Watershed Protection Division of SAWS.
 - C. If the basin fails to drain properly, the owner will notify the Construction Monitoring Section at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Edwards Aquifer and Watershed Protection Division at 233-3522.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Edwards Aquifer and Watershed Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Zoning Commission Members
Z2013074 Skyway Towers
Page 6

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

APPROVED:

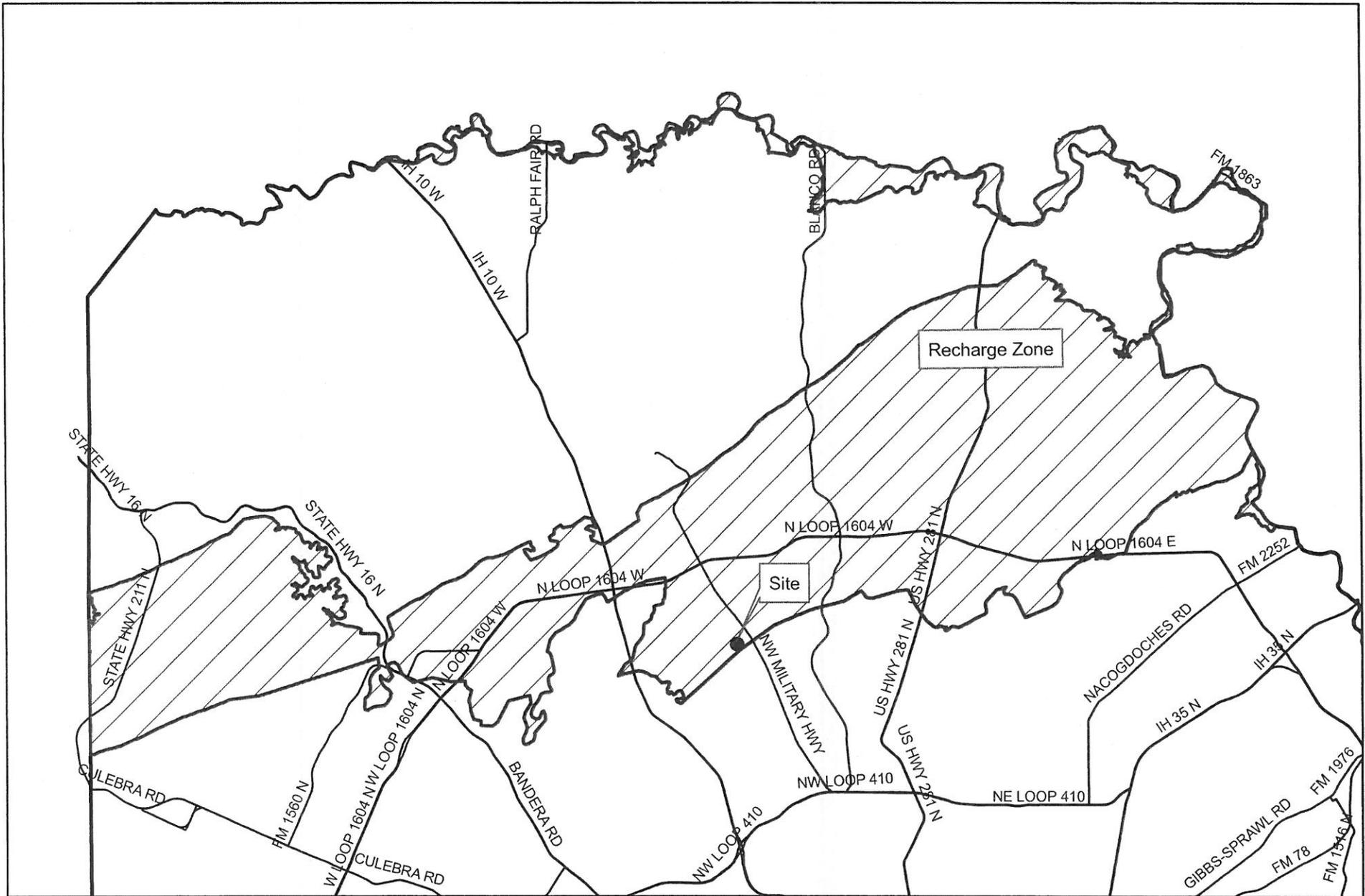


Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division



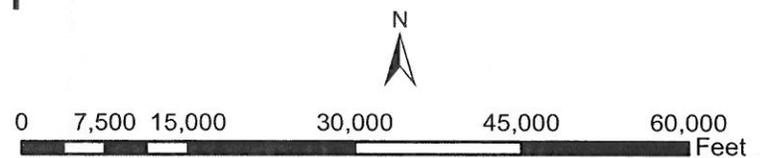
Scott R. Halty, Director
Resource Protection & Compliance Department

SRH:jbf



Zoning Case No.: Z2013074
Zoning Case Name: Skyway Towers
Map Page & Grid: 515 D8
 Map Prepared by Resourcer Protection PZG 03/19/2013

Figure 1

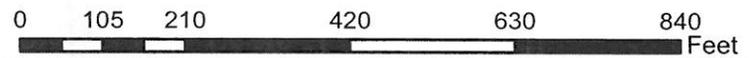


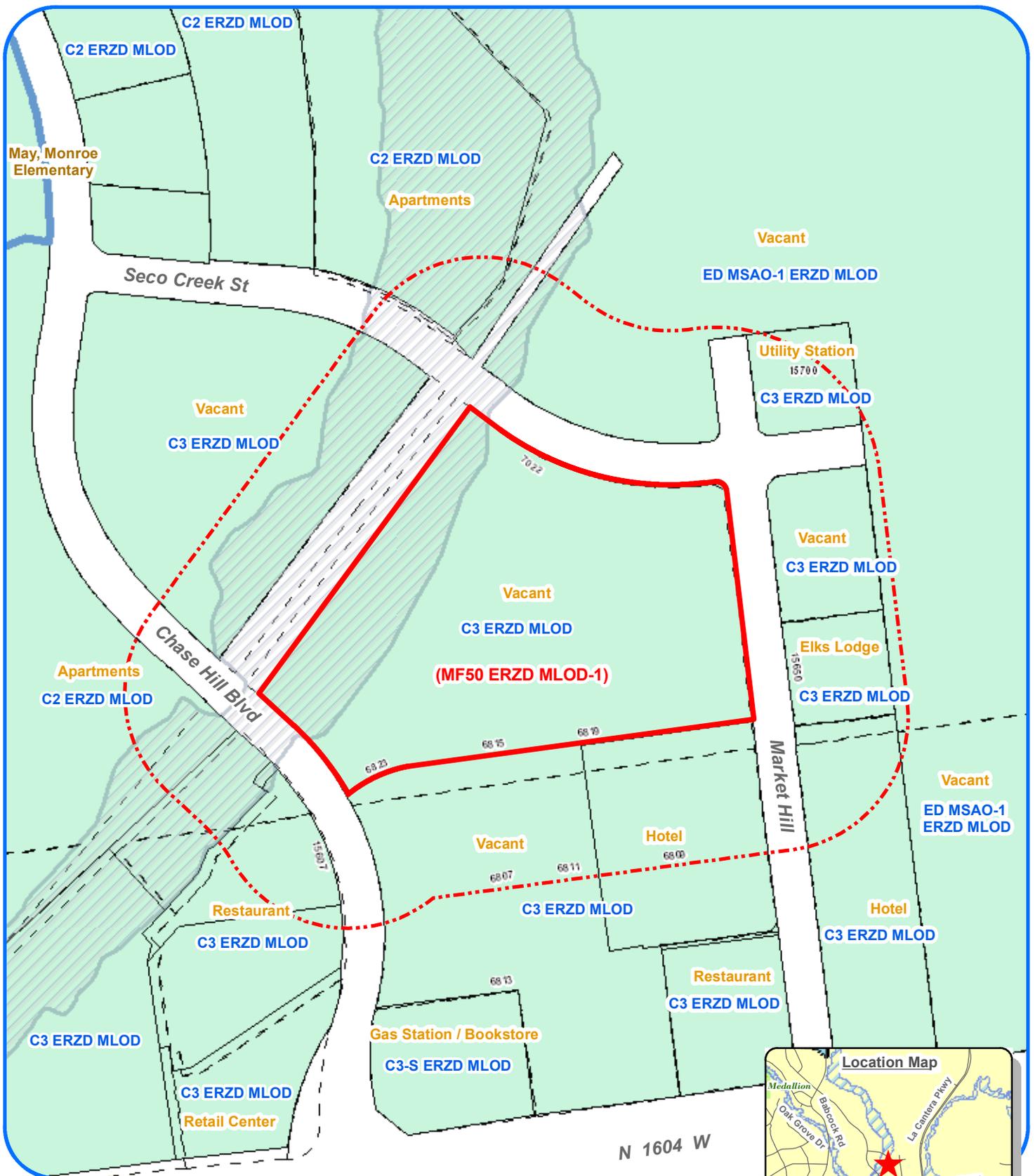


Zoning Case No.: Z2013074
Zoning Case Name: Skyway Towers
Map Page & Grid: 515 D8

Map Prepared by Resourcer Protection PZG 03/19/2013

Figure 2





Zoning Case Notification Plan

Case Z-2013-197

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 16602 - BLOCK 004 - LOT A portion of 8

Legend

- Subject Properties ——— (5.995 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
(11/07/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013197 ERZD

Hearing Date: December 17, 2013

Property Owner: RRH 1604, LP (by Donald J. Reese, Manager, RRH 1604 GP, LLC, General Partner)

Applicant: RRH 1604, LP (by Donald J. Reese, Manager, RRH 1604 GP, LLC, General Partner)

Representative: Golden Steves Cohen & Gordon, LLP (c/o Trey Jacobson)

Location: Portions of the 6800 Block of North Loop 1604 West and of 7022 Seco Creek

Legal Description: 5.995 acres out of Lot 8, Block 4, NCB 16602

Total Acreage: 5.995

City Council District: 8

Case Manager: Osniel Leon, Planner

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

Proposed Zoning Change

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

Requested Zoning: "MF-50 ERZD MLOD-1" Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan (41)

Applicable Agencies: The San Antonio Water System and the Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in 1971 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1972 City-initiated large-area case, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3” General Commercial District. The property is platted in its current configuration (Volume 9575, page 217 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

Topography: The property slopes slightly to the northeast, where Maverick Creek and its floodplain flow through the property.

Adjacent Zoning and Land Uses

Direction: North and West

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

Current Land Uses: Undeveloped land and apartments

Direction: Southwest, South, East and Northeast

Current Base Zoning: “C-3”

Current Land Uses: Restaurants, retail center, gas station, bookstore, undeveloped land, hotels, ledge/private club and a utility station

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.

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

Transportation

Thoroughfare: Market Hill, Seco Creek and Chase Hill Boulevard

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 660, which operates along Chase Hill Boulevard, with a stop west of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the zoning commission.

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

Multi-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 spaces per unit

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan, and is identified as Mixed Use Center in the Future Land Use component of the plan. The “MF-50” base zoning district is consistent with the adopted land use designation. The North Sector Plan encourages high-density residential uses in areas with access to major thoroughfares to ensure proper traffic circulation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested base zoning district to be appropriate for the subject site. The surrounding properties are mostly developed with multi-family dwellings and commercial structures as well as undeveloped land zoned for commercial uses.

3. Suitability as Presently Zoned:

The existing “C-3” zoning district is not consistent with the adopted land use plan; however, it is consistent with other zoning in the area.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare in relation to this zoning change request, provided the SAWS recommendations are adhered to.

5. Public Policy:

The subject property is located within the boundaries of the 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.

The request does not appear to conflict with any public policy objective. The request is consistent with the future land use component of the North Sector Plan, which is a component of the City’s Master Plan.

6. Size of Tract:

The subject property is 5.995 acres in size, which should be able to accommodate the proposed multi-family development with adequate space for parking. Should the rezoning request be approved, the subject property size would allow a maximum of 299 dwelling units. The rezoning application states 255 proposed units.

7. Other Factors:

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

SAWS Summary:

The property is classified as a Category 1 property.

No sensitive geologic features were observed on the site.

The impervious cover shall not exceed 50% for the entire site.

SAWS staff recommends approval.

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED

2013 NOV 15 AM 9:24

To: Zoning Commission Members

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

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

Subject: Zoning Case Z2013197 MF Student Housing

Date: November 11, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 5.99 acres and located along Chase Hill Boulevard and Market Hill Drive, north of Loop 1604 on the city's northwest side. A change in zoning from **C-3 ERZD AHOD** to **MF-50 ERZD AHOD** is being requested by the applicant, Mr. Trey Jacobson. The change in zoning has been requested to allow for a multi-family use development as Student Housing. 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, just west of the intersection of Chase Hill Boulevard and Market Hill Drive. The property lies entirely within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **C-3 ERZD AHOD** to **MF-50 ERZD AHOD** to allow for the construction of a multi-family development for student housing. Currently the site is undeveloped and has an old existing drive way.

2. Surrounding Land Uses:

The site is surrounded by vacant land to the north and west, commercial development to the south and multi-family/commercial development to the east.

3. Water Pollution Abatement Plan:

The Promenade Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on August 8, 2007. The Plan submittal covered 11.572 acres whose design was for commercial development. A modification to this plan will be required to be submitted to TCEQ for approval. According to the geologic assessment in the WPAP, there were no sensitive geologic features located on the subject tract.

4. Geologic Conditions:

The Edwards Aquifer and Watershed Protection Division of the San Antonio Water System conducted an evaluation, on September 9, 2013 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Joan B. Falkenberg, P.G., was present during the site evaluation.

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

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the majority of the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer.

The Dolomitic Member of the Kainer Formation consists of mudstone to grainstone and crystalline limestone. It is generally 110 to 130 feet thick in full section. This could not be confirmed due to existing native soil, brush, mature trees, vegetation and existing pavement.

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

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. The property lies adjacent to an unnamed tributary to Leon Creek, along the western portion, where recharge may occur.

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The applicant agrees not to exceed 50% impervious cover for the entire site.
2. A floodplain buffer shall be provided along the portions of the property that bound the creeks and drainage areas as required in Ordinance No. 81491, Section 34-913.
3. The applicant agrees to abide by the water quality best management practices maintenance obligations set forth in the Water Pollution Abatement Plan.
4. Engineering drawings shall illustrate the conveyance of stormwater runoff to the proposed Best Management Practice and shall be provided to SAWS.
5. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.

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

General Recommendations

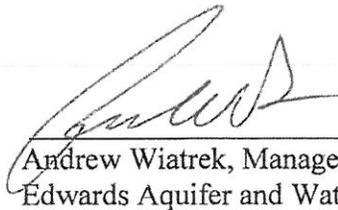
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Edwards Aquifer and Watershed Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development, if applicable shall be consistent with the labeling of those materials. Failure to

comply with the label warnings may constitute a violation of Federal law.

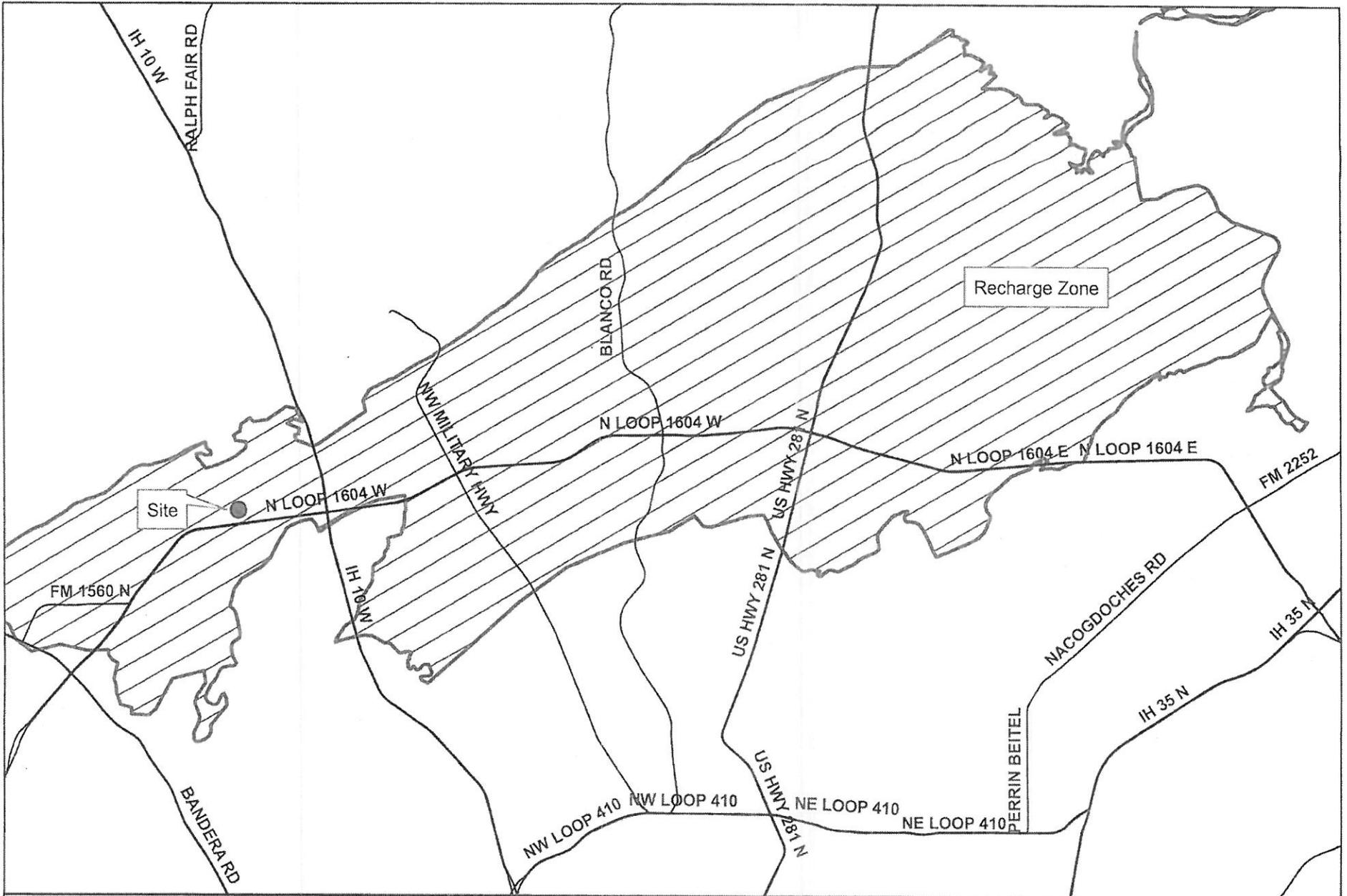
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Construction Monitoring Section of the San Antonio Water System at (210) 233-3564 to schedule a site inspection.
 - B. After basin construction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

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

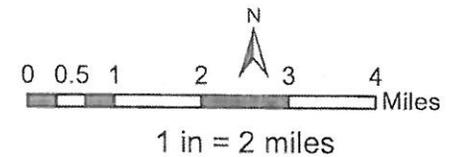
APPROVED:


Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division


Scott R. Halty, Director
Resource Protection & Compliance Department
SRH:jbf



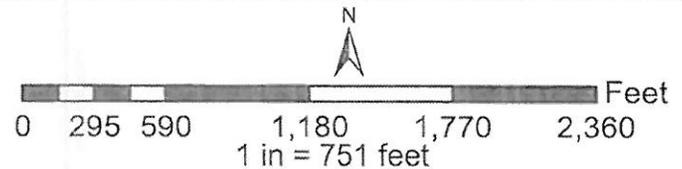
Zoning Case No.: Z2013197 Figure 1
 Zoning Case Name: MF Student Housing
 Map Grid: 513 F5 & 514 A5
 Map Prepared by Aquifer Protection & Evaluation 9/11/13 JBF

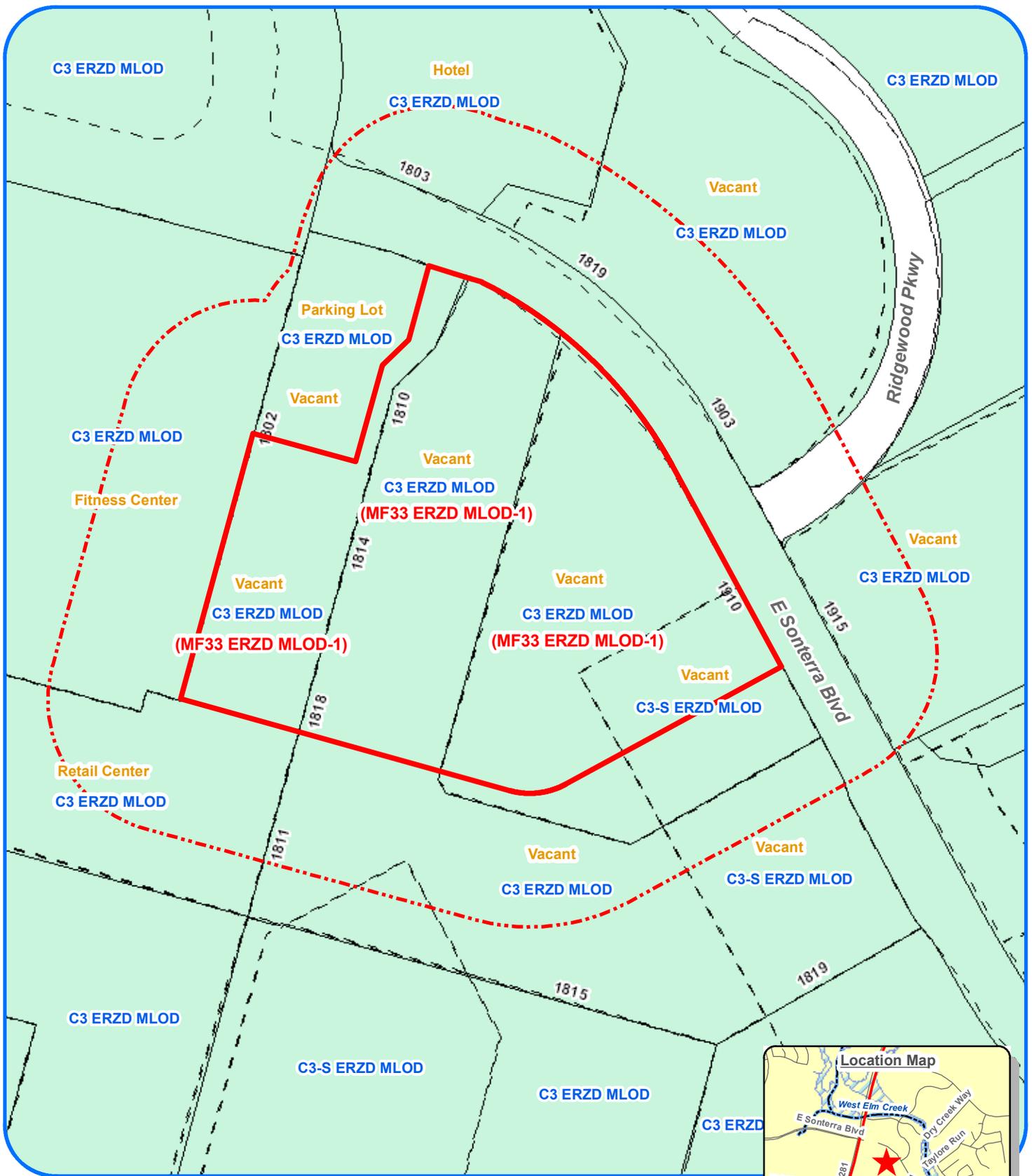




Zoning Case No.: Z2013197 Figure 2
Zoning Case Name: MF Student Housing
Map Grid: 513 F5 & 514 A5

Map Prepared by Aquifer Protection & Evaluation 9/11/13 JBF





Zoning Case Notification Plan

Case Z-2013-217

Council District: 9

School District: North East I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 15671 - BLOCK 004 - LOT A Portion of Lot 2, Lot 5 and Lot 7

Legend

- Subject Properties ——— (9.654 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
(11/08/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013217 ERZD

Hearing Date: December 17, 2013

Property Owner: Santikos Legacy, Ltd. (by John L. Santikos, Director, Santikos Income Property, LLC, General Partner)

Applicant: Embrey Partners, Ltd. (by John Kirk, Vice President, EPL-GP, LLC, General Partner)

Representative: Kaufman & Killen, Inc.

Location: Portions of the 1800 and 1900 Blocks of East Sonterra Boulevard, the 1800 Block of North Loop 1604 East, and the 18400 Block of North US Highway 281

Legal Description: 9.654 acres out of Lots 2, 5 and 7, Block 4, NCB 15671

Total Acreage: 9.654

City Council District: 9

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "C-3 ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and "C-3 S ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Business Uses

Requested Zoning: "MF-33 ERZD MLOD-1" Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan (41)

Applicable Agencies: The San Antonio Water System and The Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in December of 1984 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1985 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The 9.654-acre site consists of portions of three platted lots, but is not platted in its current configuration (Volume 9564, Pages 150-155 of the Bexar County Plat Records). The property is currently undeveloped.

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

Adjacent Zoning and Land Uses

Direction: All

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

Current Land Uses: Retail Center, Fitness Center, Parking, Hotel and Vacant Land

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.

Transportation

Thoroughfare: East Sonterra Boulevard

Existing Character: Secondary Arterial Type A 120'; two lanes in each direction without sidewalks

Proposed Changes: None known

Public Transit: There are no public transit lines that serve the subject property. The nearest VIA line is the 648, which operates along East Sonterra Boulevard west of North US Highway 281.

Traffic Impact: A traffic impact analysis is required but may be deferred until the platting or permitting stage of development. A traffic engineer with knowledge of the project must be present at the Zoning Commission

Parking Information: Off-street vehicle parking requirements for multi-family dwellings are a minimum of 1.5 spaces per dwelling unit and a maximum of 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. Regional Center includes a range of use classifications from high density dwellings to intense commercial uses. The “MF-33” Multi-Family District is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands. Surrounding properties carry intense commercial zoning.

3. Suitability as Presently Zoned:

Both the current “C-3” and proposed “MF-33” are appropriate for the 9.654-acre site. Given the location of the subject property near both the Loop 1604 and Highway 281 corridors, and the prevalence of commercial zoning and land uses in the immediate vicinity, the proposed land use may be considered consistent and compatible with the development patterns of this area.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare in relation to this zoning change request, provided the SAWS recommendations are adhered to.

5. Public Policy:

The subject property is located within the boundaries of the 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.

The request does not appear to conflict with any public policy objective. The request is consistent with the future land use component of the North Sector Plan, which is a component of the City’s Master Plan.

6. Size of Tract:

The subject property is 9.654 acres in size, which should be able to accommodate the proposed multi-family development with adequate space for parking. Should the rezoning request be approved, the subject property size would allow a maximum of 318 dwelling units. The rezoning application does not indicate the number of proposed dwelling units.

7. Other Factors:

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

SAWS Summary:

The property is classified as a Category 1 property.

No sensitive geologic features were observed on the site.

The impervious cover shall not exceed 50% for the entire site.

SAWS staff recommends approval.

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

DEVELOPMENT SERVICES
RECEIVED

2013 NOV 22 PM 1:03

To: Zoning Commission Members

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

Copies To: Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division, Michael Barr, Supervisor, File

Subject: Zoning Case Z2013217 (Santikos Legacy 9.654 Acres)

Date: November 21, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 9.654-acre tract located on the city's north side. A change in zoning from **C-3 ERZD** to **MF-33 ERZD PUD** is being requested by the applicant, Embrey Partners. The change in zoning has been requested to allow for construction of a multi-family residential development. The subject site is currently a Category 1 property. It should be noted that the property lies within 2500 feet of Highway to Highway node.

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

LOCATION

The subject property is located in City Council District 9, southeast of the intersection of Ridgewood Parkway and East Sonterra Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-3 ERZD to MF-33 ERZD and will allow for the construction of a multi-family residential development. Currently the site is an undeveloped Category 1 property.

2. Surrounding Land Uses:

Commercial retail properties lie to the east and west, East Sonterra with undeveloped property beyond lies to the north and northeast, and undeveloped property with Loop 1604 beyond lies to the south

3. Water Pollution Abatement Plan:

The Water Pollution Abatement Plan (WPAP) for The Palladium (TCEQ File No. 1492.01) was approved by the Texas Commission on Environmental Quality (TCEQ) on November 12, 2002, however according to TCEQ a WPAP modification will have to be submitted to and approved by TCEQ due to a change in land use. According to the geologic assessment in the WPAP, there are no sensitive geologic features located on the site.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on September 23, 2013, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as an assemblage of parcels, currently undeveloped, approximately 9.654 acres in area. The site was observed to be bounded on the north and northeast by East Sonterra with undeveloped property beyond; on the south by an undeveloped lot with Loop 1604 beyond; and on the east and west by commercial retail properties. Two ephemeral drainages were noted along the northern and southern borders of the site, respectively. Imported fill material was noted throughout the subject site. None of these features were considered to be sensitive.

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

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

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation throughout the majority of the site, and the Regional Dense Member of the Edwards Aquifer in the northernmost tip of 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.

The Regional Dense Member is characterized as the vertical confining unit between the Kainer Formation and Person Formation, with very low permeability. The fully section thickness of this member is approximately 20 to 24 feet thick.

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

ENVIRONMENTAL CONCERNS

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

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site.
2. Land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.

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

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS 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 Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
- A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of basin construction, the owner will notify San Antonio Water System at (210) 233-3537 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3537 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to San Antonio Water System, Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3537 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 SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:

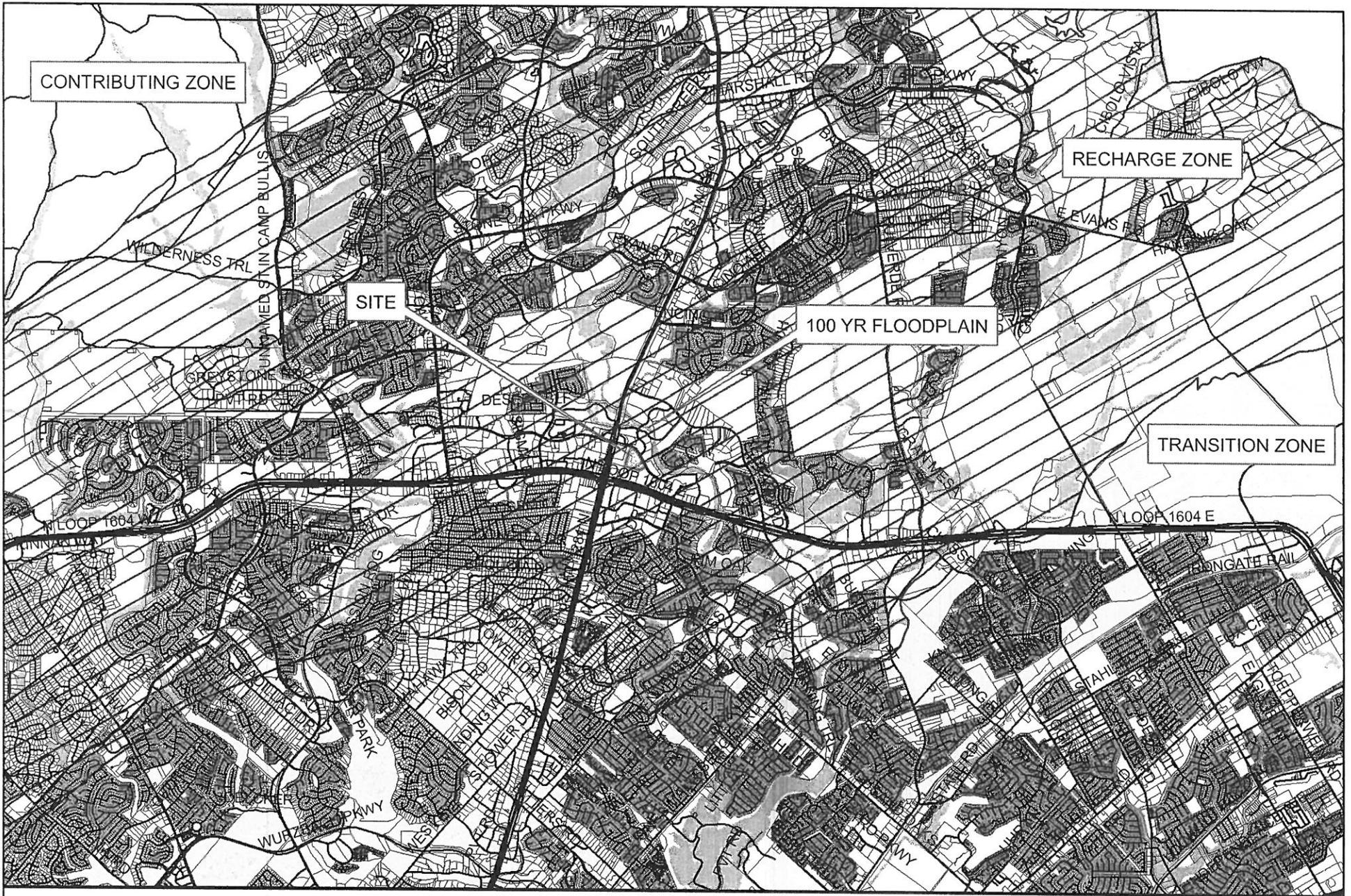


Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty, Director
Resource Protection and Compliance Department

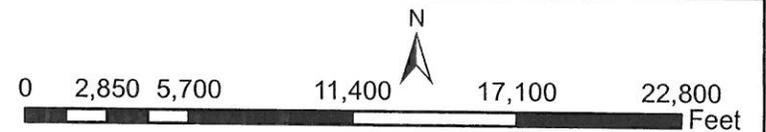
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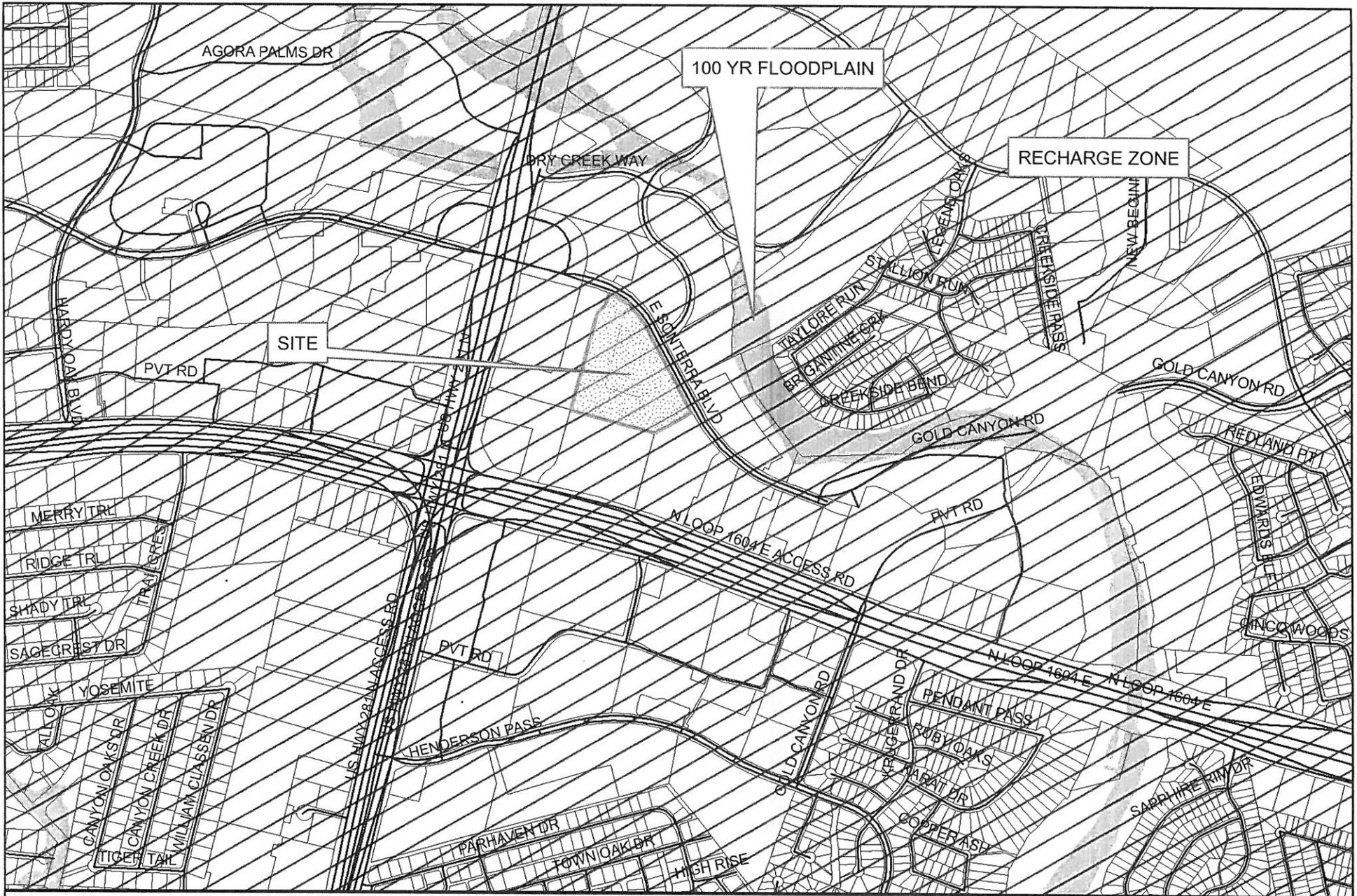


ZONING: SANTILOS 9.654 ACRES

FILE NO: Z2013217

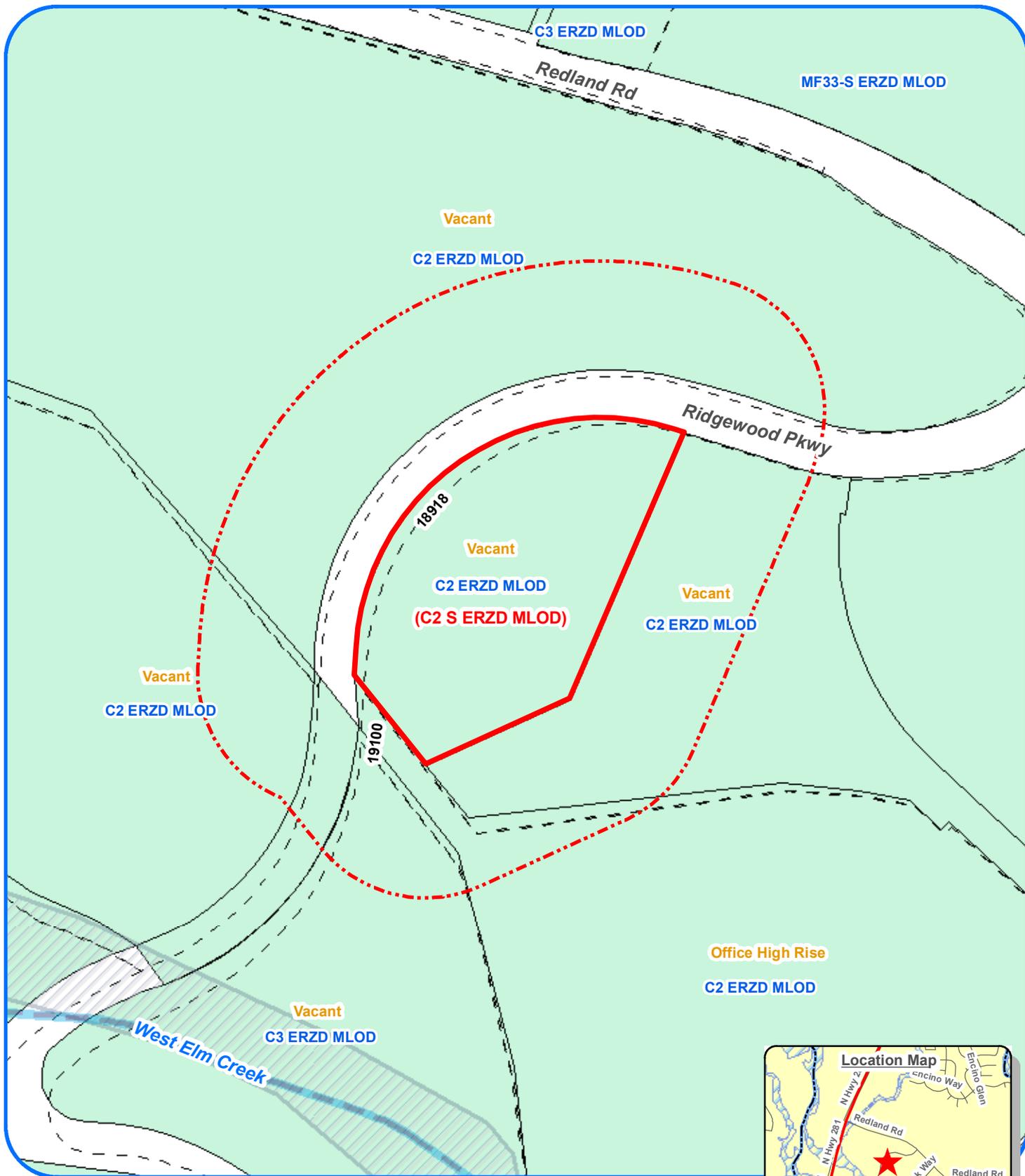
FIGURE 1





ZONING FILE: SANTIKOS LEGACY 9.654 ACRES
FILE NO: Z2013217





Zoning Case Notification Plan

Case Z-2014-029

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 15671 - BLOCK 005 - LOT 019

Legend	
Subject Properties	(3.548 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
 (11/20/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014029 S ERZD

Hearing Date: December 17, 2013

Property Owner: RW Land Company (by Charles Parrish, Executive Vice President)

Applicant: Guggenheim Retail Real Estate Partners, Inc. (by Kurt Overmyer, Director of Development)

Representative: Brown & Ortiz, P.C. (Daniel Ortiz)

Location: 18918 Ridgewood Parkway

Legal Description: Lot 19, Block 5, NCB 15671

Total Acreage: 3.548

City Council District: 9

Case Manager: Osniel Leon, Planner

Case History: This is the first public hearing for this zoning case. The case is being expedited to City Council for consideration on December 19, 2013.

Proposed Zoning Change

Current Zoning: "C-2 ERZD MLOD-1" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-2 S ERZD MLOD-1" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan (41)

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property was annexed in 1985 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 2000 City-initiated large-area 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” General Commercial District. The property is platted and currently undeveloped.

Topography: The subject property slopes to the south, toward Mud Creek, but is not located within a flood plain.

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “C-2”

Current Land Uses: Undeveloped land, offices

Direction: Southeast

Current Base Zoning: “C-3”

Current Land Uses: Undeveloped land

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.

Transportation

Thoroughfare: Ridgewood Parkway

Existing Character: Local Street; one lane in each direction with a center turn lane and one sidewalk

Proposed Changes: None known

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

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

Parking Information: The UDC does not list parking requirements specifically for reception halls. The closest listing similar to a reception hall would either be Dance Hall (Minimum: 1 per 2 seats; Maximum: 1 per 1.5 seats) or Clubhouse – Private including Lodges and Meeting Halls (Minimum: 1 per 3 persons; Maximum: N/A).

The requisite Specific Use Authorization site plan shows a 10,300 square foot structure with 112 parking spaces.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan, and is identified as Regional Center in the Future Land Use component of the plan. The “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current “C-2” district that is consistent with the North Sector Plan. The subject property is surrounded by commercial zoning. Although many of the surrounding properties are undeveloped, the proposed reception hall/meeting facility will compliment the near-by large office complex and the existing pattern of development along US Highway 281, Redland Road and Loop 1604.

3. Suitability as Presently Zoned:

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

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare in relation to this zoning change request, provided the SAWS recommendations are adhered to.

5. Public Policy:

The subject property is located within the boundaries of the 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.

The request does not appear to conflict with any public policy objective. The request is consistent with the future land use component of the North Sector Plan, which is a component of the City’s Master Plan.

6. Size of Tract:

The subject property is 3.548 acres in size, which should be able to accommodate the proposed commercial development with adequate space for parking.

7. Other Factors:

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

SAWS Summary:

The property is classified as a Category 1 property.

No sensitive geologic features were observed on the site.

The impervious cover shall not exceed 65% for the entire site.

SAWS staff recommends approval.

Z2014029

DEVELOPMENT SERVICES
RECEIVED

2013 NOV 22 PM 1:03

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

To: Zoning Commission Members

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

Copies To: Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division, Michael Barr, Supervisor, File

Subject: Zoning Case Z2014029 (Noah's Reception Hall)

Date: November 21, 2013

SUMMARY

A request for a change in zoning has been made for an approximate 3.548-acre tract located on the city's north side. A change in zoning from **C-2 ERZD MLOD** to **C-2S ERZD MLOD** is being requested by the applicant, Guggenheim Real Estate Partners. The change in zoning has been requested to allow for construction of a commercial development. The subject site is currently a Category 1 property.

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

LOCATION

The subject property is located in City Council District 9, southwest of the intersection of Redland Road and Ridgewood Parkway. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **C-2 ERZD MLOD** to **C-2S ERZD MLOD** and will allow for the construction of a commercial development. Currently the site is an undeveloped Category 1 property.

2. Surrounding Land Uses:

Ridgewood Parkway and undeveloped property lies to the north and west, undeveloped property with a commercial office building lies to the south, and undeveloped property lies to the east.

1. Water Pollution Abatement Plan:

SAWS staff conducted a site visit to review the Water Pollution Abatement Plan (WPAP) and submitted comments to the TCEQ on November 11th 2013. SAWS approves the submitted WPAP with comments provided to TCEQ. Final approval of the WPAP by the TCEQ is still pending.

2. Geologic Conditions:

The Edwards Aquifer and Watershed Protection of the San Antonio Water System conducted a site evaluation on November 7, 2013, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a single parcel, currently undeveloped, approximately 3.548 acres in area. The site was observed to be bounded on the north and northwest by Ridgewood Parkway with undeveloped property beyond; on the south by undeveloped lot with a commercial office building beyond; and on the east by undeveloped properties. The subject site was observed to be covered in moderate to sparse native vegetation.

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

The site appeared to slope slightly to the south and southeast. Stormwater occurring on the subject site would drain to the south and southeast toward an unnamed tributary to Mudd 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 majority of the site, and the Regional Dense Member of the Edwards Aquifer in the southernmost tip of 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.

The Regional Dense Member is characterized as the vertical confining unit between the Kainer Formation and Person Formation, with very low permeability. The fully section thickness of this member is approximately 20 to 24 feet thick.

The subject site was observed to be undeveloped. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site. Additionally, a site specific Geologic Assessment was reviewed for the subject site and no natural or manmade geologic features were identified.

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 65% on the site.
2. A new type of BMP is being proposed for the subject site. This BMP will require review and approval by SAWS staff prior to release of any building permits and installation.
3. Land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.

4. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and ensure it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to 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.D.A, shall be used.
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3537 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the SAWS at (210) 233-3537.
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3537.

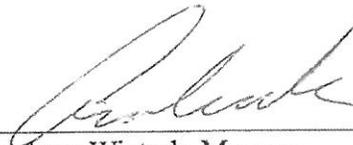
General Recommendations

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

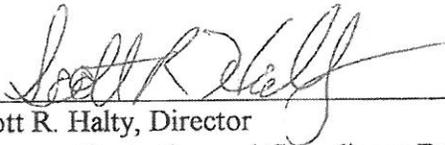
- C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
- A. No underground BMPs will be allowed unless approved by SAWS.
 - B. Prior to the start of basin construction, the owner will notify San Antonio Water System at (210) 233-3537 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3537 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule to be developed and submitted to San Antonio Water System, Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3537 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 SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:



Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division

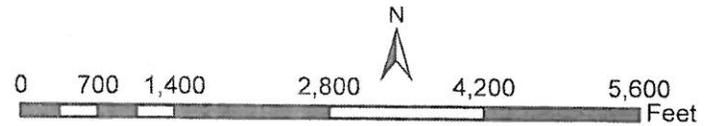


Scott R. Halty, Director
Resource Protection and Compliance Department

SRH:bvk



ZONING: NOAH'S RECEPTION HALL 3.548 ACRES
FILE NO: Z2014029 **FIGURE 2**



72014029

NOTES:

- EXISTING ZONING C-2 ERZD MLOD PROPOSED ZONING C-2 S ERZD MLOD CURRENT/PROPOSED USE - RECEPTION HALL/CONFERENCE FACILITY
- LOT 19, BLOCK 5, NCB 15671 RIDGEWOOD PARK EAST VOLUME 9640, PAGES 173-179, D.P.R.
- THE SITE IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THE SITE WILL HAVE A MAXIMUM OF 65% IMPERVIOUS COVER.
- THERE ARE NO BUILDING SETBACKS REQUIRED.
- DRIVE ISLES ARE 25' MINIMUM.

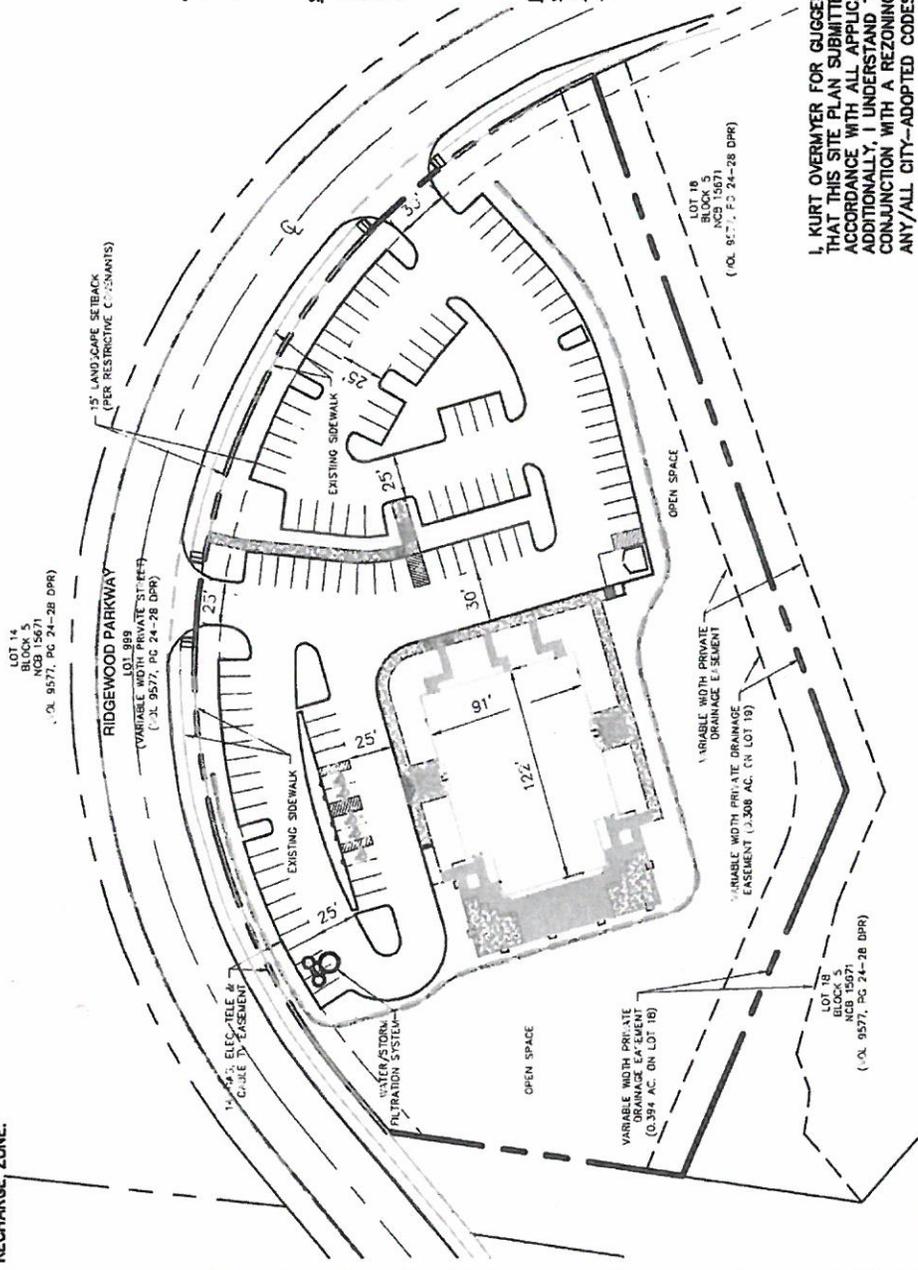


SITE SUMMARY

- PROJECT ACREAGE 3.584 ACRES
- APPROXIMATE OPEN SPACE 1.25 ACRES
- APPROXIMATE IMPERVIOUS COVER 2.33 ACRES (65%)
- BUILDING SQUARE FOOTAGE 10,300 SF

PARKING SUMMARY

- STANDARD 9'x18" 107
- ACCESSIBLE 8'x18" 5
- TOTAL PROPOSED PARKING 112



I, KURT OVERMYER FOR GUGGENHEIM RETAIL REAL ESTATE PARTNERS, INC., 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.

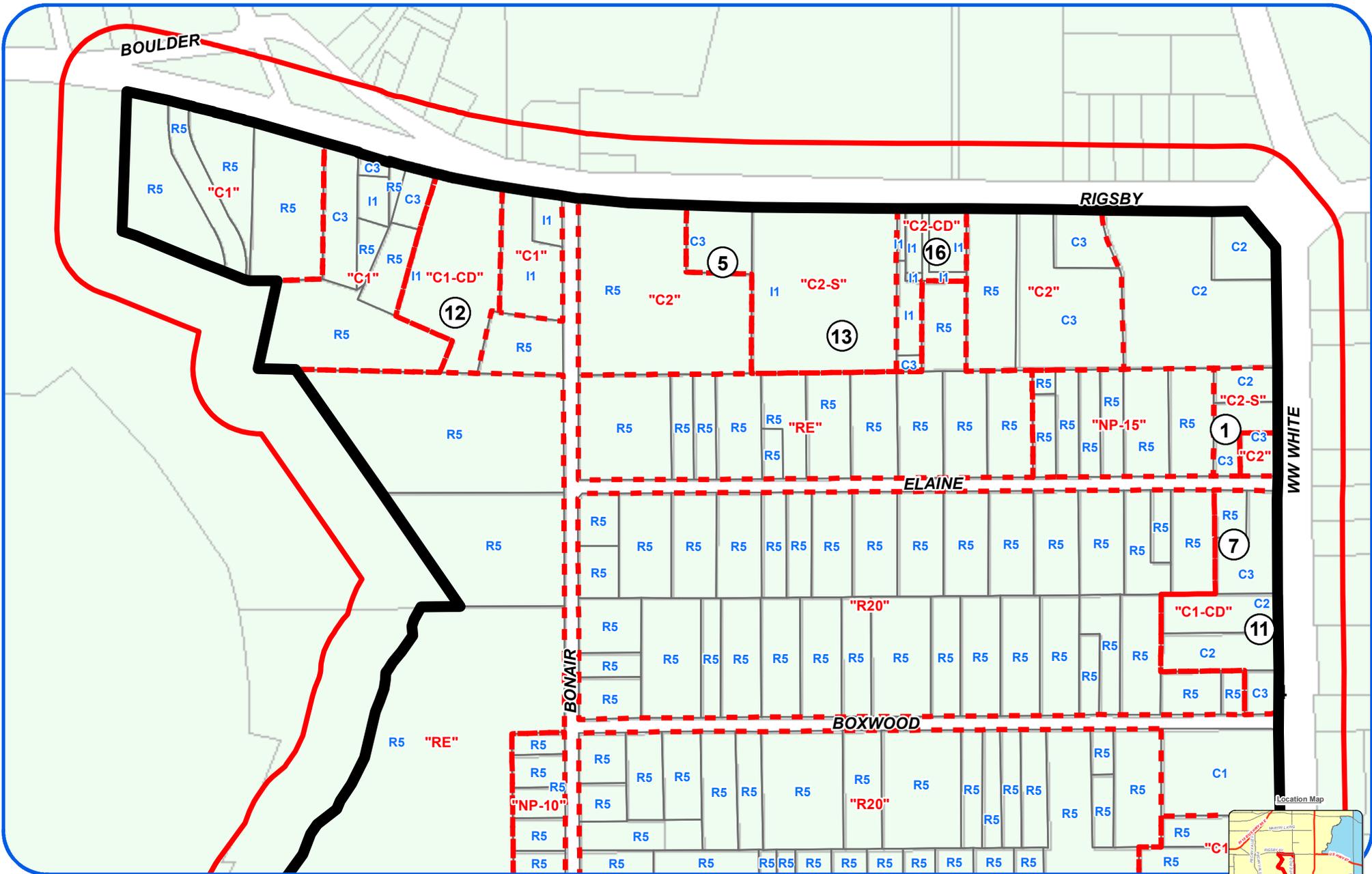


505 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAC: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E.M. REGISTRATION # 470

**NOAH'S AT RIDGEWOOD
CONFERENCE CENTER
SITE PLAN (FOR ZONING PURPOSES)**

JOB NO. 6-535-80
DATE OCTOBER 2013
CHECKED BY AR
SHEET 1 OF 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT HAS BEEN TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN MODIFIED WITHOUT NOTICE. FILED: Oct 30 2013 2:42pm User: k1024-Zoning Exhibit.dwg



Zoning Study Area

Case Z-2013-130 (Sheet 1 of 4)

**Eastern Triangle - Bounded by:
Rigsby (on North), WW White (on East), Roland Ave (on West),
intersection of Roland and WW White (on South)**

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Legend

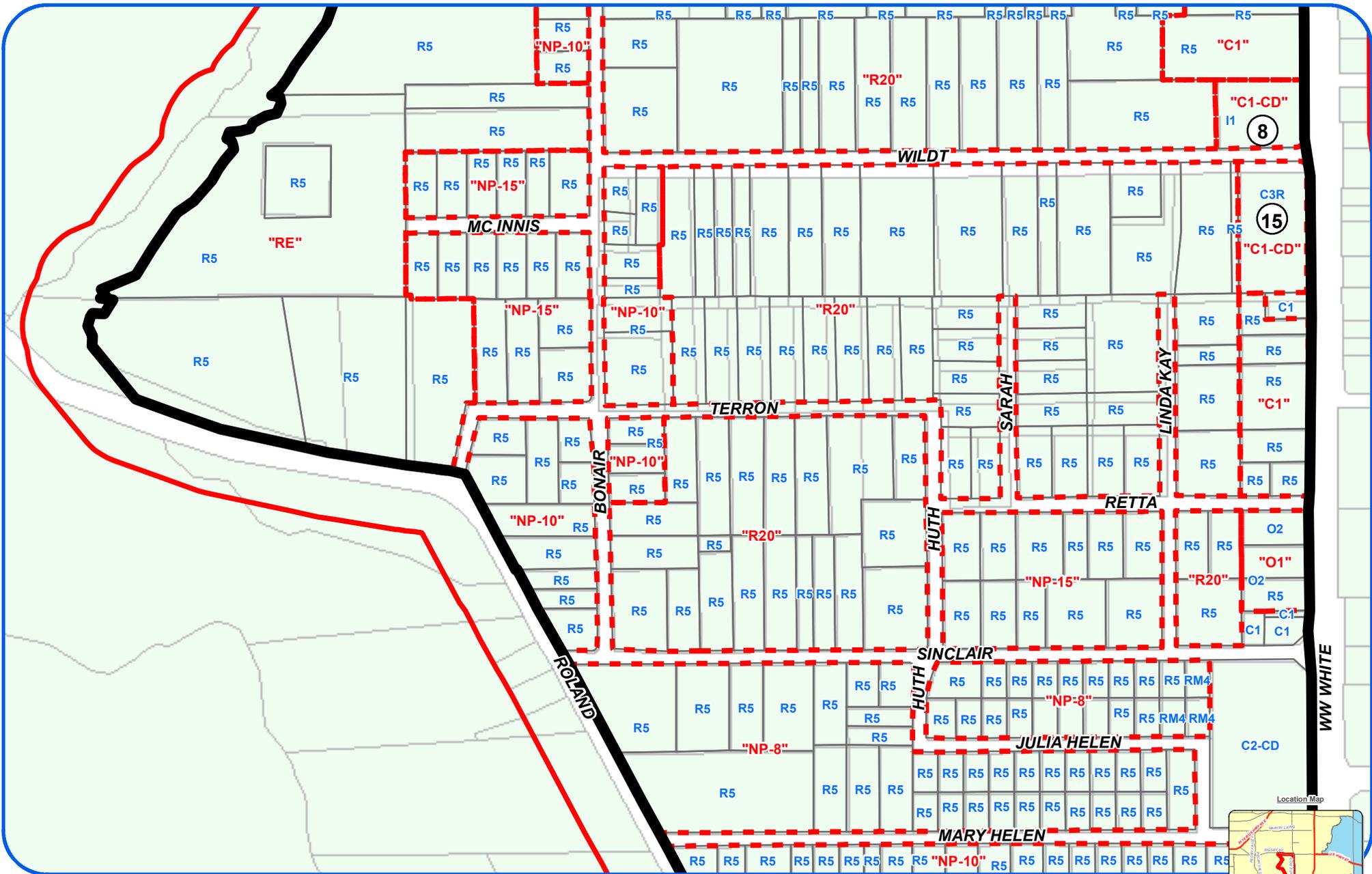
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- Study Area Boundary
- Current Zoning (Text)
- Proposed Zoning Area
- Proposed Zoning Change
- Scale: 1" approx. = 400'
- Council District 3

Conditional Use Key

- #1 "C-2 S" Commercial District with a Specific Use Authorization for a Bar/Tavern Without Cover Charge 3 or More Days Per Week
- #5 "C-2 S" Commercial District with a Specific Use Authorization for a Carwash
- #7 "C-1 CD" Light Commercial District with a Conditional Use for a Funeral Home or Undertaking Parlor,
- #11 "C-1 CD" Light Commercial District with a Conditional Use for a Limousine Service – Dispatch and Office Use Only No Servicing of Vehicles Onsite
- #12 "C-1 CD" Light Commercial District with a Conditional Use for Motor Vehicle Sales
- #16 "C-2 CD" Commercial District with a Conditional Use for Veterinary Hospital - Large And Small Animal



City of San Antonio
Development Services Dept
(04/09/2013)



Zoning Study Area

Case Z-2013-130 (Sheet 2 of 4)

**Eastern Triangle - Bounded by:
Rigsby (on North), WW White (on East), Roland Ave (on West),
intersection of Roland and WW White (on South)**

W:\EasternTriangle\EasternTriangle 8.5x11.mxd



Legend

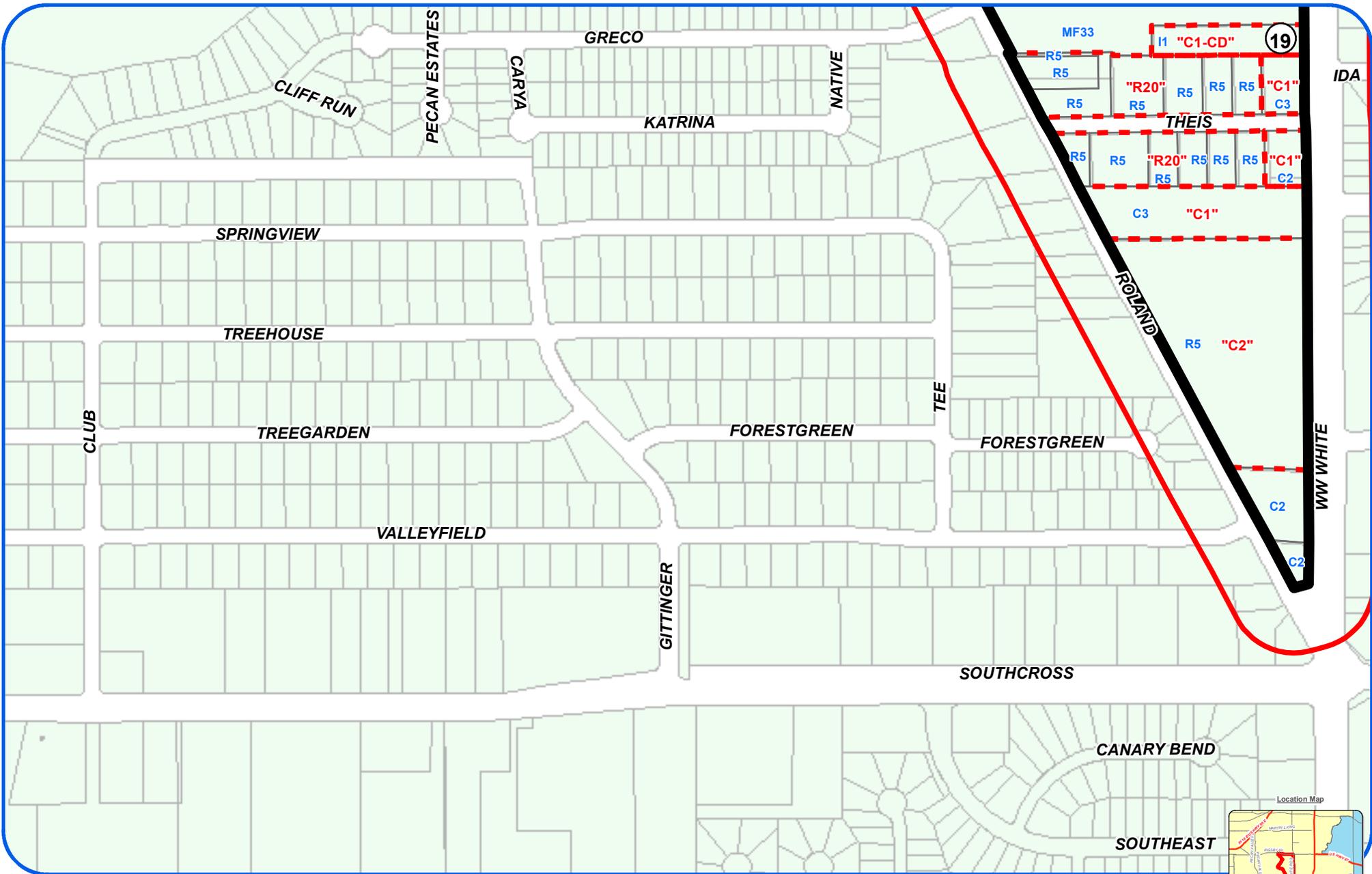
- 200' Notification Buffer —
- Study Area Boundary
- Current Zoning (Text)
- Proposed Zoning Area
- Proposed Zoning Change (Text)
- Scale: 1" approx. = 400'
- Council District 3

Conditional Use Key

- #8 "C-1 CD" Commercial District with a Conditional Use for Furniture Sales – Retail
- #15 "C-1 CD" Light Commercial District with a Conditional Use for Self Service Storage



City of San Antonio
Development Services Dept
(04/09/2013)



Zoning Study Area

Case Z-2013-130 (Sheet 4 of 4)

**Eastern Triangle - Bounded by:
Rigsby (on North), WW White (on East), Roland Ave (on West),
intersection of Roland and WW White (on South)**

W:\EasternTriangle\EasternTriangle 8.5x11.mxd



Legend

- 200' Notification Buffer —
- Study Area Boundary
- Current Zoning (Text)
- Proposed Zoning Area
- Proposed Zoning Change (Text)
- Scale: 1" approx. = 400'
- Council District 3

Conditional Use Key

#19 "C-1 CD" Plumbing Fixtures - Retail (Incidental to Other Onsite Retail Items In "D")



City of San Antonio
Development Services Dept
(04/09/2013)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z20130130 CD S
Hearing Date: December 17, 2013
Property Owner: Multiple
Applicant: City of San Antonio
Representative: Development Services Department
Location: Area general bound by WW White Road, Rigsby Avenue, Salado Creek, and Roland Avenue
Legal Description: Multiple
Total Acreage: Approximately 340 acres
City Council District: 3
Case Manager: Tyler Sorrells, AICP, Planner
Case History: This is the first public hearing for this case.

Proposed Zoning Change

Current Zoning: “R-5” Residential Single-Family District, “RM-4” Residential Mixed District, “O-2” High-Rise Office District, “I-1” General Industrial District, “C-3” General Commercial District, “C-3 S” General Commercial District with a Specific Use Authorization for a Communication Tower, “C-3R” General Commercial Restrictive Alcohol Sales District, “C-2” Commercial District and “C-1” Light Commercial District

Requested Zoning: “RE” Residential Estate District, “R-20” Residential Single-Family District, “NP-15” Neighborhood Preservation District, “NP-10” Neighborhood Preservation District, “NP-8” Neighborhood Preservation District, “R-6” Residential Single-Family District, “O-1” Office District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for Plumbing Fixtures – Retail, “C-1 CD” Light Commercial District with a Conditional Use for Motor Vehicle Sales, “C-1 CD” Light Commercial District with a Conditional Use for a Funeral Home or Undertaking Parlor, “C-1 CD” Light Commercial District with a Conditional Use for Limousine Service – Dispatch And Office Use Only No Servicing Of Vehicles Onsite, “C-1 CD” Light Commercial District with a Conditional Use for Self Service Storage, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, “C-2 CD” Commercial District with a Conditional Use for Veterinary Hospital – Large and Small Animal and “C-2 S” Commercial District with a Specific Use Authorization for a Carwash

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property: 421

Owners of Property within 200 feet: 193

Registered Neighborhood Associations within 200 feet: Comanche Community Neighborhood Association; Lower Southeast Side Neighborhood Association.

Planning Team: Eastern Triangle Community Plan Team (25)

Applicable Agencies: City of San Antonio Parks & Recreation Department

Property Details

Property History: A City Council resolution was passed in May, 2009 directing staff to rezone the subject properties to conformance with the Eastern Triangle Land Use Plan. The majority of the subject property area is developed. Where possible, Conditional Use and Specific Use Authorizations are proposed to reduce the number of nonconforming uses created by this rezoning effort.

Topography: The subject area is located on generally flat terrain with no physical characteristics likely to affect the development and uses.

Transportation

Thoroughfare: Rigsby Avenue, Roland Avenue, and South WW White Road

Existing Character: Primary Arterial Type A

Proposed Changes: None proposed

Public Transit: VIA bus lines 28, 30, 230, 550, and 551, serve the area.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The proposed zoning change will not affect the parking requirement of the uses.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

In an effort to begin implementation of the Eastern Triangle Community Plan, City Council passed Resolution No. 2009-05-21-0019R to initiate a comprehensive rezoning in compliance with the Eastern Triangle Future Land Use Plan. The Eastern Triangle Community Plan planning area is divided into five districts with the subject properties falling into the South District. The South District Development Guidelines recommend the preservation of large single-family residential lots. As part of the rezoning process, City staff was directed by the City Council Office to utilize conditional and specific use authorizations to minimize the number of nonconforming uses. Additionally, the requested zoning categories would bring a number of properties into conformity with the land use plan which will result in closer integration of the land use and zoning classifications. The proposed rezoning is also supported by Objective 5.5., which recommends increased zoning compliance throughout the planning area.

2. Adverse Impacts on Neighboring Lands:

Implementation of the adopted future land use plan is an intrinsic benefit to the community.

3. Suitability as Presently Zoned:

Many of the commercial properties along the major thoroughfares are currently zoned to an inappropriate intensity. The requested zoning districts would preserve the existing character of single-family uses in the neighborhood and promote redevelopment and mixed-use flexibility at strategic locations.

4. Health, Safety and Welfare:

The implementation of the future land use plan promotes the public good and protects current uses from overly-intense, obtrusive uses in the area.

5. Public Policy:

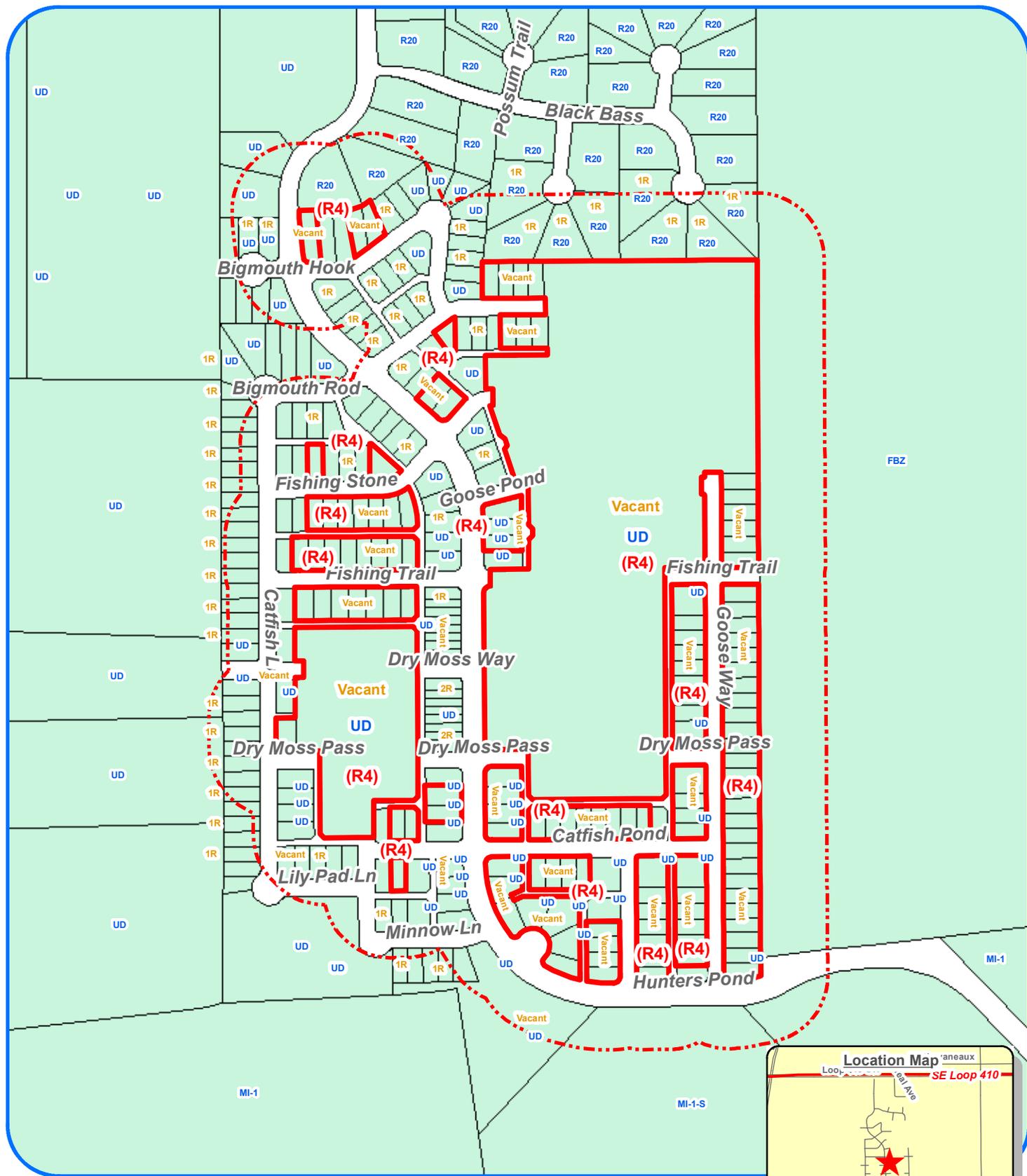
The implementation of the future land use plan is the direct implementation of adopted public policy and further supported by the adoption of City Council Resolution No. 2009-05-21-0019R.

6. Size of Tract:

The subject property area includes 421 individual parcels totaling approximately 340 acres in size.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-017

Council District: 4
 School District: South West I.S.D.
 Scale: 1" approx. = 400 Feet
 Subject Property Legal Description(s): Please see attached property legal description sheet for all 133 lots.

Legend

- Subject Properties (41.760 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
 (11/05/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014017

Hearing Date: December 17, 2013

Property Owner: Hunters Pond, L.P. (by A.J. Hausman, Managing Partner)

Applicant: A.J. Hausman

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

Location: Portions of the following: 2100 Block of Bigmouth Hook; 2100 Block of Bigmouth Rod; 2200 Block of Fishing Stone; 10200, 10600, 10700 and 10800 Blocks of Hunters Pond; 10300, 10400, 10500, 10600 and 10700 Blocks of Goose Way; 2200 Block of Fishing Trail; 2200 Block of Catfish Lane; 2000 and 2100 Blocks of Catfish Pond; and 10700 Block of Butterfly Pass

Legal Description: Parcel 2, Parcel 2C and Tract 2, CB 4286; Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098

Total Acreage: 41.7609

City Council District: 4

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request. The case was pulled from the November 19, 2013 Zoning Commission public hearing. The case is being expedited to City Council for consideration on December 19, 2013.

Proposed Zoning Change

Current Zoning: "UD AHOD" Urban Development Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 304

Registered Neighborhood Associations within 200 feet: Hunter's Pond - Village Green Home Owners Association; the Hunter's Pond Neighborhood Association is located within 200 feet.

Planning Team: Heritage South Sector Plan - 38

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 2005 and was originally zoned "R-4" Residential Single-Family District, "R-20" Residential Single-Family District, and "MI-1" Mixed Light Industrial District. In a 2004 case, the property was rezoned to "UD" Urban Development District. The 41.7609-acre subject property area consists of 131 platted lots and two unplatted tracts; all subject properties are undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: "R-20" and "UD"

Current Land Uses: Single-Family Dwellings and Vacant Land

Direction: South

Current Base Zoning: "UD" and "MI-1-S"

Current Land Uses: Single-Family Dwellings, Vacant Lots and Parking/Storage of Vehicles

Direction: East

Current Base Zoning: "FBZ"

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: Hunters Pond

Existing Character: Collector Street one lane in each direction with no sidewalks.

Proposed Changes: None known.

Thoroughfare: Bigmouth Hook, Bigmouth Rod, Fishing Stone, Goose Way, Fishing Trail, Catfish Lane, Catfish Pond and Butterfly Pass

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

Proposed Changes: None known.

Public Transit: The VIA number 520 bus line operate along South Zarazamora, east of the subject site.

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

Parking Information: Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: None

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is currently designated as General Urban Tier in the Future Land Use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the current “UD” Urban Development District and the proposed “R-4” Residential Single-Family District are appropriate for the area. The uses permitted in the “R-4” district are compatible with the surrounding land uses and overall character of the community. The “UD” district does not limit the density of single-family uses and does not carry a minimum lot size requirement; however, the district does impose design requirements. The “R-4” district requires a minimum lot size of 4,000 square feet, limits single-family residential density to 11 units per acre, and does not include any specialized design standards.

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 are of sufficient size to accommodate single-family residential uses.

7. Other Factors:

None.

Property Description

~~CB 4286, P-2 & T-2 (21.947 acres);~~

~~CB 4286, P-2C (4.194 acres);~~

~~CB 4286B, Blk 2, Lots 1, 4, 5;~~

~~NCB 18098, Blk 2, Lots 17-20;~~

~~NCB 18098, Blk 5, Lots 6, 10;~~

~~NCB 18098, Blk 6, Lots 6, 7, 11, 15-17;~~

~~NCB 18098, Blk 8, Lots 11-16;~~

~~NCB 18098, Blk 11, Lots 6-13, 17-23;~~

~~NCB 18098, Blk 12, Lots 15-17;~~

~~NCB 18098, Blk 13, Lots 1-26;~~

~~NCB 18098, Blk 14, Lots 1-9;~~

~~NCB 18098, Blk 16, Lots 18-24;~~

~~NCB 18098, Blk 17, Lot 16;~~

~~NCB 18098, Blk 20, Lots 2, 3, 5, 6;~~

~~NCB 18098, Blk 21, Lots 1-4, 6-17;~~

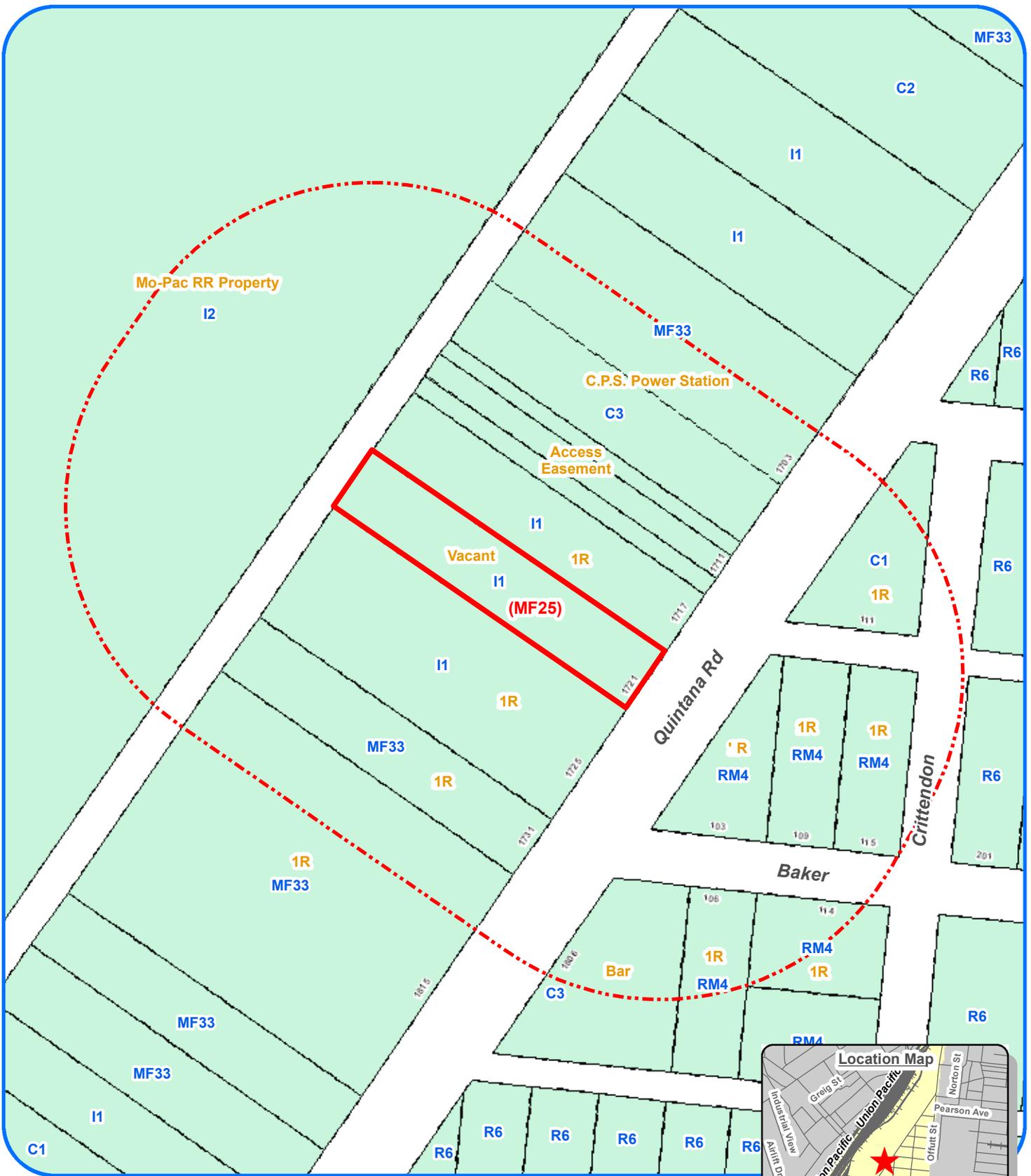
~~NCB 18098, Blk 22, Lots 1-6, 8-14;~~

~~NCB 18098, Blk 23, Lots 1-4, 7-17; and~~

~~NCB 18098, Blk 24, Lot 9 (15.6199 acres for 131 lots: see detailed spreadsheet for more info)~~

~~21.947 + 4.194 + 15.6199 =~~

~~**41.7609 acres total requested for rezoning**~~



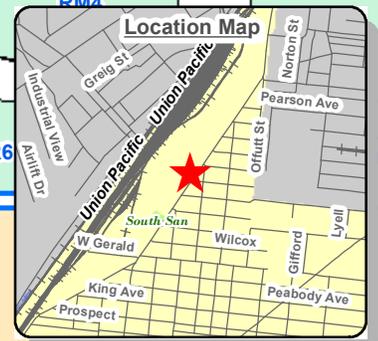
Zoning Case Notification Plan

Case Z-2014-019

Council District: 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 11304 - BLOCK 000 - LOT S.50 FT of 42

Legend

- Subject Properties ——— (0.307 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
 (11/20/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014019
Hearing Date: December 17, 2013
Property Owner: Siaarav Real Estate, Inc. (by Ashok R. Bhakta, President)
Applicant: Siaarav Real Estate, Inc. (by Ashok R. Bhakta, President)
Representative: Andrew C. Guerrero
Location: 1721 Quintana Road
Legal Description: The south 50 feet of Lot 42, NCB 11304
Total Acreage: 0.3076
City Council District: 5
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned under the 1938 zoning code. In a 1977 City-initiated large-area case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The subject property is a portion of a platted lot (Volume 368, Page 216 of the Deed and Plat Records of Bexar County, Texas). The subject property is currently undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Single-family residence and power station

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Rail yard

Direction: South

Current Base Zoning: "I-1" and "MF-33"

Current Land Uses: Single-family residences

Direction: East

Current Base Zoning: "C-3", "RM-4" and "C-1"

Current Land Uses: Bar, single-family residences and a triplex

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: Quintana Road

Existing Character: Super Arterial Type A 200'-250'; two lanes in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Baker and Crittendon

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

Proposed Changes: None known

Public Transit: VIA bus lines 251 and 524 operate along Quintana Road, with multiple stops adjacent to the subject property.

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

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

Multi-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 spaces per unit

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the Kelly/South San PUEBLO Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "MF-25" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to change the future land use designation to Mixed Use to accommodate the zoning change request. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding area includes a broad mix of residential densities and commercial uses. The current industrial zoning would allow uses that are contrary to the existing development patterns, health and safety of the community.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or surrounding area. The "I-1" district is meant to accommodate intense manufacturing and industrial uses that generate increased truck traffic, noise, and lighting. Given the width of the subject property and the abutting residential uses, as well as building setback and landscape buffer requirements, the existing industrial zoning renders the property undevelopable.

4. Health, Safety and Welfare:

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

5. Public Policy:

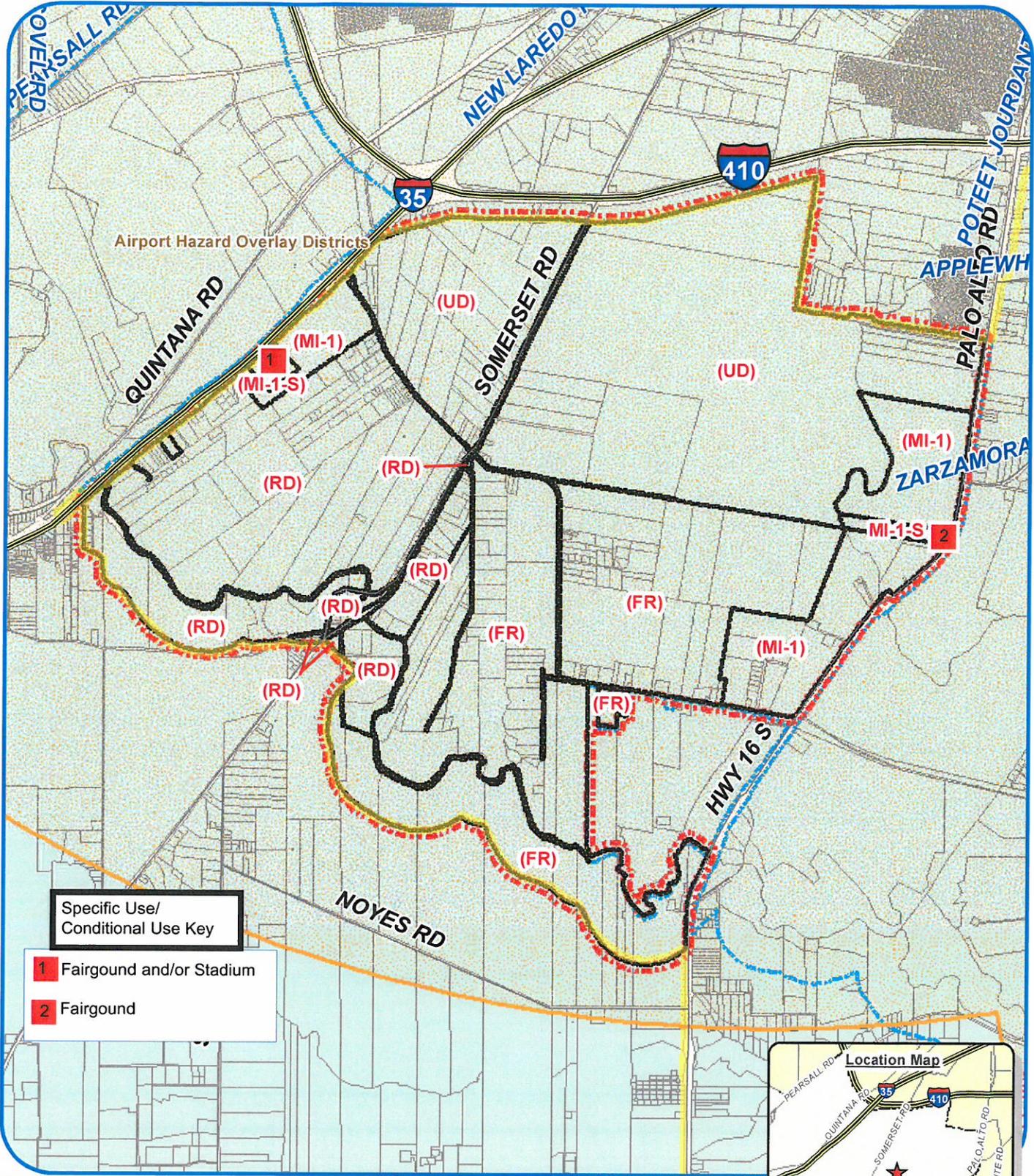
Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.3076 of an acre in size, which should be able to reasonably accommodate the uses permitted in the "MF-25" district and required parking. Should the request be approved, the subject property size would accommodate a maximum of 7 dwelling units.

7. Other Factors:

None.



Specific Use/
Conditional Use Key

- 1 Fairground and/or Stadium
- 2 Fairground



Zoning Case Notification Plan

Case Z-2014041-A CD S

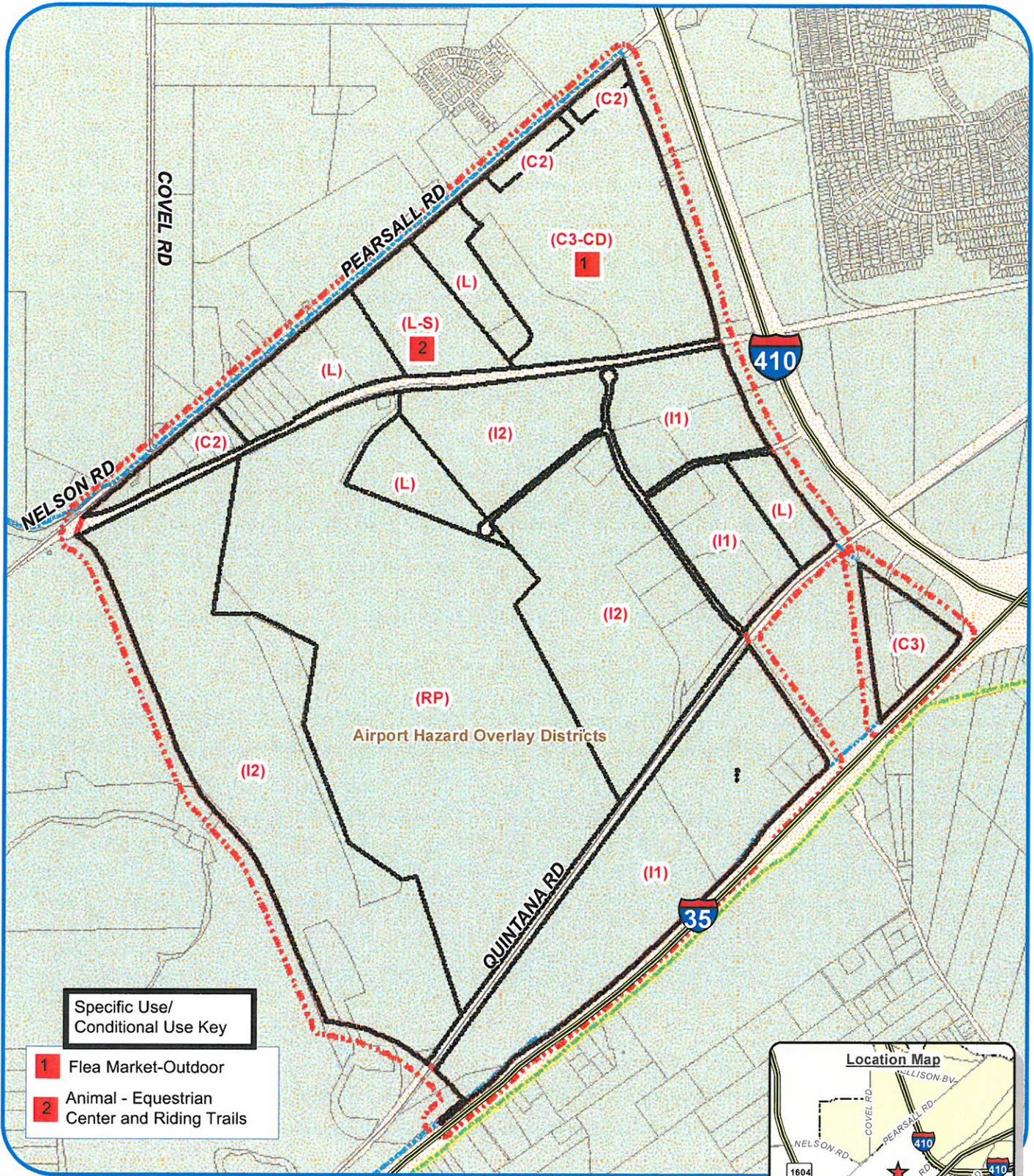
Council District 4
 Scale: 1" approx. = 4,000 Feet
 Subject Property Legal Description(s):

Legend

- Subject Properties
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- CSMA Boundary
- City of San Antonio
- Airport Hazard Overlay District



Development Services Dept
 City of San Antonio
 (12/4/2013 - G. Gutierrez)



Specific Use/
Conditional Use Key

- 1** Flea Market-Outdoor
- 2** Animal - Equestrian Center and Riding Trails



Zoning Case Notification Plan

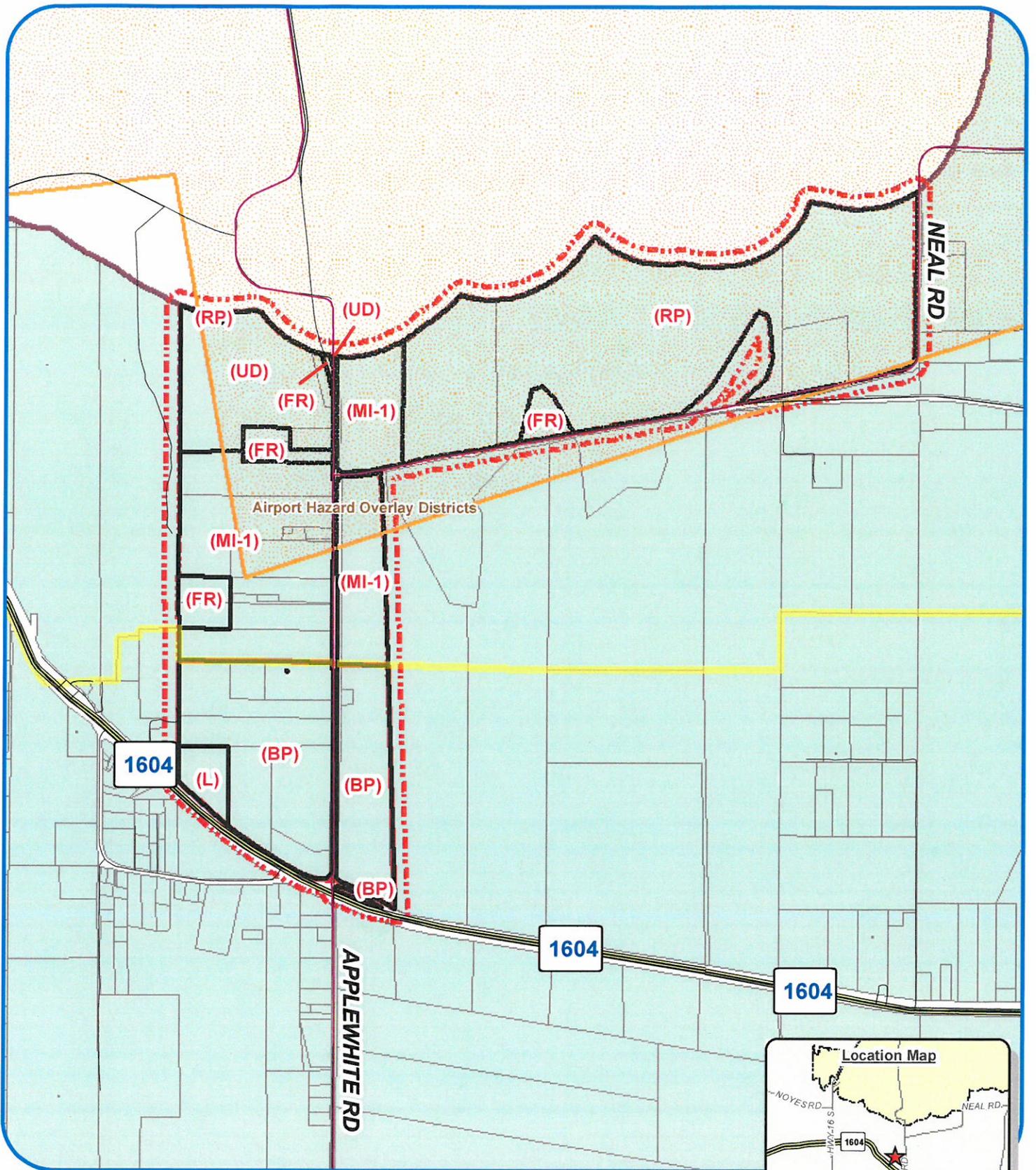
Case Z-2014041-A CD S

Council District 4
 Scale: 1" approx. = 4,000 Feet
 Subject Property Legal Description(s):

- Legend**
- Subject Properties ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain ▨▨▨▨▨
 - CSMA Boundary ▨▨▨▨▨
 - City of San Antonio ▨▨▨▨▨
 - Airport Hazard Overlay District** ▨▨▨▨▨



Development Services Dept
 City of San Antonio
 (12/4/2013 - G.Gutierrez)



Zoning Case Notification Plan

Case Z-2014041-B

Council District 3, 4

Scale: 1" approx. = 2,000 Feet

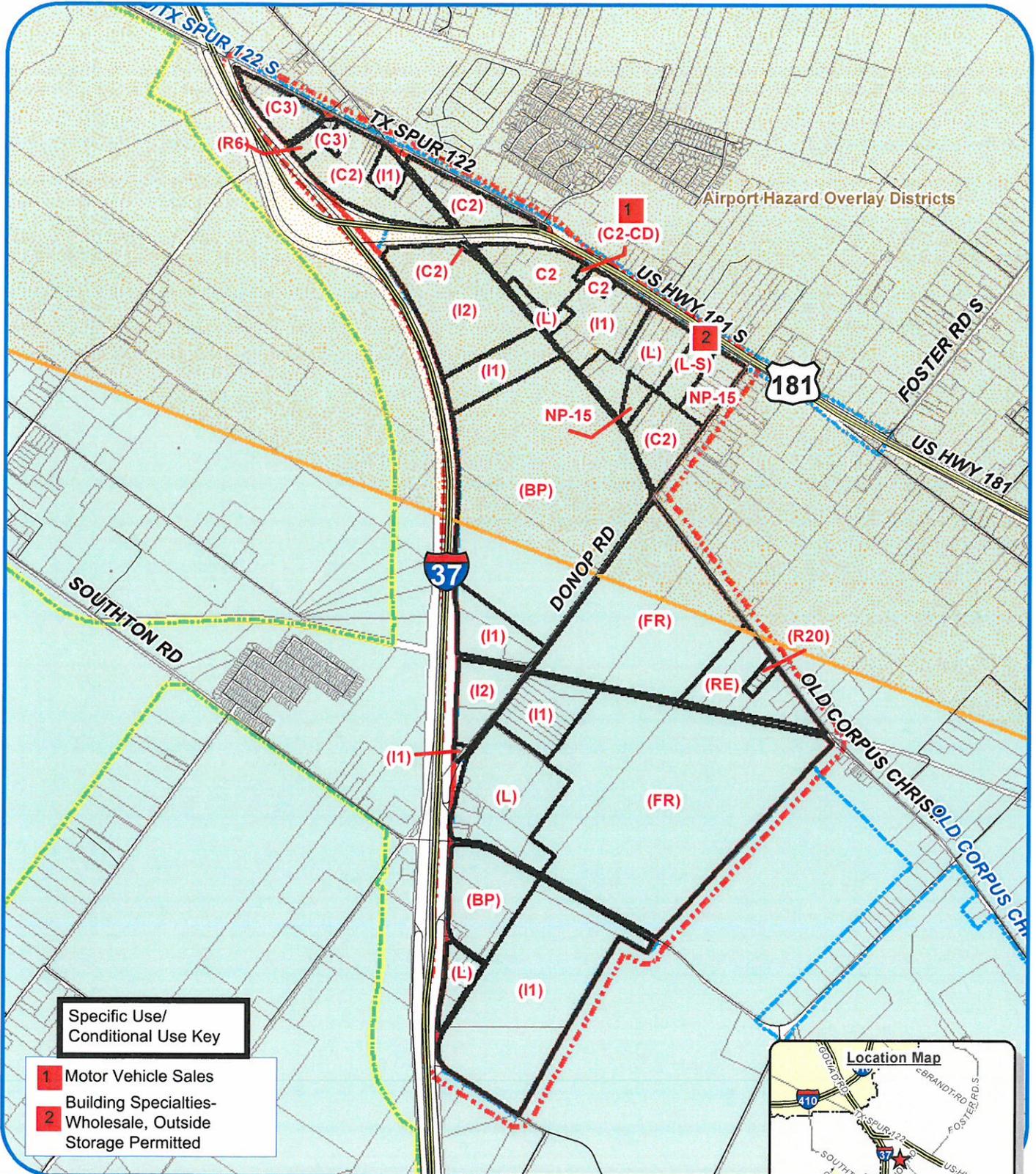
Subject Property Legal Description(s):

Legend

- Subject Properties ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- CSMA Boundary
- Airport Hazard Overlay District**



Development Services Dept
City of San Antonio
(12/4/2013 - G. Gutierrez)



Specific Use/
Conditional Use Key

- 1 Motor Vehicle Sales
- 2 Building Specialties-
Wholesale, Outside
Storage Permitted



Zoning Case Notification Plan

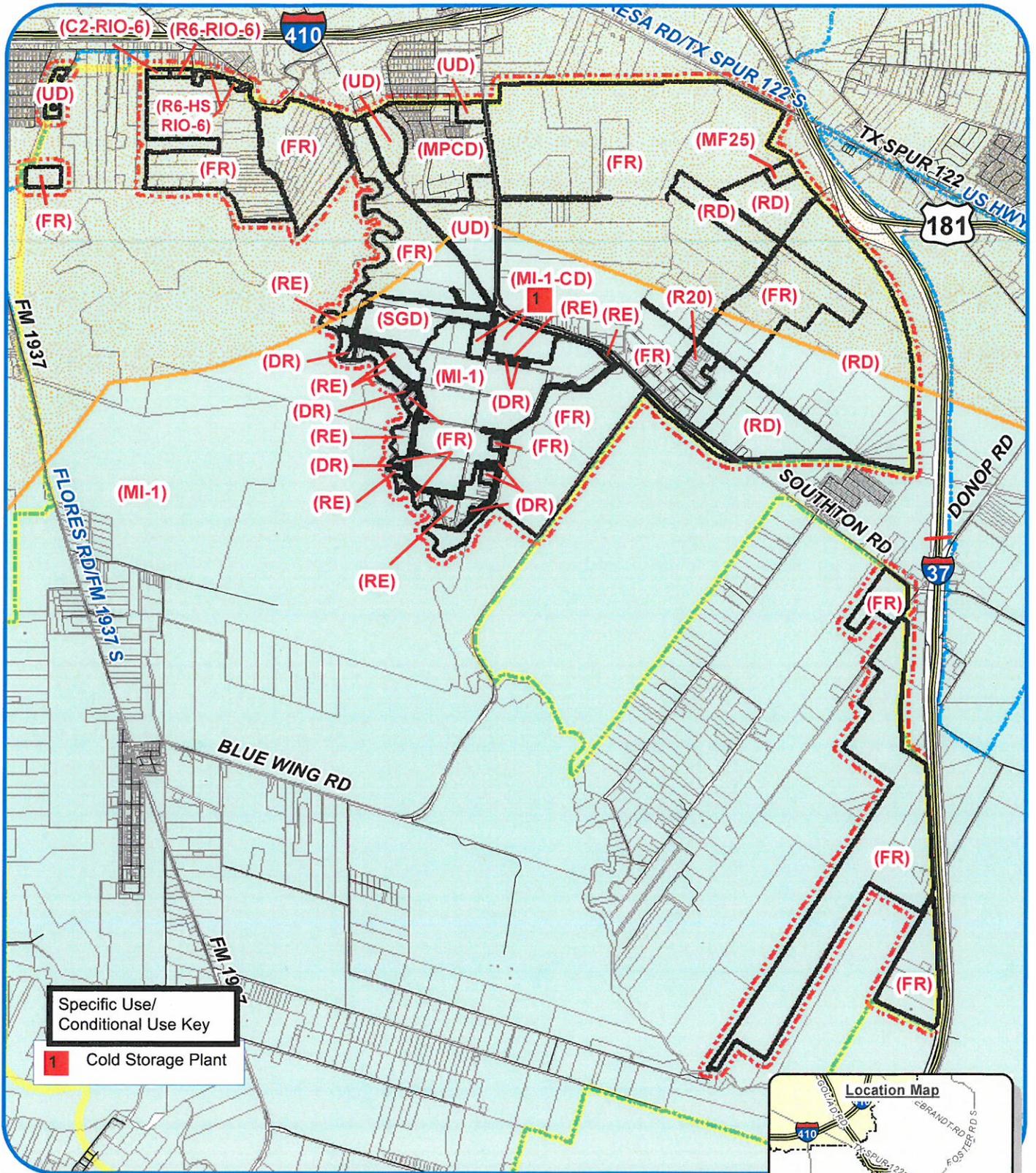
Case Z-2014041-C CD S

Council District 3
Scale: 1" approx. = 3,500 Feet
Subject Property Legal Description(s):

- Legend**
- Subject Properties
 - 200' Notification Area
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - CSMA Boundary
 - City of San Antonio
 - Airport Hazard Overlay District



Development Services Dept
City of San Antonio
(12/4/2013 - G.Gutierrez)



Specific Use/
Conditional Use Key

1 Cold Storage Plant



Zoning Case Notification Plan

Case Z-2014041-C CD S

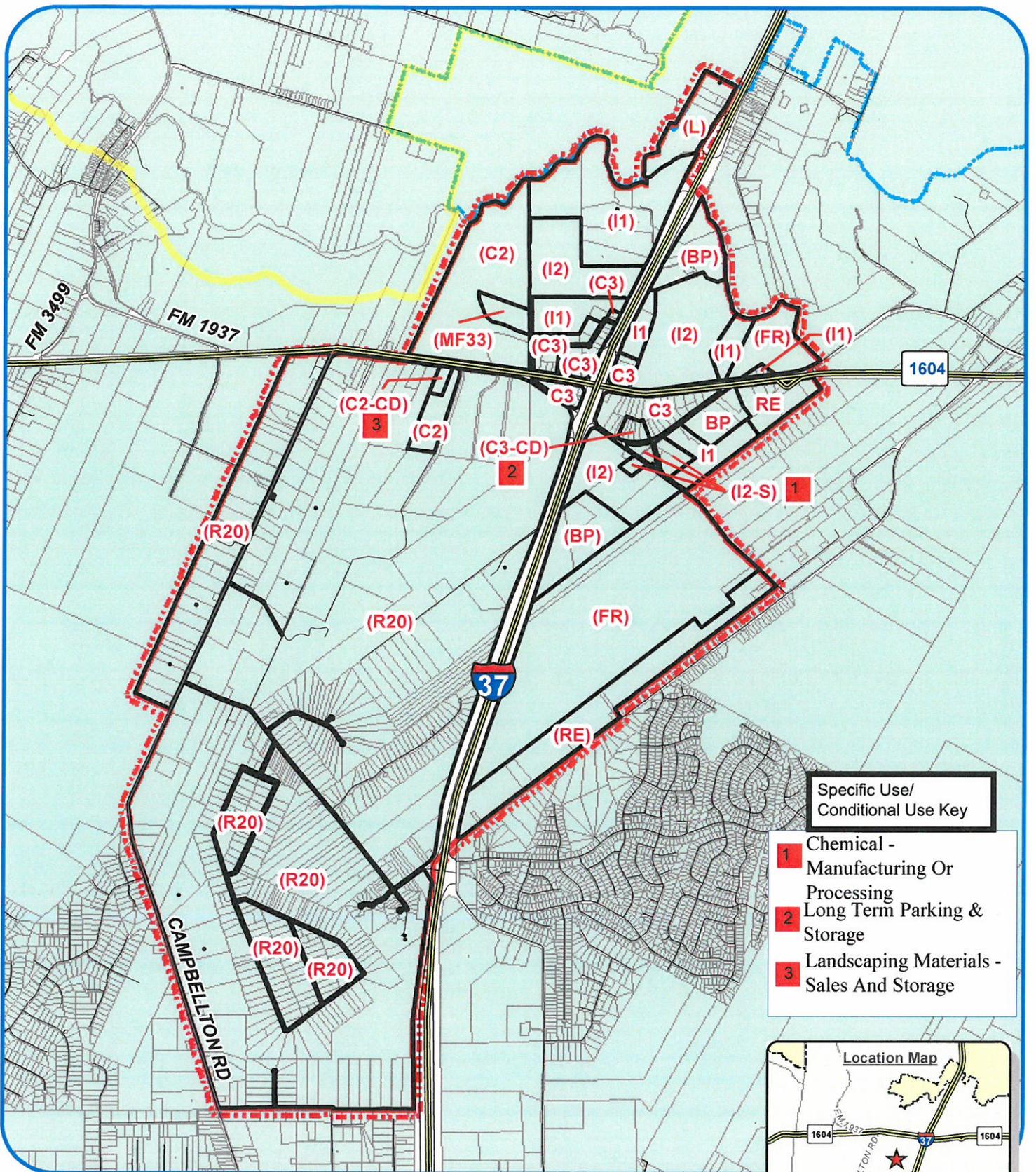
Council District 3
 Scale: 1" approx. = 3,500 Feet
 Subject Property Legal Description(s):

- Legend**
- Subject Properties ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain ▨▨▨▨▨
 - CSMA Boundary ▨▨▨▨▨
 - City of San Antonio - - - - -
 - Airport Hazard Overlay District ▨▨▨▨▨



Development Services Dept
 City of San Antonio
 (12/4/2013 - G. Gutierrez)

W:\Zoning\Zoning Case\Z2014041-C2.mxd



**Specific Use/
Conditional Use Key**

- 1** Chemical - Manufacturing Or Processing
- 2** Long Term Parking & Storage
- 3** Landscaping Materials - Sales And Storage



Zoning Case Notification Plan
Case Z-2014041-D CD S

Council District 3
Scale: 1" approx. = 4,000 Feet
Subject Property Legal Description(s) :

Legend

Subject Properties	
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
CSMA Boundary	
City of San Antonio	



Development Services Dept
City of San Antonio
(12/4/2013 - G. Gutierrez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission

Zoning Case #: Z2014041-A CD S, Z2014041-B, Z2014041-C CD S, Z2014041-D CD S

Hearing Date: December 17, 2013

Property Owner: Multiple Owners

Applicant: City of San Antonio, Department of Planning & Community Development

Location: Land to be annexed into the City of San Antonio, currently in the City's Extraterritorial Jurisdiction, generally situated south of Loop 410 between Old Pearsall Road and State Highway 181, also known as South San Antonio Limited Purpose Annexation Areas 1 through 4.

Legal Description: Multiple Properties

Total Acreage: Approximately 22,648 acres; Area 1 (9,872 acres), Area 2 (987 acres), Area 3 (5,058 acres), Area 4 (6,731 acres)

City Council District: nearest adjacent districts - 3 & 4. Areas currently outside the city limits

Case Manager: Jacob T. Floyd, AICP, Senior Planner

Case History: This is the first hearing regarding these cases.

Proposed Zoning Change

Current Zoning: None for those properties outside the city limits. Various zoning districts for those properties within the jurisdiction of the City South Management Authority.

Proposed Zoning:

Z2014041-A CD S (Area 1): "C-2" Commercial District, "C-3" General Commercial, "I-1" General Industrial District, "I-2" Heavy Industrial District, "L" Light Industrial District, "L S" Light Industrial District with a Specific Use Authorization for a Animal - Equestrian Center and Riding Trails, "C-3 CD" General Commercial with a Conditional Use for a Flea Market - Outdoor, "RP" Resource Protection District, "FR" Farm and Ranch District, "MI-1" Mixed Light Industrial District, "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for a Fairground, "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for a Fairground and/or Stadium, "RD" Rural Development District, "UD" Urban Development District and adding the "AHOD" Airport Hazard Overlay District

Z2014041-B (Area 2): "BP" Business Park District, "L" Light Industrial District, "RP" Resource Protection District, "FR" Farm and Ranch District, "UD" Urban Development District, "MI-1" Mixed Light Industrial District, and adding the "AHOD" Airport Hazard Overlay District

Z2014041-C CD S (Area 3): "BP" Business Park District, "C-2" Commercial District, "C-2 CD" Commercial District with a Conditional use for Motor Vehicle Sales, "C-3" General Commercial District, "FR" Farm and Ranch District, "I-1" General Industrial District, "I-2" Heavy Industrial District, "L" Light Industrial District, "L S" Light Industrial District with a Specific Use Authorization for Building Specialties - Wholesale Outside Storage Permitted, "NP-15" Neighborhood Preservation District, "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "RE" Residential Estate District, "MPCD" Master Planned Community District, "SGD" Sand and Gravel District, "DR" Development Reserve District, "R-6 HS RIO-6" Historic Residential Single-Family River Improvement Overlay District, "R-6 RIO-6" Residential Single-Family River Improvement Overlay District, "MF-

25" Low Density Multi-Family District, "C-2 RIO-6" Commercial River Improvement Overlay District, "FR HS RIO-6" Historic Farm and Ranch River Improvement Overlay District, "MI-1" Mixed Light Industrial District, "MI-1 CD" Mixed Light Industrial District with a Conditional Use for a Cold Storage Plant, "RD" Rural Development District, "UD" Urban Development District, and adding the "AHOD" Airport Hazard Overlay District

Z2014041-D CD S (Area 4): "BP" Business Park District, "C-2" Commercial District, "C-2 CD" Commercial District with a Conditional Use for Landscaping Materials - Sales And Storage, "C-3" General Commercial District, "C-3 CD" General Commercial District with a Conditional Use for Long Term Parking & Storage, "FR" Farm and Ranch District, "I-1" General Industrial District, "I-2" Heavy Industrial District, "I-2 S" Heavy Industrial District with a Specific Use Authorization for Chemical - Manufacturing Or Processing, "L" Light Industrial District, "MF-33" Multi-Family District, "R-20" Residential Single-Family District, "RE" Residential Estate District

Procedural Requirements

In accordance with Section 211.007 (c-1) of the Local Government Code (as adopted into law by the Texas Legislature in 2013), notice was sent to the Southwest, Somerset, Southside, and East Central Independent School Districts. The request was also publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Z2014041-A CD S

Owners of Property within 200 feet: 486

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

Planning Team: 29 (United Southwest Community Plan)

Applicable Agencies: Southwest Independent School District, Somerset Independent School District Joint Base San Antonio-Lackland

Z2014041-B

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: None

Planning Team: 38 (Heritage South Sector Plan)

Applicable Agencies: Somerset Independent School District

Z2014041-C CD S

Owners of Property within 200 feet: 749

Registered Neighborhood Associations within 200 feet: Villa Coronado

Planning Team: 38 (Heritage South Sector Plan)

Applicable Agencies: Southside Independent School District, East Central Independent School District

Z2014041-D CD S

Owners of Property within 200 feet: 733

Registered Neighborhood Associations within 200 feet: None

Planning Team: 38 (Heritage South Sector Plan)

Applicable Agencies: Southside Independent School District

Property Details

Property History: The subject areas are proposed for limited purpose annexation and are currently outside the city limits of the City of San Antonio, within the city's Extraterritorial Jurisdiction. Portions of areas 1, 2, and 3 are within the current jurisdiction of the City South Management Authority (CSMA), which was created in 2005. In accordance with the implementation of the *City South Management Authority Effectiveness Study and Economic Strategic Plan*, Option #2 will be implemented that entails annexation, code amendments, land use and zoning changes, and the dissolution of the CSMA on January 9, 2014.

Topography: The area is generally comprised of gently rolling prairie land, with the San Antonio and Medina Rivers, as well as several creeks including Salado Creek and Leon Creek, meandering through the south side.

Adjacent Zoning and Land Uses

Adjacent land uses throughout the area vary considerably but are primarily very low density residential, farms and ranches, and rural homesteads, with several clusters of industrial lands uses. There currently exists sporadic commercial uses along the major arterial roadways.

Overlay and Special District Information: Many 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 Federal Aviation Administration.

Some properties north of Area 3 (Z2014041-C CD S) 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: IH-35

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: IH-37

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Loop 410

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Old Pearsall Road

Existing Character: Secondary Arterial Type A;
one lanes each direction

Proposed Changes: None

Thoroughfare: Somerset Road

Existing Character: Enhance Secondary Arterial;
one lane each direction

Proposed Changes: None

Thoroughfare: State Highway 16 South

Existing Character: Super Arterial Type B; two
lanes each direction, divided highway

Proposed Changes: None

Thoroughfare: Applewhite Road

Existing Character: Enhance Secondary Arterial;
two lanes each direction

Proposed Changes: None

Thoroughfare: Watson Road

Existing Character: Enhanced Secondary Arterial;
two lanes each direction

Proposed Changes: None

Thoroughfare: U.S. Highway 281

Existing Character: Super Arterial Type B; two
lanes each direction, divided highway

Proposed Changes: None

Thoroughfare: Loop 1604

Existing Character: Freeway; one lane each
direction

Proposed Changes: None

Thoroughfare: Southton Road

Existing Character: Enhanced Secondary Arterial;
one lane each direction

Proposed Changes: None

Thoroughfare: Old Corpus Christi Road

Existing Character: Secondary Arterial Type A;
one lane each direction

Proposed Changes: None

Thoroughfare: U.S. Highway 181 South

Existing Character: Secondary Arterial Type A;
two lanes each direction, divided highway

Proposed Changes: None

Public Transit: There are several VIA bus routes in the area along U.S. Highway 281, South Presa Street, State Highway 16 South.

Traffic Impact: Traffic Impact Analysis is not required.

Parking Information: N/A

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject areas are located within the United Southwest Communities Plan (Z2014041-A) and the Heritage South Sector Plan (Z2014041-A, B, C, D) and have various future land use classifications. Several of the proposed zoning districts are not consistent with the plans as currently adopted; however, amendments to respective master plan components are proposed to change the future land use plan to appropriate classifications. Staff and Planning Commission (November 13, 2013) are recommending approval of these amendments.

2. Adverse Impacts on Neighboring Lands:

The zoning districts proposed reflect the current conditions of the subject area and will ensure that non-conformities will be minimal. Further, this recommendation is intended to create a framework for future development that provides opportunities for economic growth. If successful, the implementation of the zoning proposal will not create new adverse impacts on the subject area or neighboring lands.

3. Suitability as Presently Zoned:

The subject areas are currently outside the city limits of the City of San Antonio and, with the exception of those portions within CSMA, currently do not have zoning. Further, the Department of Planning & Community Development has formed an implementation task force, as recommended by the CSMA Effectiveness Study, which will work to review the development standards of the "Flex-zoning districts" currently utilized within the CSMA areas and develop strategies to improve their effectiveness.

4. Health, Safety and Welfare:

The implementation of this zoning proposal would not create new adverse impacts on the subject area or neighboring lands.

5. Public Policy:

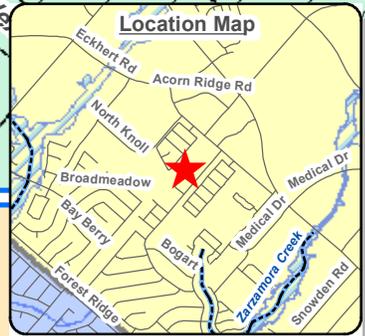
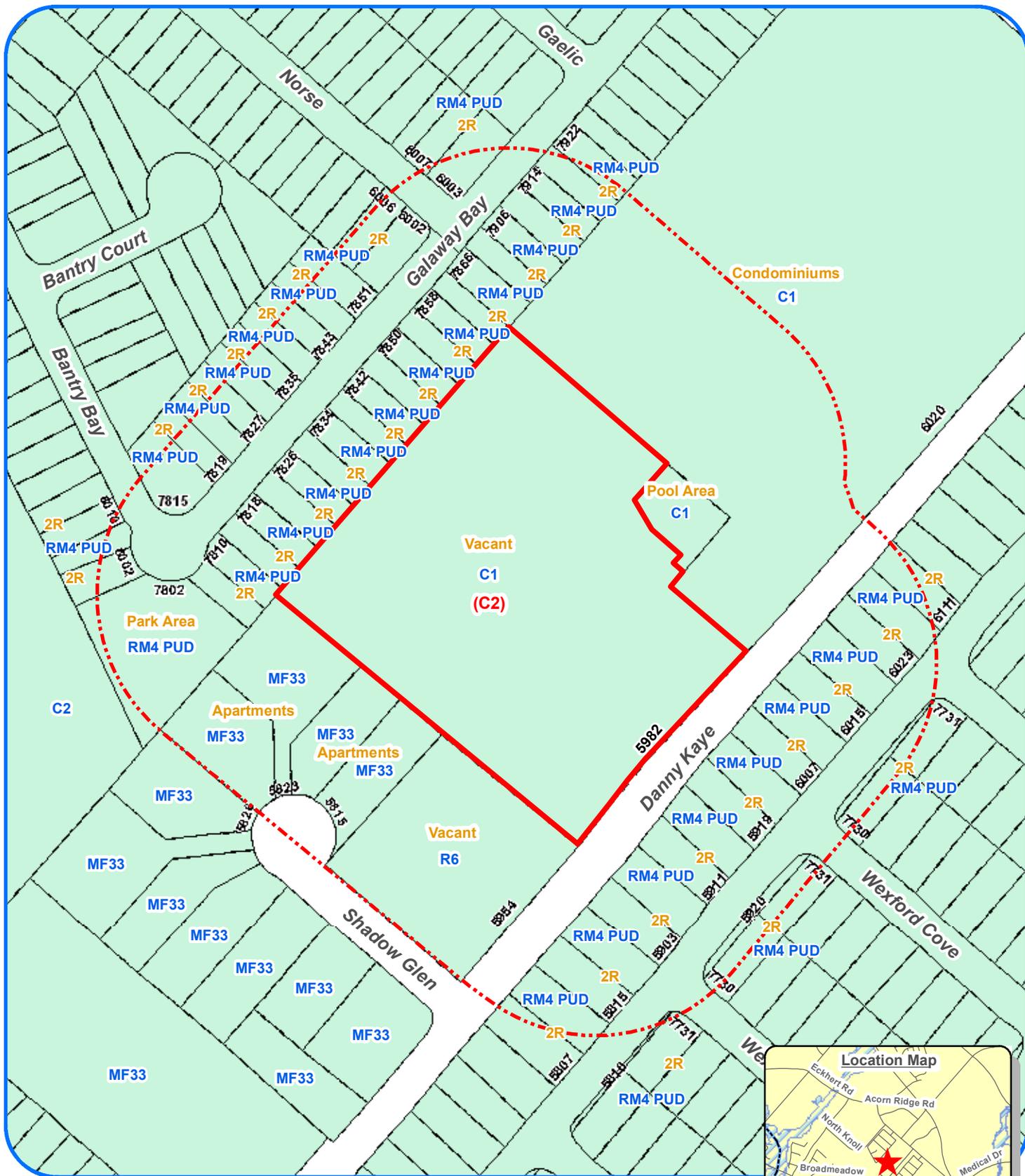
The proposal implements established public policy and City Council directive.

6. Size of Tract:

Approximately 22,648 acres total; Area 1 (9,872 acres), Area 2 (987 acres), Area 3 (5,058 acres), and Area 4 (6,731 acres)

7. Other Factors:

This zoning proposal is a required component of the Limited Purpose Annexation proceedings pursuant to Section 43.123 (d) of the Texas Local Government Code.



Zoning Case Notification Plan

Case Z-2014-042

Council District: 7
 School District: Northside I.S.D.
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 16733 - BLOCK 003 - LOT 030 Remaining Portion of Oakdell Way Condominiums

Legend	
Subject Properties	————— (3.472 Acres)
200' Notification Area	- - - - -
Current Zoning	TEXT
Requested Zoning Change	TEXT (TEXT)
100-Year DFIRM Floodplain	▨▨▨▨
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (11/21/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014042
Hearing Date: December 17, 2013
Property Owner: Danny Kaye, LLC (by Daniel Kitchen, Managing Member)
Applicant: Danny Kaye, LLC (by Daniel Kitchen, Managing Member)
Representative: Daniel Kitchen, Managing Member
Location: A portion of the 5900 Block of Danny Kaye
Legal Description: 3.472 acres out of Lot 30, Block 3, NCB 16733
Total Acreage: 3.472
City Council District: 7
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 79

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 41

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1963 and was originally zoned “Temp A” Temporary Single Family Residence District. In a 1969 case, the property was rezoned to “B-1” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-1” Light Commercial District. The subject property is a remaining portion of a platted lot, but is not platted in its current configuration. The property is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: Northeast

Current Base Zoning: “C-1”

Current Land Uses: Condominiums

Direction: Northwest and Southeast

Current Base Zoning: “RM-4 PUD”

Current Land Uses: Attached single-family residences

Direction: Southwest

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

Current Land Uses: Apartments and undeveloped 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: Danny Kaye

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

Proposed Changes: None known

Thoroughfare: Shadow Glen

Existing Character: Local Street (Cul-de-sac); one lane in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 607, which operates along Danny Kaye. The nearest bus stop is at Danny Kaye and Shadow Glen south 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: The rezoning application refers to a proposed assisted living facility with 48 residents. For zoning purposes, congregated living facilities with more than 16 residents are categorized as nursing facilities. The off-street vehicle parking requirements for nursing facilities are determined by the number of beds.

Minimum Requirement: 0.3 of a space per bed; Maximum Allowance: 1 space per bed.

As proposed, facility will require a minimum of 14 parking spaces and will be allowed a maximum of 48 spaces.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The requested "C-2" Commercial District is consistent with the adopted land use designation. The Mixed Use Center designation includes a wide range of residential densities and commercial intensities.

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. Many of the surrounding properties are developed as high-density residential uses.

3. Suitability as Presently Zoned:

The current "C-1" zoning district may be appropriate for the subject property and is consistent with the North Sector Plan. However, the "C-1" district carries a maximum building size of 5,000 square feet. The subject property is approximately 3.5 acres in size, which is sufficient to accommodate larger structures.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 3.472 acres in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-043

Council District: 3
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 08614 - BLOCK 000 - LOT 1 and 2 & W IRR 84.6 FT OF 16 61.3 X 150 FT

Legend

- Subject Properties (0.520 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
 (11/25/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014043
Hearing Date: December 17, 2013
Property Owner: Alfredo Alvarez
Applicant: Alfredo Alvarez
Representative: Alfredo Alvarez
Location: 4514 and 4518 South Presa Street
Legal Description: 0.5202 of an acre out of Lots 1, 2 and 16, NCB 8614
Total Acreage: 0.5202
City Council District: 3
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Planning Team: South Central San Antonio Community Plan (16)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “J” Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning converted to “I-1” General Industrial District. In a 2011 City-initiated large-area case, the property was rezoned to the current “MF-18” Limited Density Multi-Family District. The subject property is not platted in its current configuration. A portion of the property was developed in 1920 with a 1,152-square foot residential structure. Another portion of the subject property was developed in 1936 with a commercial structure measuring 1,496 square feet and a 1,200 square feet detached living area.

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

Adjacent Zoning and Land Uses

Direction: North, East and South

Current Base Zoning: “MF-18”, “C-2” and “MF-33”

Current Land Uses: Fourplex, motels, liquor store, auto repair, duplexes, single-family residences and apartments

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Offices, parking, warehouse and auto repair

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

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

Transportation

Thoroughfare: South Presa Street

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

Proposed Changes: None known

Thoroughfare: Mebane

Existing Character: Local Street; one lane in each direction with no curb or sidewalks

Proposed Changes: None known

Thoroughfare: Linda Lou Drive

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 36 and 242, which operate along South Presa Street with multiple stops immediately adjacent to the subject property.

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

Parking Information: The rezoning application refers to a proposed auto parts retail use. Off-street vehicle parking requirements are a minimum of 1 space per 500 square feet of gross floor area and a maximum of 1 space per 375 square feet of gross floor area.

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 South Central San Antonio Community 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 the adopted land use designation. The Mixed Use designation accommodates a wide range of residential densities and commercial intensities; and can include mixed use buildings, developments, or blocks.

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 within the South Presa Metropolitan Corridor district which requires compliance with site and building design standards for new construction.

3. Suitability as Presently Zoned:

The existing "MF-18" base zoning district is appropriate for the subject property and is consistent with the South Central San Antonio Community plan. However, the adopted land use designation includes both residential and commercial components. Although the applicant proposes a retail use, the "C-2" district does allow mixed use buildings with a maximum residential density of 10 dwelling units per acre.

4. Health, Safety and Welfare:

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

5. Public Policy:

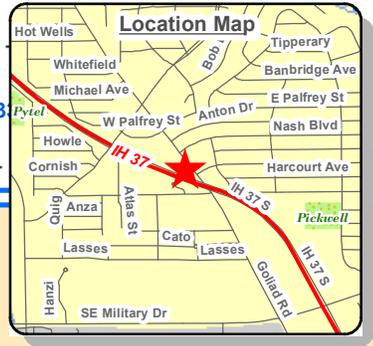
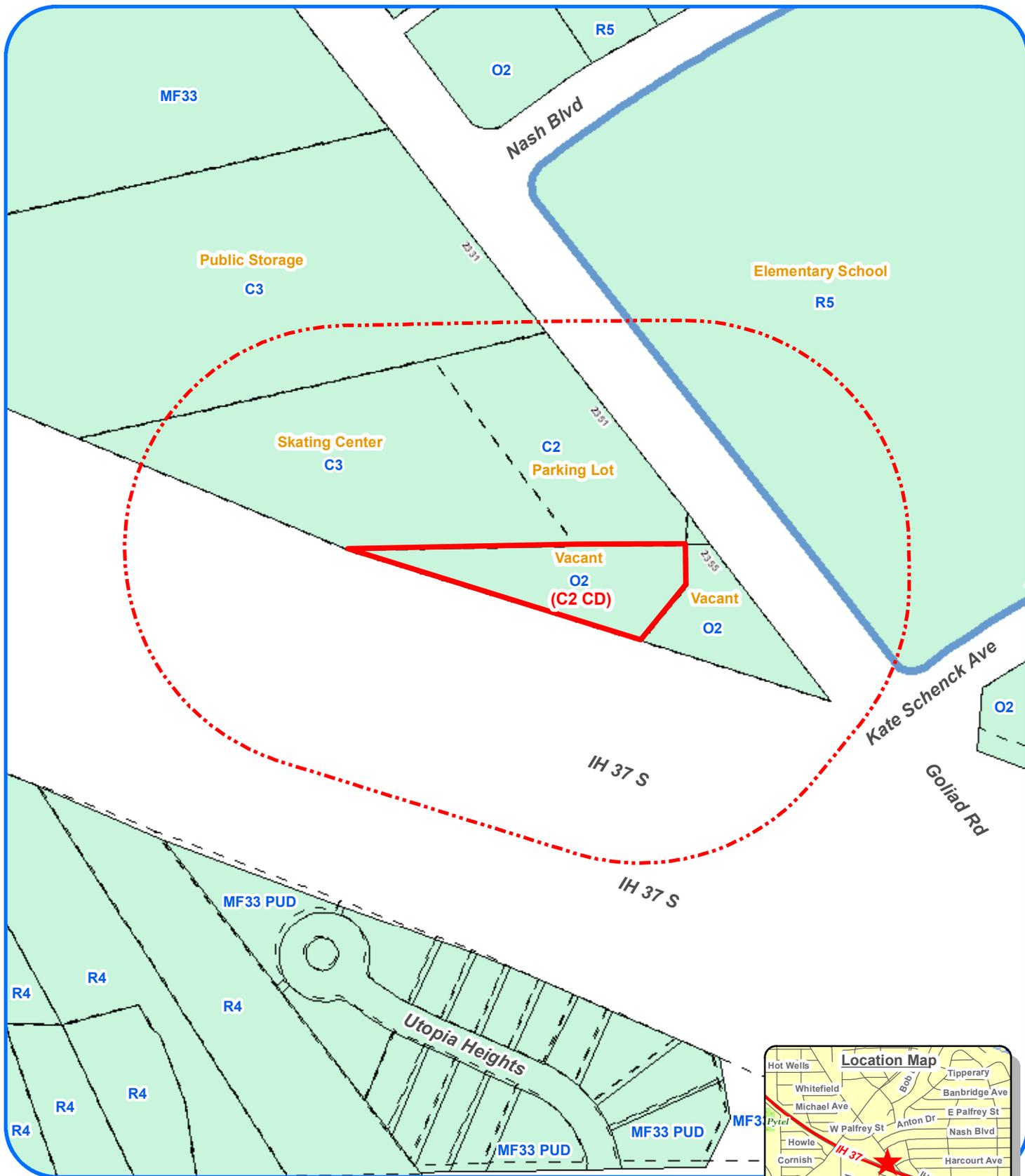
The zoning request is consistent with the adopted future land use designation and does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property measures 0.5202 of an acre in size, which is sufficient to accommodate commercial development and required parking. The size of the subject property will serve to limit the intensity of any future commercial development.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-045

Council District: 3
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 10946 - BLOCK 000 - LOT NW IRR 270 FT OF 24

Legend	
Subject Properties	(0.310 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (11/25/2013 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014045 CD
Hearing Date: December 17, 2013
Property Owner: Gustavo Carbajal
Applicant: Gustavo Carbajal
Representative: Gustavo Carbajal
Location: A portion of 2355 Goliad Road
Legal Description: Lot 24, NCB 10946 save and except that portion conveyed to the State of Texas in Volume 3807, Page 108, Real Property Records, Bexar County, Texas
Total Acreage: 0.31
City Council District: 3
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Planning Team: Highlands Community Plan - 33

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The subject property is a portion of a platted lot (Volume 4960, Page 153 in the Deed and Plat Records of Bexar County, Texas); the other portion was sold to the State of Texas as a right-of-way facility. The subject property is undeveloped; however there is a mobile structure on site.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Skating rink and public storage

Direction: East

Current Base Zoning: "R-5" and "O-2"

Current Land Uses: Elementary school and state-owned 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: Interstate Highway 37 South

Existing Character: Freeway 250'-500'; raised three lanes in each direction without access roads

Proposed Changes: None known

Thoroughfare: Goliad Road

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

Proposed Changes: None known

Thoroughfare: Kate Schenck Avenue

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

Proposed Changes: None known

Public Transit: VIA bus lines 232 operates along Goliad Road, with multiple stops immediately adjacent to the subject property.

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

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

Auto and Vehicle Sales

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

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

The requisite Conditional Use site plan shows a 336-square foot building and 2 parking spaces (including 1 ADA parking and loading space).

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

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring property related to the rezoning request. The subject property is located at the intersection of an expressway and an arterial thoroughfare which should accommodate additional traffic that may be generated by the proposed use.

3. Suitability as Presently Zoned:

The existing "O-2" zoning district is not appropriate for the subject property. "O-2" is meant to accommodate high-rise office buildings with a wide range of accessory uses. Although office uses may be suitable for the subject property, the high-rise development allowed in the "O-2" district is not appropriate because of the subject property's size. The existing zoning also is not consistent with the adopted land use designation.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.31 acres in size, which should be able to reasonably accommodate the proposed motor vehicle sales and required parking, as shown on the conditional use site plan. The size of the property will serve to limit the scale and intensity of any commercial use.

7. Other Factors:

The conditional zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The subject property is landlocked in all cardinal directions. Although the original deed to the State of Texas prohibited access through their property, the State has since granted access to the subject property from Goliad Road. The property is not accessible from the Interstate Highway 37.

Z2014045 CD

CAR VE SKATE CENTER



NORTH

Requesting to change of zoning to "C-2 CD for Motor Vehicle Sales"

LOT 21
Total paved area including under the portable building = 13,504.0 sq ft.

6' CHAIN LINK FENCE

PORTABLE BUILDING Total = 336 sq ft.

ASPHALT PAVEMENT

2355 GOLIAD RD.

LOT 24 N.C.B. 10946 0.31 OF AN ACRE

4' CHAIN LINK FENCE

TEXAS DOT 0.209 OF AN ACRE

GOLIAD RD

COMMERCIAL ACCESS DRIVEWAY c 20'

CONCRETE SIDEWALKS c 6'

COMMERCIAL ACCESS DRIVEWAY c 20'

ASPHALT PAVEMENT

BACK

4' CHAIN LINK FENCE

REGULAR PARKING

HANDICAPPED PARKING

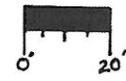
CEDAR ELM TREE

MULCH

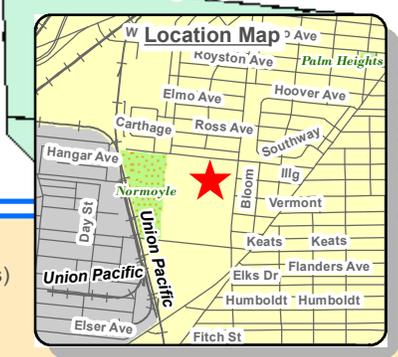
The following statement: I Gustavo Carbajal the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all city-adapted codes at the time of plans submittal for building permits.

INTERSTATE HIGHWAY 37 SITE PLAN

SCALE: 1" = 20'-0"



2355 GOLIAD RD.		APPROVED BY	DRAWN BY
SCALE	AS NOTED	GUSTAVO C.	CARBAL
DATE	NOV 2013	REVISED	
SAN ANTONIO, TEXAS 78223			DRAWING NUMBER
210 251-1294			



Zoning Case Notification Plan

Case Z-2014-046

Council District: 5
 School District: San Antonio I.S.D. & South San I.S.D.
 Scale: 1" approx. = 300 Feet
 Subject Property Legal Description(s): 29.035 acres out of NCB 8786

- Legend**
- Subject Properties (29.035 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
 (11/25/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014046
Hearing Date: December 17, 2013
Property Owner: City of San Antonio
Applicant: GFR Development Services, LLC (by Mark Granados, President)
Representative: Kaufman & Killen, Inc.
Location: 4503, 4531 & 4719 South Zarzamora Street
Legal Description: 29.035 acres out of NCB 8786
Total Acreage: 29.035
City Council District: 5
Case Manager: Krystin Ramirez, Planning Technician
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 54

Neighborhood Associations: Quintana Community Neighborhood Association

Planning Team Members: Nogalitos/ S. Zarzamora Community Plan - 31

Applicable Agencies: None

Property Details

Property History: A portion of the subject property is located within the original city limits as established in 1938, and was originally zoned under the 1938 zoning code. The remaining portion was annexed in 1944 and was originally zoned "Temp A" Temporary Single Family Residence District. In a 1998 case, the entire property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property was previously used a City of San Antonio Service Station and is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-family residences and a medical clinic

Direction: East

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

Current Land Uses: Auto parts retail, undeveloped land, a bar, single-family residences, auto sales and a restaurant

Direction: South

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

Current Land Uses: Daycare and a child development center

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Baseball fields and Normoyle Park

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

Transportation

Thoroughfare: South Zarzamora Street

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

Proposed Changes: None known

Thoroughfare: Culberson Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIS bus lines are the 520 which operates along South Zarzamora Street, and the 54 which operates along Culberson Avenue. Both lines have stops immediately adjacent to the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The rezoning application refers to retail uses which generally require a minimum of 1 space per 300 square feet of Gross Floor Area (GFA) and allow a maximum of 1 space per 200 square feet of GFA.

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the Nogalitos/South Zarzamora Community Plan and currently has split land use designations including Parks/Open Space, High-Density Residential and Neighborhood Commercial. The requested "C-3" base zoning district is not consistent with the adopted land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Regional Commercial. Staff and Planning Commission recommend approval of the plan amendment request.

The Regional Commercial designation is most appropriate for large-acreage lots on major thoroughfares where uses can serve the extended region.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request and finds the requested zoning to be appropriate because of the subject property's location at the periphery of the neighborhood, with frontage along South Zarzamora Street, near the intersection with Nogalitos Street.

The subject property previously served as a City of San Antonio Service Center, including the storage and maintenance of large trucks and equipment.

3. Suitability as Presently Zoned:

The "R-6" base zoning district is not appropriate for the subject property. The previous use likely rendered the property unsuitable for future residential 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:

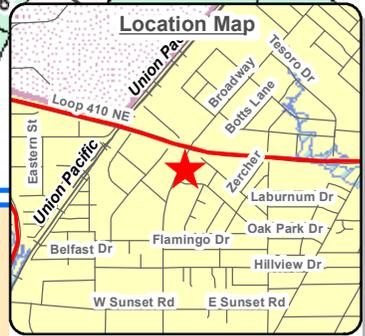
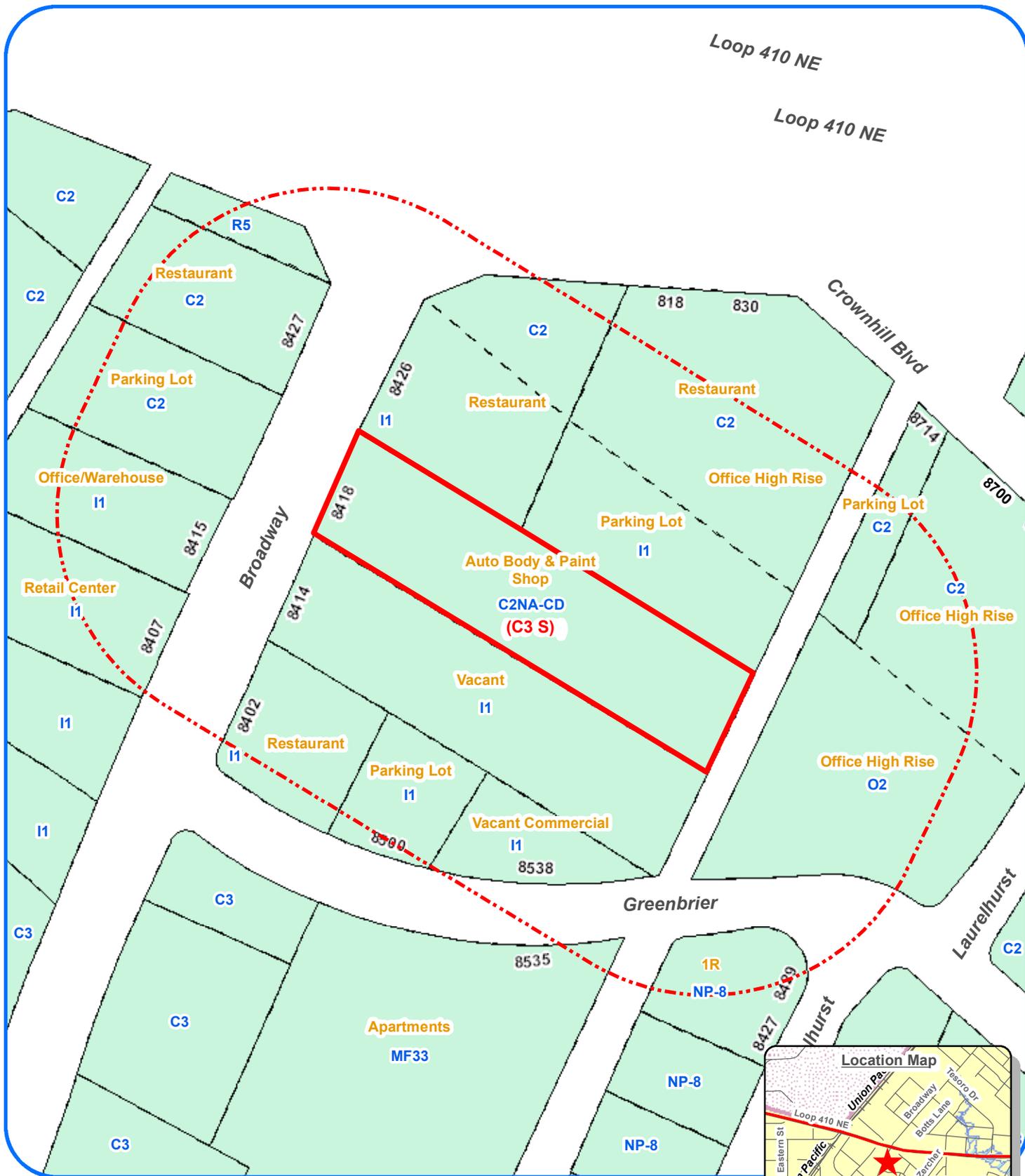
Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 29.035 acres in size, which should reasonably accommodate the uses permitted in "C-3" and required parking.

7. Other Factors:

The subject property is currently owned by the City of San Antonio. The City Council authorized the applicant to submit this request for rezoning through Resolution 2012-04-04-0013R.



Zoning Case Notification Plan

Case Z-2014-048

Council District: 10
 School District: Alamo Heights I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 11875 - BLOCK 000 - LOT 021

Legend

- Subject Properties ——— (0.921 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
 (11/26/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014048 S
Hearing Date: December 17, 2013
Property Owner: Charles L. Hernal
Applicant: Charles L. Hernal
Representative: Charles L. Hernal
Location: 8418 Broadway
Legal Description: Lot 21, NCB 11875
Total Acreage: 0.9213
City Council District: 10
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened From View of Adjacent Property Owners and Public Roadways

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened From View of Adjacent Property Owners and Public Roadways

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 5, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Oak Park /Northwood Neighborhood Association

Planning Team: Northeast Inner Loop Neighborhood Plan - 9

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "Temp A" Single Family Residence District. In a 1956 case, the property was rezoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In a 2010 case, the property was rezoned to the current "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened From View of Adjacent Property Owners and Public Roadways. The subject property was platted into its current configuration in 1948 (Volume 2575, Page 33) and developed in 1960 with the construction of a 34,993-square foot commercial structure.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Restaurants and Offices

Direction: East

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

Current Land Uses: Parking and Offices

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Undeveloped land, Parking and a Restaurant

Direction: West

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

Current Land Uses: Retail Center, Office/Warehouse, Parking and a 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: Loop 410

Existing Character: Freeway; elevated with six lanes in each direction and non-elevated access roads

Proposed Changes: None known

Thoroughfare: Broadway

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

Proposed Changes: None known

Thoroughfare: Greenbrier

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 9 and 209, which operate along Broadway. There are several stops near the subject property. The nearest stop is in front of the subject property and immediately across from subject property on the Westside of Broadway.

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

Parking Information: Off-street parking requirements are typically determined by the type and size of use. Multiple retail and service uses exist and are proposed for the subject property; however, the size of each is unknown to staff. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

Staff Analysis and Recommendation: Approval

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 Northeast Inner Loop Neighborhood Plan and is currently designated as Regional Commercial in the future land use component of the plan. The requested "C-3" base zoning district is consistent with the adopted land use designation and the surrounding area.

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 Northeast Inner Loop Neighborhood Plan future land use designation and surrounding area. Instead, the rezoning request is meant to accommodate a wider range of uses for the multi-tenant building.

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.

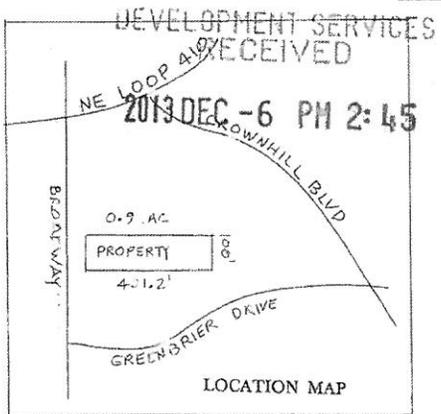
6. Size of Tract:

The subject property measures 0.9213 of an acre in size, which is sufficient to accommodate commercial development and required parking. The subject property is fully developed as a multi-tenant building with parking.

7. Other Factors:

None.

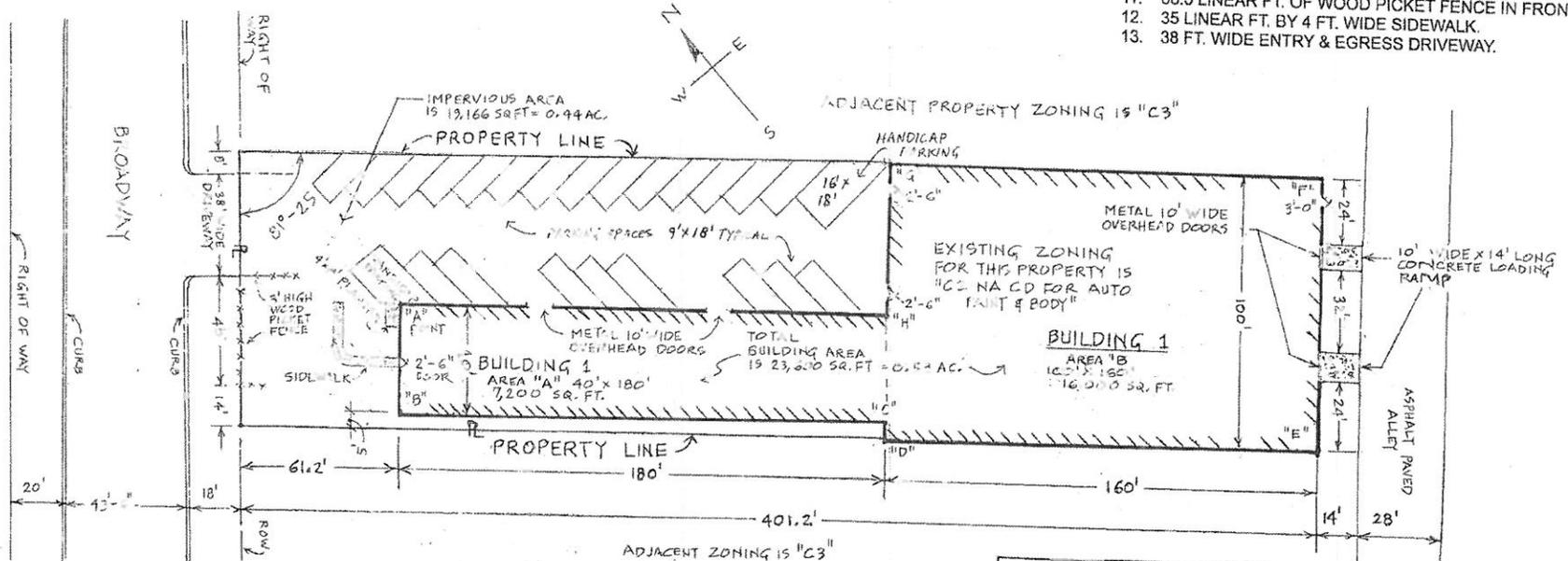
22014048 S



I CHARLES L. HERNAL, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING CASE 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,

DATA TABULATION

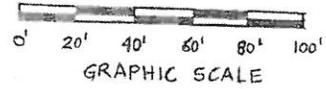
1. BUILDING 1 AREA "A" 40 FT. BY 180 FT. = 7,200 SQ. FT.
2. BUILDING 1 AREA "B" 100 FT. BY 150 FT. = 16,000 SQ. FT.
3. TOTAL BUILDING AREA IS: 23,200 SQ. FT. = 0.53 ACRE.
4. IMPERVIOUS AREA INCLUDING PARKING SPACES = 19,168 SQ. FT. = 0.44 ACRE. TOTAL PROPERTY AREA AS PER CERTIFIED SURVEY PLAT IS 0.97 ACRE.
5. 22 REGULAR PARKING SPACES, 9 FT. BY 18 FT., TYPICAL.
6. 2 ADA (HANDICAP) PARKING SPACES, 16 FT. BY 18 FT., TYPICAL.
7. 2 CONCRETE REAR LOADING RAMP, 10 FT. BY 14 FT. EACH = 280 SQ. FT.
8. ONE 4 FT. BY 8 FT. PLANTER IN FRONT OF BUILDING.
9. THREE 2 FT.- 6-IN. DOORS.
10. ONE 3 FT.- 0-IN. DOOR.
11. FOUR 10 FT. WIDE OVERHEAD METAL DOORS.
12. 68.5 LINEAR FT. OF WOOD PICKET FENCE IN FRONT OF BLDG.
13. 35 LINEAR FT. BY 4 FT. WIDE SIDEWALK.
14. 38 FT. WIDE ENTRY & EGRESS DRIVEWAY.



SITE PLAN Scale: 1" = 20'

8418 Broadway
San Antonio TX 78209

BCAD Property ID 493473



Prepared by Design Consultants of Texas, LLC
Ray G. Lopez, Consultant, Tel 210-290-4435

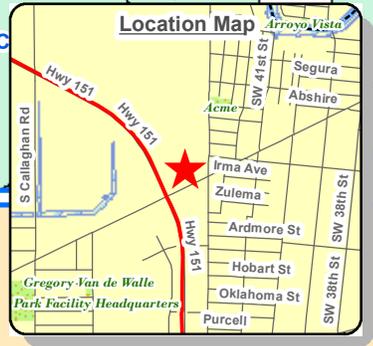


Zoning Case Notification Plan

Case Z-2014-050

Council District: 6
 School District: Edgewood I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): 6.022 acres out of NCB 11379

Legend	
Subject Properties	(6.022 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
 (11/26/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014050

Hearing Date: December 17, 2013

Property Owner: Shuchi Development, LLC (by Mehul Patel, Director)

Applicant: Flamingo Cay, LLC (by Mark D. Granados, Manager)

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

Location: A portion of the 1200 Block of Old US Highway 90 West

Legal Description: 6.022 acres out of NCB 11379

Total Acreage: 6.022

City Council District: 6

Case Manager: Brenda V. Martinez, Planner

Case History: This is the first public hearing for this zoning case. This case is being expedited to City Council for consideration on December 19, 2013.

Proposed Zoning Change

Current Zoning: "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District, "C-3 GC-2 MAOZ-1 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone-1 Airport Hazard Overlay District, "I-1 GC-2 AHOD" General Industrial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District, "I-1 GC-2 MAOZ-1 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone-1 Airport Hazard Overlay District

Requested Zoning: "C-3NA GC-2 AHOD" General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and "C-3NA GC-2 MAOZ-1 AHOD" General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone-1 Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Community Workers Council

Planning Team: West/Southwest Sector Plan (35)

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed in 1966. In 1986 and 1988, portions of the property were rezoned to “B-3” Business District, and “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District and “I-1” General Industrial District, respectively. The property is not platted and is undeveloped. The purpose of the rezoning request is to allow the development of the Pre-K 4 SA Westside Facility.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”, “I-1” and “R-6”

Current Land Uses: Baseball Fields, Vacant Land and Wrenn Middle School

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: “C-2”, “C-3NA” and “I-1”

Current Land Uses: Gas Station and Restaurant

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: City of San Antonio Office

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

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

A portion of the subject property carries the Military Airport Overlay Zone (“MAOZ-1”) due to its proximity to military airport takeoff and final approach paths. The City of San Antonio has designated the military airport overlay zones in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment.

Transportation

Thoroughfare: US Highway 151

Existing Character: Freeway; 2 lanes in each direction with 2-lane access roads.

Proposed Changes: None known

Thoroughfare: Old Highway 90 West

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

Proposed Changes: None known

Thoroughfare: Acme Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 76 and 276 lines, which operate along Old Highway 90 West and Highway 151.

Traffic Impact: A Traffic Impact Analysis is required. A TIA is currently under review by the Public Works Department.

Parking Information: Day Care Center - Minimum Parking Requirement: 1 per 375 square feet GFA. Maximum Parking Requirement: 1.5 per 375 square feet GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as Civic Center in the Future Land Use component of the plan. The zoning request and proposed use are consistent with the adopted Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The site is located along the Highway 151 access road as well as Old Highway 90 West where there are heavy concentrations of both commercial and public/institutional uses.

3. Suitability as Presently Zoned:

Both the existing and proposed zoning districts are appropriate for the subject property. However, the existing split-zoning on the property is the result of outdated zoning practices that created commercial buffers surrounding industrial uses. The practice is not widely used today as the split-zoning creates obstacles for cohesive development.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the West/Southwest Sector Plan.

6. Size of Tract:

The subject property is 6.022 acres, which is of sufficient size to accommodate the proposed Pre-K 4 SA Westside Facility.

7. Other Factors:

The subject property is located within the Lackland Military Influence Area and the Military Airport Overlay Zone, both requiring notification of the zoning request be sent to the United States Air Force. Zoning staff has not received official written comment from Joint Base San Antonio; however, City staff is currently working with Joint Base San Antonio on the proposed project.